



City Hall
206 N. Main St
Toledo, Oregon 97391
6:00 PM

Toledo Urban Renewal Agency
Regular Meeting – also via Zoom Meeting Platform
June 17, 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. Public Hearing on the Proposed URA Budget for Fiscal Year 2026-2027**
 - a. Public Comment on Proposed URA Budget for Fiscal Year 2026-2027
- 4. Requests for Agency Action**
 - a. Adoption of the proposed URA Budget for Fiscal Year 2026-2027
 - b. Curry Marine Renewal Agency (URA) Rehabilitation Program Application
 - c. Italian Riviera Restaurant Renewal Agency (URA) Rehabilitation Program Application
 - d. Dairy Queen Urban Renewal Agency (URA) Rehabilitation Program Application
- 5. 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.

PUBLIC HEARING SCRIPT
for the Adoption of the URA Budget for Fiscal Year 2026-2027

1. Opening

This is the time and place for a public hearing on Adoption of the URA Budget for Fiscal Year 2026-2027. The hearing is now called to order at p.m.

2. Conduct of Hearing

The public hearing will be conducted as follows: staff will give their report and answer any questions from the Council. Following the staff report, I will open the hearing for public testimony. After the opportunity for public testimony, the Council may have additional questions for staff. I will then close the hearing, and the Council will discuss and consider the matter.

3. Testimony

When you offer comments, please state your name and address for the record and you will be given 3 minutes. Please keep your testimony concise and relevant to the issues before us. All testimony shall be directed towards the Council and not to other members of the audience.

4. Staff Report and Questions

Staff will now present the staff report and any correspondence on this matter other than those items already included in the record. Does the Council have any questions for staff?

5. Public Testimony

At this time, we will receive public comments.

- Is there anyone who wishes to offer comment on the Adoption of the Proposed URA Budget for Fiscal Year 2026-2027?

6. Staff Comments

Does the staff have anything to add in response to the testimony?

7. Questions of Clarification

Does any member of the Council have any further questions of staff?

8. Council discretion to continue the hearing

The Council may close the hearing now. Does the council wish to conclude the hearing?

9. Close Hearing

If there are no further discussions, I will now close the public hearing. The Public Hearing is closed at: p.m.

2023-2024	2024-2025	2025-2026	2025-2026	Account	Urban Renewal Agency	2026-2027	2026-2027			
Actuals	Actuals	Adopted	Est Actuals	Number		FTE	Proposed	Approved	\$ Change	% Change
				090-000	Revenues					
258,932	247,318	182,596	392,364	400100	Beginning Fund Balance		396,452	396,452	213,856	117%
417,410	477,840	500,000	478,000	400200	Current Taxes		500,000	500,000	-	0%
2,089	3,793	3,500	6,500	400300	Delinquent Taxes		5,000	5,000	1,500	43%
13,938	12,800	10,000	17,131	400400	Interest		15,000	15,000	5,000	50%
779	2,956	2,000	500	402700	Refunds & Misc		500	500	(1,500)	-75%
693,149	744,706	698,096	894,495				916,952	916,952	218,856	31%
				090-900	Materials & Services					
206	164	5,000	-	607500	Special Purchases		5,000	5,000	-	0%
20,624	14,179	15,000	3,000	608100	Contracts & Other Services		15,000	15,000	-	0%
20,830	14,342	20,000	3,000				20,000	20,000	-	0%
				090-900	Capital Outlay					
-	-	100,000	100,000	620550	I & I Improvement		75,000	75,000	(25,000)	-25%
-	3,000	188,096	45,043	628200	Public Improvements		608,952	608,952	420,856	224%
-	3,000	288,096	145,043				683,952	683,952	395,856	137%
				090-900	Transfers					
340,000	300,000	300,000	300,000	629700	Transfer to Pub Safety Remodel		100,000	100,000	(200,000)	-67%
35,000	35,000	40,000	40,000	630300	Transfer to General Fund		40,000	40,000	-	0%
375,000	335,000	340,000	340,000				140,000	140,000	(200,000)	-59%
				090-900	Special Payments					
50,000	-	50,000	10,000	631990	Business Loan Program		73,000	73,000	23,000	46%
50,000	-	50,000	10,000				73,000	73,000	23,000	46%
693,149	744,706	698,096	894,495		FUND REVENUE		916,952	916,952	218,856	31%
445,830	352,342	698,096	498,043		FUND EXPENDITURES		916,952	916,952	218,856	31%
247,318	392,364	-	396,452		FUND TOTAL		(0)	-	(0)	#DIV/0!



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

Council Goal:	Meeting Date:	Agenda Topic:
Not Applicable	June 17, 2026	Resolution No. URA-10 A resolution adopting the 2026-2027 Fiscal Year Budget
Prepared By:		Approved by:
Judy Richter		Rich Huebner, City Manager

Reviewed by:

Paul Johnson
Rich Huebner

Recommendation:

Motion to approve Resolution URA-10, a resolution of the Toledo Urban Renewal Agency adopting the Fiscal 2026-2027 budget for the Urban Renewal Agency, making appropriations, and declaring tax increment.

Background:

The Toledo Urban Renewal Plan was adopted by the City of Toledo on August 25, 2021 by Ordinance No. 2021-1397. Urban Renewal is a program used to revitalize cities and create a stronger economic base that increases property values and generates a return on the public investment made within the urban renewal district.

Urban Renewal agencies leverage actual and projected incremental property tax revenues within a designated Urban Renewal District to issue debt to fund projects that achieve specified goals and objectives. After projects are completed and debt repaid, the taxing authority of the district is terminated and the “tax increment” is returned to the respective taxing districts.

Urban Renewal funds are allocated by the County Tax Assessor due to increases in assessed value over the frozen base within the area. Fiscal Year 2026-2027 is the fifth year the Plan will receive tax revenues. The budget committee met on May 5 and May 12, 2026 to review and approve the budget. The budget was approved in the amount of \$916,952. The expenditures were determined by the City Council in their capacity as the Board of the Urban Renewal Agency.

Fiscal Impact:	Fiscal Year:	GL Number:
\$916,952	2026-2027	N/A

Attachments:

1. 090 URA BUDGET WORKSHEET FINAL
2. Resolution URA-10 adopting the URA Budget for FY 2026-2027

2023-2024	2024-2025	2025-2026	2025-2026	Account	Urban Renewal Agency	2026-2027	2026-2027			
Actuals	Actuals	Adopted	Est Actuals	Number		FTE	Proposed	Approved	\$ Change	% Change
090-000 Revenues										
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417,410	477,840	500,000	478,000	400200	Current Taxes		500,000	-	-	0%
2,089	3,793	3,500	6,500	400300	Delinquent Taxes		5,000	-	1,500	43%
13,938	12,800	10,000	17,131	400400	Interest		15,000	-	5,000	50%
779	2,956	2,000	500	402700	Refunds & Misc		500	-	(1,500)	-75%
693,149	744,706	698,096	894,495				916,952	-	218,856	31%
090-900 Materials & Services										
206	164	5,000	-	607500	Special Purchases		5,000	-	-	0%
20,624	14,179	15,000	3,000	608100	Contracts & Other Services		15,000	-	-	0%
20,830	14,342	20,000	3,000				20,000	-	-	0%
090-900 Capital Outlay										
-	-	100,000	100,000	620550	I & I Improvement		75,000	-	(25,000)	-25%
-	3,000	188,096	45,043	628200	Public Improvements		608,952	-	420,856	224%
-	3,000	288,096	145,043				683,952	-	395,856	137%
090-900 Transfers										
340,000	300,000	300,000	300,000	629700	Transfer to Pub Safety Remodel		100,000	-	(200,000)	-67%
35,000	35,000	40,000	40,000	630300	Transfer to General Fund		40,000	-	-	0%
375,000	335,000	340,000	340,000				140,000	-	(200,000)	-59%
090-900 Special Payments										
50,000	-	50,000	10,000	631990	Business Loan Program		73,000	-	23,000	46%
50,000	-	50,000	10,000				73,000	-	23,000	46%
693,149	744,706	698,096	894,495		FUND REVENUE		916,952	-	218,856	31%
445,830	352,342	698,096	498,043		FUND EXPENDITURES		916,952	-	218,856	31%
247,318	392,364	-	396,452		FUND TOTAL		(0)	-	(0)	#DIV/0!

**CITY OF TOLEDO
RESOLUTION NO. URA-10**

**A RESOLUTION OF THE TOLEDO URBAN RENEWAL AGENCY TO ADOPT THE FISCAL
2026-2027 BUDGET, MAKE APPROPRIATIONS AND DECLARE TAX INCREMENT.**

ADOPTING THE BUDGET

BE IT RESOLVED that the Board of Directors of the Toledo Urban Renewal Agency hereby adopts the budget for fiscal 2026-2027 in the total of \$916,952. This budget is now on file at the City of Toledo City Hall, 206 N. Main Street, Toledo, Oregon.

MAKING APPROPRIATIONS

BE IT RESOLVED that the amounts for the fiscal year beginning July 1, 2026 and for the purpose shown below are hereby appropriated.

GENERAL FUND

Urban Renewal Capital Outlay	\$683,952
Transfer to City of Toledo	\$140,000
Special payments to business loan program	\$73,000
Materials & Services	\$20,000

TOTAL APPROPRIATIONS	\$916,952
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DECLARING TAX INCREMENT

BE IT RESOLVED that the Board of Directors of the Toledo Urban Renewal Agency hereby resolves to certify to the county assessor a request for the Toledo Urban Renewal Plan Area for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX of the Oregon Constitution and ORS Chapter 457.

That this resolution is approved and hereby adopted by the Toledo Urban Renewal Agency on this 17th day of June 2026.

APPROVED:

ATTEST:

President Tracy Mix

City Recorder Paul Johnson



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

Council Goal:	Meeting Date:	Agenda Topic:
Encourage economic development by developing barrier reducing policies and plans to attract business investments, obtaining grants for commercial rehabilitation, and to support housing development.	June 17, 2026	Approve the Toledo Urban Renewal District Rehabilitation Funding Application for Curry Marine in the amount of \$10,000.
Prepared By:		Approved by:
Paul Johnson		Rich Huebner, City Manager

Reviewed by:

Paul Johnson
Rich Huebner

Recommendation:

Motion to Approve the Curry Marine Toledo Urban Renewal District Rehabilitation Funding Application in the amount of \$10,000.

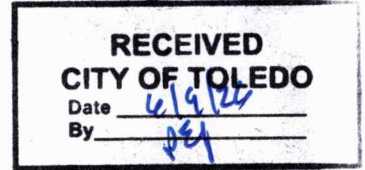
Background:

Curry Marine is a local business that works with the fishing industry. They are requesting the money to make repairs, upgrade areas around the building, and perform maintenance on their building. They have not received funding in the last 5 years. The amount request is \$10,000 and they have submitted a bid from another local business to complete the work.

Fiscal Impact:	Fiscal Year:	GL Number:
\$10,000		

Attachments:

1. Curry Marine URA Application



Toledo Urban Renewal District
(Rehabilitation Program)

Funding Application

PROJECTS MUST BE LOCATED WITHIN THE URBAN RENEWAL DISTRICT

Name of Applicant Scott Graf		Date Submitted 06/09/2026	
Street Address 405 NW Industrial Park Way		Telephone Number 5413367955	
Mailing Address (if different from Street Address) PO Box 699		Email currymarine@newportnet.com	
Business Name Curry Marine Parts and Sales Center		Tax ID Number 91-2173562	
Building/ Property Owner Contact Information (if different from Applicant) Graf & Wheeler LLC			
Building/ Property Address 405 NW Industrial Park Way			
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 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? No			
Total project cost (See attached worksheet) \$ 10,000	Estimated start date 06/20/2026	Estimated completion date 07/31/2026	Amount of Grant Request \$ 10,000

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

"Rehabilitation Program:\$ 0 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 #4

Clean and repair gutters
Pressure wash building
Paint man door frames
Replace 5 man rotten man door casings
Clear brush, landscaping, keystone brick foundation around utility vault, new rock

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

Hire Nathan's home repair to perform above work.

Current use of
Building/Property: Curry Marine Parts & Sales Center

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):

It will improve the overall exterior appearance of the property.

Private investment compared to public funding:

<u>Private Investments</u>	<u>Public Investments (including this request)</u>
	10000.00
GRAND TOTAL FROM ALL SOURCES \$ 10,000.00	

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 01/01/1975

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)	\$7050.00
3. Structural Exterior - (eg. Foundation, framing, roof, trusses, siding, stucco, bricks/mortar)	\$2,950.00
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,	
TOTAL:	\$ 0.00 <i># 10,000⁰⁰</i>

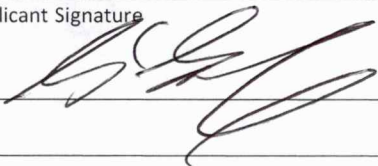
Please ensure the following items are included with the application

- 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

06/09/2026

ESTIMATE

Nathan's Home Repair Solutions LLC
 2277 NE Mossy Loop
 Toledo, OR 97391

Nathanshomerepairsolutions@gmail.com
 com
 +1 (541) 635-2230



Bill to
 Wheeler & Graf Inc.
 405 Nw Industrial Park Way
 Toledo, Oregon 97391
 United States

Ship to
 Wheeler & Graf Inc.
 405 Nw Industrial Park Way
 Toledo, Oregon 97391
 United States

Estimate details

Estimate no.: 1076
 Estimate date: 06/08/2026
 Expiration date: 06/15/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Labor and materials in order to removed and replace five exterior door casing on building that have dry rot.	1	\$2,750.00	\$2,750.00
2.		Services	Remove and replace one rotten board 2x8 and replace with pressure treated 2x8 on man door of building.	1	\$200.00	\$200.00
3.		Services	Labor and materials in order to pressure wash building	1	\$700.00	\$700.00
4.		Services	Labor and rental to use man lift to clean 2nd story gutters on front and back of building.	1	\$1,000.00	\$1,000.00
5.		Services	Labor and materials in order to clear grass from center of lot, install weed barrier, install keystone bricks foundation two high and install 3/4-inch gravel	1	\$5,350.00	\$5,350.00
					Total	\$10,000.00

Expiry date 06/15/2026

Accepted date

Accepted by





CURRY MARINE
409 INDUSTRIAL PARKWAY

SCANIA

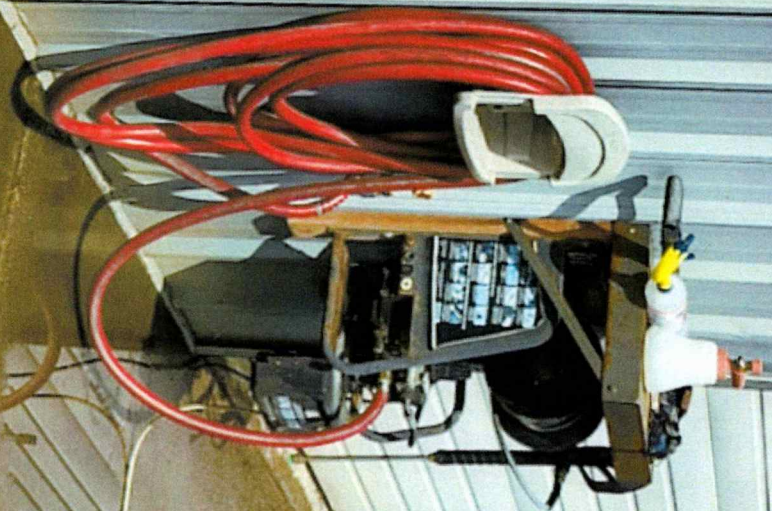
JOHN DEERE
Specialty Engines, Tractors & Implements

ISUZU
DIESEL

Cummins

ENTER

DO NOT
ENTER





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

Council Goal:	Meeting Date:	Agenda Topic:
Encourage economic development by developing barrier reducing policies and plans to attract business investments, obtaining grants for commercial rehabilitation, and to support housing development.	June 17, 2026	Toledo Urban Renewal District Rehabilitation Program Funding Application for the Italian Riviera Restaurant
Prepared By:		Approved by:
Paul Johnson		Rich Huebner, City Manager

Reviewed by:

Paul Johnson
Rich Huebner

Recommendation:

Motion to Approve the Toledo Urban Renewal District Rehabilitation Program Funding Application for the Italian Riviera Restaurant in the amount of \$10,000.

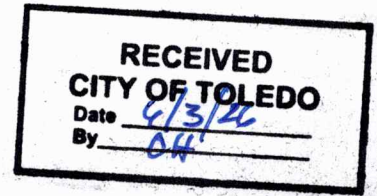
Background:

The Italian Riviera Restaurant is a new, yet-to-open restaurant located at 179–195 N. Main Street, Toledo. The business is wishing to reopen since it was closed in 2012. The previous restaurant was open from 1985 to 2012 by the same owners. They have submitted a business plan, it is well capitalized, and has professional plans and drawings all attached to the application.

Fiscal Impact:	Fiscal Year:	GL Number:
\$10,000	2026-2027	090-900-631990

Attachments:

1. Italian Riviera Restaurant URA Application



Toledo Urban Renewal District
(Rehabilitation Program)

Funding Application

PROJECTS MUST BE LOCATED WITHIN THE URBAN RENEWAL DISTRICT

Name of Applicant <i>Valene DiBlasi</i>		Date Submitted <i>6/3/26</i>	
Street Address <i>1167 Yasek Loop</i>		Telephone Number <i>541-961-0014</i>	
Mailing Address (if different from Street Address)		Email <i>valdiblasiz1@gmail.com</i>	
Business Name <i>Italian Riviera Restaurant</i>		Tax ID Number	
Building/ Property Owner Contact Information (if different from Applicant) <i>Justin Luckini - contact info 541-272-7667</i>			
Building/ Property Address <i>195 N. Main St. - 179 N Main</i>			
Is the Property located in the Historic District Y <input checked="" 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) <i>61,649</i>	Estimated start date <i>Between 6/15-6/30</i>	Estimated completion date <i>8/31/26</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:

Retail Development

Goal 1: *Rehabilitate Business*

Goal 2: *Create Housing*

Goal 3: *Retail Development*

Goal 4: *Facade repair/replacement*

Exhibit A-Attached:

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

Exhibit B - attached.

Current use of

Building/Property: NOT leased - empty

Intended use of Building/Property (if

different): Restaurant - under 50 seats

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):

Exhibit C - Attached.

Private investment compared to public funding:

Private Investments 51,649 Public Investments (including this request) 10,000

GRAND TOTAL FROM ALL SOURCES \$ 0 61,649

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: NONE

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.) Cash

Business in existence five or more years previously 27yrs

Professional plans or drawings attached

Date Business was established 1985-2012 Opening again in Toledo
27yrs

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)	
- Mech Permit to be submitted by contractor	
- Plumbing costs provided by owner.	
- Electrical to be determined.	
2. Site Work - (eg. Excavating, backfill, driveway, paving, parking, surveying, landscape, utilities)	N/A
3. Structural Exterior - (eg. Foundation, framing, roof, trusses, siding, stucco, bricks/mortar)	N/A
4. Structural Interior - (eg. Cabinets, drywall, hardware, doors, windows)	
Equipment - fixed Asset	20,649 Bid Attached.
Equipment - nonfixed	40,000
5. Mechanical- (eg. HVAC, piping, heating/cooling, equip, coolers, etc)	N/A

COST ESTIMATE BREAKDOWN (attach bids or estimates)

Projected Cost

6. Electrical - (eg. Wiring, service, panels, finish work, fixtures)	
	Completed -
7. Plumbing- (eg. Water pipes, sewer, bathrooms, fixtures)	Done - N/A.
8. Non-structural/misc costs (eg. Paint, cleaning, signage,	
Signage	1,000
TOTAL:	\$ 0.00 61,649 Aprox

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):

Exhibit D - Attached.

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

Valerie DiBlasi

Date

6/3/26

Exhibit A:

Project Goals and Funding Use

The goals this funding request will address are:

1. **Encouraging a new business to occupy a vacant storefront**
2. **Providing essential equipment required for the successful launch of the business**

The funds requested will be used toward the purchase of a **Type 1 commercial hood unit**, which is a mandatory component for operating a full-service restaurant. According to the attached HoodMart quote, the cost of the hood unit is **\$11,897 without the fire suppression system**. Valley Fire Control will supply and install the suppression system at an estimated cost of **approximately \$6,000**. Alternatively, the complete HoodMart package including a Kidde fire suppression system is quoted at **\$16,205 shipped**.

Any additional cost beyond the funding request — including installation, electrical hookup, and any remaining balance of the hood unit — will be covered jointly by the property owner and myself.

This funding will directly support the activation of a currently vacant storefront by enabling the opening of a desirable new restaurant. The business will add diversity to the dining options available in downtown Toledo, all within walking distance. As more businesses and restaurants cluster together, the downtown area becomes a more attractive destination for strolling, shopping, and enjoying a variety of dining experiences.

The Type 1 hood unit is the single most expensive and essential component of the restaurant build-out. It is a fixed asset that remains with the building and is a requirement for safe and compliant kitchen operations. Without it, the restaurant cannot open. The cost of this unit represents a significant barrier to entry; Urban Renewal funding will remove that barrier and make the project feasible.

Exhibit B

Project Description and Use of Funds

The project is the establishment of a full-service Italian restaurant in downtown Toledo. This will be the third iteration of the Original Italian Riviera Restaurant, which previously operated successfully for twenty-seven years and built a strong, loyal customer base. The new restaurant will return to its roots as a small, warm, and home-style establishment designed to serve the families of Toledo and the surrounding communities. The dining room will seat 49 guests and will feature a menu of authentic Italian dishes, all made in-house—from freshly baked Italian bread to traditional desserts such as tiramisu. Catering services and take-out meals will also be offered to meet community demand.

The funds requested will be used to install a **Type 1 commercial hood unit with a fire suppression system**, a critical requirement for operating a full-service kitchen. This equipment represents one of the most significant expenses in the build-out process. The funding will partially offset the total cost of purchasing and installing the hood unit, with the remaining expenses covered jointly by the property owner and myself.

Exhibit C

This project will significantly improve the condition of the property by adding a thriving new business to Toledo's downtown core. By activating a currently unused space, the restaurant will help transform the area into a true destination, reducing visible blight and contributing to a more vibrant and welcoming commercial district.

The renovation and reopening of this location will support ongoing efforts to revitalize downtown Toledo and increase tourism. The restaurant will draw visitors from neighboring communities as well as loyal customers of the Original Italian Riviera Restaurant, many of whom have expressed excitement about returning to dine in Toledo. Their presence will generate additional foot traffic and commerce for surrounding businesses.

For local residents, this project provides another high-quality dining option offering healthy, home-cooked meals made from scratch. The restaurant will serve as a gathering place for families, friends, and community members, strengthening the social and economic fabric of downtown Toledo.

Exhibit D

The funding request for the hood unit for the restaurant is a necessity to the viability of the project. The hood unit is a fixed asset which stays with the building. The owner has already invested a substantial amount of funding to bring the space up to code and increase the chance of it being leased. The hood unit is another substantial investment into the property. The help that this funding will provide to both owner and me will make this project a feasible option and ultimately lead to the success of the project. The positive outcome will be the addition of the new restaurant to the downtown area of Toledo.

Diblas, Valerie

From: Valerie Diblas <valdiblas1@gmail.com>
Sent: Tuesday, June 2, 2026 12:17 PM
To: Diblas, Valerie
Subject: Fwd: Justin Luckini - 195 building Unit 175

Sent by an external sender

Sent from my iPhone

Begin forwarded message:

From: Justin Luckini <luckiniinvestments@gmail.com>
Date: June 1, 2026 at 4:48:01 PM PDT
To: VALDIBLAS121@gmail.com
Subject: Justin Luckini - 195 building Unit 175 Unit 179

This letter is to approve and authorize Val Diblas to apply for any qualifying programs and or Grants that may be possible to qualify for and obtain from Toledo City Planning and development for improvements on my Main St. building

This would be for UNIT ~~175~~¹⁷⁹ North main St. Toledo, Or. 97391

Thank you,
Justin Luckini
541-272-7667
Luckini Investments LLC

172 Reaser Court
Elyria, OH 44035

Phone: 440-365-1399
Toll Free Ph: 800-715-1014

Fax: 440-365-2368
Toll Free Fax: 800-716-1214

Ship From: TX
PO Number:

Quote Number: 233022
Quote Date: 6/1/2026
Sales Rep: Roger

Bill To Name: Valerie DiBasi
Bill To: Toledo,, OR
97391

Ship to Name: Italian Riviera Restaurant
Ship To: Toledo,, OR
97391

Phone: (541) 961-0014

Email: valdibiasi21@gmail.com

Quantity	Product	Description
1.00	1048HBM	10' X 48" Hybrid (S/S Front and Ends) Low Box Hood with Short-Cycle Make-Up Air Including 3" Air Gap on Back and Hanging Rails 12" Front 24" Back
1.00	INS_AIR_GAP_TOP_10'	10' Zero Clearance 1" Air Gap on Top of Hood
1.00	INS_AIR_GAP_BACK_10'	10' Zero Clearance 1" Insulation on Back of Hood
6.00	FILTERS:STAINLESS 20"X20"X2"	20" x 20" x 2" Stainless Steel Filter
4.00	LIGHTS	Canopy Light With Tempered Globe
1.00	GREASE CUP	Grease Cup - New style
1.00	SIDE CURTAIN QUARTER- PAIR	(Pair) Stainless Steel Side CurtainsQuarter L/R -23" Top 23" High 0" Bottom
1.00	28B	28B BELT DRIVEN EXHAUST FAN 115V, SINGLE PHASE, 3/4 HP, UL762 LISTED
1.00	EXCURBRF28B	Roof Curb for 28B FLAT-22.5-22.5
1.00	HINGE KIT - Standard	HINGE KIT
1.00	GREXT - ROOF	ROOF Grease Extractor
1.00	SF7	SF7 Belt Drive Make-Up Air Fan
1.00	MUA Flat Roof Curb SF7 -21.5-21.5	Roof Curb for SF7 Makeup Air Fan - FLAT
1.00	1351 ELEC-BOX	ELECTRICAL CONTROL PACKAGE - UL LISTED - UP TO 2 Exhaust / 2 Supply (Includes Duct Thermostats/ Heat Seals/ Room Sensor/ Shunt Trip Signaling)
3.00	SS_WALL_84	3 Stainless Wall Panels 40" L x 84" H
2.00	SEAM STRIP	SEAM STRIP
2.00	END CAP	END CAP
1.00	SS_WALL_84_PALLET	Pallet for Stainless Wall Panel 48" L x 84" H
1.00	FRT	Shipping, Handling, Packaging. Ship Via Common Carrier. Freight Included. Shipping Surcharges for Residential or Special Requests May Apply. Inside Delivery NOT Included.

Tax \$0.00

Total Amount \$11,897.68

Terms: PREPAID OR CREDIT CARD

-
- Condition of Sale: All price quotes are valid for thirty (30) days from the above date. Prices are subject to change at any time due to current market conditions. ALL SALES ARE FINAL. Order changes after 48 hours may be subject to a fee. All installation, electrical, roofing, ducting, construction, and architectural work as well as permit fees, stainless steel wall panels and/or shrouds, duct enclosures, fire wrap, fire system connection, and testing are NOT INCLUDED unless specified in writing above. Buyer responsible for compliance with local regulations including but not limited to clearance to combustible materials requirement Seller WILL NOT be liable for any consequential or indirect damages. This agreement is subject to Ohio laws. Your Signature below acknowledges your agreement with all the terms stated herein.

Thank you for the opportunity to quote you. We look forward to serving your ventilation needs!

Signature:

Date:

172 Reaser Court
Elyria, OH 44035

Phone: 440-365-1399
Toll Free Ph: 800-715-1014

Fax: 440-365-2368
Toll Free Fax: 800-716-1214

Ship From: TX
PO Number:

Quote Number: 233021
Quote Date: 6/1/2026
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1.00	28B	28B BELT DRIVEN EXHAUST FAN 115V, SINGLE PHASE, 3/4 HP, UL762 LISTED
1.00	EXCURBRF28B	Roof Curb for 28B FLAT-22.5-22.5
1.00	HINGE KIT - Standard	HINGE KIT
1.00	GREXT - ROOF	ROOF Grease Extractor
1.00	SF7	SF7 Belt Drive Make-Up Air Fan
1.00	MUA Flat Roof Curb SF7 -21.5-21.5	Roof Curb for SF7 Makeup Air Fan - FLAT
1.00	KIDDE_FIRE_SYSTEM_10	KIDDE 10' Pre-Piped Fire Suppression Sys. Incl.: Pipe, Conduit, Nozzles, Detection Brackets, Micro Switch, Remote Pull Station, Gas Shut Off Valve, Control Heads, Tanks and Brackets (Does NOT Incl. Final Hook Up, Permits, Final Test)
1.00	1351 ELEC-BOX	ELECTRICAL CONTROL PACKAGE - UL LISTED - UP TO 2 Exhaust / 2 Supply (Includes Duct Thermostats/ Heat Seals/ Room Sensor/ Shunt Trip Signaling)
3.00	SS_WALL_84	3 Stainless Wall Panels 40" L x 84" H
2.00	SEAM STRIP	SEAM STRIP
2.00	END CAP	END CAP
1.00	SS_WALL_84_PALLET	Pallet for Stainless Wall Panel 48" L x 84" H
1.00	FRT	Shipping, Handling, Packaging. Ship Via Common Carrier. Freight Included. Shipping Surcharges for Residential or Special Requests May Apply. Inside Delivery NOT Included.

Tax \$0.00
Total Amount \$16,205.44

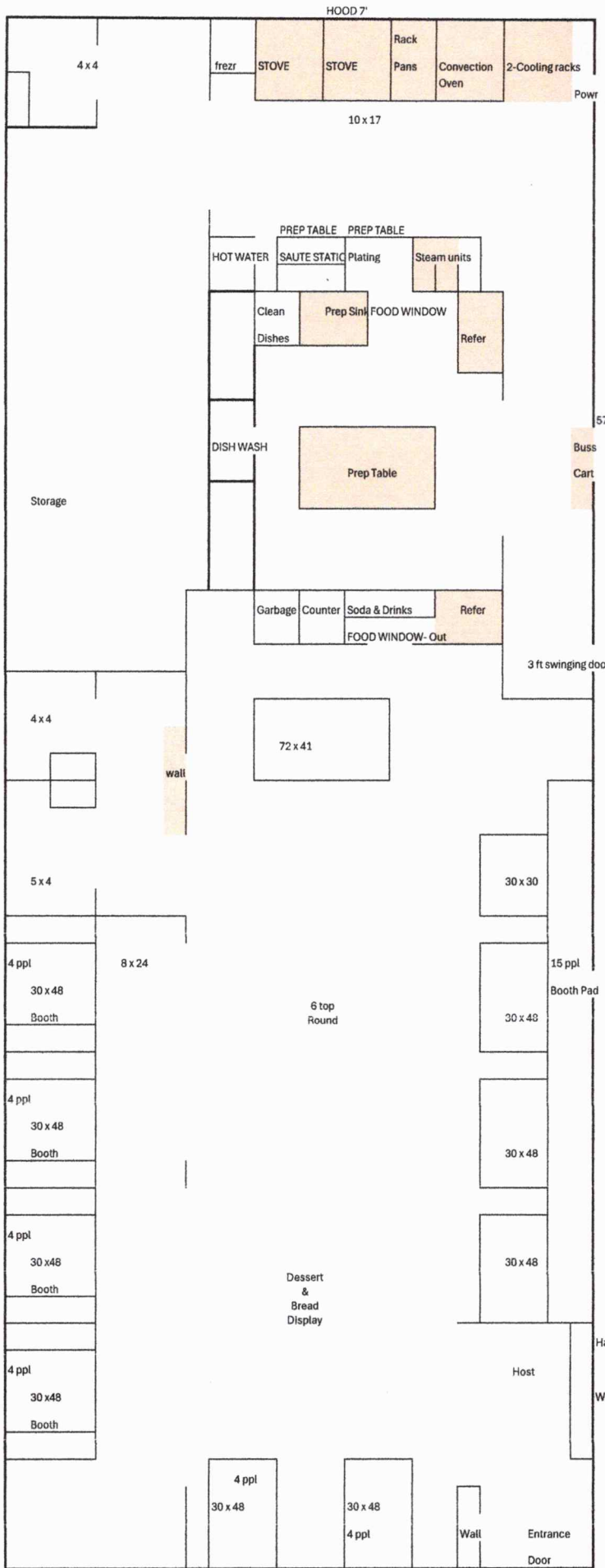
Terms: PREPAID OR CREDIT CARD

- Condition of Sale: All price quotes are valid for thirty (30) days from the above date. Prices are subject to change at any time due to current market conditions. ALL SALES ARE FINAL. Order changes after 48 hours may be subject to a fee. All installation, electrical, roofing, ducting, construction, and architectural work as well as permit fees, stainless steel wall panels and/or shrouds, duct enclosures, fire wrap, fire system connection, and testing are NOT INCLUDED unless specified in writing above. Buyer responsible for compliance with local regulations including but not limited to clearance to combustible materials requirement Seller WILL NOT be liable for any consequential or indirect damages. This agreement is subject to Ohio laws. Your Signature below acknowledges your agreement with all the terms stated herein.

Thank you for the opportunity to quote you. We look forward to serving your ventilation needs!

Signature:

Date:



- 9 - 30 x 48 Total 13 tables
- 1 - 30 x 30
- 1 - 20 ft booth pad
- 16 - Chairs
- 3 - Double Booth
- 2 - Single Booth
- 1 - 5 ft Booth pad

Restaurant Capacity 44 ppl

The Italian Riviera Restaurant Business Plan for Toledo

Business Overview

Business Name: **The Italian Riviera Restaurant** Location: Toledo, Oregon
Business Type: Full-service restaurant Concept: Authentic Italian Cuisine primarily from Naples and Abruzzi commencing with recipes passed down through generations of our family crafted from scratch with fresh ingredients—a welcoming, community-focused dining space offering high-quality meals made with fresh ingredients. The restaurant will serve both locals and visitors, providing a consistent, year-round dining option in Toledo.

Mission Statement: To create a warm, inviting dining experience that brings people together, supports local suppliers, and contributes to the revitalization of Toledo's downtown district.

Market Need & Community Benefit

- Toledo has limited full-service dining options, especially in the evening.
- The restaurant will increase foot traffic downtown, supporting nearby businesses.
- It will create local jobs (kitchen, servers, prep, cleaning).
- It activates a currently underutilized commercial space.
- It aligns with Urban Renewal goals: revitalization, economic activity, and improved quality of life.

Menu Concept

A focused menu that balances cost control with strong customer appeal.
Examples:

- Italian-inspired comfort dishes
- Fresh salads
- Fresh Pasta & sauces
- Seasonal specials
- House-made desserts

Operations Plan

Hours: Friday - Mon 4PM- 9PM Open for lunch Saturday & Sunday

Staffing & Seating:

- Kitchen: 2
- Front of House: 2
- Management: Owner-operated
- Seating 49

Suppliers:

- Local produce suppliers
- Local meat companies – Farm raised

Compliance

- Oregon Food Sanitation Rules
- Lincoln County Environmental Health licensing
- Restaurant Plan Review submitted
- City of Toledo Business License

Space & Layout

The restaurant space will include:

- Commercial kitchen with Type 1 hood unit, propane range and oven, convection oven, prep tables, refrigeration, baking prep area
- Dining area with tables, chairs, booths, checkerboard linens
- Service counter and host stand
- Waiting Bench
- Compliant restrooms
- Proper handwashing stations
- Approved food-prep sinks and dishwashing setup

Equipment & Startup Costs

Financial Plan

Revenue Model

- Dine-in
- Takeout
- Catering

Projected Monthly Expenses:

12450

Break-Even Expectation:

Typically, 6–18 months depending on traffic and staffing.

Urban Renewal Funding Request

Impact: This funding will directly support the revitalization of Toledo's commercial district by enabling a stable, attractive, year-round restaurant that increases foot traffic and community engagement.

Timeline

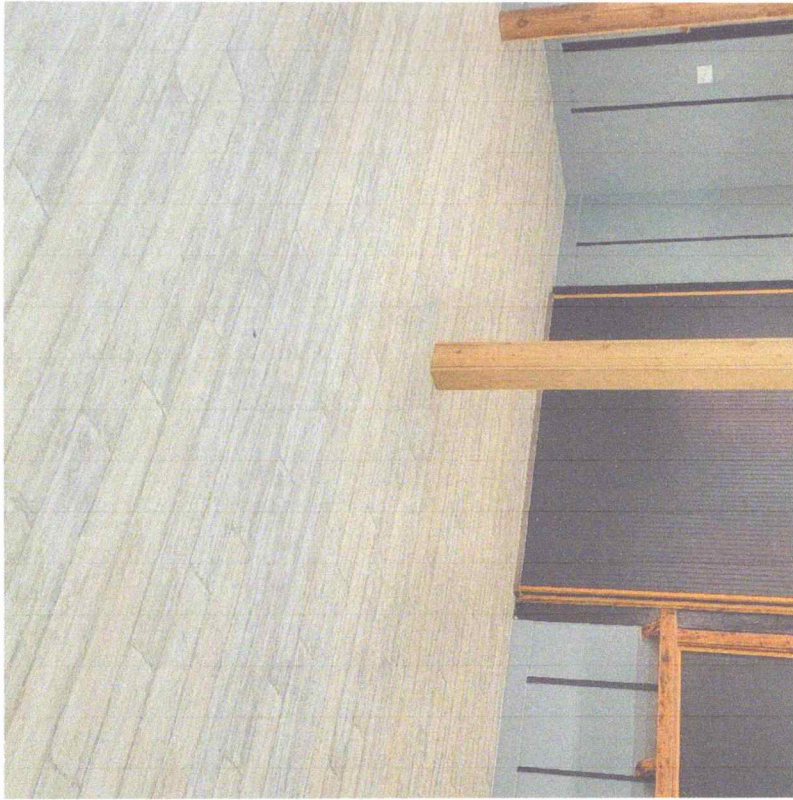
- Week 1–2: Finalize permits & plan review
- Week 3–6: Build-out & equipment installation
- Week 7–8: Staff hiring & training
- Week 9: Soft opening
- Week 10: Grand opening

Owner Background

My background includes a bachelor's degree in business and accounting from Oregon State University. I have lived in Toledo for the past eleven years and deeply value the people and community here. I bring more than forty years of experience in the restaurant industry, including twenty-seven years as the owner and operator of a successful family Italian restaurant. One of the things I was most proud of was that three generations worked side-by-side there. I hope to continue that tradition by passing down our recipes, work ethic, and love of Italian food to my daughter—who grew up in the restaurant—her husband, and soon their baby boy. For me, a restaurant is more than a business; it is a place where family, friends, and our community come together and become part of an extended family of customers.









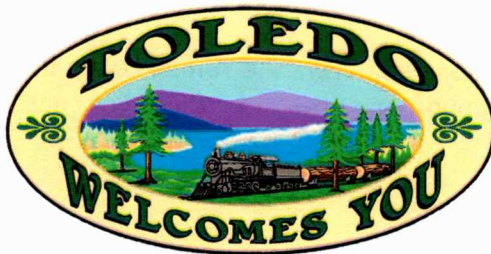












**Toledo Urban Renewal District
(Rehabilitation Program)**

Funding Application

PROJECTS MUST BE LOCATED WITHIN THE URBAN RENEWAL DISTRICT

Name of Applicant <i>Carolynne S Houck</i>		Date Submitted <i>6-12-26</i>	
Street Address <i>1805 NW Hwy 20 Toledo one</i>		Telephone Number <i>541-270-5401</i>	
Mailing Address (if different from Street Address)		Email	
Business Name <i>Sand Queen Inc DON Toledo Sand Queen</i>		Tax ID Number <i>592140984</i>	
Building/ Property Owner Contact Information (if different from Applicant)			
Building/ Property Address <i>1805 NW Hwy 20 Toledo one 97391</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? <i>NO</i>			
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*

Facade Repair Building and upgrade
stairs

Repair building upgrade hood fan and
electrical " Hood Fans - Roof painting"

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

Repair metal roofing
upgrade electrical to indoor
new hood fans

Current use of
Building/Property:

Restaurant

Intended use of Building/Property (if
different):

Is the property currently vacant?

Y or N 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):

new fresh paint will get rid of the ~~paint~~ ^{Rust}
So roof does not rot away.
Electrical will cause building not to have
an electrical melt down ----- and cause
will allow me to install larger hood
fans for easier venting.

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 2001

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) ✕	
Paint	5800-
4. Structural Interior - (eg. Cabinets, drywall, hardware, doors, windows)	
5. Mechanical- (eg. HVAC, piping, heating/cooling, equip, coolers, etc) ✕	4160-
new Hood Fans	

COST ESTIMATE BREAKDOWN (attach bids or estimates)

	Projected Cost
6. Electrical - (eg. Wiring, service, panels, finish work, fixtures) <i>X</i>	<i>2654.11</i>
<i>new electrical</i>	
<i>Repair electrical</i>	
7. Plumbing- (eg. Water pipes, sewer, bathrooms, fixtures)	
8. Non-structural/misc costs (eg. Paint, cleaning, signage,	
TOTAL:	\$ 0.00 <i>12614.11</i>

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):

my electric come you busy
expect you to stop working
and roof will rest and be
an eye sore.

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

XBP Confirmation Number: 318471189

**Receipt for Payment to:
City of Toledo**

Date/Time: 06/12/2026 11:35:57 AM
Transaction #: 272436156
Payment Method: Mastercard
Transaction Status: Successful

Items

URA FUND REF MISC 150.00

Total: 150.00

**CAROLYNE S HOUCK
1805 NW Hwy 20
Toledo, OR 97391**

**Payment Service Provided By
www.xpressbillpay.com**