

ORDINANCE NO. 5811

AN ORDINANCE CREATING AN ECONOMIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH ORS. 223.112 THROUGH 223.132, AND DECLARING AN EMERGENCY.

WHEREAS, the City Council of the City of Albany previously adopted Resolution No. 6206 on April 10, 2013, in which it was announced that the City intended to create a voluntary Economic Improvement District in the downtown area as of July 1, 2013; and

WHEREAS, a public hearing in the matter of establishing such a district was held before the Albany City Council on April 24, 2013 and June 12, 2013; and

WHEREAS, ORS 223.112-223.132 permits the creation of Economic Improvement Districts.

NOW THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: Project Description. This Economic Improvement District (EID) is hereby created to provide funding for economic development in the Albany downtown district. The funds generated shall be used to assist the City in the planning or management of development or improvement activities; landscaping or other maintenance of public areas; promotion of commercial activities or events; activities in support of business recruitment and development; and for improvements in parking systems or parking enforcement.

Section 2: Preliminary Estimate of Cost. It is proposed that the preliminary estimate of the probable cost of the economic improvements referred to above will be as follows for each of the years that this district is in place:

2013-2014	\$30,298
2014-2015	\$30,903
2015-2016	\$31,521
2016-2017	\$32,151
2017-2018	\$32,794

Section 3: Proposed Formula for Apportioning Costs. Assessments will be based on the Real Market Value (RMV) of the property. The entire district EID rate will be \$0.80 per \$1,000 of value. Fees will be a minimum of \$50.00 and a maximum of \$500.00 per property. The EID rate will be frozen for five years but the EID fee will go up or down each year depending on the RMV determined by the county assessor for the previous year.

Section 4: Boundary of Economic Improvement District. The Boundary of the Economic Improvement District shall be defined as an area beginning at a point at the most northwesterly corner of map 11S-04W-01DD, Tax Lot 300; thence southerly along the most westerly property line, a distance of approximately 342 feet, to the intersection of the north line of 1st Avenue; thence southerly along the centerline of Calapooia Street, approximately 1,475 feet; thence easterly along the centerline of 6th Avenue to the centerline of Broadalbin Street; thence southerly to the centerline of 8th Avenue; thence easterly to the centerline of Ellsworth Street; thence southerly to the centerline of 9th Avenue; thence easterly to the eastern most line of Lyon Street; thence northerly approximately 718 feet; thence easterly approximately 178.4 feet; thence northerly approximately 143.67 feet to the centerline of 6th Avenue; thence easterly approximately 107 feet to the centerline of Baker Street; thence northerly to the centerline of 4th Avenue; thence easterly to the centerline of Railroad Street; thence northerly to the centerline of 1st Avenue; thence easterly to the centerline of Jackson; thence northerly to the northeasterly corner of Block

107 of Hackleman's Addition; thence westerly along the Willamette River to the northwesterly most edge of Broadalbin Street; thence southerly approximately 10 feet; thence westerly approximately 275 feet; thence southerly approximately 83 feet; thence westerly along the northern most edge of Water Avenue to the point of beginning. A map showing the approximate location of the Economic Improvement District is attached hereto as Exhibit "A" and by this reference incorporated herein. Should any discrepancy exist between the map and the written description set forth above, the map shall control.

Section 5: Term. This assessment will be levied for a term of five (5) years beginning July 1, 2013, and ending June 30, 2018.

Section 6: Notice of Public Hearing. On April 10, 2013, the City Council of the City of Albany adopted Resolution No. 6206. This Resolution provided for notices to be mailed or delivered personally to affected property owners and announced the intention of the Council to undertake this Economic Improvement District and to assess benefited properties for the cost. The notice set the first public hearing for Wednesday, April 24, 2013, at 7:15 p.m., in the City Hall Council Chambers, 333 Broadalbin SW, Albany, Oregon. On April 24, 2013, the City Council of the City of Albany adopted Resolution No. 6211. This Resolution set a second public hearing for June 12, 2013, at 7:15 p.m., in the City Hall Council Chambers, 333 Broadalbin SW, Albany, Oregon. The notice also set forth a description of the proposed project, a preliminary estimate of its costs, a description of the formula for apportioning the proposed cost to specially benefited properties, the proposed term of the District, and further advise the recipients of their right to remonstrate against the creation of the Economic Improvement District by writing to the City on or before June 12, 2013. The notice also informed the recipients that the City Council would consider their failure to respond to that notice as an approval of the proposed assessment and a specific request for Economic Improvement District services. Thereafter, a hearing was held at the time, date, and place referred to above and remonstrances were received. Said remonstrances did not exceed the thirty-three percent (33%) level that would bar creation of the Improvement District pursuant to ORS 223.118(a). Individual property remonstrance data is set forth on the sheets attached hereto as Exhibit "B" and by this reference incorporated herein.

Section 7: Voluntary Nature of Assessment, Exclusion of Property. Pursuant to ORS 223.118, the Economic Improvement project described above shall be undertaken but assessments shall not be levied on any lot or parcel of property in those instances where the owner of that property submitted written objections prior to or at the aforesaid public hearing. Such properties are hereby excluded from assessment and the individual property and assessment data hereinafter set forth shall recognize such exclusion. The formula for assessment referred to in Section 3 shall be used to determine the particular assessment on each property to be assessed and the actual amount levied will be adjusted accordingly from the preliminary estimate referred to in Section 2 above.

Section 8: Limitations. The City shall not be authorized to:

- (a) Levy assessments in an Economic Improvement District in any year that exceed one percent (1%) of the real market value of all the real property located within the district.
- (b) Include within the Economic Improvement District any area of the City that is not zoned for commercial or industrial use.
- (c) Levy assessments on residential real property or any portion of a structure used for residential purposes.

(d) Levy assessment on property owned by a church, non-profit, or government entity.

Section 9: Individual Property and Assessment Data. Individual property and assessment data is set forth on the sheets attached hereto as Exhibit "C" and by this reference incorporated herein.

Section 10: Notice of Proposed Assessment. Notice of the proposed assessment referred to above shall be mailed or personally delivered to the owner of each lot to be assessed and shall state the amount of the assessment proposed on the property of the owner receiving the Notice.

Section 11: Docketing of Liens. The City Recorder is hereby directed to enter a statement of the assessments as above provided in the docket of the City Liens and give notice thereof as provided by law.

Section 12: Inasmuch as this ordinance is necessary for the immediate preservation of the peace, health and safety of the City of Albany, Oregon, an emergency is hereby declared to exist; and this ordinance will be in full force and effect immediately upon passage by the Council and approval by the Mayor.

Passed by the Council: June 12, 2013

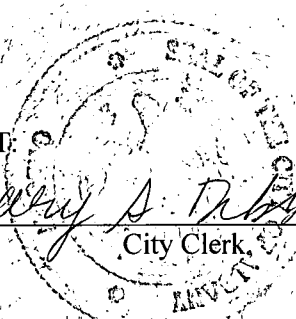

Approved by the Mayor: June 12, 2013

Effective Date: June 12, 2013

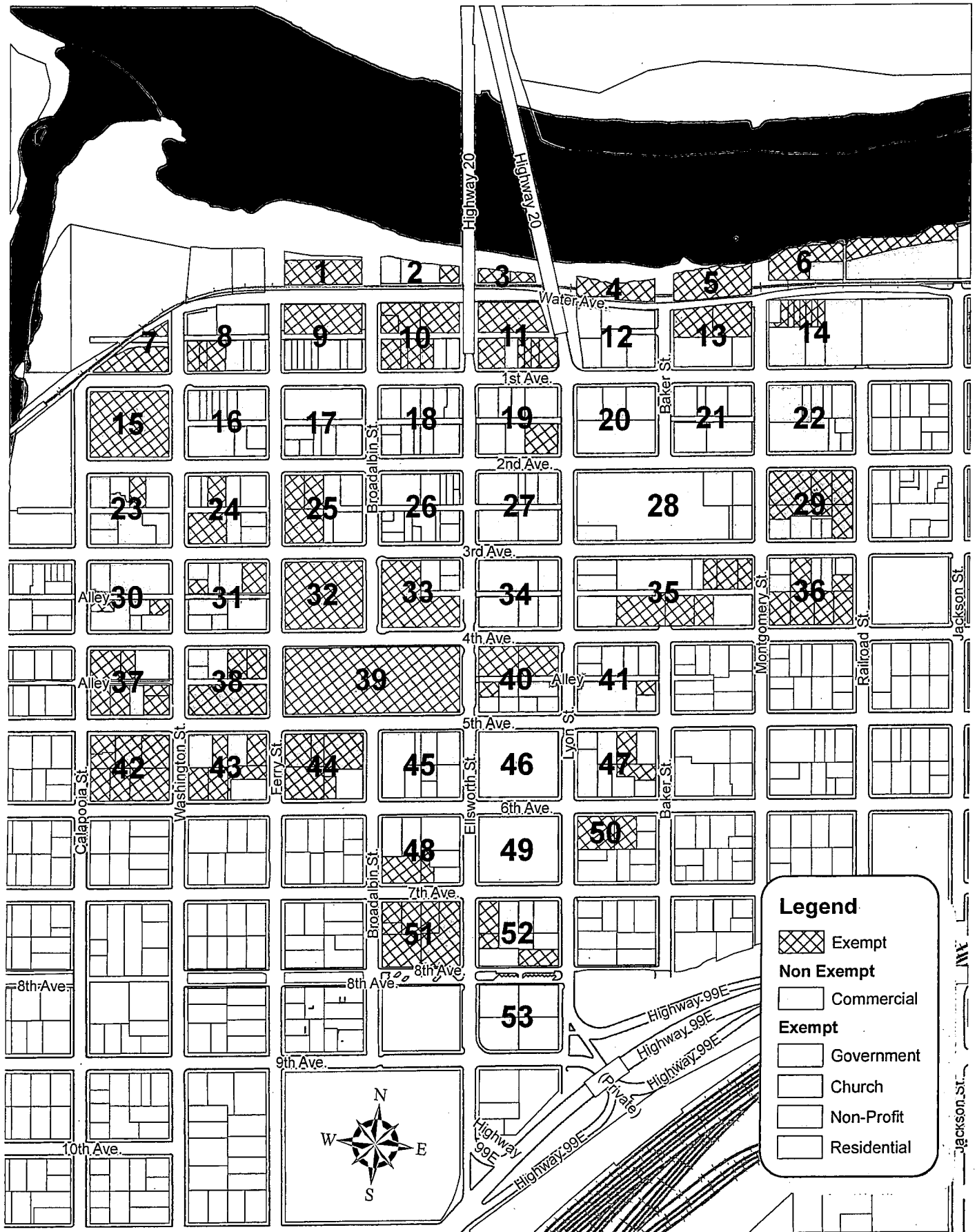


Mayor

ATTEST:

City Clerk



Economic Improvement District

Exhibit "B"

2013-2018 EID Remonstrances										
Owner	PIN Number	Site Address	LandValue	ImprValue	Market Value	Assessment	Rate	1% MARKET VALL	block	
1	300 EAST FIRST AVENUE LLC	11S03W06CD05200	215 2ND AVE SE	\$195,000.00	\$147,880.00	\$342,880.00	\$274.30	0.0008	\$3,428.80	21
2	300 EAST FIRST AVENUE LLC	11S03W06CD06600	300 1ST AVE SE	\$121,340.00	\$168,580.00	\$289,920.00	\$231.94	0.0008	\$2,899.20	22
3	AVERY MARILYN M	11S03W06CC00400		\$143,850.00	\$14,510.00	\$158,360.00	\$126.69	0.0008	\$1,583.60	2
4	AVERY MARILYN M	11S03W06CC00401	213 WATER AVE NW	\$82,220.00	\$479,730.00	\$561,950.00	\$449.56	0.0008	\$5,619.50	2
5	BABCOCK CECELIA M & RALPH L	11S03W07BA00400	130 4TH AVE SE	\$69,680.00	\$47,000.00	\$116,680.00	\$93.34	0.0008	\$1,166.80	41
6	BAUGNON J BRYAN & YOKO	11S04W12AA05400	410 WASHINGTON ST SW	\$154,660.00	\$19,190.00	\$173,850.00	\$139.08	0.0008	\$1,738.50	37
7	COOLEY ROBERT F & INGRID	11S03W07BB02801	432 3RD AVE SW	\$50,430.00	\$3,730.00	\$54,160.00	\$50.00	0.0008	\$541.60	31
8	DAVIS KENNETH W & MARY M	11S03W06CD04000	220 2ND AVE SE	\$139,230.00	\$16,990.00	\$156,220.00	\$124.98	0.0008	\$1,562.20	28
9	DAVIS KENNETH W & MARY M	11S03W06CD04200	230 2ND AVE SE	\$92,920.00	\$178,870.00	\$271,790.00	\$217.43	0.0008	\$2,717.90	28
10	DAVIS KENNETH W & MARY M	11S03W06CD04300		\$92,810.00	\$11,640.00	\$104,450.00	\$83.56	0.0008	\$1,044.50	28
11	DAVIS KENNETH W & MARY M	11S03W06CD04400		\$16,580.00	\$1,940.00	\$18,520.00	\$50.00	0.0008	\$185.20	28
12	DAVIS MICHAEL E	11S03W07BB07700	532 FERRY ST SW	\$53,440.00	\$117,500.00	\$170,940.00	\$136.75	0.0008	\$1,709.40	43
13	DAVIS MICHAEL E	11S03W07BB11100	118 7TH AVE SW	\$37,440.00	\$159,420.00	\$196,860.00	\$157.49	0.0008	\$1,968.60	52
14	DUNMIRE LLC ET AL	11S03W06CD05900	237 1ST AVE NE	\$61,740.00	\$1,530.00	\$63,270.00	\$50.62	0.0008	\$632.70	13
15	DUNMIRE LLC ET AL	11S03W06CD06000	201 1ST AVE NE	\$183,390.00	\$6,470.00	\$189,860.00	\$151.89	0.0008	\$1,898.60	13
16	EGAN TRACI L	11S03W07BB09500	607 BROADALBIN ST SW	\$55,000.00	\$154,110.00	\$209,110.00	\$167.29	0.0008	\$2,091.10	48
17	FIFTH & WASHINGTON PROPERTIES LLC	11S03W07BB07200	507 WASHINGTON ST SW	\$138,150.00	\$213,640.00	\$351,790.00	\$281.43	0.0008	\$3,517.90	43
18	FISHER VERNON L	11S03W06CC02400	329 1ST AVE NW	\$36,070.00	\$182,450.00	\$218,520.00	\$174.82	0.0008	\$2,185.20	9
19	FLINN BLOCK LLC	11S03W06CC05100	222 1ST AVE SW	\$82,830.00	\$223,210.00	\$306,040.00	\$244.83	0.0008	\$3,060.40	18
20	FLINN BLOCK LLC	11S03W06CC05200	216 1ST AVE SW	\$55,320.00	\$416,340.00	\$471,660.00	\$377.33	0.0008	\$4,716.60	18
21	FOUNDRY LOFTS LLC (Dave Reece)	11S03W06CD12400	333 1ST AVE NE	\$44,480.00	\$822,480.00	\$866,960.00	\$500.00	0.0008	\$8,669.60	14
22	HEER LARRY O & JACQUELINE	11S03W06CD06800	336 1ST AVE SE	\$48,300.00	\$74,780.00	\$123,080.00	\$98.46	0.0008	\$1,230.80	22
23	HEWS RICHARD	11S03W06CD01000	111 2ND AVE SE	\$276,060.00	\$39,410.00	\$315,470.00	\$50.00	0.0008	\$3,154.70	20
24	HEWS RICHARD D	11S03W06CC06000	127 BROADALBIN ST SW	\$70,920.00	\$281,270.00	\$352,190.00	\$100.00	0.0008	\$3,521.90	18
25	HEWS RICHARD D	11S03W06CC11202	229 3RD AVE SW	\$43,710.00	\$78,250.00	\$121,960.00	\$50.00	0.0008	\$1,219.60	26
26	HEWS RICHARD & SHARON F	11S03W07BB06100		\$134,490.00	\$200,120.00	\$334,610.00	\$50.00	0.0008	\$3,346.10	45
27	HEWS RICHARD D & SHARON F	11S03W07BB06200	228 6TH AVE SW	\$36,310.00	\$5,820.00	\$42,130.00	\$50.00	0.0008	\$421.30	45
28	HEWS RICHARD D & SHARON F	11S03W07BB06201		\$36,310.00	\$6,560.00	\$42,870.00	\$50.00	0.0008	\$428.70	45
29	JAMES R HILL	11S03W06CD03201	234 3RD AVE SE	\$12,310.00	\$0.00	\$12,310.00	\$50.00	0.0008	\$123.10	35
30	IWBP LLC	11S03W06CD11900	340 WATER AVE NE	\$49,690.00	\$171,210.00	\$220,900.00	\$176.72	0.0008	\$2,209.00	14
31	IWBP LLC	11S03W06CD12300	388 WATER AVE NE	\$56,320.00	\$171,210.00	\$227,530.00	\$182.02	0.0008	\$2,275.30	14
32	LUND WALTER L	11S03W06CC10200	240 2ND AVE SW	\$214,300.00	\$139,890.00	\$354,190.00	\$283.35	0.0008	\$3,541.90	26
33	MADRID MICHAEL T & JULIE A	11S03W07BA00200	417 LYON ST SE	\$40,000.00	\$299,260.00	\$339,260.00	\$271.41	0.0008	\$3,392.60	41
34	MITCHELL BOB G	11S03W07BB09700	220 6TH AVE SW	\$227,710.00	\$768,200.00	\$995,910.00	\$500.00	0.0008	\$9,959.10	48
35	MULTIPLE STREAMS LLC	11S04W01DD02600	537 3RD AVE SW	\$35,080.00	\$99,020.00	\$134,100.00	\$107.28	0.0008	\$1,341.00	23
36	MYERS GREG A & MARILYN L	11S03W07BB11000	124 7TH AVE SW	\$45,010.00	\$165,850.00	\$210,860.00	\$168.69	0.0008	\$2,108.60	52
37	NELSON CARL WAYNE TRUSTEE	11S04W12AA00600	515 4TH AVE SW	\$33,430.00	\$30,980.00	\$64,410.00	\$51.53	0.0008	\$644.10	30
38	NORMAN GARY & JUANITA	11S03W07BB03100	433 4TH AVE SW	\$14,720.00	\$124,890.00	\$139,610.00	\$111.69	0.0008	\$1,396.10	31
39	NORMAN GARY & JUANITA	11S03W07BB03200	375 WASHINGTON ST SW	\$16,800.00	\$2,670.00	\$19,470.00	\$50.00	0.0008	\$194.70	31
40	NORMAN GARY & JUANITA	11S03W07BB03300	439 4TH AVE SW	\$56,850.00	\$46,940.00	\$103,790.00	\$83.03	0.0008	\$1,037.90	31
41	ORR JOHN & ORR DEBORAH	11S03W06CC11200	225 BROADALBIN ST SW	\$20,480.00	\$70,110.00	\$90,590.00	\$72.47	0.0008	\$905.90	26
42	PARR LUMBER CO	11S03W06CD11400	415 1ST AVE NE	\$443,160.00	\$364,530.00	\$807,690.00	\$500.00	0.0008	\$8,076.90	14
43	PHILLIPS MARGARET J	11S03W06CD05000	222 1ST AVE SE	\$38,670.00	\$314,260.00	\$352,930.00	\$282.34	0.0008	\$3,529.30	21
44	PHILLIPS JACK & PATRICIA J	11S03W06CC08300	401 2ND AVE SW	\$91,070.00	\$435,020.00	\$526,090.00	\$420.87	0.0008	\$5,260.90	16

Exhibit "C"

2013-2018 EID Property Assessments										
Owner	PIN Number	Site Address	LandValue	ImprValue	Market Value	Assessment	Rate	1% MARKET VALUE	block	
1	230 1ST STREET LLC	11S03W06CC05000	111 BROADALBIN ST SW	\$95,980.00	\$515,610.00	\$611,590.00	\$489.27	0.0008	\$6,115.90	18
2	409 FIRST AVE SW LLC	11S03W06CC01300	409 1ST AVE NW	\$38,510.00	\$95,090.00	\$133,600.00	\$106.88	0.0008	\$1,336.00	8
3	AASUM FUNERAL HOME INC	11S03W07BC02100	805 ELLSWORTH ST SW	\$214,040.00	\$300,000.00	\$514,040.00	\$411.23	0.0008	\$5,140.40	53
4	AASUM FUNERAL HOME INC	11S03W07BC02101	805 1/2 ELLSWORTH ST SW	\$226,330.00	\$5,650.00	\$231,980.00	\$185.58	0.0008	\$2,319.80	53
5	AH & K INVESTMENTS LLC	11S03W06CD00800	140 1ST AVE SE	\$136,920.00	\$303,910.00	\$440,830.00	\$352.66	0.0008	\$4,408.30	20
6	AHLERS TOM & LINDA	11S03W06CC08400	425 2ND AVE SW	\$120,520.00	\$343,620.00	\$464,140.00	\$371.31	0.0008	\$4,641.40	16
7	ALBANY REDEVELOPMENT LLC	11S03W06CD03200	222 3RD AVE SE	\$60,000.00	\$274,660.00	\$334,660.00	\$267.73	0.0008	\$3,346.60	35
8	ALBANY STATE BANK BUILDING LLC	11S03W06CC03000	201 1ST AVE NW	\$68,470.00	\$593,590.00	\$662,060.00	\$500.00	0.0008	\$6,620.60	10
9	ANNUNZIO JAY L	11S03W06CD04800	208 1ST AVE SE	\$140.00	\$0.00	\$140.00	\$50.00	0.0008	\$1.40	21
10	ANNUNZIO JAY L	11S03W06CD04900	212 1ST AVE SE	\$37,600.00	\$76,530.00	\$114,130.00	\$91.30	0.0008	\$1,141.30	21
11	AYLWARD PATRICK H	11S03W06CD08400		\$26,400.00	\$0.00	\$26,400.00	\$50.00	0.0008	\$264.00	36
12	BARTHE DANIEL & SEVERNE	11S03W06CC02200	325 1ST AVE NW	\$36,680.00	\$124,210.00	\$160,890.00	\$128.71	0.0008	\$1,608.90	9
13	BB & S DEVELOPMENT LLC	11S03W06CD01200	118 2ND AVE SE	\$1,253,440.00	\$4,938,600.00	\$6,192,040.00	\$500.00	0.0008	\$61,920.40	28
14	BB & S DEVELOPMENT LLC	11S03W06CD02200	304 3RD AVE SE	\$335,480.00	\$41,180.00	\$376,660.00	\$250.00	0.0008	\$3,766.60	35
15	BECKHAM DAVID B & SUE K	11S03W07BB06900	319 6TH AVE SW	\$68,190.00	\$212,530.00	\$280,720.00	\$224.58	0.0008	\$2,807.20	44
16	BOOCK JOHN A JR	11S03W06CD06301	131 MONTGOMERY ST NE	\$38,210.00	\$50,000.00	\$88,210.00	\$70.57	0.0008	\$882.10	14
17	BOOCK JOHN A JR	11S03W06CC08000	422 1ST AVE SW	\$53,790.00	\$195,840.00	\$249,630.00	\$199.70	0.0008	\$2,496.30	16
18	BOOCK JOHN A JR	11S03W06CC07800	434 1ST AVE SW	\$30,870.00	\$72,320.00	\$103,190.00	\$82.55	0.0008	\$1,031.90	16
19	BOOCK MARY G	11S03W06CC07600	442 1ST AVE SW	\$62,660.00	\$229,100.00	\$291,760.00	\$233.41	0.0008	\$2,917.60	16
20	BRADY NANCY	11S03W07BC02200	810 LYON ST SW	\$226,180.00	\$86,470.00	\$312,650.00	\$250.12	0.0008	\$3,126.50	53
21	BROWN CHANDLER	11S03W07BA01100	118 5TH AVE SE	\$40,980.00	\$94,410.00	\$135,390.00	\$108.31	0.0008	\$1,353.90	47
22	CALSON MARGARET F	11S03W07BB02700	313 WASHINGTON ST SW	\$32,860.00	\$99,490.00	\$132,350.00	\$105.88	0.0008	\$1,323.50	31
23	CAMPBELL RICKY A	11S03W07BC02300	822 LYON ST SW	\$226,180.00	\$188,190.00	\$414,370.00	\$331.50	0.0008	\$4,143.70	53
24	CHURCH MARY L	11S04W12AA00300	326 WASHINGTON ST SW	\$34,260.00	\$85,290.00	\$119,550.00	\$95.64	0.0008	\$1,195.50	30
25	CLOUSER DAREN GENE	11S03W06CC11800	113 3RD AVE SW	\$212,110.00	\$537,890.00	\$750,000.00	\$500.00	0.0008	\$7,500.00	27
26	CONN AND HUSTON GROCERY LLC	11S03W06CC05400	210 1ST AVE SW	\$67,550.00	\$166,170.00	\$233,720.00	\$186.98	0.0008	\$2,337.20	18
27	DANNALS & COMPANY LLC	11S03W06CC08500	456 2ND AVE SW	\$70,240.00	\$160,200.00	\$230,440.00	\$184.35	0.0008	\$2,304.40	24
28	DANNALS & COMPANY LLC	11S03W06CC08600	436 2ND AVE SW	\$35,090.00	\$46,050.00	\$81,140.00	\$64.91	0.0008	\$811.40	24
29	DARLING JENNIFER L & JASON B	11S03W06CC10500	206 2ND AVE SW	\$37,900.00	\$93,300.00	\$131,200.00	\$104.96	0.0008	\$1,312.00	26
30	DAVIDOW CATHRYN	11S03W07BB07400	410 5TH AVE SW	\$35,180.00	\$249,430.00	\$284,610.00	\$227.69	0.0008	\$2,846.10	43
31	DEFILIPPIS KEITH C & MEREDITH A	11S03W06CD07200		\$32,600.00	\$0.00	\$32,600.00	\$50.00	0.0008	\$326.00	22
32	DUCKETT MIKE K	11S03W06CC07000	124 BROADALBIN ST SW	\$141,210.00	\$313,340.00	\$454,550.00	\$363.64	0.0008	\$4,545.50	17
33	DUNMIRE LLC	11S03W06CD00500	135 1ST AVE NE	\$132,960.00	\$178,230.00	\$311,190.00	\$248.95	0.0008	\$3,111.90	12
34	EDMISTON DUSTIN W ET AL	11S04W12AA00500	320 WASHINGTON ST SW	\$23,320.00	\$27,590.00	\$50,910.00	\$50.00	0.0008	\$509.10	30
35	FIRST AVENUE PROPERTIES ALBANY LLC	11S03W06CC04400	124 1ST AVE SW	\$62,660.00	\$226,340.00	\$289,000.00	\$231.20	0.0008	\$2,890.00	19
36	FIRST AVENUE PROPERTIES ALBANY LLC	11S03W06CC04401	130 1ST AVE SW	\$62,660.00	\$420,940.00	\$483,600.00	\$386.88	0.0008	\$4,836.00	19
37	FIRST AVENUE PROPERTIES ALBANY LLC	11S03W06CC04500	120 1ST AVE SW	\$174,510.00	\$0.00	\$174,510.00	\$131.92	0.0008	\$1,745.10	19
38	FIRST INTERSTATE BANK OF OREGON	11S03W06CC06900	300 1ST AVE SW	\$387,250.00	\$741,780.00	\$1,129,030.00	\$500.00	0.0008	\$11,290.30	17
39	FIVE HUNDRED LYON ST COMPANY	11S03W07BA01000	500 LYON ST SE	\$165,050.00	\$173,890.00	\$338,940.00	\$271.15	0.0008	\$3,389.40	47
40	FIVE HUNDRED LYON ST COMPANY	11S03W07BA01001	531 LYON ST SE	\$75,800.00	\$128,630.00	\$204,430.00	\$163.54	0.0008	\$2,044.30	47
41	FORTIER SETH & HANNAH	11S03W06CC10601	210 ELLSWORTH ST SW	\$14,370.00	\$86,680.00	\$101,050.00	\$80.84	0.0008	\$1,010.50	26
42	FORTIER SETH A	11S03W07BB05801		\$28,430.00	\$4,140.00	\$32,570.00	\$50.00	0.0008	\$325.70	45
43	FORTIER SETH A	11S03W07BB05900	208 5TH AVE SW	\$101,480.00	\$330,540.00	\$432,020.00	\$345.62	0.0008	\$4,320.20	45

Exhibit "C"

2013-2018 EID Property Assessments										
Owner	PIN Number	Site Address	LandValue	ImprValue	Market Value	Assessment	Rate	1% MARKET VALUE	block	
44	FREEDOM FEDERAL SAVINGS & LOAN ASS	11S03W07BB01000		\$116,450.00	\$433,210.00	\$549,660.00	\$125.00	0.0008	\$5,496.60	33
45	FREEDOM FEDERAL SAVINGS & LOAN ASS	11S03W07BB01100	300 ELLSWORTH ST SW	\$58,380.00	\$615,690.00	\$674,070.00	\$500.00	0.0008	\$6,740.70	33
46	FREEDOM FEDERAL SAVINGS & LOAN ASS	11S03W07BB01200	320 ELLSWORTH ST SW	\$77,230.00	\$359,190.00	\$436,420.00	\$125.00	0.0008	\$4,364.20	33
47	FRENCH ALBERT L & DOROTHY M TR	11S03W06CC07900		\$39,730.00	\$123,520.00	\$163,250.00	\$130.60	0.0008	\$1,632.50	16
48	FRENCH ALBERT L & DOROTHY M TR	11S03W06CC07901	424 1ST AVE SW	\$39,730.00	\$160,790.00	\$200,520.00	\$160.42	0.0008	\$2,005.20	16
49	GLORIETTA BAY LLC	11S03W06CC00900	424 WATER AVE NW	\$125,620.00	\$9,290.00	\$134,910.00	\$107.93	0.0008	\$1,349.10	8
50	GLORIETTA BAY LLC	11S03W06CC01100	100 FERRY ST NW	\$192,250.00	\$279,610.00	\$471,860.00	\$377.49	0.0008	\$4,718.60	8
51	GRAFF MARLENE G	11S04W12AA00700	331 CALAPOOIA ST SW	\$53,610.00	\$169,410.00	\$223,020.00	\$178.42	0.0008	\$2,230.20	30
52	GRAY PRESTON & JEAN R TRUSTEES	11S03W06CC04800	145 2ND AVE SW	\$140,600.00	\$426,460.00	\$567,060.00	\$453.65	0.0008	\$5,670.60	19
53	H & W RESTAURANTS INC	11S03W07BB10000	604 ELLSWORTH ST SW	\$88,210.00	\$4,760.00	\$92,970.00	\$74.38	0.0008	\$929.70	48
54	H & W RESTAURANTS INC	11S03W07BB10100	628 ELLSWORTH ST SW	\$91,700.00	\$182,960.00	\$274,660.00	\$219.73	0.0008	\$2,746.60	48
55	HAWLEY JULIE M	11S03W06CD07100	341 2ND AVE SE	\$39,430.00	\$49,820.00	\$89,250.00	\$71.40	0.0008	\$892.50	22
56	HEATHS LAUNDRY INC	11S04W01DD02400	509 3RD AVE SW	\$149,770.00	\$268,110.00	\$417,880.00	\$334.30	0.0008	\$4,178.80	23
57	HEER LARRY O & JACQUELINE	11S03W06CC01200	401 1ST AVE NW	\$78,250.00	\$226,880.00	\$305,130.00	\$244.10	0.0008	\$3,051.30	8
58	HOYT CORPORATION	11S03W06CC11400	205 ELLSWORTH ST SW	\$235,960.00	\$726,530.00	\$962,490.00	\$500.00	0.0008	\$9,624.90	27
59	JASMIC PROPERTIES LLC	11S03W07BA00900	505 LYON ST SE	\$40,000.00	\$400,940.00	\$440,940.00	\$352.75	0.0008	\$4,409.40	47
60	JD SQUARED INVESTMENTS LLC	11S03W06CD02000	110 3RD AVE SE	\$104,370.00	\$46,770.00	\$151,140.00	\$120.91	0.0008	\$1,511.40	35
61	JD SQUARED INVESTMENTS LLC	11S03W06CD02100	315 LYON ST SE	\$104,370.00	\$63,620.00	\$167,990.00	\$134.39	0.0008	\$1,679.90	35
62	JENKINS HERBERT G & BARBARA G	11S03W06CD08702	340 3RD AVE SE	\$33,490.00	\$76,570.00	\$110,060.00	\$88.05	0.0008	\$1,100.60	36
63	JMA INVESTMENTS LLC	11S04W01DD02500	225 CALAPOOIA ST SW	\$36,050.00	\$99,180.00	\$135,230.00	\$108.18	0.0008	\$1,352.30	23
64	JORDAN BRADLEY K & ANGELA K	11S03W06CC05401	120 ELLSWORTH ST SW	\$79,160.00	\$297,550.00	\$376,710.00	\$301.37	0.0008	\$3,767.10	18
65	JORY ROGER H	11S03W07BB09600	226 6TH AVE SW	\$52,020.00	\$196,540.00	\$248,560.00	\$198.85	0.0008	\$2,485.60	48
66	JPMORGAN CHASE BANK NA	11S03W06CC11700	110 2ND AVE SW	\$96,460.00	\$10,170.00	\$106,630.00	\$85.30	0.0008	\$1,066.30	27
67	JPMORGAN CHASE BANK NA	11S03W06CC11900	231 ELLSWORTH ST SW	\$216,390.00	\$694,870.00	\$911,260.00	\$500.00	0.0008	\$9,112.60	27
68	JUNTUNEN RICHARD A & LILLIAN I	11S03W06CC05600	223 2ND AVE SW	\$69,680.00	\$105,850.00	\$175,530.00	\$140.42	0.0008	\$1,755.30	18
69	KEARNS SHANNON J & GLEN	11S03W06CC07700	436 1ST AVE SW	\$36,980.00	\$162,710.00	\$199,690.00	\$159.75	0.0008	\$1,996.90	16
70	KEY BANK OF OREGON	11S03W07BB00100	128 3RD AVE SW	\$363,420.00	\$810,280.00	\$1,173,700.00	\$500.00	0.0008	\$11,737.00	34
71	KEY BANK OF OREGON	11S03W07BB00300		\$121,040.00	\$13,320.00	\$134,360.00	\$107.49	0.0008	\$1,343.60	34
72	KOLARSKY KENNETH J	11S04W12AA05900	539 5TH AVE SW	\$51,460.00	\$149,220.00	\$200,680.00	\$160.54	0.0008	\$2,006.80	37
73	KUNTZ DAVID E	11S03W06CD07901		\$21,780.00	\$0.00	\$21,780.00	\$50.00	0.0008	\$217.80	29
74	KUNTZ DAVID E	11S03W06CD08202		\$5,940.00	\$0.00	\$5,940.00	\$50.00	0.0008	\$59.40	29
75	LACOSTE KEVIN & SALLY	11S03W06CC01400	415 1ST AVE NW	\$87,110.00	\$136,640.00	\$223,750.00	\$179.00	0.0008	\$2,237.50	8
76	LANHAM BILL G & CONSTANCE M	11S03W06CC02000	309 1ST AVE NW	\$38,210.00	\$173,200.00	\$211,410.00	\$169.13	0.0008	\$2,114.10	9
77	LEE ENTERPRISES INC	11S03W07BB10400	600 LYON ST SW	\$906,840.00	\$1,384,680.00	\$2,291,520.00	\$500.00	0.0008	\$22,915.20	49
78	LEE ENTERPRISES INC	11S03W07BB11200	702 LYON ST SW	\$143,030.00	\$0.00	\$143,030.00	\$114.42	0.0008	\$1,430.30	52
79	LIDERM MANAGEMENT LLC	11S03W06CD11800	328 WATER AVE NE	\$49,690.00	\$171,210.00	\$220,900.00	\$176.72	0.0008	\$2,209.00	14
80	LINN BENTON BANK	11S03W07BB00500		\$108,200.00	\$13,200.00	\$121,400.00	\$97.12	0.0008	\$1,214.00	34
81	LINN BENTON BANK	11S03W07BB00600	333 ELLSWORTH ST SW	\$216,090.00	\$714,760.00	\$930,850.00	\$500.00	0.0008	\$9,308.50	34
82	LLOYD JOHN & LLOYD ROBERT	11S03W06CC05800	229 2ND AVE SW	\$62,960.00	\$135,810.00	\$198,770.00	\$159.02	0.0008	\$1,987.70	18
83	MAGID ROBERT N	11S03W06CC09901	240 BROADALBIN ST SW	\$105,140.00	\$97,500.00	\$202,640.00	\$100.00	0.0008	\$2,026.40	25
84	MAGID ROBERT N	11S03W06CC09902	330 2ND AVE SW	\$164,750.00	\$372,810.00	\$537,560.00	\$150.00	0.0008	\$5,375.60	25
85	MAGID ROBERT N	11S03W06CC10000	250 BROADALBIN ST SW	\$139,980.00	\$521,930.00	\$661,910.00	\$500.00	0.0008	\$6,619.10	25
86	MARTI BARLOW PROPERTIES LLC	11S03W06CD08300	305 3RD AVE SE	\$35,760.00	\$66,130.00	\$101,890.00	\$81.51	0.0008	\$1,018.90	29

Exhibit "C"

2013-2018 EID Property Assessments										
Owner	PIN Number	Site Address	LandValue	ImprValue	Market Value	Assessment	Rate	1% MARKET VALUE	block	
87	MCLAIN MIKE & KAREN	11S03W06CC08200	122 FERRY ST SW	\$63,270.00	\$254,360.00	\$317,630.00	\$254.10	0.0008	\$3,176.30	16
88	PASCOE JOHN & SHARON	11S03W06CC02600	341 1ST AVE NW	\$37,600.00	\$262,500.00	\$300,100.00	\$240.08	0.0008	\$3,001.00	9
89	MOLINE BOYD R & DONNA B	11S04W01DD01801	528 2ND AVE SW	\$34,930.00	\$68,110.00	\$103,040.00	\$82.43	0.0008	\$1,030.40	23
90	MONUMENT LAND LLC	11S03W06CD00200		\$91,700.00	\$8,280.00	\$99,980.00	\$79.98	0.0008	\$999.80	12
91	MONUMENT LAND LLC	11S03W06CD00201	101 1ST AVE NE	\$62,050.00	\$5,930.00	\$67,980.00	\$54.38	0.0008	\$679.80	12
92	MONUMENT LAND LLC	11S03W06CD00300	133 LYON ST NE	\$110,030.00	\$148,640.00	\$258,670.00	\$206.94	0.0008	\$2,586.70	12
93	NIELAND GARY C	11S03W06CC04100	129 1ST AVE NW	\$61,740.00	\$192,250.00	\$253,990.00	\$203.19	0.0008	\$2,539.90	11
94	NOVAK JUDY A	11S03W06CD08701	332 3RD AVE SE	\$31,490.00	\$77,800.00	\$109,290.00	\$87.43	0.0008	\$1,092.90	36
95	NOVAK JUDY A	11S03W06CD08799		\$4,020.00	\$0.00	\$4,020.00	\$50.00	0.0008	\$40.20	36
96	NOW DEVELOPMENT LLC	11S04W01DD02100	224 WASHINGTON ST SW	\$98,730.00	\$81,700.00	\$180,430.00	\$144.34	0.0008	\$1,804.30	23
97	OHANAMULA LLC	11S03W06CD11500	421 WATER AVE NE	\$480,520.00	\$2,345,460.00	\$2,825,980.00	\$500.00	0.0008	\$28,259.80	6
98	ORDEMAN ALICE A TR	11S04W12AA00100	530 3RD AVE SW	\$84,600.00	\$4,230.00	\$88,830.00	\$71.06	0.0008	\$888.30	30
99	ORDEMAN ALICE A TR	11S04W12AA00200	306 WASHINGTON ST SW	\$254,080.00	\$511,390.00	\$765,470.00	\$500.00	0.0008	\$7,654.70	30
100	PK OREGON LIMITED PARTNERSHIP	11S03W06CD01900	231 LYON ST SE	\$102,390.00	\$95,880.00	\$198,270.00	\$158.62	0.0008	\$1,982.70	28
101	PORIS LINDA F	11S03W06CC01900	301 1ST AVE NW	\$77,020.00	\$158,430.00	\$235,450.00	\$188.36	0.0008	\$2,354.50	9
102	PORTER CORINNA LYNN	11S03W06CD08101	317 3RD AVE SE	\$31,730.00	\$105,640.00	\$137,370.00	\$109.90	0.0008	\$1,373.70	29
103	POST LAND COMPANY LLC	11S03W06CC08800		\$78,890.00	\$9,100.00	\$87,990.00	\$70.39	0.0008	\$879.90	24
104	POST LAND COMPANY LLC	11S03W06CC08900	200 FERRY ST SW	\$140,260.00	\$223,160.00	\$363,420.00	\$290.74	0.0008	\$3,634.20	24
105	POWELL DANIEL A & BARBARA G	11S03W07BA00100	104 4TH AVE SE	\$75,190.00	\$69,550.00	\$144,740.00	\$115.79	0.0008	\$1,447.40	41
106	POWERS KATHRYN D	11S03W06CD00400	117 1ST AVE NE	\$177,570.00	\$175,830.00	\$353,400.00	\$282.72	0.0008	\$3,534.00	12
107	R3 DEVELOPMENT LLC	11S03W06CC02100	317 1ST AVE NW	\$95,970.00	\$1,736,050.00	\$1,832,020.00	\$500.00	0.0008	\$18,320.20	9
108	REID FORREST & R FORRES	11S03W07BB06300		\$38,430.00	\$5,820.00	\$44,250.00	\$50.00	0.0008	\$442.50	45
109	REID R FORRES & SHELLEY	11S03W07BB04700	425 ELLSWORTH ST SW	\$52,350.00	\$76,390.00	\$128,740.00	\$102.99	0.0008	\$1,287.40	40
110	REID R FORREST & SHELLEY	11S03W07BB04600	115 5TH AVE SW	\$48,600.00	\$4,830.00	\$53,430.00	\$50.00	0.0008	\$534.30	40
111	REID R FORREST & SHELLEY	11S03W07BB04701		\$52,350.00	\$9,460.00	\$61,810.00	\$50.00	0.0008	\$618.10	40
112	REID R FORREST & SHELLEY	11S03W07BB04800	127 5TH AVE SW	\$52,270.00	\$4,940.00	\$57,210.00	\$50.00	0.0008	\$572.10	40
113	REID R FORREST & SHELLEY	11S03W07BB04900	135 5TH AVE SW	\$52,270.00	\$300,720.00	\$352,990.00	\$282.39	0.0008	\$3,529.90	40
114	REID R FORREST & SHELLEY	11S03W07BB06000	520 ELLSWORTH ST SW	\$134,490.00	\$32,940.00	\$167,430.00	\$133.94	0.0008	\$1,674.30	45
115	REID ROGER H & R FORREST	11S03W07BB03000	328 FERRY ST SW	\$60,930.00	\$147,110.00	\$208,040.00	\$166.43	0.0008	\$2,080.40	31
116	REID ROGER H & R FORREST	11S03W07BB03400	442 4TH AVE SW	\$34,290.00	\$86,470.00	\$120,760.00	\$96.61	0.0008	\$1,207.60	38
117	REID ROGER H & R FORREST	11S03W07BB03500	413 WASHINGTON ST SW	\$32,420.00	\$91,140.00	\$123,560.00	\$98.85	0.0008	\$1,235.60	38
118	REID ROGER H & R FORREST	11S03W07BB03600	420 4TH AVE SW	\$82,430.00	\$127,120.00	\$209,550.00	\$167.64	0.0008	\$2,095.50	38
119	REIMERS STELLA M	11S03W06CC02500	337 1ST AVE NW	\$30,870.00	\$99,920.00	\$130,790.00	\$104.63	0.0008	\$1,307.90	9
120	ROETT DORIEL	11S03W06CD07000	122 RAILROAD ST SE	\$31,310.00	\$55,640.00	\$86,950.00	\$69.56	0.0008	\$869.50	22
121	SABLE DRIVE LLC	11S03W06CD05500	201 2ND AVE SE	\$140,290.00	\$33,060.00	\$173,350.00	\$138.68	0.0008	\$1,733.50	21
122	SADRI ASGHAR R TRUSTEE	11S03W06CC11100	225 3RD AVE SW	\$23,230.00	\$81,640.00	\$104,870.00	\$83.90	0.0008	\$1,048.70	26
123	SAMIEE PARVIZ & MAUDIE A	11S03W06CC10800	232 ELLSWORTH ST SW	\$32,700.00	\$115,110.00	\$147,810.00	\$118.25	0.0008	\$1,478.10	26
124	SAMIEE PARVIZ & MAUDIE A	11S03W06CC10900		\$24,450.00	\$2,830.00	\$27,280.00	\$50.00	0.0008	\$272.80	26
125	SANDBERG KEITH & BARBARA	11S04W12AA00400	330 WASHINGTON ST SW	\$62,660.00	\$220,820.00	\$283,480.00	\$226.78	0.0008	\$2,834.80	30
126	SCHMIDT WAYNE L	11S03W06CC11500	118 2ND AVE SW	\$40,350.00	\$3,540.00	\$43,890.00	\$50.00	0.0008	\$438.90	27
127	SCHMIDT WAYNE L	11S03W06CC11600	114 2ND AVE SW	\$77,640.00	\$6,780.00	\$84,420.00	\$67.54	0.0008	\$844.20	27
128	SID STEVENS JEWELERS INC	11S03W06CC04300	138 1ST AVE SW	\$104,530.00	\$299,900.00	\$404,430.00	\$323.54	0.0008	\$4,044.30	19
129	SIDDIQUI TIM S	11S03W07BA00600	424 BAKER ST SE	\$32,050.00	\$106,850.00	\$138,900.00	\$111.12	0.0008	\$1,389.00	41

