



Eugene City Council

125 E. 8th Ave., 2nd Floor
Eugene, OR 97401-2793
541-682-5010 • 541-682-5414 Fax
www.eugene-or.gov

AMENDED AGENDA EUGENE CITY COUNCIL

November 16, 2020

7:30 p.m. EUGENE CITY COUNCIL PUBLIC HEARING

Due to Governor Kate Brown's Stay Home, Save Lives Executive Order to combat the spread of Covid-19, this meeting will be held remotely using virtual meeting technology. Information about online or other options for access and participation will be available at <https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials>

**Meeting of November 16, 2020;
Her Honor Mayor Lucy Vinis Presiding**

Councilors

Emily Semple, President
Mike Clark
Chris Pryor
Betty Taylor

Jennifer Yeh, Vice President
Greg Evans
Claire Syrett
Alan Zelenka

Note: This agenda was amended to reflect a title correction for Item 1.

7:30 p.m. EUGENE CITY COUNCIL PUBLIC HEARING

- 1. PUBLIC HEARING: An Ordinance Adopting An Amended Urban Renewal Plan for the Downtown Urban Renewal District**

The Eugene City Council welcomes your interest in these agenda items. This meeting location is wheelchair-accessible. For the hearing impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours' notice. To arrange for these services, contact the receptionist at 541-682-5010. City Council meetings are telecast live on Metro Television, Comcast channel 21, and rebroadcast later in the week.

El consejo de la Ciudad de Eugene agradece su interés en estos asuntos de la agenda. El lugar de la reunión tiene acceso para sillas de ruedas. Se puede proveer a un intérprete para las personas con discapacidad auditiva si avisa con 48 horas de anticipación. También se puede proveer interpretación para español si avisa con 48 horas de anticipación. Para reservar estos servicios llame al 541-682-5010. Las reuniones del consejo de la ciudad se transmiten en vivo por Metro Television, Canal 21 de Comcast y son retransmitidas durante la semana.

For more information, contact the Council Coordinator at 541-682-5010,
or visit us online at www.eugene-or.gov.

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Public Hearing: Ordinance on Downtown Urban Renewal Amendment for Farmers Market

Meeting Date: November 16, 2020
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Joshua Berman
Contact Telephone Number: 541-682-5475

ISSUE STATEMENT

The public is invited to comment on a proposed ordinance to amend the Downtown Urban Renewal Plan to remove a spending cap on tax increment funds for the Farmers Market project. On June 22, 2020, Council (acting as the Agency Board) began the amendment process. On July 27, 2020, the Agency Board passed a motion to fully fund construction of the Farmers Market Pavilion and Plaza. The proposed amendment is needed in order to fund that construction with urban renewal funds. The proposed amendment does not increase the spending limit for the District, does not change the projects listed in the Plan, nor does it change the boundaries of the District.

BACKGROUND

In June of 2016, the City Council adopted revisions to the Downtown Urban Renewal Plan (Plan). The revisions increased the District's maximum indebtedness (spending limit) by \$19.4 million to a total of \$66 million to fund the following projects:

- Improved Space for the Lane County Farmers Market
- Park Blocks and Open Space Improvements
- 1059 Willamette Redevelopment
- High-Speed Fiber Network Downtown

On June 22, 2020, the City Council, acting as the Agency Board, began the process of a Type II amendment to the Plan. In the 2016 amendment, Council placed a spending cap of \$4.5 million on tax increment funds (when combined with \$500,000 allocated to the project by the 2010 Plan Amendment) for improvements to the Farmers Market. The proposed 2020 amendment would remove the spending cap on the tax increment funds for the Farmers Market project. The construction of a new Farmers Market Pavilion and Plaza will make the location more functional for a permanent, year-round Farmers Market. The Lane County Farmers Market is a cornerstone of downtown activity and one of the most significant public events in the city.

A robust public engagement effort occurred in the Spring and Summer of 2019 as part of the Eugene Town Square project, identifying changes that are most desired by the community and that will enhance the function of the Park Blocks and Farmers Market during programmed and non-programmed times. In October of 2019, the Agency Board approved the Eugene Town

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Square Concept Plan, which was based on this community and stakeholder feedback, and included a pavilion and plaza for the Farmers Market. On July 27, 2020, City Council, acting as the Agency Board, passed a motion to fully fund construction of the Farmers Market Pavilion and Plaza (see Attachment C for design images). To fund the construction, the proposed Plan amendment is necessary. If it is approved, construction would be expected to begin in the spring of 2021.

The City's goal of building on downtown momentum, creating jobs, and boosting our local economy requires public support. Using Downtown Urban Renewal is a form of public support that does not impose a new tax; it redistributes taxes from the City, County, and schools to focus on projects within downtown. The four projects included in the current Downtown Urban Renewal Plan are aimed at improving public infrastructure to spark increased private investment in our community, while creating new jobs, supporting redevelopment of 1059 Willamette, and benefiting the community by helping create a vibrant downtown. The projects will support a sustainable local economy by focusing on local jobs, local food production, and high-quality public spaces.

Plan Amendment

The proposed 2020 amendment would not increase the spending limit (maximum indebtedness) of the District, nor would it change the boundaries of the District. The proposed 2020 amendment also does not change the projects listed in the Plan. The 2020 amendment will maintain the same projects listed in the 2016 Plan. For more information about other projects, please see Attachment D. The Agency Board began the process of amending the Plan to remove the spending cap for Farmers Market because the tax increment cost of the proposed Farmers Market project including purchase of the property is estimated at \$9.8 million, which exceeds the existing \$4.5 million spending cap.

The proposed ordinance for the 2020 amendment is included as Attachment A to this AIS. Exhibits to the proposed ordinance include a clean copy of the amended Plan, the accompanying report and blight findings. For ease of reference a copy of the Plan showing the proposed changes in Track Changes is included as Attachment B to this AIS.

The Type II Urban Renewal Plan amendment includes notification to the overlapping taxing districts (4J, Lane County, Lane Education Service District and Lane Community College) and a review and recommendation from the Planning Commission on the proposed Plan amendments. For a detailed timeline, please see Attachment E.

The letters to the overlapping taxing districts were sent on September 18.

Planning Commission discussed the amendment on October 26 and adopted a motion to recommend that the City Council adopt the proposed amendments to the Downtown Urban Renewal Plan. At the meeting, the Commissioners also discussed the need for housing downtown and the ways that Urban Renewal funding can be used to support the development of 1059 Willamette.

The final public notification element that is required by statute is this public hearing.

Taxing Districts Impact

For the overlapping taxing jurisdictions, a share of property taxes from the “excess value” or “incremental value” is not collected by the overlapping jurisdictions during the period of an active district, which is foregone revenue. The overlapping districts have potential direct and indirect benefit from the urban renewal funded projects. For example, as a result of our complex property tax system and the State school funding formula, School District 4J receives more revenue because of the Downtown Urban Renewal District. The estimated net impact to School District 4J is that they would lose about \$275,000 per year if the Downtown District did not use tax increment financing. Staff did not receive any comments from the overlapping taxing districts.

Timeline

Council is scheduled to review comments from the public hearing, Planning Commission, and taxing districts at a work session on November 23. Council action on the plan amendment is scheduled for December 14. If the amendment is approved, construction for the Farmers Market project would be expected to begin in March of 2021.

PREVIOUS COUNCIL / AGENCY BOARD DIRECTION

[June 13, 2016, Work Session](#)

City Council passed two motions and approved Ordinance 20564 to amend the Downtown Urban Renewal Plan to increase the spending limit and include the Park Blocks and Farmers Market as new projects.

MOTION TO AMEND AND VOTE: Councilor Syrett, seconded by Councilor Poling, moved to amend to raise the amount of the spending limit by an additional million dollars to be added to the LCC project. PASSED 5:3, Councilors Brown, Taylor and Zelenka opposed.

MOTION TO AMEND AND VOTE with friendly: Councilor Zelenka, seconded by Councilor Brown, moved to amend under section A, 2nd sentence beginning with the effective date of the 2016 amendment, the Agency will also be able to use tax increment funds in the plan area to help create an improved permanent Farmers’ Market not to exceed \$4 million, as well as to improve any public parks, public plazas, restrooms, open spaces, streets, and sidewalks within the plan area not to exceed \$5.2 million. Subsection B [high speed fiber] and the end of the sentence add the language not to exceed \$3 million of tax increment funds. Under subsection C [Old LCC/1059 Willamette] after “the Agency may provide” insert up to \$6 million of tax increment funds as part of the redevelopment. PASSED 5:3, Councilors Taylor, Poling and Clark opposed.

[December 14, 2016, Work Session](#)

Following the Coordinated Downtown Development report by Cameron McCarthy, which explored location options for City Hall, the Lane County Courthouse and Farmers Market, City Council deliberated over the preferred option of the three scenarios described in the analysis. At this work session, Council directed the City Manager to negotiate the purchase of the Butterfly Lot and sale of the former City Hall site, for the purpose of implementing “Scenario C,” a City Hall and Farmers Market on the site of the Butterfly Lot.

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June 26, 2017, City Council Work Session and Agency Board Meeting

City Council authorized the City Manager to purchase the northern half of the Butterfly Lot from Lane County to be the site of the new City Hall. Immediately following this action, a meeting of the Urban Renewal Agency Board was convened, and the Board directed the Agency Director to purchase the southern half of the Butterfly Lot to be the site of an expanded Farmers Market.

MOTION AND VOTE: Councilor Zelenka, seconded by Councilor Clark, moved to authorize the City Manager to enter into a purchase and sale agreement and an intergovernmental agreement with Lane County and the Urban Renewal Agency consistent with the terms of the property exchange deal sheet and contingent upon the Lane County Board of Commissioners accepting an identical property exchange deal sheet no later than close of business June 27, 2017. PASSED 7:0.

MOTION AND VOTE: Councilor Zelenka, seconded by Councilor Clark, moved to authorize the Agency Director to enter into a purchase and sale agreement and an intergovernmental agreement with Lane County and the Eugene City Council consistent with the terms of the property exchange deal sheet and contingent upon the Lane County Board of Commissioners accepting an identical property exchange deal sheet no later than close of business June 27, 2017. PASSED 7:0.

October 30, 2019, Agency Board Work Session

The Agency Board directed the Agency Director to advance the Park Blocks and Farmers Market design based on the proposed Concept Design and return for work sessions in early 2020.

MOTION AND VOTE: Councilor Taylor, seconded by Councilor Semple, moved to direct the Agency Director to advance the Town Square design based on the proposed Concept Design and return for work sessions in early 2020. PASSED 6:1, Councilor Taylor opposed.

February 24, 2020, Council Work Session

Staff spoke about the design and construction steps of the Town Square project, including the Park Blocks and Farmers Market projects. Additionally, staff discussed the potential scope, phasing and funding options for the project. Additional funding options are described in Attachment D, "Draft Potential Funding Sources for Town Square," which was sent to Council ahead of the February 24, 2020, work session.

June 22, 2020, Agency Board Work Session

MOTION AND VOTE: Councilor Semple, seconded by Councilor Yeh, moved to "direct the Agency Director to schedule a Public Hearing on the Park Blocks and Farmers Market projects in order to solicit public feedback on whether the Park Blocks and Farmers Market projects should move forward, as well as the appropriate funding mechanisms for the projects. The Agency Director is further directed to schedule a meeting to allow the Agency Board to deliberate on the projects. The meeting should be scheduled after the public hearing but prior to July 30, 2020." Also moved to "direct the Agency Director to begin the process to amend the Downtown Urban Renewal Plan to amend or remove the cap on Agency funds that may be used on the Farmers Market project." PASSED 8:0.

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July 27, 2020, City Council Meeting and Agency Board Action

MOTION AND VOTE: Councilor Semple, seconded by Councilor Yeh, moved to direct the Agency Director to commence the Park Blocks & Open Space and Farmers Market projects using Urban Renewal funds, with the understanding that in order to fully fund the Farmers Market project with urban renewal funds the Downtown Urban Renewal Plan must be amended to remove the \$4.5 million spending cap for the Farmers Market project. The first phase of the Park Blocks & Open Space project shall consist of a free-standing public restroom, improvements to 8th Avenue and streets adjacent to the northwest Park Block concurrent with improvements to that block, and the continuation of the project design. The Farmers Market project shall consist of the full project design and construction. And, change the words "not funded" to "minimal" for the open space line. PASSED 8:0.

ATTACHMENTS

- A. Proposed Ordinance Amending the Downtown Urban Renewal Plan
 - Exhibit A:* Proposed Downtown Urban Renewal Plan
 - Exhibit B:* Accompanying Report
 - Exhibit C:* Blight Findings
- B. Proposed Downtown Urban Renewal Plan with Tracked Changes
- C. Design Images for Farmers Market Pavilion/Plaza and Park Blocks Right-Of-Way Improvements/Bathroom Location
- D. Information on Other Urban Renewal Projects
- E. Timeline

FOR MORE INFORMATION

Staff Contact: Joshua Berman
Telephone: 541-682-5475
Staff E-Mail: jberman@eugene-or.gov

ORDINANCE NO. _____

**AN ORDINANCE ADOPTING AN AMENDED URBAN RENEWAL PLAN
FOR THE DOWNTOWN URBAN RENEWAL DISTRICT.**

The City Council of the City of Eugene finds that:

A. The Downtown Urban Renewal Plan (the “Plan”) was initially adopted on July 3, 1968, by Resolution No. 257 of the Urban Renewal Agency of the City of Eugene (the “Agency”), and on December 19, 1968, by Resolution No. 1609 of the Eugene City Council. The Plan has subsequently been amended, most recently on June 13, 2016, by Ordinance No. 20564 of the Eugene City Council.

B. The 2016 Plan Amendment identified an improved Farmers Market as a project which the Agency may incur indebtedness to finance. The 2016 Plan Amendment also set a cap of \$4.5 million (when combined with \$500,000 allocated to the project by the 2010 Plan Amendment) on the amount of tax increment funds the Agency could use to fund the Farmers Market Project. The 2016 Plan Amendment also requires a public process, including community engagement, a staff presentation on cost estimates and funding mechanisms, and a public hearing, prior to Agency Board authorization of the use of tax increment funding on some of the projects identified in the Plan, including the Farmers Market project.

C. The 2019 Park Blocks and Farmers Market concept design process, during which community members were invited to share their aspirations and vision for the public parks, plazas, open spaces, and streets in the Plan Area as well as ideas about an improved Farmers Market, fulfilled the community engagement requirements of Section 600A of the Plan. At work sessions held on October 30, 2019, February 24, 2020, and June 22, 2020, staff presented the information from the community engagement activities conducted in 2019, presented a proposed Schematic Design and associated cost estimates, and provided a list of possible funding mechanisms to the City’s elected officials. The tax increment cost of the proposed Farmers Market project is estimated at \$9.8 million, which exceeds the \$4.5 million spending cap. On June 22, 2020, the Agency Board directed the Agency Director to schedule a public hearing on the Farmers Market project and further directed Agency Director to begin the process to amend the Downtown Urban Renewal Plan to amend or remove the spending cap on the Farmers Market project.

D. On September 18, 2020, copies of the proposed Plan amendments to remove the spending cap from the Farmers Market project and the accompanying report were delivered to the following affected taxing districts by mail and email, along with an offer to consult and confer with each district: Eugene School District 4J, Lane County, Lane Community College, and Lane Education Service District. No comments were received from the affected taxing districts.

E. On October 26, 2020, the Eugene Planning Commission reviewed the proposed Plan amendments and the accompanying report and recommended that the Council adopt the proposed Plan amendments.

F. On November 16, 2020, the City Council held a public hearing on the proposed Plan amendment. On November 23, 2020, the City Council held a work session to consider public testimony as well as the Planning Commission's recommendation on the proposed Plan amendment.

G. The proposed Plan amendment does not increase the total maximum indebtedness for the Plan, nor does it amend the list of projects for which the Agency may incur indebtedness under the Plan. The Plan amendment will enable the Farmers Market project, which along with other projects authorized by the Plan, will foster a vibrant downtown, provide near-term economic stimulus, and prepare for the World Track and Field Championships in a way that results in long-term benefit to the community.

H. Based on the recommendations of the Agency Board and the Planning Commission, and the written and oral testimony provided to the Planning Commission and the City Council, the City Council hereby finds and determines that:

(1) The area defined in the Plan attached as Exhibit A is blighted for the reasons explained in Exhibit C to this Ordinance;

(2) The rehabilitation and redevelopment described in the Plan is necessary to protect the public health, safety or welfare of the City;

(3) The Plan conforms to the Metropolitan Area General Plan, State Land Use Planning Goals, the Downtown Plan, the adopted Growth Management Policies, the Vision for Greater Downtown Eugene, Envision Eugene, and other adopted City plans and policies, and provides an outline for accomplishing the urban renewal projects proposed in the Plan;

(4) No one will be displaced as a result of any of the projects included in the Plan;

(5) No real property is expected to be acquired as a result of the projects included in the Plan;

(6) Adoption and carrying out of the Plan is economically sound and feasible as described in the Report included in Exhibit B to this Ordinance; and

(7) The City shall assume and complete any activities prescribed by the Plan.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. Based upon the above findings, the Report attached as Exhibit B, and the blight findings attached as Exhibit C to this Ordinance, all of which are hereby adopted, the revisions to the Urban Renewal Plan for the Downtown Urban Renewal District, as reflected in

Exhibit A attached hereto, are approved and adopted as the urban renewal plan for the area set forth therein.

Section 2. The City Manager is requested to:

(a) Publish a notice of the adoption of the amended Plan in the Register-Guard, a newspaper published within the City of Eugene and having the greatest circulation within the City, no later than four days following the date that this Ordinance is adopted. In accordance with ORS 457.135, the notice shall contain a statement that the amended Plan shall be conclusively presumed valid for all purposes 90 days after its adoption by this Ordinance and that no direct or collateral attack on the action adopting the amended Plan may be commenced thereafter;

(b) Forward a copy of this Ordinance and the amended Plan to the Urban Renewal Agency of the City of Eugene, which Agency will cause the amended Plan to be recorded in the official records of Lane County, Oregon; and

(c) Forward a copy of this Ordinance and the amended Plan to the Lane County Assessor and request that the Assessor perform the duties directed by ORS 457.430 through ORS 457.450.

Passed by the City Council this

14th day of December, 2020

Approved by the Mayor this

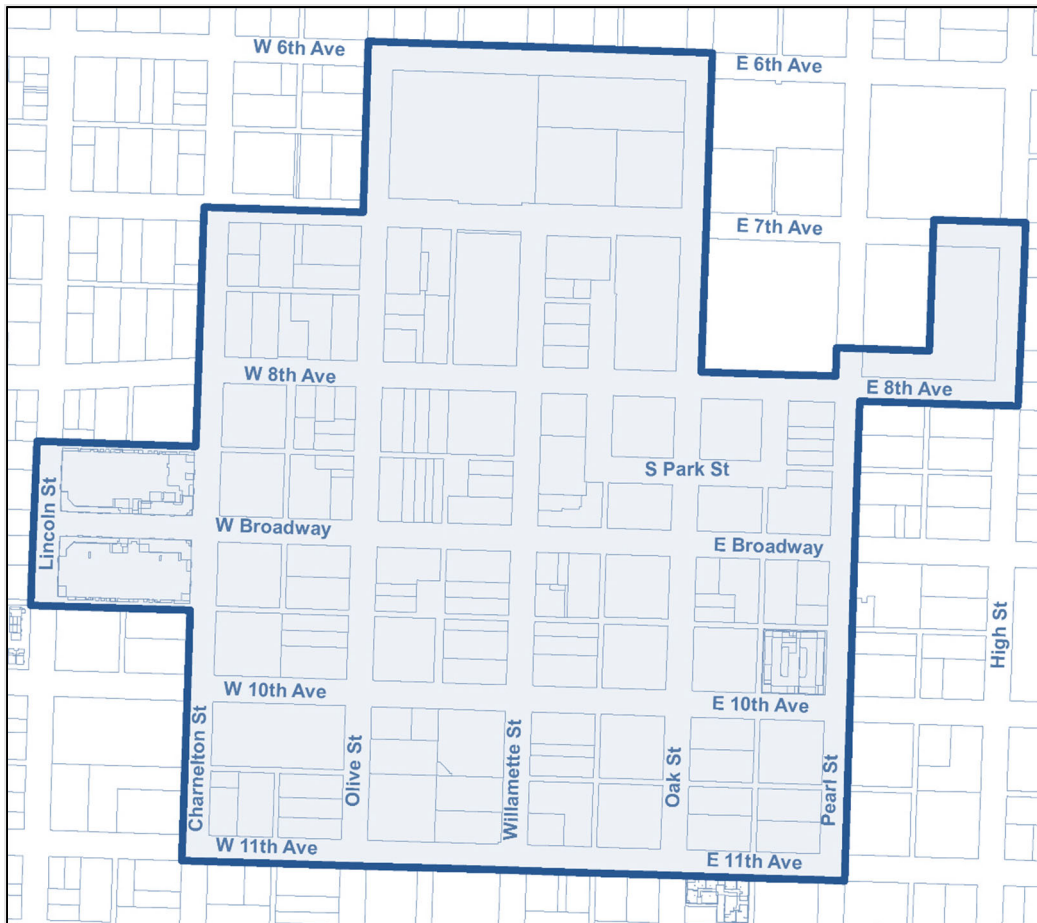
_____ day of December, 2020

City Recorder

Mayor

Exhibit A

Urban Renewal Plan for the Downtown Urban Renewal District



Adopted July 1968

- Modified -

December 1968

December 1989

June 1998

September 13, 2004

May 24, 2010

June 13, 2016

_____, 2020

Urban Renewal Agency of the City of Eugene, Oregon



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URBAN RENEWAL PLAN FOR THE DOWNTOWN URBAN RENEWAL DISTRICT

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I. ADOPTION

Resolution Number	Date	Purpose
Resolution No. 257	7/3/1968	Adoption of the Urban Renewal Plan for the Central Eugene Project (the Plan).

II. AMENDMENTS

Amendment Number	Date	Purpose
Resolution No. 1609	12/19/1968	<ul style="list-style-type: none"> ○ Modified the Plan to allow for additional projects as required by HUD to receive additional federal funds.
Ordinance No. 19648	11/8/1989	<ul style="list-style-type: none"> ○ Aligned the Plan with Metro Plan policies: strengthen the area's position as a regional service center, maintain the Eugene central business district as a vital center, incorporate principles of compact urban growth, encourage retail and commercial development in the downtown area, and promote the development of parking structures in the downtown core. ○ Expiration set for FY10.
Ordinance No. 20120	6/1/1998	<ul style="list-style-type: none"> ○ Responded to Measure 50 to a) include a maximum amount of indebtedness and b) select Option 1 for the city-wide special levy as the method for collecting ad valorem property taxes for payment of debts related to urban renewal projects. ○ Limited expenditure of new funds to completing existing projects and construction of a new main library. ○ Removed the business assistance loan program. ○ Approved a plan to reduce district administration costs over the following three years.
Ordinance No. 20328	9/13/2004	<ul style="list-style-type: none"> ○ Expanded the projects for which tax increment funds could be used ○ Created a public advisory committee ○ Added the requirement for specific Agency approval of projects greater than \$250,000 (other than loans), and adding a limit of \$100,000 on the mandate for a public hearing in the event of a plan change (applies to minor amendments that can be approved by the URA without ORS 457.095 approval – Section 1200, C of the 2004 Plan). ○ Added the Downtown Revitalization Loan Program (DRLP). ○ Expiration set for 2024.
Ordinance No. 20459	5/24/2010	<ul style="list-style-type: none"> ○ Limited scope of two previously approved projects, removed the ability to initiate all other previously approved projects, and authorized one new project expenditure of new funds to completing existing projects and construction of a new main library. ○ Except for the three projects and existing projects previously approved no initiation of additional projects. ○ Expiration upon the repayment or defeasance of debt related to the urban renewal projects specifically identified in the Plan.

Ordinance No. 20564	6/13/2016	<ul style="list-style-type: none"> ○ Increased maximum indebtedness by \$19.4 million to a total of \$66 million to fund the following projects: <ul style="list-style-type: none"> ○ Park Blocks and Open Space Improvements ○ Lane Community College Old LCC Building ○ Improved Space for Farmers' Market ○ High-Speed Fiber Network Downtown ○ Required additional public process, including community engagement and a public hearing, before the Agency Board can approve spending tax increment funds on any of the four previously listed projects ○ Expanded the Plan boundary by 7% to include the East Park Block and a portion of the former City Hall Block ○ Continued annual review of tax increment projects by the Expenditure Review Panel
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URBAN RENEWAL PLAN FOR THE DOWNTOWN URBAN RENEWAL DISTRICT

Section 100 – Introduction

The Downtown Urban Renewal Plan was revised in 2016 to expand a previously approved project and to authorize several new projects. The previously approved project is “Public Parks, Public Plazas, Public Rest Rooms, Public Open Spaces, and Streets: Park Blocks Improvements for the Farmers’ Market”, which will be expanded to fund improved parks and plazas throughout the Plan Area, including improvements to the Park Blocks for overall community use, to support the continued use for the Saturday Market, and to assist in the development of an improved permanent Farmers’ Market in the Plan Area. The new projects are “Public Utilities: High-Speed Fiber” for the implementation costs that benefit the Plan Area, and “Other Public Facilities: Old Lane Community College Building” for the redevelopment of the now vacant school building. Caps on the amount of tax increment funds available for each project were also included in the Plan. Except for these projects, the Agency will not initiate additional projects to be funded with tax increment dollars after the date of the 2016 Amendment.

The Plan was amended in 2020 to remove the cap on the use of tax increment funds for the Farmers’ Market project.

The Downtown Urban Renewal District will cease collecting tax increment dollars and return any unused tax increment funds to Lane County for redistribution to overlapping taxing districts as provided in Section 1300 A of this plan.

Section 200 – Definitions

The following definitions will govern this Plan.

2016 Amendment means the update to the Plan that was completed in 2016.

Agency means the Urban Renewal Agency of the City of Eugene.

Butterfly Parking Lot means the property on the northwest corner of 8th Avenue and Oak Street that is owned by Lane County and in use as a two-level parking structure.

Downtown Plan means the Eugene Downtown Plan as adopted by the Eugene City Council in 2004 as a refinement of the Eugene Springfield Metropolitan Area General Plan.

Eugene Fiber Implementation Plan means the plan to extend the municipal high-speed fiber network to downtown buildings and establish the high-speed connection between local and regional internet exchanges.

High-Speed Fiber means the portion of the Eugene Fiber Implementation Plan that is located within the Plan Area and that benefits the Plan Area.

Old LCC Building means the 66,000 square foot building at 1059 Willamette Street owned by Lane Community College and vacated in January 2013 when the new Lane Community College Downtown Campus opened at 10th Avenue and Olive Street.

Plan means this Urban Renewal Plan for the Downtown District.

Plan Area means the property included in the Downtown Urban Renewal District as more fully described in Section 300.

Projects means only the urban renewal projects that are listed in Section 600 of the Plan, as amended by the 2016 Amendment.

Tax Increment Financing means a method of financing urban renewal projects as authorized by ORS Chapter 457.

Willamette to Willamette Initiative means the collection of projects focusing on infrastructure and activity along 8th Avenue between the Willamette River and Willamette Street.

Section 300 – Legal Description

The Downtown Urban Renewal District includes an area of approximately 75 acres. The Plan Area includes all of the land within the boundaries designated on the map attached as Plan Exhibit A and described as containing all lots or parcels of property situated in the City of Eugene, County of Lane, State of Oregon, bounded generally as described in Plan Exhibit B.

Section 400 – Goals and Objectives

A. GOALS

The goals of the Plan are to:

1. Improve the function, condition, and appearance of the Plan Area through:
 - a. Infrastructure improvements to parks, plazas, and open space to provide an inviting civic space aligned with the Willamette to Willamette Initiative, and inviting and accessible connections between the parks, plazas and open space;
 - b. Assisting in the creation of an improved permanent Farmers' Market that will reinforce cultural, commercial and redevelopment activities downtown and bring thousands of people into the Plan Area to purchase farm fresh produce and other products, including people who otherwise would not travel into the Plan Area;

- c. Construction of critical utility high-speed fiber;
 - d. Redevelopment of the Old LCC Building into an active use, bringing more people into the Plan Area, thereby making the entire Plan Area more attractive for other businesses and removing the blighting influence of a vacant building in a significant location along Willamette Street.
- 2. Eliminate blight and blighting influences;
- 3. Strengthen the economic conditions of the Plan Area; and
- 4. Enhance downtown's role as the regional economic, governmental, and cultural center and a central location for public and private development and investment.

B. OBJECTIVES

Development in the Plan Area has been intended to implement the adopted policies contained in the Downtown Plan and to develop downtown as the heart of a livable, economically strong, and sustainable city. The objectives for the Plan are to ensure that:

- 1. The parks, plazas, Farmers' Market, and open space provide inviting civic spaces:
 - a. Benefit the Plan Area and community overall to bring even more community members into the Plan Area and allow for accessibility and connectivity between the public spaces,
 - b. Benefit the community overall and the Farmers' Market with an improved permanent space in the Plan Area so the market can continue to bring hundreds of community members into the Plan Area and remain viable as an organization, and
 - c. Benefit downtown, as athletes, visitors, media and local residents are in the center of our city for the World Track and Field Championships;
- 2. High-speed fiber can:
 - a. Increase internet speed for lower monthly costs;
 - b. Increase the competitiveness of the existing technology sector, which will increase the number and size of technology businesses and related jobs, in accordance with the Regional Prosperity Economic Prosperity Plan;
 - c. Reduce costs and increased telecommunications speed for the City, Lane Community College, Lane County, Lane Council of Governments (LCOG), 4J and Bethel school districts; and
 - d. Lower the cost of telecommunications service for residential buildings inside the Plan Area and at least two existing affordable housing projects within one block of the Plan Area;
- 3. Redevelopment of the Old LCC Building will transform a large, vacant building adjacent to Lane Transit District into an active use contributing to downtown vitality.

Section 500 – Land Use Plan

The use and development of all land within the Plan Area shall comply with the regulations prescribed in the City’s comprehensive plan, zoning ordinance, subdivision ordinance, City charter, or any other applicable local, State or Federal laws regulating the use of property within an urban renewal area.

Section 600 – Urban Renewal Projects

To achieve the objectives of this Plan, the Agency may incur indebtedness to finance the following urban renewal projects, and no others, and may pay that indebtedness with tax increment funds:

A. PUBLIC PARKS, PUBLIC PLAZAS, FARMERS’ MARKET, PUBLIC RESTROOMS, PUBLIC OPEN SPACES, AND STREETS

Former Section 600 A of the Plan authorized the Agency to participate in funding infrastructure improvements to the Park Blocks in order to make that location more attractive and functional for the Farmers’ Market. The Agency may use tax increment funds in the Plan Area to help create an improved permanent Farmers’ Market. The Agency may also use up to \$5.2 million of tax increment funds within the Plan Area to improve any public parks, public plazas, restrooms, open spaces, streets, and sidewalks within the Plan Area. The Agency may spend tax increment funds on infrastructure improvements to these elements that may include the design, acquisition, construction or rehabilitation of public spaces, or parks or public facilities within the Plan Area, including but not limited to shelters, buildings, landscaping, walkways, plazas, accessibility improvements, lighting, furniture, and art. A portion of that total may also be spent on changes to the surrounding streets (e.g. 8th Avenue, Oak Street, and Park Street), reincorporating the site of the Butterfly Parking Lot as part of the historic four corners of the Park Blocks, and connecting the public spaces as part of the Willamette to Willamette Initiative. However, tax revenue funds shall not be used to pay for construction of a new City Hall building, nor to pay for a parking lot on the block bounded by Pearl Street, 8th Avenue, High Street, and 7th Avenue.

Community Engagement & Approval Process: Prior to the approval of construction for any of the improvements authorized by this subsection A, the Agency shall complete the following activities:

1. The community will be invited to share their aspirations and vision for the public parks, plazas, open spaces and streets in the Plan Area. In addition, the community will be invited to share ideas about an improved permanent Farmers’ Market before funding can be approved for construction.
2. Agency staff shall present to the City’s elected officials the information from the community engagement activities identified in paragraph 1. In addition, staff will estimate costs for the specific project or projects, as well as possible funding mechanisms that could be authorized by either the Agency Board or the City

Council, including such mechanisms as tax increment financing, grants, General Obligation bonds, General Fund dollars, and private contributions.

3. Following or concurrently with the presentation of the information in paragraph 2, a public hearing shall be held to allow the public to comment directly to the elected officials on whether a specific project should move forward, and if so, how it should be funded.
4. Following the public hearing, the Agency Board may authorize the use of tax increment financing for the specific project or projects that were the subject of the public hearing, or alternatively, decide that a different funding mechanism should be used for all or part of the cost of constructing the project.

B. PUBLIC UTILITIES: *High-Speed Fiber*

The Agency may assist with the Eugene Fiber Implementation Plan to extend the municipal high-speed fiber network to downtown buildings and to establish the high-speed connection between local and regional internet exchanges for costs attributable to the Plan Area using tax increment funds not to exceed \$3 million.

Installing Downtown Fiber: The 2013 City of Eugene Broadband Strategic Plan identified the development of a downtown fiber network as a strategic goal. After completion of the Strategic Plan, City staff worked with Lane Council of Governments (LCOG) and the Eugene Water and Electric Board (EWEB) on a successful pilot project, to test the feasibility of implementing a downtown network. The City, EWEB, and LCOG identified a workable method to connect several commercial buildings by running fiber optics cables through existing electrical conduit. With LCOG, EWEB, and the Technology Association of Oregon, the Fiber Implementation Plan a) calls to construct fiber connections to additional downtown buildings and b) includes the costs and benefits of leasing a publicly operated connection from a local internet connection point to large, regional internet exchanges.

High-speed fiber will serve and benefit the Plan Area because: (1) existing businesses and new businesses benefiting from the high speed and competitive market will grow employment and attract new investments to the Plan Area; (2) residents of housing in the Plan Area will have an added benefit for living within in the Plan Area; and (3), and public agencies will have reduced costs and increased telecommunication speed.

C. OTHER PUBLIC FACILITIES: *Old LCC Building*

The Agency may provide up to \$6 million in tax increment funds as part of redevelopment of the Old LCC Building, which may include housing or activities that advance the Regional Prosperity Economic Development Plan (e.g., an innovation center with maker space, wet lab, or art/tech incubator). The building will benefit the Plan Area by increasing public usage of the area and stimulating additional public and private investment. This work would include Lane Community College and could include collaboration with others.

Prior to the approval of tax increment funds for construction of these improvements the Agency shall follow the public input and approval process identified in subsection A of this section 600.

D. PROJECT DELIVERY AND ADMINISTRATIVE ACTIVITIES

Many of the Agency's project delivery and administrative activities are provided through a contract between the City of Eugene and the Agency dated June 15, 2004.

1. The Agency may retain the services of independent professional people or organizations to provide project delivery administrative or technical services such as:
 - a. Project management;
 - b. Preparation of market, feasibility, or other economic studies;
 - c. Public engagement;
 - d. Preparation of design, architectural, engineering, landscaping architectural, planning, development, or other developmental studies;
 - e. Preparation of property acquisition appraisals;
 - f. Provision of special rehabilitation, restoration, or renovation feasibility and cost analysis studies;
 - g. Provision of legal, debt issuance, accounting or audit services;
 - h. Assistance with preparation of the annual financial report required under Section 800 of this Plan and the financial review required under Section 900 of this Plan; and
 - i. Support ongoing investments within the Plan Area (e.g. potential new businesses, existing businesses with expansion, dealing with safety issues).
2. The Agency may acquire, rent, or lease office space and office furniture, equipment, and facilities necessary for it to conduct its affairs in the management and implementation of this Plan.
3. The Agency may invest its reserve funds in interest-bearing accounts or securities authorized under ORS 294.
4. The Agency may borrow money, accept advances, loans, or grants from any legal source, issue urban renewal bonds and receive tax increment proceeds as provided for in Section 700 of this Plan.

E. EXISTING ACTIVITIES

The Agency may complete urban renewal projects authorized prior to the 2016 Amendment (for example, the Broadway Commerce Center and Woolworth Building projects at Willamette and Broadway, repay debt issued for LCC's Downtown Campus and

the Broadway Place Garages, and improvements to downtown lighting). The Farmers' Market improvements that were authorized in the 2010 Amendment are part of the expanded Farmers' Market project identified in Section 600 A. The Agency also may continue to operate the Downtown Revitalization Loan Program. All dollars loaned must come from program revenue and not from tax increment funds.

Section 700 – Methods for Financing the Projects

The Agency may borrow money and accept advances, loans, grants, and other legal forms of financial assistance from the Federal government, State, City, County, or other public body, or from any source, public or private, for the purposes of undertaking and carrying out the Projects authorized by this Plan.

Ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property situated in the Plan Area, shall be divided in accord with and pursuant to Section 1c, Article IX of the Oregon Constitution and ORS 457, and used by the Agency for the Projects authorized by this Plan.

The Agency shall adopt and use a fiscal year ending June 30 accounting period. Each year, the Agency shall develop a budget in conformance with the provisions of ORS Chapter 294 and ORS 457, which shall describe sources of revenue, proposed expenditures, and activities.

Section 800 – Annual Financial Statement Required

A financial statement shall be prepared that includes the information required by ORS Chapter 457. The statement shall be filed with the City Council and notice shall be published and mailed to the affected taxing districts in accordance with the requirements of ORS Chapter 457.

Section 900 – Community Member Participation

The activities and projects defined in this Plan, and the adoption of amendments to this Plan shall be undertaken with the participation of community members, owners, tenants as individuals, and organizations who reside within or who have financial interest within the Plan Area together with the participation of general residents of the City. The Agency shall convene not less than once each year a committee of such persons to: a) prepare a report on the activities of the Agency for the previous fiscal year, and b) determine whether the Agency's expenditure of tax increment dollars was limited to the projects authorized by this Plan and the associated administrative costs authorized by the Plan.

Prior to the approval of tax increment funds for construction of Section 600 A and C improvements the Agency shall follow the "community engagement and approval process" identified in subsection A of Section 600.

Section 1000 – Non-Discrimination

In the preparation, adoption, and implementation of this Plan no public official or private party shall take any action to cause any person, group, or organization to be discriminated against in a manner that violates Section 4.613 of the Eugene Code, 1971.

Section 1100 – Recording of this Plan

A copy of this Plan shall be recorded with the recording officer of Lane County.

Section 1200 – Procedures for Changes or Amendments

The Plan will be reviewed and analyzed periodically and may need to be modified based on public engagement results, design engineering for the fiber project, project negotiations for the Farmers' Market, and project scoping for the Old LCC Building. Types of Plan Amendments are:

A. TYPE ONE AMENDMENT – SUBSTANTIAL CHANGE REQUIRING SPECIAL NOTICE

Type One amendments shall require approval per ORS 457.095, and notice as provided in ORS 457.120. Type One plan changes will consist of:

1. Increases in the Plan Area boundary in excess of one percent (1%) of the existing area of the Plan.
2. Increases in the maximum indebtedness that can be issued or incurred under this Plan.

B. TYPE TWO AMENDMENT – SUBSTANTIAL CHANGE NOT REQUIRING SPECIAL NOTICE

Type Two amendments shall require approval per ORS 457.095, but will not require notice as provided in ORS 457.120. Type Two amendments will consist of any change or additions to the projects listed in Section 600.

C. TYPE THREE AMENDMENT – MINOR AMENDMENT

Minor amendments are any change that does not require a Type One or Type Two amendment and may be approved by the Agency Board in resolution form.

D. AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN OR ANY OF ITS IMPLEMENTING ORDINANCES

Should the City Council amend the City's comprehensive plan or any of its implementing ordinances and should such amendment cause a substantial change to this Plan, the City Council amending action shall cause this Plan to be amended provided that the Planning Commission and City Council approve the amendment. In the event of such amendment,

the text and/or exhibits of this Plan, if applicable to this Plan, shall be changed accordingly by duly recorded ordinance.

Section 1300 – Duration and Validity of Approved Plan

A. DURATION OF THE PLAN

Taxes may be divided under this Plan only until the maximum indebtedness for the Plan Area has been issued and paid or defeased, or the Agency has determined that it will not issue the full amount of that maximum indebtedness, and all indebtedness that will be issued has been issued and paid or defeased. When that indebtedness has been paid or defeased the Agency will notify the assessor pursuant to ORS 457.450(2) to cease dividing taxes for the Plan Area, and shall return any unused tax increment funds to Lane County for redistribution to overlapping taxing districts. However, the Downtown District and this Plan may remain in effect as long as legally required to exist and until the Agency transfers any remaining assets and liabilities of the Plan Area to the City of Eugene. As of the date of the 2016 Amendment, it is estimated that the last fiscal year for which taxes will be divided is FY27.

B. VALIDITY

Should a court of competent jurisdiction find any word, clause, sentence, section, or part of this Plan to be invalid, the remaining words, clauses, sentences, section, or parts shall be unaffected by any such finding and shall remain in full force and effect for the duration of the Plan.

Section 1400 – Maximum Indebtedness

The sum of \$33 million was established in 1998 as the spending limit (maximum amount of new indebtedness which could be issued or incurred from tax increment funds) under this Plan after June 1, 1998. That figure was developed using the estimated project costs, plus a 5% annual inflation factor. The 2010 Amendment increased the maximum indebtedness amount by \$13.6 million, to a total of \$46.6 million.

The 2016 Amendment increased the maximum indebtedness amount by \$19.4 million, to a total of \$66 million. The maximum indebtedness limit established by this Section 1400 does not apply to or limit:

1. The obligation of the Agency to pay interest on indebtedness issued or incurred under this Plan;
2. Any indebtedness issued to refund indebtedness issued or incurred under this Plan, to the extent that the refunding indebtedness does not exceed the principal amount of the refunded indebtedness, plus the amount of the refunding indebtedness that is used to pay costs of the refunding;
3. Funds to repay indebtedness existing on the date of the 1998 Amendment; and
4. Expenditures made from funds other than tax increment funds, such as loans made from the Downtown Revitalization Loan Program.

Legislation passed in 2009 (ORS 457.220) placed additional limits on how much a municipality can increase maximum indebtedness. That same legislation, however, also provides that those limitations *“do not apply to the extent the municipality approving a plan obtains the written concurrence of taxing districts imposing at least 75 percent of the amount of taxes imposed under permanent rate limits in the urban renewal area.”* The City concurred with that increase in maximum indebtedness when it approved this Plan. After consultation with the other overlapping taxing districts, the School District 4J Board voted 7:0 on May 18, 2016 “to concur with the Eugene City Council’s proposed plan amendment to increase maximum indebtedness for the Downtown Urban Renewal District by up to \$48 million in accordance with ORS 457.220 and 457.470(7).” The City and School District 4J imposed at least 75% of the amount of taxes imposed under permanent rate limits in the Downtown Urban Renewal District in FY 2015. Therefore, the legislative limitations are not applicable to the maximum indebtedness increase resulting from the 2016 Amendment.

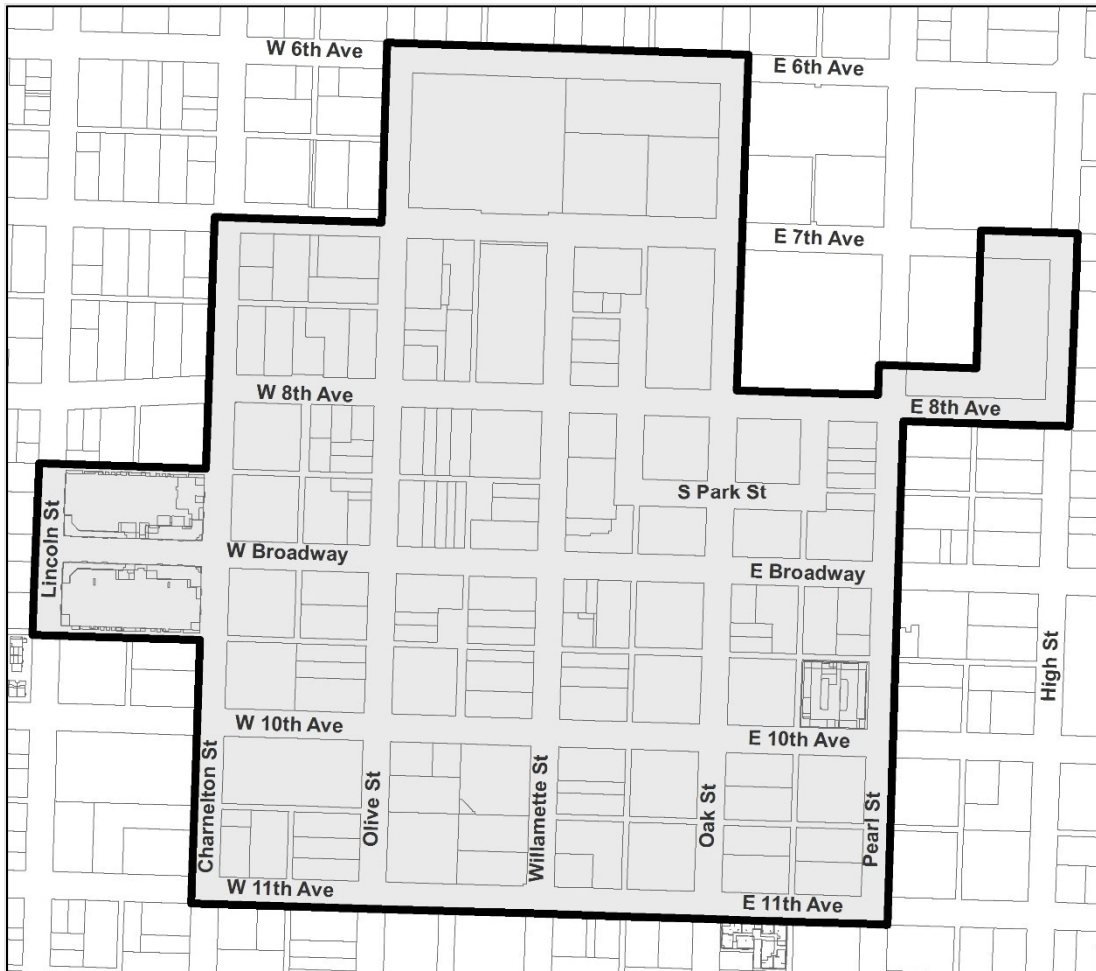
Additionally, the LCC Board and the Lane County Board of County Commissioners provided support for the amendment. On May 11, 2016, the LCC Board of Directors voted 6:0 to support the proposed projects, specifically the LCC Downtown Center project, for inclusion in the Downtown Urban Renewal Plan amendment and the use of tax increment financing as the funding mechanism. On May 24, 2016, the Lane County Board of County Commissioners voted 4:1 to approve a letter of support.

The 2020 Amendment does not increase the maximum indebtedness amount.

Section 1500 – Formal Matters

At this time, no property is anticipated to be purchased that would result in relocation. If property is identified for purchase that would involve relocation, the Agency would develop provisions for relocation.

PLAN EXHIBIT A: Plan Area Map



PLAN EXHIBIT B: Plan Area Description

Beginning at the southwest corner of the intersection of 11th Avenue and Charnelton Street in the City of Eugene, Lane County, Oregon, commencing northerly along the west right-of-way line of Charnelton Street to the point of intersection of the south right-of-way line of the alley between 10th Avenue and Broadway;

- (1) thence, westerly along the south right-of-way line of said alley to the west line of Lincoln Street;
- (2) thence, northerly along the west right-of-way line of Lincoln Street to the point of intersection of the north right-of-way line of the alley between Broadway and 8th Avenue if extended;
- (3) thence, easterly along the north right-of-way line of said alley to the west right-of-way line Charnelton Street;
- (4) thence, northerly along the west right-of-way line of Charnelton Street to the northwest corner of the intersection of 7th Avenue and Charnelton Street;
- (5) thence, easterly along the north right-of-way line of 7th Avenue to the northwest corner of the intersection of 7th Avenue and Olive Street;
- (6) thence, northerly along the west right-of-way line of Olive Street to the northwest corner of the intersection of 6th Avenue and Olive Street;
- (7) thence, easterly along the north right-of-way line of 6th Avenue to the northeast corner of the intersection of 6th Avenue and Oak Street;
- (8) thence, southerly along the east right-of-way line of Oak Street to the northeast corner of Oak Street and South Park Avenue;
- (9) thence, easterly along the north right-of-way line of South Park Avenue extended to the east right-of-way line of Pearl Street;
- (10) thence, southerly along the east line of Pearl Street to the southeast corner of the intersection of Pearl Street and West 11th Avenue; and
- (11) thence westerly along the south right-of-way line of West 11th Avenue to the point of beginning.

Portion of the Former City Hall Block description

A tract of land located in the Northeast one-quarter of Section 31 in Township 17 South, Range 3 West of the Willamette Meridian being more particularly described as follows; Beginning at the Southwest corner of Block 18 as platted and recorded in Skinner's Donation to Eugene per Judgement Docket "A" page 2, Lane County Oregon Plat Records in Lane County, Oregon; thence Southerly along the westerly line of Block 23 of said Skinner's Donation to Eugene to the Northwest corner of Block A of Mulligan Addition to Eugene as platted and recorded in Volume A, Page 122, Lane County Oregon Plat Records in Lane County, Oregon; thence Westerly along the Northerly line of Block 1 of said Mulligan Addition to Eugene to the Northwest corner of said Block 1 of said Mulligan Addition to Eugene; thence northerly to the Southwest corner of said Block 24; thence West to the Southeast corner of Block 7 Skinner Donation to Eugene as platted and recorded in Volume A, Page 122, Lane County Oregon Plat Records in Lane County, Oregon; thence northerly

along the East line of said Block 7, 71.47 feet; thence running 71.47 feet distant and parallel to the south line of said Block 24 to the centerline of the now vacated alley within said Block 24; thence Northerly along said alley centerline to the South line of Block 17 in said Skinner's Donation to Eugene; thence along the South line of said Block 17 to the Southwest corner of Said Block 18 and there ending, all in Eugene, Lane County, Oregon.

East Park Block Area description

A tract of land located in the Northeast one-quarter of Section 31 in Township 17 South, Range 3 West of the Willamette Meridian being more particularly described as follows; Beginning at the Southwest corner of Block 24 as platted and recorded in Skinner's Donation to Eugene per Judgement Docket "A" page 2, Lane County Oregon Plat Records in Lane County; thence Southerly along the west line of Block 1 of Mulligan Addition to Eugene as platted and recorded in Volume A, Page 122, Lane County Oregon Plat Records in Lane County, Oregon to the Southwest corner of Lot 3, Block 1 of said Mulligan Addition; thence Westerly along the projected south line of Lot 6, Block 12 of said Mulligan Addition and along the north right-of-way line of South Park Street to the intersection with the east right-of-way line of Oak Street; thence northerly along said east right-of-way line of said Oak Street to the northerly right-of-way line of East 8th Avenue; thence Easterly along said northerly right-of-way line of said East 8th Avenue to the point of beginning being the Southwest corner of said Block 24 of Skinner's Donation to Eugene and there ending, all in Eugene, Lane County, Oregon.

DOWNTOWN URBAN RENEWAL DISTRICT REPORT

The map shows the University City area in San Diego, with a grid of streets. A large, irregularly shaped area is highlighted in gray, representing the proposed University City Transit Center. The highlighted area is bounded by W 6th Ave to the north, W 11th Ave to the south, Wilmot St to the west, and Oak St to the east. The area includes several blocks of streets, including W 7th Ave, W 8th Ave, W 9th Ave, W 10th Ave, W 11th Ave, W Broadway, W Park St, Wilmot St, Oak St, Pearl St, High St, E 6th Ave, E 7th Ave, E 8th Ave, E Broadway, E 10th Ave, and E 11th Ave. A scale bar at the bottom right indicates 0 to 100 feet.



ACKNOWLEDGEMENTS

Eugene City Council and Urban Renewal Agency Board

Mayor Lucy Vinis
Betty Taylor, President
Emily Semple, Vice President
Mike Clark
Greg Evans
Chris Pryor
Claire Syrett
Jennifer Yeh
Alan Zelenka

City of Eugene Staff

Sarah Medary, City Manager
Kristie Hammit, Assistant City Manager
Denny Braud, PDD Executive Director
Kathryn Brotherton, City Attorney

Josh Berman
Maurizio Bottalico
Denny Braud
Amanda D'Souza
Will Dowdy
Anne Fifield
Amanda Nobel Flannery
Lauren Sommers
Tim Westerman
Sarah Zaleski

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REPORT ON THE DOWNTOWN URBAN RENEWAL DISTRICT PLAN

Chapter 1: Introduction

The City of Eugene has prepared an amendment to the Downtown Urban Renewal Plan for the Downtown Urban Renewal District (“Plan”), originally adopted on July 1968 and modified December 1968, December 1989, June 1998, September 2004, May 2010, and June 2016. This 2020 Amendment is a Type II amendment as defined in section 1200 of the Plan; that is, a substantial change to the Plan that does not require the notice described in ORS 457.120.

The purpose of the proposed 2020 Amendment to the Plan is to remove the spending cap placed on the Farmers Market project as part of the 2016 Amendment. The 2020 Amendment does not increase total maximum indebtedness for the Plan. This report provides information on all of the projects in the Plan.

Background: The 2016 Amendment to the Plan identified four specific projects and placed a cap on the amount of tax increment that could be spent on each project. The 2016 Amendment also included a public process that must be followed before Urban Renewal funds can be used for the projects. The projects are:

- Infrastructure improvements to parks, plazas, and open space;
- The creation of an improved permanent Farmers Market;
- Construction of critical utility high-speed fiber; and
- Redevelopment of 1059 Willamette (the former LCC Downtown Center).

The public involvement process required by the 2016 Amendment outlines four steps that give the Agency Board more information about the projects before action. The process steps are:

- 1) An opportunity for the community to share aspirations and vision for the projects.
- 2) A presentation by staff to the Agency Board summarizing the public engagement, sharing cost estimates and presenting funding mechanisms.
- 3) A public hearing on whether the projects should move forward and how they should be funded.
- 4) Agency Board deliberation about using Urban Renewal funds for the projects, and subsequent action.

For the Farmers Market and Park Blocks projects, the Concept Design process conducted in 2019 fulfilled the requirements of Step #1. Step #2 began at the Agency Board’s work session on October 30, 2019, which summarized the public engagement, and continued at Council’s work session on February 24, 2020, which included a list of funding options. Step

#2 was completed at the Agency Board's work session on June 22, 2020 with the presentation of the Schematic Design and cost estimates. The public hearing on July 20, 2020 fulfilled Step #3. The Agency Board took action, completing Step #4 on July 27, 2020. The Board authorized City Staff to move forward with the full Farmers Market project, a portion of Park Blocks work, and minimal funding for open space.

On June 22, 2020, the Agency Board started the process to amend the Downtown Urban Renewal Plan to remove the cap on tax increment for the Farmers Market. This Report accompanies the Plan and consists of text, tables, and appendices.

The Downtown Urban Renewal District contains approximately 75 acres, more particularly described in Exhibit B to the Plan and shown on the map attached as Exhibit A to the Plan (the "Plan Area").

Chapter 2: Description of Physical, Social, Economic, and Environmental Conditions in the Plan Area

Note: This description and assessment is current to the identified dates.

A. Physical Conditions

1. Land Area

The Plan Area encompasses about 75 acres. See Appendix, Exhibit A for a map of the Plan Area.

The total incorporated land area for the City of Eugene, as of August 2020, is 28,385 acres. The Plan Area represents about 0.3 percent of the City's total land area. This area combined with the Riverfront Urban Renewal District of about 245 acres, equals approximately 320 acres in renewal districts, which is less than two percent of the City's total land area and well below the 15 percent maximum allowed by Oregon State law.

2. Existing Land Use and Zoning

For this section, land use data is listed by site address and zoning is listed by property taxlot. Table 1 on the next page shows the generalized land use of the land in the Plan Area as of August 2020 by category. Table 2 shows the zoning of the land in the Plan Area as of August 2020; a description of each zone can be found in the City Land Use Code. A zoning map and land use map of the Plan Area are located in the Appendix, Exhibits B and D.

Table 1. Generalized Land Use

Land Use Code	Number of Addresses	% Total
C: Communication	4	0.5%
E: Education	9	1.0%
F: Transportation Related	3	0.3%
G: Government	18	2.1%
I: Industrial	5	0.6%
J: Religious, Charitable	2	0.2%
L: Recreation	21	2.4%
M: Multi-family	312	35.8%
O: General Services	342	39.2%
P: Parks	2	0.2%
R: Retail	154	17.7%
Grand Total	872	100.0%
Data: Regional GIS: Site Address Land Use, August 2020		

Table 2. Zoning

Zoning	Acres
C-2 Community Commercial	0.7
C-3 Major Commercial	39.1
PL Public Land	4.6
S-H Historic	0.1
Total Zoned property	44.6
Non-Taxloted Right-of-Way	30.3
Total	74.9
Data: Regional GIS, August 2020	

3. Historic Structures

In the past, numerous old buildings were lost in the downtown core area due to demolition or neglect. While not all of these structures were historically or architecturally significant, it is clear that our urban heritage was not considered worthy for preservation or re-use. Today, the Agency aims to take an active role in celebrating that urban heritage by preserving and reclaiming obsolete or underutilized buildings as well as parts of the urban landscape in need of improvements, such as the Park Blocks, that form an important part of the fabric and history of downtown, which is part of our legacy for future generations.

4. Parks and Plazas

Downtown plays two roles in our city, as both the shared civic, cultural, and economic center, and as a neighborhood of its own. Downtown needs to be served by parks and plazas that provide public gathering spaces, room for events, and areas of nature in the heart of the city. As development continues downtown, the role of these urban open spaces becomes even more important for livability, for conviviality, and as amenities to draw and sustain a high quality and diverse mix of commercial, governmental, residential, and cultural uses. The open spaces that are currently downtown (Broadway Plaza, the Park Blocks, and the Hult Center Plaza) do not appear to meet the area's needs for open space as they are insufficient, deteriorated, uninviting, in places not accessible, and overall not conducive to incidental or intentional use. All of these have obsolete or deteriorated features.

They are also underutilized and lack basic infrastructure including adequate lighting, power, and water (gray water and drinking water for public or commercial use) as well as comfortable and inviting amenities such as well-designed seating, restrooms, and public wi-fi. These improvements will increase the utility, desirability, and economic impact of these spaces, make the Plan Area more inviting and attractive overall, and create the conditions for increased residential and commercial investment in the future.

5. Telecommunications Utility System

The 2016 Amendment identified funds to support the construction of a high-speed fiber network in the downtown. Eugene Water and Electric Board (EWEB) began construction and completed the installation of the fiber network throughout the designated footprint of the project boundary in October 2019. The fiber runs through existing EWEB infrastructure, and any building within the project boundary is able to connect to the network. Buildings must pay an installation fee to connect to EUGNet. The EUGNet system established a competitive landscape for telecommunications downtown. It is an 'open access' network, which means that the publicly-owned fiber infrastructure can be leased by any internet service provider. There are now multiple internet service providers (ISPs) competing to be downtown businesses' service provider. Telecommunications customers in the downtown have seen their internet speeds grow by a factor of ten and prices have declined by a factor of two.

The fiber project is currently in the process of making improvements to the Willamette Internet Exchange (WIX) because it had reached capacity and was unable to offer space to new ISPs who wanted to have a presence in the WIX. The expansion is creating new space, so that the facility can host more ISPs.

6. Streets, Alleys, Sidewalks

When the Plan Area was first adopted, it included major portions of the streets, alleys, and sidewalks within the Plan Area were upgraded. As documented in the blight findings attached to the Ordinance amending the Plan, many of the pedestrian walkways as well as portions of paved streets in the Plan Area have significantly deteriorated. In addition, some streets are in need of repair and renovation to enhance their function, safety and attractiveness for public use. As an example, Park Street, which runs adjacent to the Park Blocks on three sides, needs sidewalk and accessibility improvements, curb changes, and a redesign of parking to better accommodate activities that spill over from the Park Blocks. Oak Street and 8th Avenue are the major streets bisecting the Park Blocks; both only carry traffic in one direction. Plans and policy direction support the conversion of 8th Avenue to a two-way street. Both Oak Street and 8th Avenue need improvement to maintain traffic flow and allow for ease of pedestrian use, such as lane narrowing and bump-outs.

7. Sanitary Sewer System

The sanitary sewer system within the Plan Area has sufficient capacity for current and future needs. Twenty percent of the system has been rehabilitated and is in like-new condition. Eight percent of the system is aging but functioning as designed.

8. Water Delivery System

According to EWEB, the water delivery system within the boundaries of the Plan Area is generally in sufficient condition and of sufficient capacity to support additional development. Targeted improvements to the distribution system, such as upsizing or replacement of older pipe, may be required in certain locations to support new development with higher water demand.

B. Social Conditions

1. Housing

There are 312 housing units in the Plan Area as of June 2020. Around 75 of these units are located in the Lane Community College Titan student housing, which are shared apartments for 255 residents. (Data: Regional GIS, August 2020 Site Address Land Use)

2. Socio-Economic

Based on information from the 2018 5-Year American Community Survey (ACS) data, there are 2,983 people living in the two block groups that contain the Plan Area. See Table 3 below and Appendix Exhibit C for a map of census boundaries.

Table 3. Population & Median Household Income

	Population	Margin of Error (+/-)	Median Household Income	Margin of Error (+/-)
City of Eugene	165,997	75	\$ 49,029.00	\$ 1,447.00
Census Tract 3900, Block Group 1	1,380	320	\$ 24,485.00	\$ 9,241.00
Census Tract 3900, Block Group 2	1,603	342	\$ 20,239.00	\$ 5,606.00
Total Population	2,983			

Data: ACS 2018 5-Year Estimates. B01003 Total Population, B19013 Median Household Income

3. Employment

Information on employment in the Plan Area is based on the best obtainable data. The COVID-19 pandemic has impacted businesses in the Plan Area and the full extent of that impact is not known at this time. Information from InfoUSA shows that there are 454 employers with around 5,000 employees in the Plan Area. The largest employers (with over 100 employees) in the Plan Area are the City of Eugene, Venture Data, Lane Council of Governments (LCOG), Graduate Eugene and the Downtown Athletic Club. This data from InfoUSA has various update dates,

ranging from 2018-2020 and is at this time the most reliable data source. Data: InfoUSA, June 2020.

C. Economic Conditions

1. Value of Property

The FY20 taxable assessed value for the entire City is \$16,284,789,478. The total taxable assessed value for the Plan Area as of FY20 is \$217,953,636. Table 4 below demonstrates that the combined frozen bases for the Downtown and Riverfront urban renewal districts is well below the 15% limit imposed by ORS 457.420.

Table 4. Assessed Value of the Frozen Base

	Downtown Urban Renewal District	Riverfront Urban Renewal District	Total	Total as a % of City AV
Frozen Base	\$33,736,746	\$50,609,448	\$84,346,194	0.5%

2. Relationship of the Value of Improvements to the Value of Land

The current ratio of improvement value to land value within the Plan Area, based on 2020 assessment records and excluding all tax-exempt property, is 5.6 to 1.

D. Environmental Conditions

The Plan Area has been an established commercial business area for many years. Most streets, sidewalks, alleys, and sewers are in place and will be upgraded and maintained. The public park areas within the Plan Area will be maintained as needed by the City. However, the Plan provides opportunities to improve the function and condition of some of the streets, public parks, and public plazas. The Park Blocks are directly on a pedestrian, bicycle, and car path to the river and are a critical piece of the Willamette to Willamette Initiative. A central intent of that project is to transform 8th Avenue from a predominantly one-way west bound street with inadequate pedestrian and bicycle amenities into a two-way, inviting, and gracious path to and from the river and the anticipated development on the EWEB property as well as the university area to the east. Significant infrastructure design and construction will be required to implement this transformative project.

Chapter 3: Expected Impact, Including Fiscal Impact, of the Plan in Light of Added Services or Increased Population

Section 600 of the Plan allows for several projects (described in more detail in Chapter 5) that will improve the function, condition, and appearance of the Plan Area through:

- Improved parks and plazas throughout the Plan Area, including improvements to the Park Blocks for overall community use, and to support the continued use for the Saturday Market;
- Improved permanent area for the Farmers Market;

- Funding of critical high-speed fiber utility; and
- Redevelopment of 1059 Willamette.

These projects also support the Plan goal to strengthen the economic conditions of the Plan Area. One measure of this goal is the expected increase in the taxable property values caused by the projects. Areas adjacent to the Plan Area are also expected to become more viable. From FY17 through the estimated remaining life of the District (FY25), assessed values in the Plan Area are estimated to increase by about \$65 million. The projects will also contribute to the goal of enhancing downtown's role as the regional economic, governmental, and cultural center and central location for public and private development and investment. Improvements to parks and plazas will contribute to the goal of reinforcing the Plan Area as a place to live, work, or visit by providing inviting and highly functional spaces for the community to enjoy on a daily basis as well as for programmed events.

Regarding potential impacts to the 4J school district, they are the same as when the 2016 Amendment was approved. While the 1059 Willamette redevelopment will have a minor direct impact on the number of residential units in the Plan Area, the other projects are likely to increase jobs and amenities downtown, which will ideally increase the number of people living downtown. (See Chapter 9 for a summary of the financial impact that the Downtown District has on 4J.) EUGNet, the downtown fiber project has successfully installed underground fiber, which has on average increased internet speeds by a factor of ten and decreased prices by a factor of two for EUGNet users including public agencies. 4J has connected with EUGNet and has benefited from these increased speeds and decreased prices. The Plan projects, like all development projects, are expected to impact police services, transportation, utilities, and other public services.

City Council selected projects within the Plan Area for the way in which they support planning efforts and strategies, such as Envision Eugene, and adopted policy documents, such as the Eugene Downtown Plan. Developed with significant public input, the planning documents were based on assumptions about the value of and expected need for higher density of uses and development, with a consequent need for new and improved services and amenities. The Plan is expected to facilitate improvements within the Plan Area, thereby addressing the goals and policies in these documents. The policies of the Downtown Plan strongly support increased residential and mixed-use development downtown, and the reinforcement of downtown as the economic and cultural center of the community.

The Downtown Plan also contains specific policies in support of improvements to public open spaces downtown. Similarly, the pillars of Envision Eugene that will be addressed from the Plan projects are to provide ample employment opportunities, to provide housing affordable to all income levels, and to promote compact development and efficient use of transportation. Specifically, the Plan projects are expected to increase jobs and amenities downtown, which could increase housing demand downtown, thereby implementing Envision Eugene strategies to meet more of Eugene's multi-family housing and jobs needs

downtown, increase job opportunities, and transform downtown into a mixed-use neighborhood that fosters active, walkable community living. The projects in the Plan do not result in an intensification of development beyond that previously anticipated under the planning documents.

The Agency will use tax increment revenues to carry out the Plan. The use of tax increment revenues will affect the property tax revenues and bonded debt tax rates of other taxing jurisdictions that share assessed value with the Plan Area. The property tax impacts are described in Chapter 9.

Chapter 4: Reasons for Selection of the Plan Area

The Plan Area was adopted in 1968 with approximately 70 acres. This area was selected after a comprehensive community process under the guidance of the Federal Department of Housing and Urban Development (HUD). The four goals of the Plan are to (1) improve the function, condition, and appearance of the Plan Area, (2) reduce blight and blighting influences, (3) strengthen the economic conditions of the Plan Area, and (4) enhance downtown's role as a central location for development and investment as a main regional economic, governmental, and cultural center.

According to ORS 457.010, "blighted areas" means areas that, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:

- (a) The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, that are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:
 - (A) Defective design and quality of physical construction;
 - (B) Faulty interior arrangement and exterior spacing;
 - (C) Overcrowding and a high density of population;
 - (D) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or
 - (E) Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;
- (b) An economic dislocation, deterioration or disuse of property resulting from faulty planning;
- (c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;
- (d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
- (e) The existence of inadequate streets and other rights of way, open spaces and utilities;

- (f) The existence of property or lots or other areas that are subject to inundation by water;
- (g) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;
- (h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or
- (i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

A total of 63 properties (54%) out of a total of 116 surveyed in the Downtown Urban Renewal District are determined to have blighted conditions. In addition to the 63 properties with blighted conditions, 20 locations found in roads, public walkways, and sidewalks also have blighted conditions. These conditions are so prevalent and consistent in the area that the city concludes that the entire Downtown Urban Renewal District area is blighted. The blighted conditions impact the safety, health and welfare of the community through potentially unsafe conditions for accessibility through deteriorating public rights-of-way, deficiencies in maintenance of public buildings and open spaces, decreased property values and taxable values, extensive vacancies, and outdated structural designs that are deteriorating. The evidence of blight and blighting influences reduces the economic activity in the area, leading to lowered value and a disincentive to invest. Additional information about blight findings can be found in the Property Analysis Report (Exhibit C to the Ordinance).

Urban renewal funds that are directed at improving or reducing the blighted conditions will attract positive activity downtown, stimulate economic development and private investment, promote downtown revitalization, and enhance the value of the Plan Area as a whole. As the number of businesses and opportunities for investment increases, existing businesses and development will also benefit, including restaurants, retail and housing, leading to improved conditions, and higher property values within the Plan Area.

Chapter 5: Relationship Between Existing Conditions and Each Project Activity Undertaken in the Plan

All Projects set forth in Section 600 of the Plan are intended to correct the existing deficiencies in the Plan Area as described in this report (see Chapter 2).

The projects in Section 600 of the Plan are:

- 1) Infrastructure improvements to parks, plazas, Farmers Market, open space, and streets to provide an inviting civic space aligned with the Willamette to Willamette Initiative for the community, better opportunities for the Farmers Market, and inviting and accessible connections between the public spaces;
- 2) Construction of critical high-speed fiber utility; and

3) Redevelopment of 1059 Willamette.

1) Improved Parks, Plazas, Farmers Market, Restrooms, Open Space, and Streets:

Improvements to the parks and plazas in the Plan Area benefit the growing community of employees, commercial and cultural uses, visitors, and residents, as well as the community at large with a revitalized, attractive, safe, and economically healthy downtown core. A robust public engagement effort occurred in the Spring and Summer of 2019 that determined the changes that are most desired by the community and that will enhance the function of the Park Blocks during programmed and non-programmed times. The goal of the public engagement effort was to draw on the experience and expertise of a wide group of community members to clarify the community's commitment to downtown and to develop parks and plazas in alignment with the community's vision for public space in the heart of the city.

The City founders understood the importance of public space; the Park Blocks are a living legacy of their forethought and civic spirit. The design, appearance and function of the Park Blocks are a critical component of Eugene's identity and economic health and the long-term location for two beloved organizations, the Saturday Market and the Lane County Farmers Market. On a direct path to the Willamette River from downtown, the Park Blocks are also a key part of the Willamette to Willamette Initiative.

For the other public spaces in the Plan Area, including Broadway Plaza and the Hult Center Plaza, improvements are needed to benefit the public in terms of the safety, health, and welfare of residents through the removal of blighted conditions, improved amenities and attractiveness of these spaces as well as their impact on existing and desired adjacent uses. With the needed improvements in place, these downtown spaces will have the potential to more fully support the growing downtown neighborhood and to provide an inviting urban open space in the core of the city for the entire community. A focused, strategic investment in the amenities, design, and character of these spaces strengthens the conditions for increased desired uses and development downtown.

The Lane County Farmers Market operates multiple times per week during the spring, summer, and fall on a portion of the Park Blocks on 8th Avenue. The Farmers Market continues to encounter difficult issues with that location, such as inadequate electrical service, uneven, unpaved, and inaccessible surfaces, and lack of a permanent shelter. Reincorporating the Butterfly Parking Lot into the Park Blocks for the Farmers Market would re-establish the original Park Blocks and support a cornerstone of downtown activity and one of the most significant public event venues in the city. For the past few years, the Farmers Market has expressed a need and desire to expand its offerings to maintain financial viability and potentially operate year-round. The Agency will improve the Park Blocks in order to make that location more attractive and functional for the Farmers Market and accessible, safe, and inviting for the public. The Agency and City purchased the Butterfly Lot in January 2019 to serve as the location of the future City Hall and improved Farmers Market.

The Hult Center is a community asset with an underutilized and awkwardly configured plaza that will benefit from community engagement and subsequent system planning and/or improvements. The Agency assembled the land and donated the property to the City for the Hult Center development. In 1978, voters supported an \$18.5 million General Obligation bond to finance the Hult Center construction. Since its grand opening in 1982, the Hult Center has been charming audiences with popular performances in the Silva Concert Hall and the Soreng Theater. However, the outside of the Hult Center does not create an inviting and safe place for gathering before or after events, and does not provide a positive economic impact for nearby users.

The parks and plazas in the Plan Area have the potential to add to the livability and the economic vitality of the entire downtown. As downtown density increases, these areas could provide much needed urban open spaces to support the growing downtown neighborhood, as well as an inviting destination for the entire community. At present, they are little used outside of programmed events, and need improvement to enhance function, accessibility, attractiveness, and identity.

Blighted conditions in these areas include barren spaces with broken and deteriorated pedestrian open areas and walkways, lack of amenities such as seating or water and areas that do not meet accessibility standards. The expenditure of urban renewal funds for these parks and plazas will improve or remove blighted conditions, attract positive activity downtown, stimulate economic development, promote downtown revitalization, provide a healthier and safer place for residents to congregate, and enhance the value of the Plan Area as a whole.

- 2) High-Speed Fiber:** The 2013 City of Eugene Broadband Strategic Plan identified the development of a downtown fiber network as a strategic goal. After completion of the Strategic Plan, City staff worked with LCOG and EWEB on a successful pilot project, to test the feasibility of implementing a municipally owned downtown network. The City, EWEB, and LCOG identified a workable method to connect buildings by running fiber optics cables through existing electrical conduit.

EWEB completed the installation of the fiber network throughout the designated footprint of the project boundary in October 2019. LCOG is currently in the process of making improvements to the WIX (Willamette Internet Exchange) because it had reached capacity and has been unable to offer space to new internet service providers (ISPs) who wanted to have a presence in the WIX. The improvements will expand the WIX, so that the facility can host more ISPs.

- 3) 1059 Willamette Redevelopment:** The 66,000 square foot building located at 1059 Willamette Street was vacated in January 2013 when the new Lane Community College Downtown Campus opened on 10th Avenue and Olive Street. At present, the vacant building neither provides space for active uses nor adds to downtown vitality. Redevelopment of this large structure will benefit the Plan Area by improving a blighted building that is currently vacant, increasing the mix of uses in the Plan Area,

and stimulating additional public and private investment. Blighted conditions at this property include vacancy, underutilization, decreased property values, and population loss. Redevelopment of this property will help eliminate blight by contributing to reinvestment in the community that can lead to increased property values, through revitalization of a stagnant and underutilized property, and creating an attraction for investors and/or entrepreneurs to reinvest in the Plan Area.

In January 2020, City Council approved the use of non-urban renewal funds (federal Community Development Block Grant (CDBG)) funds for acquisition of the site for affordable housing. The use of CDBG funds requires that at least 51% of the units must be affordable housing for households earning up to 80% of the Area Median Income (which is sometimes referred to as Workforce Housing). The remaining 49% can be leased at any income level, including market rate. The City purchased the property in April 2020. Tax increment funds are available for use in the redevelopment of the site in accordance with the Plan. The current plan for the property is to utilize a Request for Proposals (RFP) process to utilize for this mixed-income approach to maximize the financial feasibility of the project. The RFP will be released in the fall of 2020, and Council's selection of a developer is anticipated for early 2021.

The projects included in the Plan were selected for their ability to address blighted conditions and to serve as catalysts for reducing the prevalence of blight within the Plan Area. The improvements to the Park Blocks and the other downtown open spaces will target areas with documented evidence of blight in order to increase the accessibility, enjoyment and use of these areas. As a result, the downtown open spaces will transform from underutilized areas to amenities drawing additional users and ultimately new residents and employees. Adding high-speed fiber will also add significant value to the district by creating the conditions for businesses to succeed, particularly those businesses in the growing cluster of high-tech firms. Strengthening businesses in this economic sector increases the ability of firms to add new employees, grow the business base, and add additional value to properties within the Plan Area. Using urban renewal funds to assist in the redevelopment directly addresses a significant blighted property in the Plan Area. When this large, underutilized, and outdated structure is transformed for new uses, the property will support other activities in the Plan Area and the blighting influence of a vacant property will be removed, which will positively impact adjacent and nearby properties. Improvements for the Farmers Market will strengthen the local food sector of our regional economy and reduce or remove the blighting conditions of the existing location. A renovated location or new structure will also enhance the ability of the Farmers Market to serve as an amenity to other businesses and residents' downtown, as well as an attraction for the entire community, leading to additional activity in the Plan Area and, ultimately, greater economic stability and increased values within the Plan Area.

Chapter 6: Estimated Total Cost of Each Project or Activity, Sources of Money, and Anticipated Completion Date for Each Project or Activity

This Report includes the estimated cost of Projects in section 600 of the Plan. Table 5 shows that urban renewal financing is estimated to provide \$19.4 million (or approximately 60%) of funding out of an estimated total of \$32.4 million of public and private investment from FY17 through FY25.

Table 5 lists the project activities included in the Plan and estimated amounts based on the motion approved by the Agency Board on September 30, 2020 . As a reminder, project scoping and Agency Board decision for Open Spaces; and the RFP process/negotiations for 1059 Willamette have yet to occur. Below is a short description of each of the Projects.

Parks, Plazas, Farmers Market, Open Space, Restrooms, and Street Improvements: In June 2017, the City Council, in partnership with the Lane County Board of Commissioners, announced the agreement for the City and Agency to each acquire half of the Butterfly Lot property as the future home of the City Hall and Farmers Market (north and south portions of the property, respectively). The City Council and Agency Board approved the purchase in June 2017, and the property was purchased in January 2019. In May 2019, Council gave further endorsement to the project by authorizing the design work for a City Hall on the north half of the Butterfly Lot site, and in October 2019, the Agency Board authorized further design work for the Park Blocks and Farmers Market based on the concept design. Following a public hearing, on July 27, 2020, the Agency Board took action to fund the full community vision for the Farmers Market, as well as some work on the Park Blocks and minimal improvements to other public spaces in the Plan Area.

The Farmers Market project has a cost estimate of \$9.8 million which includes construction of a covered pavilion and outdoor plaza. The Park Blocks will receive a free-standing public bathroom as well as improvements to the right of way around the northwest Park Block. Lane County will contribute \$940,000 to the Farmers Market project. Additionally, the City has applied for \$3.2M from the US Economic Development Administration for the construction of the Farmers Market Pavilion. City funds will contribute \$0.2M to the ROW improvements and the City will do additional City-funded work nearby that is not part of the Urban Renewal Park Blocks improvements project.

As a result of the public engagement process with Project for Public Space in 2016, staff are completing project scoping for Open Space improvements at the Hult Plaza. Specific project details will be defined by the Agency Board following the approval process identified in Section 600.A of the Plan and the Agency Board budget approval process. Based on the July 27, 2020 Agency Board direction, Open Space improvements may receive a minimal portion of the remaining estimated tax increment available.

High-Speed Fiber: The Agency contributed to the Eugene Fiber Implementation Plan for those costs associated with the Plan Area. This project enhanced the economic prosperity of downtown and increase telecommunications speed for businesses, residents, and public agencies. A Public Works grant from the US Economic Development Administration, private party contributions, and other City contributions are being used to complete the project. Fiber installation began in FY17 and was completed in FY20. Installation of the WIX is ongoing and is scheduled to be complete in FY 21.

1059 Willamette: The mixed-income housing project will have a gap estimated at several million dollars. While the project specific cap for this project is \$6M, the remaining available estimated tax increment not already identified for other Plan projects was less than \$1.1M. The Agency Board held a public hearing on September 21, 2020 to allow the public to comment on whether the project should move forward, and whether Urban Renewal funds should be used on the project. The Agency Board then reviewed the project on September 30, 2020 and directed the City Manager to make \$700K in tax increment available in the RFP. A combination of private party or other public agency contributions is anticipated.

Project Delivery Administration: Actions for this activity include program administration (project management, loan administration, support for ongoing investments within the Plan Area, public engagement, financial services, debt issuance and administration); legal services; reporting (budgets, financials); preparation of market, feasibility, or other economic studies; preparation of design, architectural, engineering, landscaping architectural, planning, development, or other developmental studies; providing accounting or audit services; providing special rehabilitation, restoration, or renovation feasibility and cost analysis studies; assisting in preparation of the annual financial reports required under Sections 800 and 900 of the Plan; providing property acquisition appraisals; and evaluation of the plan and the success of its activities. Many of the activities are provided through a contract between the City of Eugene and the Agency dated June 15, 2004. The Agency may also acquire, rent, or lease office space and office furniture, equipment, and facilities necessary to conduct its affairs in the management and implementation of this plan.

Projections for district administration assume that once the projects are complete, district administration expenses will be reduced to a level that will be sufficient to run the loan program, support ongoing investments within the Plan Area, and ensure administration of outstanding debt, budget development, annual review of project activities, and financial report preparation. Specifically, the administration projection summarized in the bullet points below includes staffing for project delivery, ongoing financial administration, and the loan program. Additional items in the projection include legal and consulting fees necessary to protect the City/Agency and complete the Projects, debt issuance cost needed for the Projects, and property management.

- *Project delivery:* 1.1 FTE; \$0.16M average per year FY21 thru FY23
- *Loan program administration:* 0.9 FTE; \$0.12M average per year thru FY25

- *Legal costs, public engagement, financial administration, overhead & misc.:* \$0.12M average per year thru FY25; higher during project years and a smaller amount for maintenance over time
- *Debt Issuance costs:* \$0.2M when issued; to be determined

Table 5. List of Project Activities and Cost Ranges

Project Activity	Estimated Cost
Park Blocks & Open Space Improvements* <i>Includes a free-standing restroom in the Park Blocks, right-of-way improvements around the northwest Park Block, and potential enhancements to the Hult Center Plaza</i>	\$ 2.2M
Farmers Market **	\$ 9.3M
High-Speed Fiber	\$ 3.0M
1059 Willamette Redevelopment ***	\$ 0.7M
Project Delivery Administration <i>Project delivery</i> <i>Loan program</i> <i>Legal, public engagement, financial admin, etc.</i> <i>Debt issuance cost</i>	 \$ 0.16M/yr \$ 0.12M/yr \$ 0.12M/yr <u>\$ 0.2M</u> \$ 4.2M
Projects Funded from the Spending Limit Added in the 2016 Amendment ****	\$19.4M
Projects Funded from Private Sources & Other Federal, State & Local Government	\$13.0M
<i>TOTAL Funding for All Projects</i>	\$32.4M

* Agency Board direction on 7/27/2020 was for Open Space to be a "minimal" amount of the estimated remaining tax increment funds for projects. On 9/30/2020, the Agency Board decided to make \$700k of tax increment available in the 1059W RFP. That leaves \$400k of remaining tax increment funds that the Agency Board could choose to use on Open Space, which is the amount in Table 5 for Open Space.

** The Farmers Market project also has an additional \$500,000 to add to the total listed in Table 5 from the 2010 Amendment. The resulting estimate for the project would be \$9.8M.

*** On 9/30/2020, the Agency Board decided to make \$700k of tax increment funds available in the 1059W RFP.

**** The Agency Board may ultimately approve spending for an individual project above or below the amounts listed in this table; however, the total tax increment spending for all projects will not exceed the total maximum indebtedness allowed by the Plan.

Decisions on funding priorities for Projects will be made by the Agency Board with community member participation identified in Section 900 of the Plan, followed by the

Agency's annual budget process and at regular Agency Board meetings, all of which are open to the public. Construction of the Plan projects are expected to be completed by FY25. Debt issued to fund the projects is estimated to be paid off by FY25, depending on future tax increment revenue levels.

The Agency shall convene the Expenditure Review Panel at least once each year to (1) prepare a report on the activities of the Agency for the previous fiscal year, and (2) determine whether the Agency's expenditure of tax increment dollars was limited to the Projects and the associated administrative costs authorized by the Plan.

Chapter 7: Estimated Amount of Money and Anticipated Year in Which Indebtedness will be Retired or Otherwise Provided For Under ORS 457.420 to 457.460

The contribution from the Agency for Projects is estimated at about \$23M, including interest, premium, and other costs. The Projects will be funded with a combination of urban renewal tax increment financing under ORS Chapter 457 and other sources. The Agency may apply for federal, state, and local grants in order to complete the projects. In addition, the public facilities included within the Plan may also be funded in part with other public funds, such as systems development charges and general obligation bonds, among other sources.

Oregon Revised Statutes require that each urban renewal district that receives property taxes include a "maximum indebtedness" limit in their urban renewal plan. "Maximum indebtedness" is a required spending cap for all property tax expenditures over a period of time. "Maximum indebtedness" is not a legal debt limit. It is more like a spending limit.

A maximum indebtedness figure does not authorize or obligate the Agency to spend money or enter into debt. Within the maximum indebtedness limitation, the Agency Board has the ability to fund projects over time, either with cash or by issuing debt.

Certain expenditures are included in the maximum indebtedness calculation and certain expenditures are excluded. For instance, cash payments for projects and administrative expenses are included in the calculation, but expenditures made from sources other than tax increment revenues are not included in the spending limit, such as Downtown Loans program funds. In addition, interest on debt is not included in maximum indebtedness, nor is the refinancing of existing indebtedness.

The City Council amended the Plan in 1998 to include a maximum indebtedness limit of \$33 million. The \$33 million figure represented the amount that the Agency was allowed to cumulatively spend in tax increment revenues starting in 1998. That figure was based on the estimated cost of building a new main library, plus continuation of the administrative costs in the district, preparing annual financial statements, disposing of the former Sears

building on 10th Avenue and Charnelton Street (which is now the site of the LCC Downtown Campus), overseeing completion of the Broadway Place and Overpark elevator projects, and administering the loan portfolio. It included an annual inflation factor of 5% on project costs and excluded existing debt.

In 2010, the maximum indebtedness limit of \$33 million was almost fully spent or committed, with the bulk having been spent on building the downtown library. City Council amended the Plan in order to complete three projects: LCC downtown campus; Farmers Market improvements, and assuming the Broadway Place Garages debt. Maximum indebtedness was increased by \$13.6 million, which resulted in a revised maximum indebtedness figure of \$46.6 million for the cumulative spending in the Plan Area from 1998 to the end of the Plan. This revised maximum indebtedness amount was the estimated amount needed to accomplish the three additional projects and to provide for district administration.

In 2016, the maximum indebtedness was almost fully spent or committed on the three projects included in the 2010 Amendment. City Council amended the plan in order to accomplish four additional projects: Park Blocks and open space improvements, year-round Farmers Market, high-speed fiber, and 1059 Willamette redevelopment. Maximum indebtedness was increased by \$19.4 million, which resulted in a revised maximum indebtedness figure of \$66.0 million for the cumulative spending in the Plan Area from 1998 to the end of the Plan.

The 2020 Amendment removes the project specific spending cap on the amount of tax increment funds for the Farmers Market project, but does not increase the overall amount of maximum indebtedness, as shown in Table 6 below:

Table 6. Maximum Indebtedness Calculation

Project	Estimated Cost
<u>2016 Plan Amendment</u>	
Park Blocks & Open Space Improvements	\$2.2M
Farmers Market	\$9.3M
High-Speed Fiber	\$3.0M
1059 Willamette Redevelopment	\$0.7M
Project Delivery Administration (<i>thru FY25</i>)	\$4.2M
<i>Total Maximum Indebtedness Increased in 2016</i>	<i>\$19.4M</i>
1998 Plan Amendment	\$33.0M
2010 Plan Amendment	\$13.6M
2016 Plan Amendment	\$19.4M
2020 Plan Amendment	\$0.0M
<i>Total Maximum Indebtedness</i>	<i>\$66.0M</i>

Table 7 in Exhibit E includes information about future revenues and expenditures in the Plan Area. The timing and amounts for individual project activities will be determined by

the Agency Board with community member participation identified in Section 900 of the Plan and each year during the annual budget process. Completion dates for individual activities may be affected by changes in the plans of other private or public partners, local economic and market conditions, changes in the availability of tax increment funds, and changes in priorities for carrying out project activities.

Current projections show that the tax increment revenues should be sufficient to pay for the projects and associated debt by FY25. The Downtown District will cease collecting tax increment funds once there are sufficient tax increment funds available to repay all debt issued or obligations created to fund the Projects.

Chapter 8: Financial Analysis of the Plan with Sufficient Information to Determine Feasibility

The financial analysis of the plan shown in Table 7 in Exhibit E includes the anticipated tax increment revenues over the projected remaining life of the Plan. The analysis shows that the anticipated tax increment revenues are based on reasonable projections of new development and appreciation in existing property values. The projection of tax increment revenues is based on the following assumptions:

- Property assessed values will increase by 3% per year, which includes increases on existing property as well as a small amount of new investment in existing downtown area properties.
- No significant, new taxable development is anticipated during the next several years.
- Tax rates applicable to the Downtown District are projected to go down over time, due to the Oregon statute that says that certain urban renewal plans may only collect tax increment on permanent tax rates or bonds and levies approved by voters prior to October 6, 2001. In particular, bonded debt tax rates applicable to the Downtown District will be reduced as bonds approved by voters prior to October 6, 2001 are retired.

The projections result in urban renewal tax revenues between FY17 and FY25 of approximately \$23 million. Together with other revenues and existing fund balances, these revenues will support the \$19.4 million of maximum indebtedness plus the interest on the debt to fund the Projects. In addition to the redevelopment projects, the revenues will be sufficient to pay for other obligations, such as project delivery and administrative activities, including an allocation of overhead costs. Those costs are projected to increase over time due to inflation and higher retirement costs at a rate of about 5% per year.

The Agency will also carry a balance equal to two months of operating costs each year, per City of Eugene financial policy and a debt service reserve account, if required by lenders.

Chapter 9: Fiscal Impact Statement that Estimates the Impact of the Tax Increment Financing, Both Until and After the Indebtedness is Repaid, Upon All Entities Levying Taxes Upon Property in the Plan Area

Taxing bodies that overlap with the Plan Area are affected by the use of tax increment funds to implement the Plan. When a district is first created, the assessed value within the Plan Area is established as the “frozen base.” This is a way of keeping the overlapping taxing districts “whole” as of the date the urban renewal district is created. Property taxes from the overlapping jurisdictions (schools, general governments, bonds) are then divided among the jurisdictions that continue to receive taxes on the frozen base. In theory, if urban renewal efforts are successful, the value of the district will grow above the base. That increase is called the “incremental value” or “excess value.” The Agency receives taxes on the incremental value. This has an impact on the amount of revenue that the overlapping jurisdictions receive, versus what they would have received if there were no urban renewal districts in effect.

Impact on Tax Bills: In addition to the impact on the overlapping taxing jurisdictions, urban renewal also makes individual tax bills look different. Urban renewal districts do not impose new taxes; rather, they redistribute taxes from overlapping taxing districts to the urban renewal districts. There are two basic steps to understand how an individual’s tax bill is affected by tax increment financing in Oregon. The first step determines the amount of property taxes that the urban renewal agency should receive, and the second step determines how the taxes are accounted for on property tax statements.

The first step in determining how tax increment financing affects an individual’s tax bill consists of applying the tax rates of the taxing districts (such as the city, county, and school districts) to the incremental value of the urban renewal district. That product is the amount of taxes that the urban renewal agency should receive. The second step determines how to divide or split the tax rates of the taxing districts so that when those “divided rates” are applied to all tax bills in the city, the urban renewal agency receives its share, and the taxing districts receive the remainder. As of October 2019, there were eight urban renewal districts in Lane County, and the calculation is done for each of these districts.

The Lane County Assessor determines how the tax rates for the schools, city, and county should get divided between the taxing districts and the urban renewal districts. As an example, the City's permanent tax rate is \$7.0058 per \$1,000 of assessed value. For the FY20 tax year, the Lane County Assessor divided that tax rate into three pieces: \$6.8569 goes to the City of Eugene, \$0.0793 goes to the Downtown Urban Renewal District, and \$0.0696 goes to the Riverfront Urban Renewal District. This calculation is done for each tax rate on the tax bill.

With the information from the Lane County Assessor about the division of tax rates, an analysis can determine how an individual tax bill is affected by urban renewal division of tax. For the typical Eugene home that the Lane County Assessor calculated for FY20, this taxpayer would pay the same amount of total taxes before or after urban renewal division of taxes. The only difference is that some of the tax revenues go to the urban renewal districts, instead of to the overlapping taxing districts. Table 8 in Exhibit F sets out this calculation for the typical taxpayer in Eugene. As can be seen, **the before and after urban renewal views of this taxpayer's bill are exactly the same.**

Impact on Tax Rates: Urban renewal nominally affects voter-approved local option levies and bonds because the affected taxing district has less property value to levy taxes against, resulting in slightly higher tax rates. Based on the FY20 tax rates, the estimated impact of this slight tax rate increase from the Downtown District is about \$0.04 per year for the typical Eugene taxpayer, which represents less than 0.001% of the total tax bill of \$4,237 in FY20.

The Downtown District is a "reduced rate plan" as defined in ORS Chapter 457, which means that the property taxes that may be used to fund urban renewal activities are limited to the permanent tax rates and any bonds or local option levies that were approved by voters prior to October 2001. The projected tax rate used to generate urban renewal revenues for the district will be reduced over time as bonds approved by voters before October 2001 are paid off.

Impact on Overlapping Taxing District Revenues: During the period the urban renewal plan is active, a share of property taxes associated with the "excess value" or "incremental value" are collected by the Urban Renewal district rather than the overlapping taxing jurisdictions. The incentive for the overlapping districts to support urban renewal include the likelihood that the urban renewal projects will produce higher property tax revenues in the long-run as well as potential direct and indirect benefit from the urban renewal funded projects.

The estimated amount of urban renewal taxes to be divided over the remaining term of the Plan (net of discounts, delinquents, etc.) is shown in Table 9 in Exhibit G. Only the permanent tax rates of the overlapping jurisdictions are considered in this analysis because

there are no local option levies that impact the Downtown District, and bonded debt tax rates will be reduced from year to year until the existing bonds are paid off.

As can be seen in Table 9 in Exhibit G, in FY21, it is estimated that the City of Eugene foregoes about \$1.3 million of revenue annually because of the Downtown District division of tax calculation. In FY26 after tax increment financing is terminated, the City of Eugene is estimated to receive \$1.5 million of additional tax revenue per year. Lane County is estimated to forego \$230,000 of revenue in FY21, and to benefit by \$270,000 of additional tax revenue per year after division of tax is terminated in FY26.

The impact on school districts from the termination of the urban renewal district is more complicated. Table 9 shows the foregone taxes, excluding any impacts from tax rate compression under Measure 5 and Measure 50 and excluding any impacts from the State school funding formula. Table 9 shows that the combined school districts (4J, Lane Community College, and Lane Education Service District) are estimated to forego \$1 million of revenue in FY21, and to benefit by \$1.2 million of additional annual tax revenue after the division of tax is terminated in FY26. This is not the complete story, however.

The impact on schools from the division of tax calculation for urban renewal districts is largely an impact on the State's budget because schools are mainly funded on a per-pupil funding formula (rather than by the level of property tax dollars generated within their boundaries). The State determines how much money must be allocated for the education of each pupil across the state. If the money is not available from local property taxes, the State will make up the difference. If more funds are available through local school property taxes, the State would have additional dollars to allocate as it chooses. In other words, the State can choose to allocate any extra money to education or to some other budgetary priority. If the State chooses to keep the money in education, some of that money would return to Eugene schools based on the applicable statewide school funding formula and the rest would be distributed to school districts across Oregon.

The Lane County Assessor conducted an analysis of the impact of the Downtown District on School District 4J's local option levy, including the impacts of tax rate compression. It is a net loss of \$275,000. The analysis is included as Table 10 in Exhibit H. That analysis is summarized in Table 11 on the following page. Note that the difference in the impact to overlapping districts between Table 9 and Table 10 is due to tax rate compression in the education category for an additional 945 properties that would occur if the Downtown District were not collecting division of tax revenue.

This analysis concludes that 4J is better off financially if the Downtown District continues to collect tax increment funds than it would be if tax increment financing were terminated. The reason is that taxes that are currently counted under the "general government" category for Measure 5 tax rate limitations (i.e., the "school property tax dollars" that now go to urban renewal) would move into the "education" category. When that happens, the education category of taxes must be reduced for a number of individual properties within the City because schools are already collecting as much as they can under

Measure 5 limits for those properties. State law says that local option levy proceeds are the first to be reduced in the event of compression.

**Table 11 – Estimated Revenue without Downtown District
FY20 Tax Data, AFTER Discounts, Delinquencies, & State School Funding Formula**

Taxing District	
Eugene School District 4J – <i>permanent rate</i>	\$20,000
Eugene School District 4J – <i>local option</i>	(295,000)
Lane Community College *	95,000
Lane Education Service District *	35,000
Total Education	(\$145,000)
City of Eugene – <i>permanent rate</i>	\$1,225,000
City of Eugene – <i>Library local option</i>	0
City of Eugene – <i>Parks & Rec local option</i>	0
Lane County – <i>permanent rate</i>	220,000
Lane County – <i>4-H/Extension local option</i>	0
Lane County – <i>Public Safety local option</i>	0
Eugene Urban Renewal Downtown	(2,430,000)
Eugene Urban Renewal Riverfront	0
Total General Government	(\$985,000)
City of Eugene – <i>Bond I</i>	\$5,000
City of Eugene – <i>Bond II</i>	0
Eugene School District 4J – <i>Bond II</i>	0
Lane Community College – <i>Bond II</i>	0
Total Bonds	\$5,000
TOTAL TAXES	(\$1,125,000)

* The other school districts that overlap with the Downtown District would experience similar impacts to 4J for the school funding formula (described below), although the specific financial consequences are not calculated in this Report.

In order to understand the Lane County Tax Assessor's analysis for 4J impact, there are three factors to consider:

1. Revenue from 4J's permanent levy would increase by approximately \$787,000, for a net gain of approximately \$20,000 after applying the State school funding formula. (4J receives approximately 3% of the total State-wide funding.) This is the best-case scenario that assumes all else is equal, and the State decides to provide more funding for schools as a result of having more property tax revenue available.
2. 4J will lose about \$295,000 of local option levy proceeds (after discounts and delinquencies) if the Downtown District no longer collects tax increment funds because of compression. The State funding formula does not apply to local option levies, so the full impact of this reduction would be felt in 4J's budget. Both of these estimates are based on FY20 tax roll information and would vary in future years with changes in market conditions.

3. There is also a one-time impact. If tax increment collections are terminated, there would be a return of any excess tax increment funds collected by the Downtown District to the overlapping taxing districts. The amount returned will depend on how much tax increment is on hand at the time of the calculation, which cannot be estimated at this time. However, the State confirmed that this would not represent additional money to be spent on education in 4J; rather, it would go through the State school funding formula, and 4J would receive approximately 3% of the total on a one-time basis.

In summary, 4J would experience an ongoing loss in its budget of about \$275,000 annually as a result of terminating tax increment collections in the Downtown District and a one-time impact of approximately 3% of any one-time funds provided to the State. The other school districts that overlap with the Downtown District would experience similar impacts, although the specific financial consequences are not calculated in this report.

Chapter 10: Relocation Report

A. Requirement

An analysis of the existing residences or businesses required to relocate permanently or temporarily as a result of Agency actions under ORS 457.170.

Response

No specific relocation activity is identified in the Plan. If urban renewal assistance results in relocation requirements, a relocation plan will be developed for that purpose. Relocation activities and assistance would be provided in accordance with ORS 35.505 through 35.530.

B. Requirement

A description of the methods to be used for the temporary or permanent relocation of persons living in and businesses situated in, the Plan Area in accordance with ORS 35.505 through 35.530.

Response

No specific relocation activity is identified in the Plan. If urban renewal assistance results in relocation requirements, a relocation plan will be developed for that purpose. Relocation activities and assistance would be provided in accordance with ORS 35.505 through 35.530.

C. Requirement

An enumeration, by cost range, of the existing housing units in the Plan Area to be destroyed or altered and new units to be added.

Response

No specific existing housing units are proposed to be removed by actions of the Plan.

D. Requirement

A description of new residential units which are likely to be constructed within the Plan Area.

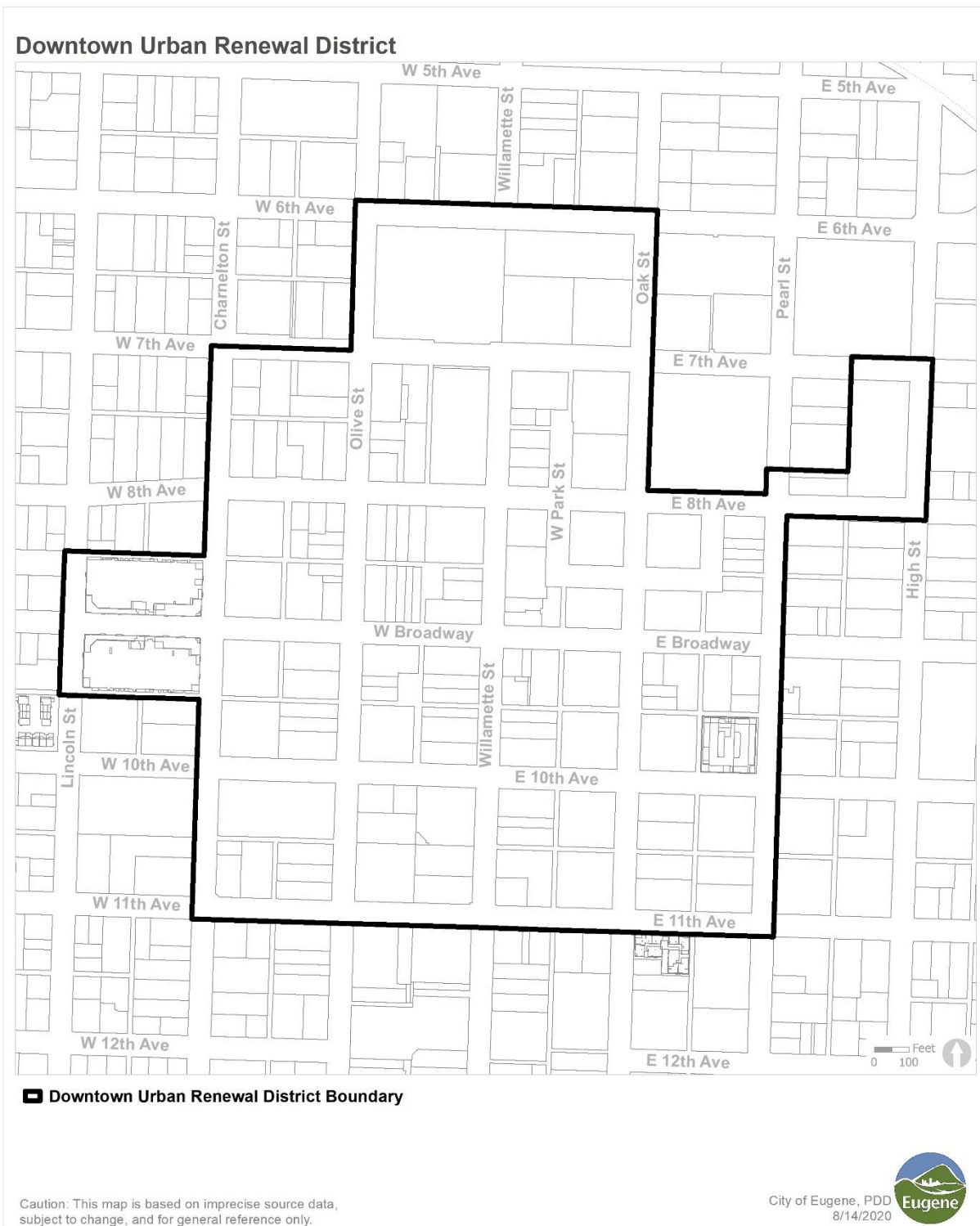
Response

Some new residential units are expected to be constructed within the Plan Area. 1059 Willamette was purchased by the City in April 2020 and is expected to be redeveloped into moderate-income housing with 51% of the units dedicated for residents making 80% of the area median income or below and 49% of the units at market rate. The exact number of units has not been determined.

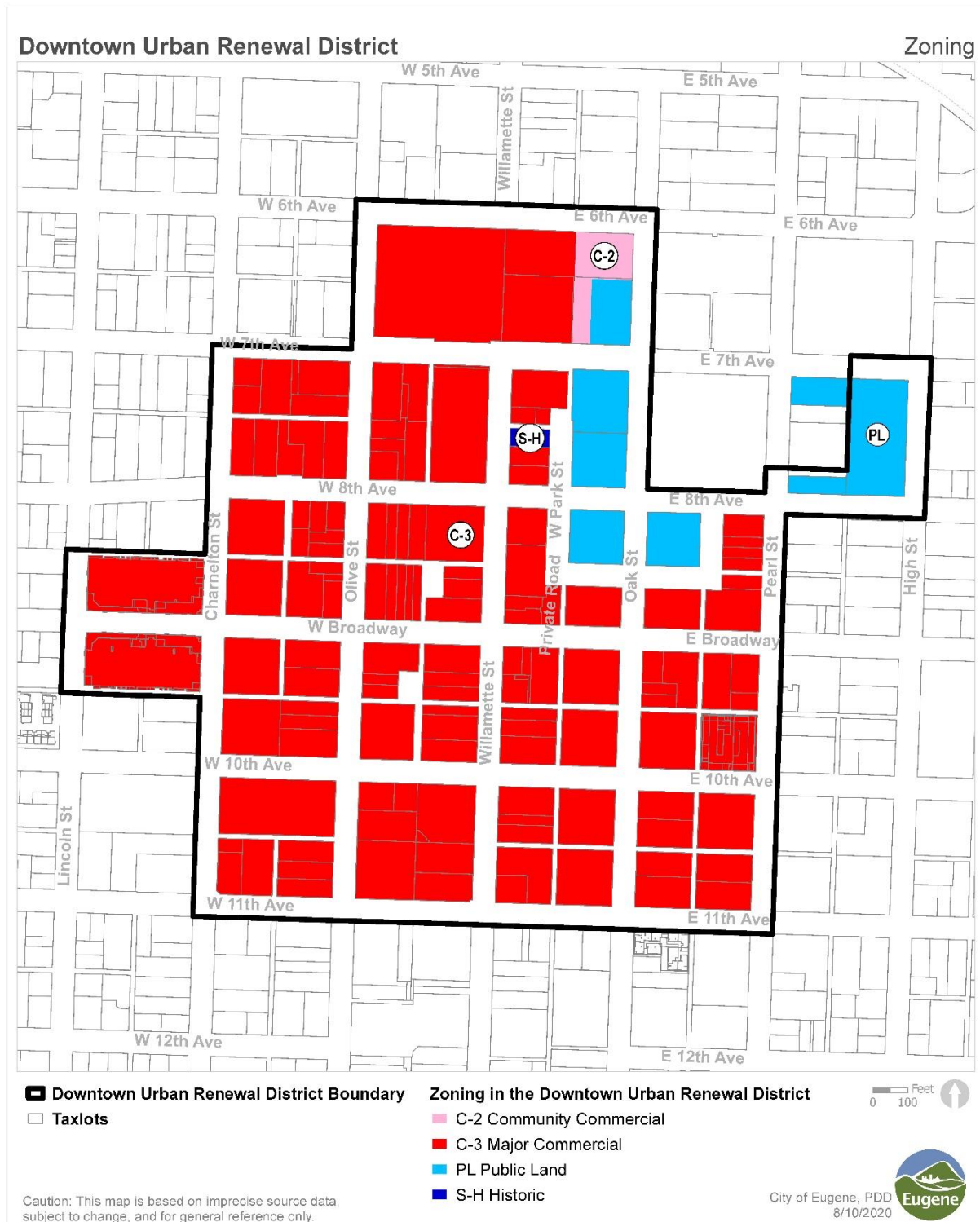
Chapter 11: Appendix

Exhibit A :	Plan Area Map
Exhibit B:	Zoning District Map
Exhibit C:	Census Boundaries Map
Exhibit D:	Land Use Map
Exhibit E:	Table 7 – Projected Revenues and Expenditures for the Plan Area
Exhibit F:	Table 8 – Impact of Urban Renewal on an Individual Tax Bill
Exhibit G:	Table 9 – Division of Tax Impact of the Plan on Overlapping Taxing Jurisdictions, FY17 – FY25
Exhibit H:	Table 10 – Estimated Impact of Downtown District Tax Increment Collections on Overlapping Jurisdictions, FY20 Tax Data (Including the impact of school funding formula and Measure 5/50 tax rate compression)

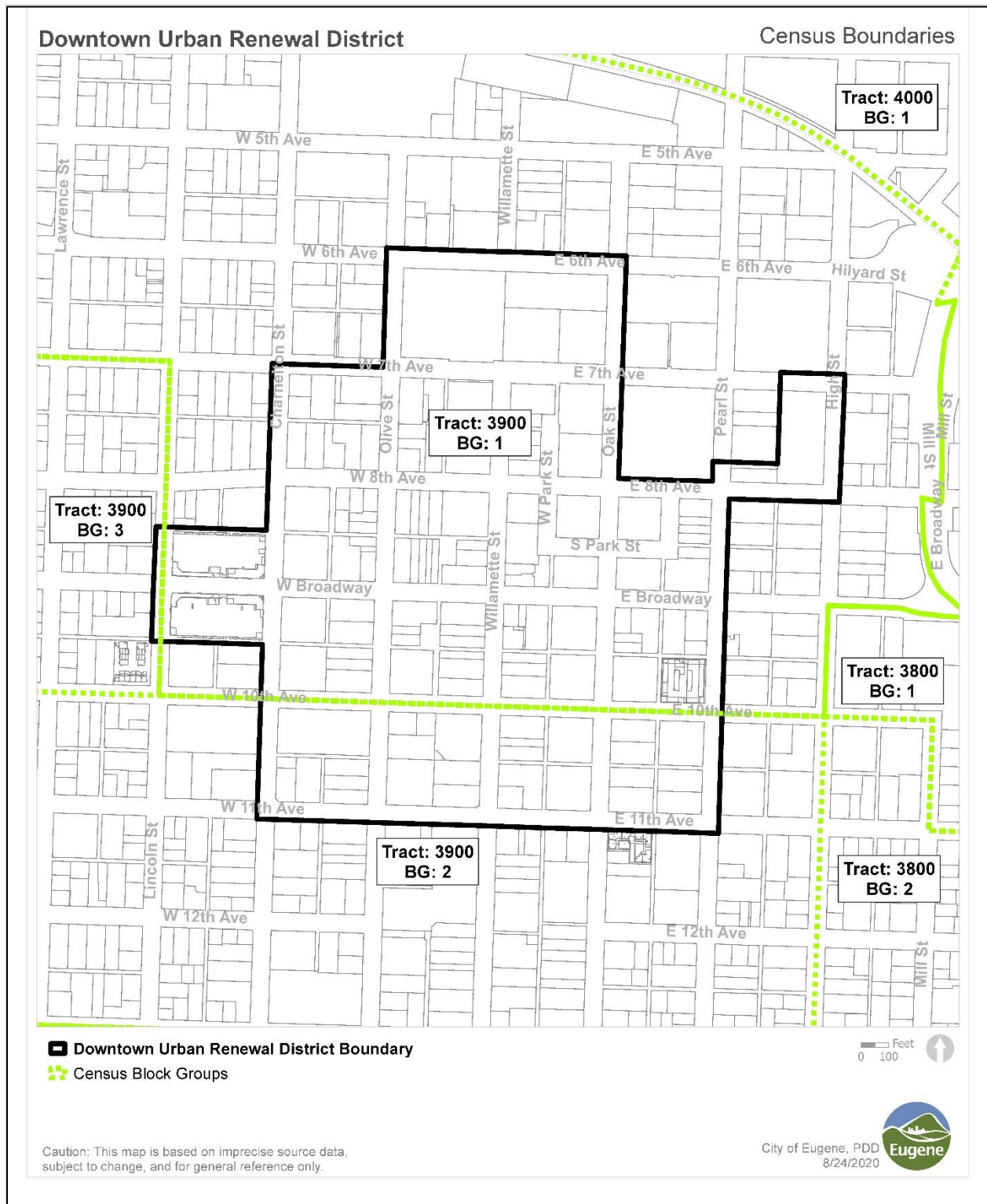
Report Exhibit A – Plan Area Map



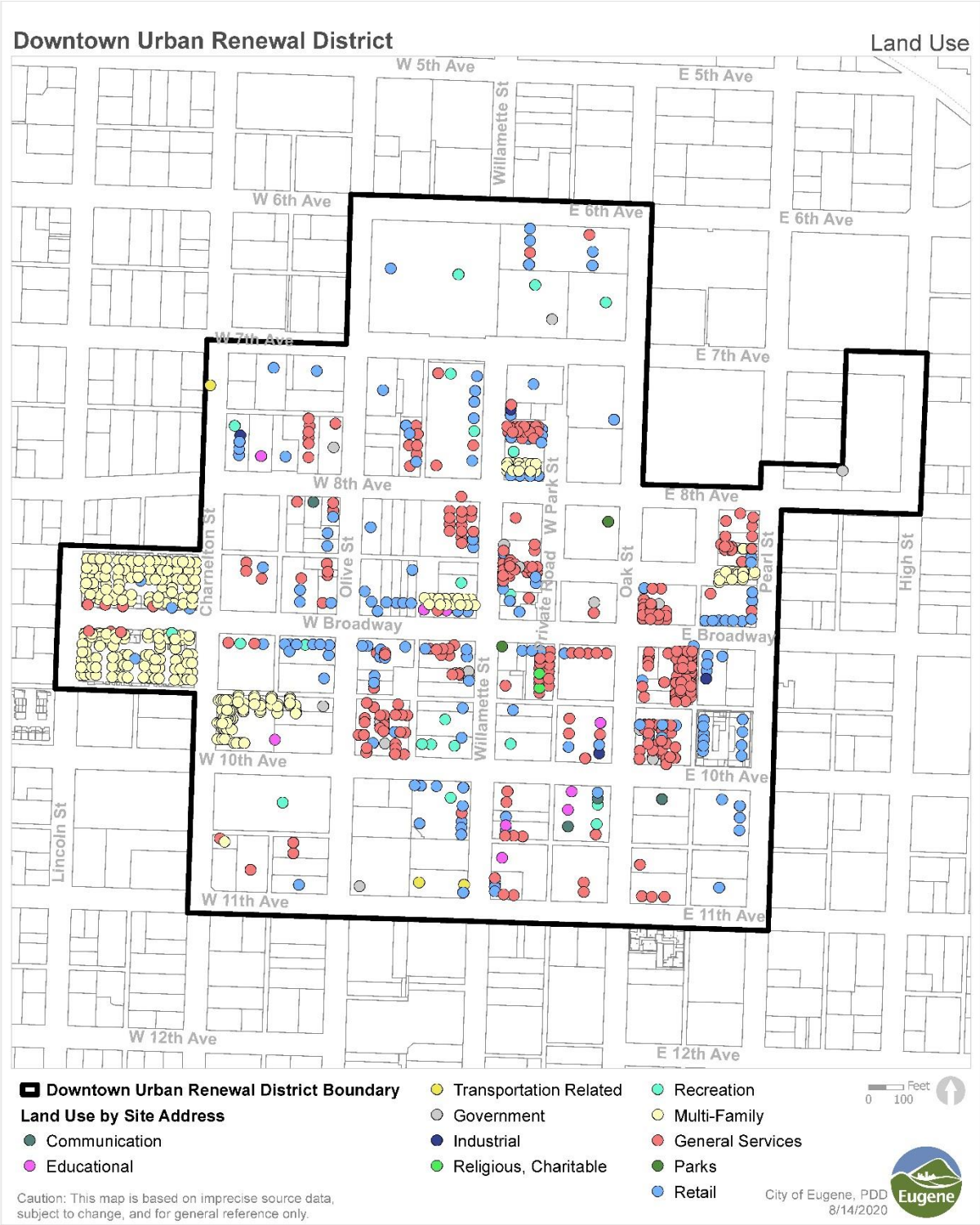
Report Exhibit B – Zoning District Map



Report Exhibit C – Census Boundaries Map



Report Exhibit D – Land Use Map



Report Exhibit E: Table 7 – Projected Revenues and Expenditures for the Plan Area (Part 1)

Resources	Actual FY17	Actual FY18	Actual FY19	Estimate FY20	Projected FY21
Property Taxes	2,168,798	2,259,049	2,512,359	2,459,160	2,551,000
Debt Issued	-	-	-	-	8,000,000
Downtown Loans Repayments	230,090	272,943	168,740	170,186	222,789
Interest Earnings	95,936	79,131	140,781	149,849	120,715
Parking Revenue	-	-	19,734	147,678	73,000
Other Revenue	1,035	161,429	111,950	191,621	-
Beginning Working Capital	3,534,477	4,225,334	6,040,253	6,261,771	7,159,585
Total Resources	\$6,030,335	\$6,997,886	\$8,993,816	\$9,380,265	\$18,127,089

Requirements

Tax Increment Expenditures - 2010 Plan

Project Delivery Administration ¹	357,424	69,605	-	-	-
Downtown Lighting	15,972	-	-	-	-
Farmers Market ²	-	-	500,000	-	-
Debt Service & Issuance Costs	987,544	313,496	-	-	-
Totals 2010 Plan	1,360,940	383,101	500,000	-	-

Tax Increment Expenditures - 2016/2020 Plan

Project Delivery Administration ¹	-	185,642	420,896	1,055,810	881,496
High-Speed Fiber	444,062	388,890	555,379	1,073,800	537,869
Farmers Market ^{2,3}	-	-	750,715	-	8,549,285
Park Blocks Improvements ³	-	-	-	-	1,800,000
Open Space Improvements ^{3,4}	-	-	-	-	400,000
1059 Willamette ^{3,4}	-	-	-	-	700,000
Debt Service & Issuance Costs	-	-	-	-	200,000
Totals 2016/2020 Plan	444,062	574,532	1,726,989	2,129,610	13,068,650

Non-Tax Increment Expenditures

Parking Expenditures	-	-	5,057	13,162	15,000
Downtown Loans Granted ⁵	-	-	500,000	77,908	3,184,668
Total Expenditures	1,805,002	957,632	2,732,047	2,220,680	16,268,318
Debt Service Reserve	-	-	-	-	-
Other Reserves	4,225,333	6,040,254	6,261,769	7,159,585	1,858,771
Total Reserves	4,225,333	6,040,254	6,261,769	7,159,585	1,858,771
Total Requirements	\$6,030,335	\$6,997,886	\$8,993,816	\$9,380,265	\$18,127,089

Notes:

1. Project delivery administration includes project legal and professional services (e.g. project scoping for FM/PB), and project administration.
2. Farmers Market spending in FY19 was for the purchase of the southern half of the Butterfly Lot.
3. Projects are shown as occurring in FY21 but actual project timing may differ.
4. Other activities will need to occur before projects can move forward, such as a request for proposal process, design, and Agency Board approval.
5. All available non-tax increment resources are budgeted for loans in each year, but actual loan activity may differ.

Report Exhibit E: Table 7 – Projected Revenues and Expenditures for the Plan Area (Part 2)

Resources	Projected FY22	Projected FY23	Projected FY24	Projected FY25	Totals FY17-25
Property Taxes	2,611,000	2,701,000	2,791,000	2,881,000	22,934,365
Debt Issued	-	-	-	-	8,000,000
Downtown Loans Repayments	222,789	222,789	222,789	222,789	1,955,904
Interest Earnings	37,000	33,000	32,000	39,000	727,412
Parking Revenue	-	-	-	-	240,412
Other Revenue	-	-	-	-	466,035
Beginning Working Capital	1,858,771	1,629,614	1,621,614	1,947,614	3,534,477
Total Resources	\$4,729,560	\$4,586,403	\$4,667,403	\$5,090,403	\$37,858,605
Requirements					
<u>Tax Increment Expenditures - 2010 Plan</u>					
Project Delivery Administration ¹	-	-	-	-	427,029
Downtown Lighting	-	-	-	-	15,972
Farmers Market	-	-	-	-	500,000
Debt Service & Issuance Costs	-	-	-	-	1,301,040
Totals 2010 Plan	-	-	-	-	2,244,041
<u>Tax Increment Expenditures - 2016/2020 Plan</u>					
Project Delivery Administration ¹	485,157	431,000	268,000	272,000	4,000,000
High-Speed Fiber	-	-	-	-	3,000,000
Farmers Market	-	-	-	-	9,300,000
Park Blocks Improvements	-	-	-	-	1,800,000
Open Space Improvements ²	-	-	-	-	400,000
1059 Willamette ²	-	-	-	-	700,000
Debt Service & Issuance Costs	2,367,000	2,300,000	2,200,000	2,100,000	9,167,000
Totals 2016/2020 Plan	2,852,157	2,731,000	2,468,000	2,372,000	28,366,999
<u>Non-Tax Increment Expenditures</u>					
Parking Expenditures	-	-	-	-	33,219
Downtown Loans Granted ³	247,789	233,789	251,789	223,789	4,719,732
Total Expenditures	3,099,946	2,964,789	2,719,789	2,595,789	35,363,992
Debt Service Reserve ⁴	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Other Reserves	629,614	621,614	947,614	1,494,614	1,494,614
Total Reserves	1,629,614	1,621,614	1,947,614	2,494,614	2,494,614
Total Requirements	\$4,729,560	\$4,586,403	\$4,667,403	\$5,090,403	\$37,858,605

Notes:

1. Project delivery administration includes project legal and professional services (e.g. project scoping for FM/OB), and project administration.
2. Other activities will need to occur before projects can move forward, such as a request for proposal process, design, and Agency Board approval.
3. All available non-tax increment resources are budgeted for loans in each year, but actual loan activity may differ.
4. There may be a lender requirement to have a debt service reserve.

Report Exhibit F: Table 8 – Impact of Urban Renewal on an Individual Tax Bill

Effect of Urban Renewal on Tax Bill for Typical Eugene Home in FY20

	Taxes	Taxes Directed To:			Taxes	Difference
	Before UR	Taxing	Downtown	Riverfront	After UR	
Education Taxes	<u>Reallocation</u>	<u>Districts</u>	<u>UR District</u>	<u>UR District</u>	<u>Reallocation</u>	
Eugene School District 4J	\$1,026.95	\$1,000.22	\$14.23	\$12.50	\$1,000.22	(\$26.73)
Eugene School District 4J LOL	324.40	324.40	0.00	0.00	324.40	0.00
Lane Community College	133.89	131.06	1.51	1.32	131.06	(2.83)
Lane Education Service District	48.27	47.25	0.54	0.48	47.25	(1.02)
Total	\$1,533.51	\$1,502.93	\$16.28	\$14.30	\$1,502.93	(\$30.58) *
General Government Taxes						
City of Eugene	\$1,515.13	\$1,482.93	\$17.15	\$15.05	\$1,482.93	(\$32.20)
City of Eugene Library LOL	35.84	35.84	0.00	0.00	35.84	0.00
City of Eugene Parks & Rec LOL	41.83	41.83	0.00	0.00	41.83	0.00
Lane County	276.67	270.81	3.11	2.75	270.81	(5.86)
Lane County 4-H/Extension LOL	3.24	3.24	0.00	0.00	3.24	0.00
Lane County Public Safety LOL	118.95	118.95	0.00	0.00	118.95	0.00
Eugene UR Downtown District	0.00	0.00	0.00	0.00	36.59	36.59
Eugene UR Riverfront District	0.00	0.00	0.00	0.00	40.23	40.23
Total	\$1,991.65	\$1,953.59	\$20.26	\$17.80	\$2,030.41	\$38.76
Bonded Debt Taxes						
City of Eugene Bond I	\$4.63	\$4.54	\$0.04	\$0.04	\$4.54	(\$0.09)
City of Eugene Bond II	181.73	179.93	0.00	1.80	179.93	(1.80)
Eugene School District 4J Bond II	477.91	472.09	0.00	5.82	472.09	(5.82)
Lane Community College Bond II	47.99	47.51	0.00	0.48	47.51	(0.48)
Total	\$712.26	\$704.08	\$0.04	\$8.13	\$704.08	(\$8.17)
Total Taxes	\$4,237.43	\$4,160.61	\$36.59	\$40.23	\$4,237.43	\$0.00

Source: Lane County Assessment & Taxation, Table 4e, Detail of Urban Renewal Plan Areas by Taxing District, Tax Year 2019-20. Assessed value of \$216,268 for typical Eugene home per Lane County Assessor annual media release October 2019.

* See Chapter 9 "Impact on Overlapping Taxing District Revenues" section for more information on net impact to schools.

Report Exhibit G: Table 9 – Estimated Division of Tax Impact of the Plan on Overlapping Taxing Jurisdictions, FY17 – FY25 (Part 1)

	Tax Increment Collections				
	Estimate FY17	Estimate FY18	Estimate FY19	Estimate FY20	Projected FY21
District Division of Tax Revenue Impact¹					
<i>School District 4J²</i>	\$700,000	\$720,000	\$830,000	\$820,000	\$850,000
<i>Lane Community College</i>	90,000	90,000	110,000	110,000	110,000
<i>Lane Education Service District</i>	30,000	30,000	40,000	40,000	40,000
<i>City of Eugene</i>	1,030,000	1,070,000	1,230,000	1,210,000	1,260,000
<i>Lane County</i>	190,000	190,000	220,000	220,000	230,000
Permanent Tax Rates					
<i>School District 4J</i>	\$4.7485	\$4.7485	\$4.7485	\$4.7485	\$4.7485
<i>Lane Community College</i>	0.6191	0.6191	0.6191	0.6191	0.6191
<i>Lane Education Service District</i>	0.2232	0.2232	0.2232	0.2232	0.2232
<i>City of Eugene</i>	7.0058	7.0058	7.0058	7.0058	7.0058
<i>Lane County</i>	1.2793	1.2793	1.2793	1.2793	1.2793
Incremental Value in the Downtown District³	\$156,120,000	\$161,800,000	\$186,440,000	\$184,220,000	\$190,800,000

Notes:

1. Property tax collections for all years is 94%.
2. Analysis does not include impact on School District 4J's local option levy, which currently benefits from the existence of the urban renewal districts. Additionally, the impact on schools is really an impact on the State's budget because schools are mainly funded on a per-pupil funding formula rather than by the level of property tax dollars generated within their boundaries. See Chapter 9 "Impact on Overlapping Taxing District Revenues" section for more information and Exhibit H – Table 10.
3. Existing property values increase at 3% per year.

Report Exhibit G: Table 9 – Estimated Division of Tax Impact of the Plan on Overlapping Taxing Jurisdictions, FY17 – FY25 (Part 2)

	Tax Increment Collections				Revenue to Overlapping Districts when Tax Increment Ceases
	Projected FY22	Projected FY23	Projected FY24	Projected FY25 ⁴	Projected FY26 ⁵
District Division of Tax Revenue Impact¹					
<i>School District 4J²</i>	\$880,000	\$910,000	\$940,000	\$980,000	\$1,010,000
<i>Lane Community College</i>	110,000	120,000	120,000	130,000	130,000
<i>Lane Education Service District</i>	40,000	40,000	40,000	50,000	50,000
<i>City of Eugene</i>	1,300,000	1,350,000	1,390,000	1,440,000	1,490,000
<i>Lane County</i>	240,000	250,000	250,000	260,000	270,000
Permanent Tax Rates					
<i>School District 4J</i>	\$4.7485	\$4.7485	\$4.7485	\$4.7485	\$4.7485
<i>Lane Community College</i>	0.6191	0.6191	0.6191	0.6191	0.6191
<i>Lane Education Service District</i>	0.2232	0.2232	0.2232	0.2232	0.2232
<i>City of Eugene</i>	7.0058	7.0058	7.0058	7.0058	7.0058
<i>Lane County</i>	1.2793	1.2793	1.2793	1.2793	1.2793
Incremental Value in the Downtown District³	\$197,540,000	\$204,480,000	\$211,630,000	\$218,990,000	\$226,570,000

Notes:

1. Property tax collections for all years is 94%.
2. Analysis does not include impact on School District 4J's local option levy, which currently benefits from the existence of the urban renewal districts. Additionally, the impact on schools is really an impact on the State's budget because schools are mainly funded on a per-pupil funding formula rather than by the level of property tax dollars generated within their boundaries. See Chapter 9 "Impact on Overlapping Taxing District Revenues" section for more information and Exhibit H – Table 10.
3. Existing property values increase at 3% per year.
4. Tax increment collections are projected to cease in FY25.
5. FY26 amount is what overlapping districts would receive in taxes after cessation of urban renewal tax collections.

Report Exhibit H: Table 10 – Estimated Impact of Downtown District Tax Increment Collections on Overlapping Jurisdictions¹, FY20 Tax Data (Including the impact of school funding formula and Measure 5/50 tax rate compression)

Taxing District	Levy	With Downtown Tax Increment ²	Without Downtown Tax Increment ²	Difference	Estimated Revenue After Discounts, Delinquencies, & State Funding Formulas ³
EDUCATION					
Eugene School District 4J	Permanent	61,004,069	61,791,328	787,259	20,000 ⁴
Eugene School District 4J	Local Option	18,963,616	18,653,652	(309,964)	(295,000)
Lane Community College	Permanent	9,788,277	9,890,273	101,996	95,000
Lane Education Service District	Permanent	3,529,271	3,565,663	36,392	35,000
Total Education		\$93,285,233	\$93,900,916	\$615,683	(\$145,000)
GENERAL GOVERNMENT					
City of Eugene	Permanent	111,577,407	112,867,807	1,290,400	1,225,000
City of Eugene	Library LOL	2,698,218	2,698,218	-	-
City of Eugene	Parks & Rec LOL	3,149,282	3,149,282	-	-
Lane County	Permanent	20,391,754	20,626,255	234,501	220,000
Lane County	4-H/Extension LOL	528,319	528,319	-	-
Lane County	Public Safety LOL	19,371,373	19,371,373	-	-
Eugene Urban Renewal Downtown	Urban Renewal	2,556,302	-	(2,556,302)	(2,430,000)
Eugene Urban Renewal Riverfront	Urban Renewal	2,773,140	2,773,140	-	-
Total General Government		\$163,045,795	\$162,014,394	(\$1,031,401)	(\$985,000)
BONDS					
City of Eugene	Bond I	341,982	345,237	3,255	5,000
City of Eugene	Bond II	13,548,945	13,548,945	-	-
Eugene School District 4J	Bond II	28,981,449	28,981,449	-	-
Lane Community College	Bond II	3,574,351	3,574,351	-	-
Total Bonds⁵		\$46,446,727	\$46,449,982	\$3,255	\$5,000
TOTAL TAXES		\$302,777,755	\$302,365,292	(\$412,463)	(\$1,125,000)

Notes:

- Numbers vary from the FY20 Adopted Budget document due to the use of current year's tax data and the inclusion of compression.
- Data provided by Lane County Assessment & Taxation, tax year 2019-20.
- The assumed collection rate is 95%.
- Assumes that legislature allocates the additional property taxes to schools throughout the State and 4J receives approximately 3% of the total.
- Bonded debt tax rates would be slightly reduced if tax increment collections were ceased. An estimate based on \$3,255 of bonded debt taxes is a tax rate decrease of approximately \$0.0002 per \$1,000 of assessed value, or about \$0.04 per year for the typical home.

EXHIBIT C: Property Analysis Report

10-19-2020

Urban Renewal Amendment

Documentation of Blighted Areas

In the Fall of 2020, public and private properties within the Downtown Urban Renewal Plan District were evaluated by City of Eugene staff for conditions of blight, as defined by ORS 457.010. This Property Analysis Report provides a summary of staff's findings. A more detailed report with photos and descriptions is provided in Attachment 2 to this Property Analysis Report. A map showing the area included in this analysis is provided as Attachment 1 to this Property Analysis Report. Properties and locations reviewed for characteristics of "blight" as the term is defined in ORS 457.010(1), are listed in Attachment 3 to this Report.

1 SUMMARY OF FINDINGS

A total of 63 properties (54%) out of a total of 116 surveyed in the Downtown Urban Renewal District are determined to have blighted conditions. In addition to the 63 properties with blighted conditions, 20 locations found in roads, public walkways, and sidewalks also have blighted conditions. These conditions are so prevalent and consistent in the area that the city concludes that the entire Downtown Urban Renewal District area is blighted. The blighted conditions impact the safety, health and welfare of the community through potentially unsafe conditions for accessibility through deteriorating public rights-of-way, deficiencies in maintenance of public buildings and open spaces, decreased property values and taxable values, extensive vacancies, and outdated structural designs that are deteriorating. The evidence of blight and blighting influences reduces the economic activity in the area, leading to lowered value and a disincentive to invest.

Urban renewal funds that are directed at improving or reducing the blighted conditions will attract positive activity downtown, stimulate economic development and private investment, promote downtown revitalization, and enhance the value of the area as a whole. As the number of businesses and opportunities for investment increases, existing businesses and development, including restaurants, retail and housing, will also benefit, leading to improved conditions and higher property values within the Urban Renewal District.

This survey of properties was performed in September and October 2020, eight months into the COVID-19 pandemic. Downtown Eugene, including the Downtown Urban Renewal District has been heavily impacted by the necessary restrictions put in place in response to the pandemic. These restrictions have happened in a tiered process with businesses only recently opening more fully to serve customers. Many office-based businesses have continued to encourage workers to work from home, which has added to the loss a customer base for already struggling downtown store-front businesses. Downtown has also suffered from extensive vandalism, with 36% of the area inventoried having graffiti present. Some businesses have boarded up entrances or windows, such as Wells Fargo bank, which has temporarily vacated downtown and boarded up their entire first floor. Vandalism has become increasingly prevalent in the downtown core area and impacts the business community along with those wishing to visit the downtown, increasing the risk for continued blighting influences. The current state of the economy and impact of the duration of the pandemic were taken into consideration with this inventory.

At the same time as this blight inventory was conducted, staff noted the status of ground-floor street-facing businesses in the district. It was found that of the 224 businesses, 75% (168) were open, and 8 temporarily closed including major performing arts companies which are a draw to downtown. There were also 14 vacant store fronts and 13 businesses which have stated they are permanently closed. The status of 21 businesses could not be determined, but overall, 16% of ground-floor street-facing businesses in the Downtown Urban Renewal District are closed or empty.

2 INFORMATION ABOUT THIS REPORT

The determination of blight for a particular property is an indication of the character of the area and substantiation of the need for reinvestment and improvement in the District; it is not an indication that a specific property is targeted for improvement or for demolition. Even though not every property in the Downtown Urban Renewal District is determined to be “blighted,” the City concludes that overall, the area within the Downtown Urban Renewal District is blighted due to the number of properties with blighted conditions. This conclusion is supported by substantial evidence, as discussed below. Information related to surveyed properties was gathered primarily from visual surveys of the building exteriors and property, and of public rights-of-way; however, information collected does also include staff knowledge of particular sites.

A total of 178 taxlots are located within the Downtown Urban Renewal District. The Blight Findings Matrix (Attachment 3) includes a row for each property and associated taxlots. Properties are defined as the area of business use, for example, a restaurant with a parking lot could have multiple taxlots, or one, but it is counted as a single property. The matrix includes columns relating to each of the criteria in ORS 457.010(1). For a determination that a property is “blighted,” only one of the criteria evaluated needs to be met. The final column on the table indicates whether there are property characteristics that make it “blighted” under the definition/criteria of ORS 457.010(1).

3 GENERAL FINDINGS

Properties were evaluated against nine categories included in the statutory definition of “blighted areas” in ORS 457.010(1). The categories are located in ORS 457.010(1)(a) through (1)(i). ORS 457.010(1)(a) includes five sub-categories (A-E) for evaluation if a building is “unfit” or “unsafe” to occupy or for living, commercial, industrial or other purposes.

ORS 457.010(1)(a)(A-E)

The statute does not elaborate on what “unfit” or “unsafe to occupy” means, nor does it state that the building must be literally unusable or uninhabitable. **The City concludes that a building meets the criteria under (A) – (E) if it has conditions that indicate that the structure is “unfit” for its intended purpose or “unsafe to occupy,” even if the building is in fact occupied and otherwise habitable.** These conditions are described below.

ORS 457.010(1)(a)

“The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, that are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions”.

ORS 457.010(1)(a)(A): Defective design and quality of physical construction

None of the properties surveyed were determined to contain structures that are unfit for their intended purpose or unsafe to occupy because of “*defective design and quality of physical construction*”.

ORS 457.010(1)(a)(B): Faulty interior arrangement and exterior spacing

None of the properties surveyed were determined to be unfit or unsafe to occupy based on “*faulty interior arrangement and exterior spacing*”.

ORS 457.010(1)(a)(C): Overcrowding and a high density of population

None of the properties surveyed were determined to contain structures that are unfit for their intended purpose or unsafe to occupy due to “*overcrowding and a high density of population*”.

ORS 457.010(1)(a)(D): Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities

None of the properties surveyed were determined to be unfit or unsafe to occupy based on “*inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities*”.

ORS 457.010(1)(a)(E): Obsolescence, deterioration, dilapidation, mixed character or shifting of uses

One property, 1059 Willamette (identified as property #11 in the attachments to this Report), was determined to be unfit or unsafe to occupy based on “*obsolescence, deterioration, dilapidation, mixed character or shifting of uses*” due to building deterioration and extended vacancy.

ORS 457.010(1)(b): An economic dislocation, deterioration or disuse of property resulting from faulty planning

Four properties were determined to be blighted due to “*economic dislocation, deterioration or disuse of property resulting from faulty planning*”. These are the properties identified as #7 (Parking lot – former McAyeal’s Cleaners), #11 (1059 Willamette), #71 (West Park Block), and #83 (former Rogue) in the attachments to this Report. These properties were identified as blighted based on this criterion due to prior environmental contamination, extended vacancy, deterioration and damage. These properties have maintenance issues that led to deterioration of the quality of the property impacting the district.

ORS 457.010(1)(c): The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development

Two properties were classified as blighted due to the “*division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development*”. These are the properties identified as #11 (1059 Willamette), and #106 (Parking Lot – former City Hall) in the attachments to this Report. These properties comprise multiple taxlots that are a variety of sizes.

ORS 457.010(1)(d): The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions

None of the properties surveyed are characterized by the existence of “*property or lot layouts in disregard of contours, drainage or other physical characteristics of the terrain and surrounding conditions*”.

ORS 457.010(1)(e): The existence of inadequate streets and other rights of way, open spaces and utilities

A total of 21 locations and/or properties were determined to be blighted based on the criterion: “*the existence of inadequate streets and other rights of way, open spaces and utilities*”. Of these, 20 are right-of-way (ROW)

locations such as sidewalks, pedestrian walkways, alleys or crosswalks. Locations were classified as meeting this criterion if there were extensive breaks in the sidewalk resulting in an uneven surface, large holes in the pavement, or crosswalks with holes and uneven ramps; all of which contribute to lack of accessibility.

One property, a city Park identified as property # 71 (West Park Block) in the attachments to this Report, met this criterion due to the unmaintained nature of the property.

ORS 457.010(1)(f): The existence of property or lots or other areas that are subject to inundation by water

None of the properties surveyed are characterized by the existence of property or lots or other areas that are subject to inundation by water.

ORS 457.010(1)(g): A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered

Fifty-seven properties were determined to meet the blight criterion: *“a prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered”*.

Specifically, properties with depreciated values were classified as blighted. Depreciated values are defined in this survey as having a ratio of 4:1 or less of property Improvement Value to Land Value. These properties are identified in Attachment 3. Some of these properties have multiple taxlots, so the ratio was created by totaling values for taxlots. Tax data for the year 2020 was used for this calculation.

The depreciation ratio is based on staff research in 2010 comparing analyses completed by other communities in the state, including Springfield, Tillamook and Portland. The depreciation ratio for properties that have no land value such as public buildings, open space, or public plazas, is identified as N/A (not applicable) in the Attachments 2 and 3 to this Report.

ORS 457.010(1)(h): A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare

Five properties were determined to be blighted based on the following criterion: *“a growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare”*. These properties are identified as #7 (Parking lot-former McAyeal’s), #11 (1059 Willamette), #71 (West Park Block), #83 (former Rogue), and #107 (Butterfly lot) in the attachments to this Report. These properties were classified as blighted under this criterion due to extended vacancies and/or property damage, all of which negatively contribute to the surrounding community.

ORS 457.010(1)(i): A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere

Four publicly owned properties were determined to be blighted based on the criterion: *“a loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere”*.

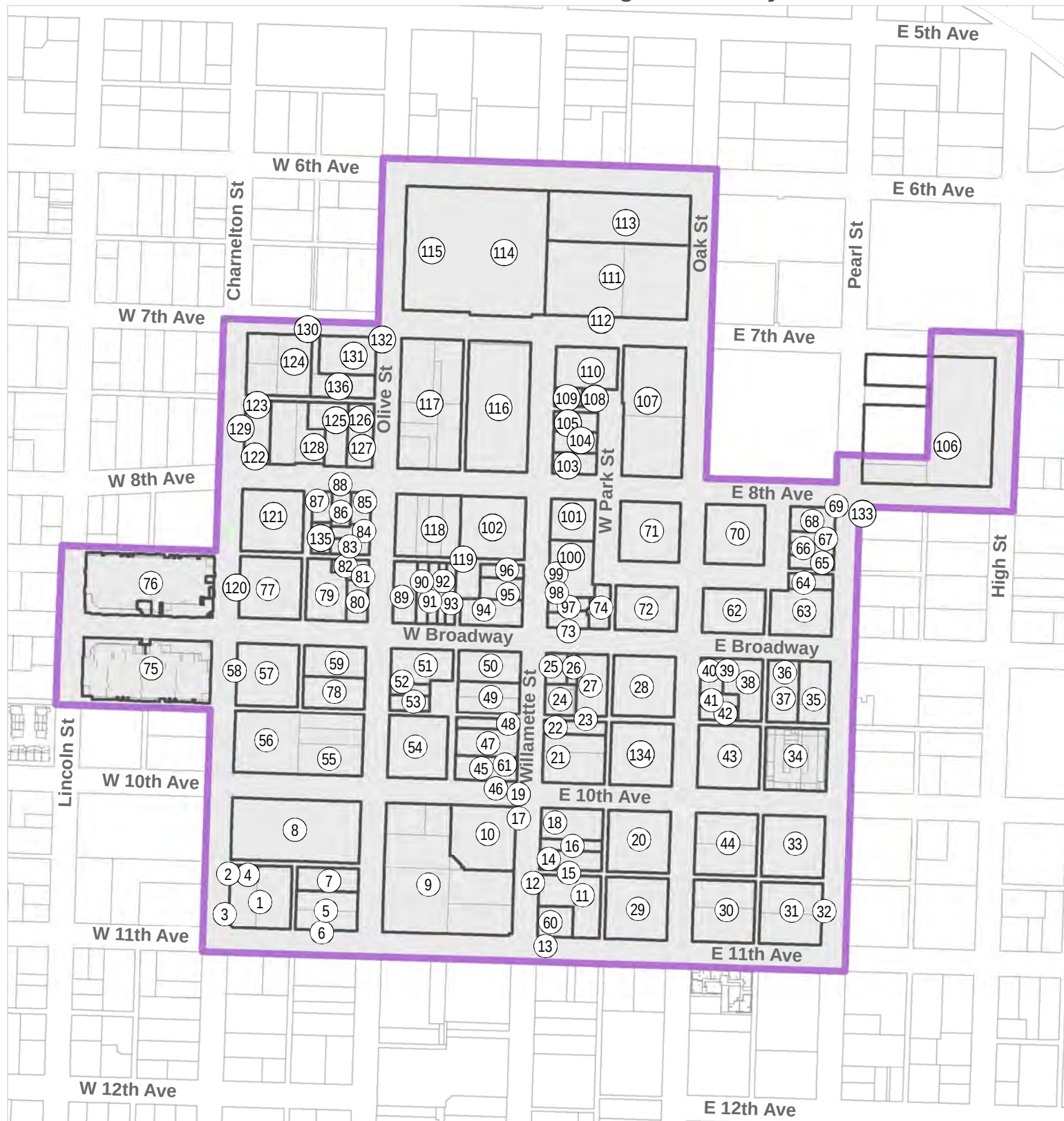
This determination was based on a review of the properties’ state of disrepair and lack of apparent maintenance including vegetation overgrowth, rusted materials, graffiti, garbage, and potential contamination. Property in these conditions and the continued deterioration of those properties add to current costs of maintenance and public services. The properties found to comply with this criterion are identified as #7 (Parking lot – former

McAyeal's), #11 (1059 Willamette), #71 (West Park block), and #107 (Butterfly lot) in the attachments to this Report.

4 CONCLUSION

A total of 63 properties (54%) surveyed in the Downtown Urban Renewal District are determined to have blighted conditions. In addition to the 63 blighted properties, 20 locations in roads, public walkways, and sidewalks have blighted conditions. Due to the presence of many closures and vacancies of businesses in the district, combined with high property depreciation value and the state of disrepair of many buildings, the city concludes that the Downtown Urban Renewal District is blighted.

Downtown Urban Renewal District - Slums and Blight Inventory 2020



- Downtown Urban Renewal District Boundary
- Slums and Blight Inventory Properties
- Taxlots

0 100 Feet

Caution: This map is based on imprecise source data, subject to change, and for general reference only.

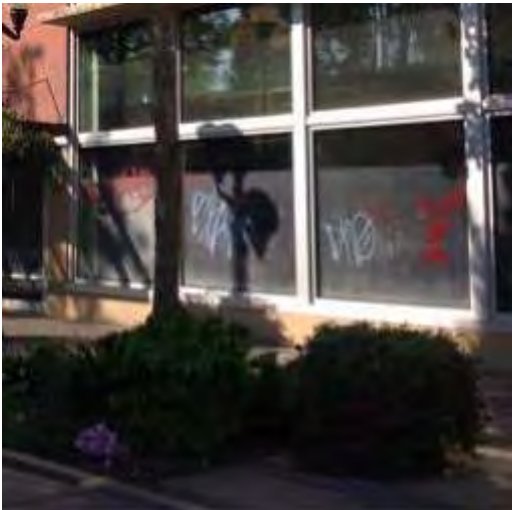
November 16, 2020, Public Hearing Item 10



City of Eugene

Downtown Urban Renewal District Blight Survey

Detailed Property Report 2020



10/21/2020

Detailed Property Report

To assist the user with reading this report a list of definitions are provided below.

Property: This is an auto-generated number to keep track of properties.

Name: This is the main or identifiable business name for the property. There may be multiple businesses on a property, this was the first seen or known by the staff conducting the inventory.

Determination of Blight: If the property was found to have blight it is noted here with a "Yes". This finding will correspond with Attachment 3 to Exhibit C.

Depreciation Ratio: Using data from the Lane County Tax and Assessment office, a mathematical calculation creates a ratio from the improvement values to land values, where the improvement value for a property is divided by the land value for a property. If there are multiple taxlots for an identified property, then the values for each tax lot were totaled to create this ratio. Tax data is from tax year 2020 and derived from regional geographic information systems (GIS).

Taxlot(s): These are the taxlot(s) associated with that property.

Property Notes: The property notes are the observations collected during inventory, and do not necessarily indicate blight.

Property:	1	Determination of Blight:	Yes
Name:	Spice N Steam	Depreciation Ratio:	0.26
Taxlot(s):	17-03-31-13-06200 , 17-03-31-13-06300		
Property Notes:	Property has depreciated Values. Building has graffiti. Parking lot has extensive potholes and is degraded.		
		Graffiti:	Y



Property:	2	Determination of Blight:	Yes
Name:	Vacant	Depreciation Ratio:	3.22
Taxlot(s):	Same taxlot as #4, 17-03-31-13-0640		
Property Notes:	Property has depreciated values and is vacant.		
		Graffiti:	N



Property:	3	Determination of Blight:	Yes
Name:	Sidewalk ROW - Charnelton btwn 10th & 11th, east side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	The sidewalk is uneven and overgrown presenting possible accessibility issues.		
		Graffiti:	N



Property:	4	Determination of Blight:	Yes
Name:	Residence. 4 units.	Depreciation Ratio:	3.22
Taxlot(s):	17-03-31-13-0640, Same taxlot as #2		
Property Notes:	The property has depreciated values.		
Graffiti:			N



Property:	5	Determination of Blight:	Yes
Name:	Kiva Grocery	Depreciation Ratio:	1.73
Taxlot(s):	17-03-31-13-06000, 17-03-31-13-06100		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	6	Determination of Blight:	Yes
Name:	Sidewalk ROW - 11th Ave between Charnelton St and Olive St, north side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:			
		Graffiti:	N



Looking West



Ramp at 11th Ave & Olive St

Property:	7	Determination of Blight:	Yes
Name:	Parking lot—Former McAyeal's Cleaners	Depreciation Ratio:	0.69
Taxlot(s):	17-03-31-13-05900		
Property Notes:	Property has depreciated values and is currently a parking lot. Site has undergone DEQ remediation. Property is overgrown, has potholes, and graffiti.		
		Graffiti:	Y



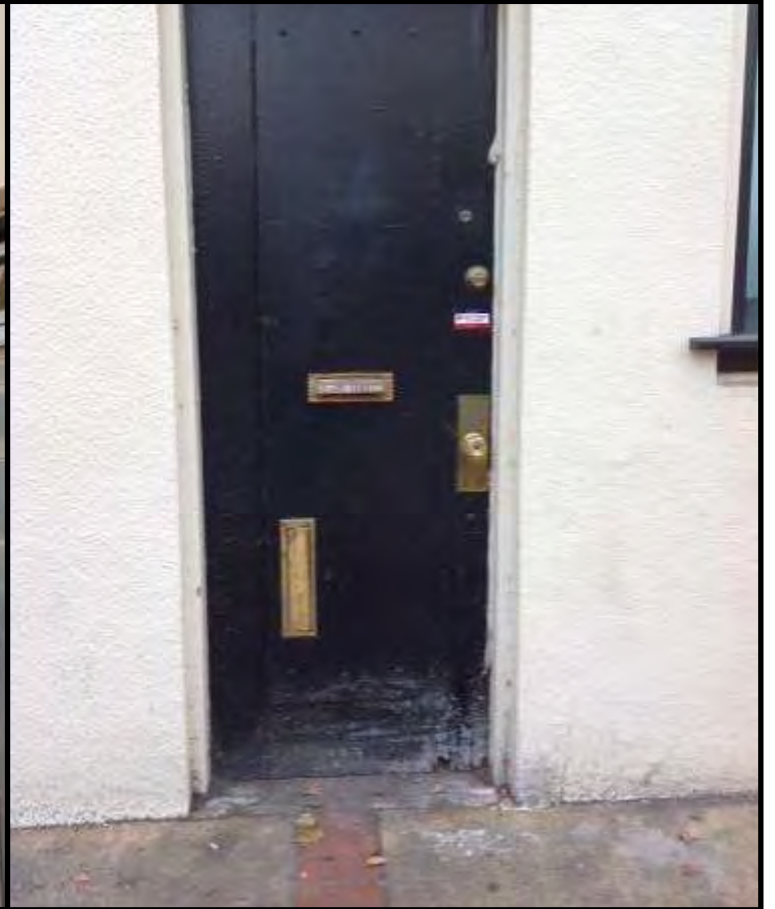
Property:	8	Determination of Blight:	No
Name:	Public Library	Depreciation Ratio:	21.67
Taxlot(s):	17-03-31-13-06500		
Property Notes:	Portable toilets out front with garbage. Plastic wrapped around bike racks.		
		Graffiti:	N



Property:	9	Determination of Blight:	Yes
Name:	LTD Downtown Station	Depreciation Ratio:	0.92
Taxlot(s):	17-03-31-13-01901, 17-03-31-13-02000, 17-03-31-13-02100, 17-03-31-13-02200, 17-03-31-13-02300, 17-03-31-13-02400, 17-03-31-13-02500		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



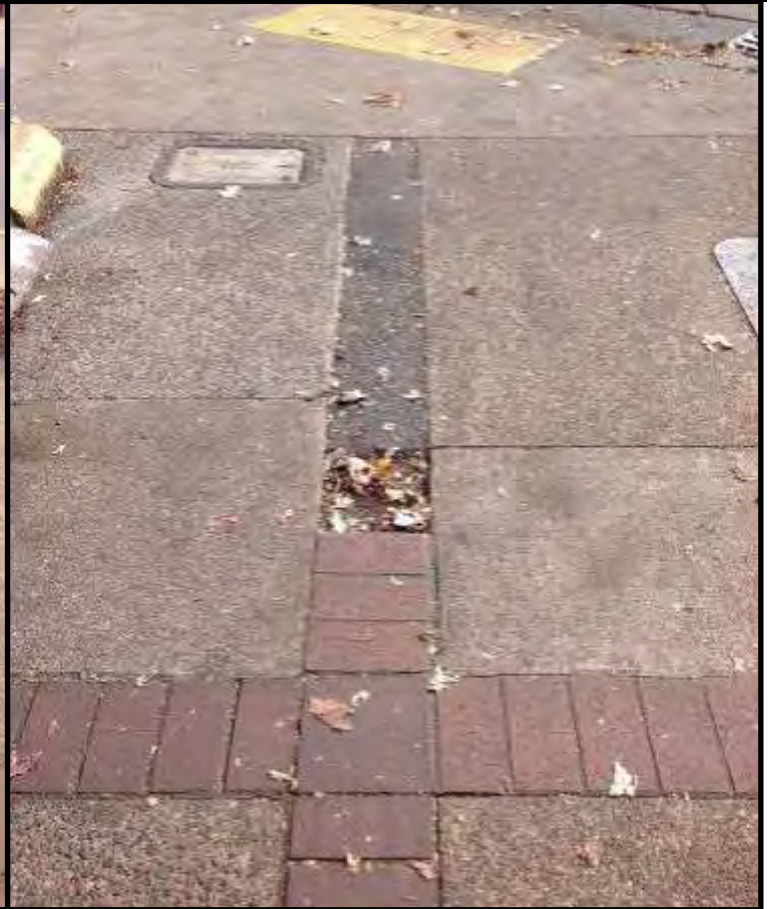
Property:	10	Determination of Blight:	Yes
Name:	McDonald Theater building	Depreciation Ratio:	1.34
Taxlot(s):	17-03-31-13-01900		
Property Notes:	Property has depreciated values. Site has vacancy with 3 of 7 ground floor businesses open; 2 closed/ vacant.; 1 temp closed and 1 with unknown status. The building has windows covered or frosted over, is damaged, and has graffiti.		
		Graffiti:	Y



Property:	11	Determination of Blight:	Yes
Name:	1059 Willamette	Depreciation Ratio:	6.52
Taxlot(s):	17-03-31-14-12800		
Property Notes:	Building is the former Lane Community College downtown campus. Currently building is vacant with exterior damage and graffiti. Property is an odd parcel shape.		
		Graffiti:	Y



Property:	12	Determination of Blight:	Yes
Name:	Sidewalk ROW - Willamette St btwn 10th Ave & 11th Ave, east side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	The sidewalk is uneven with large holes from missing bricks. The crosswalk does not align with ramp and a grate is in the way of ramp creating potential accessibility issues.		
		Graffiti:	N



Property:	13	Determination of Blight:	Yes
Name:	Sidewalk ROW - 11th Ave btwn Willamette St & Oak St, northwest portion	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	The sidewalk is very uneven which creates potential accessibility issues.		
		Graffiti:	N



Property:	14	Determination of Blight:	No
Name:	Concentric Sky	Depreciation Ratio:	4.62
Taxlot(s):	17-03-31-14-12700		
Property Notes:	The other half of the building is vacant.		
		Graffiti:	N



Property:	15	Determination of Blight:	Yes
Name:	Pedestrian walkway	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	The pedestrian walkway is deteriorated and uneven with holes and missing bricks. There are unsanitary conditions and graffiti. Width of pathway entrance and condition present potential accessibility issues.		
		Graffiti:	Y



Property:	16	Determination of Blight:	Yes
Name:	TJs on Willamette	Depreciation Ratio:	2.19
Taxlot(s):	17-03-31-14-12600		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	17	Determination of Blight:	Yes
Name:	Sidewalk ROW - Old broken phone in ROW Willamette St btwn 10th Ave& 11th Ave	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	This is an old phone stand that is damaged and has wires coming out of it.		
		Graffiti:	N



Property:	18	Determination of Blight:	N
Name:	Schaefer building. LCOG SDS	Depreciation Ratio:	7.19
Taxlot(s):	17-03-31-14-12500		
Property Notes:	Building has graffiti on back.		
		Graffiti:	Y



Back of building

Property:	19	Determination of Blight:	Yes
Name:	Crosswalks at 11th Ave and Willamette St	Depreciation Ratio:	N/A
Taxlot(s):	N/Z		
Property Notes:	These are very uneven, deteriorated crosswalks with missing bricks and holes. This is next to Senior and Disabled Services (SDS) and is one of two main walking paths from public bus station to SDS.		
		Graffiti:	N



Property:	20	Determination of Blight:	No
Name:	Overpark Garage South Lot	Depreciation Ratio:	5.12
Taxlot(s):	17-03-31-14-12300		
Property Notes:			
		Graffiti:	N



Property:	21	Determination of Blight:	No
Name:	DAC	Depreciation Ratio:	6.07
Taxlot(s):	17-03-31-14-05600, 17-03-31-14-05700		
Property Notes:			
		Graffiti:	N



Property:	22	Determination of Blight:	Yes
Name:	Shoe-a-holic	Depreciation Ratio:	1.62
Taxlot(s):	17-03-31-14-05500		
Property Notes:	Property has depreciated values. Building facade is broken and brickwork on side looks bulging at top. Business has mural on side facing pedestrian pathway which is not included in graffiti inventory.		
		Graffiti:	Y



Property:	23	Determination of Blight:	Yes
Name:	Pedestrian walkway off Willamette between Broadway and 10th Ave, east side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	Pedestrian walkway has graffiti, refuse on ground, and both dead and live rats.		
		Graffiti:	Y



Property:	24	Determination of Blight:	Yes
Name:	Persian Rugs & Imports	Depreciation Ratio:	1.40
Taxlot(s):	17-03-31-14-04800, 17-03-31-14-05300, 17-03-31-14-05400		
Property Notes:	Property has depreciated values. The building windows are scratched with graffiti and a substance smeared on them.		
		Graffiti:	Y



Property:	25	Determination of Blight:	Yes
Name:	Broadway plaza	Depreciation Ratio:	0.10
Taxlot(s):	17-03-31-14-04801		
Property Notes:	Property has depreciated values and graffiti.		
		Graffiti:	Y



Property:	26	Determination of Blight:	Yes
Name:	VooDoo Doughnut	Depreciation Ratio:	3.30
Taxlot(s):	17-03-31-14-04900		
Property Notes:	Property has depreciated values.		
		Graffiti:	Y



Property:	27	Determination of Blight:	No
Name:	40 E Broadway, former Pacific University	Depreciation Ratio:	4.38
Taxlot(s):	17-03-31-14-05200		
Property Notes:	Pacific University moved 6/24 (note on door), building vacancy not known. Building has occupied storefronts.		
		Graffiti:	Y



Property:	28	Determination of Blight:	Yes
Name:	Summit Bank Block	Depreciation Ratio:	2.02
Taxlot(s):	17-03-31-14-06200		
Property Notes:	Property has depreciated values.		
Graffiti:			N



Property:	29	Determination of Blight:	Yes
Name:	Oregon Pacific Bank	Depreciation Ratio:	1.06
Taxlot(s):	17-03-31-14-06200		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



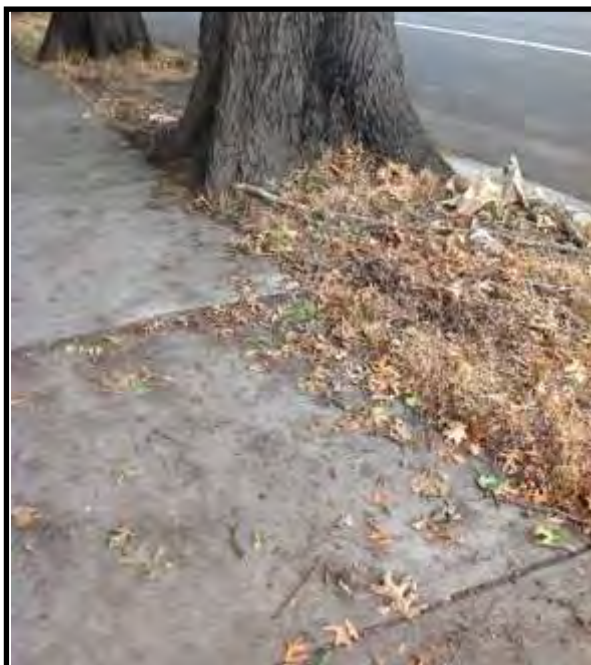
Property:	30	Determination of Blight:	Yes
Name:	Pacific Cascade Federal Credit Union	Depreciation Ratio:	2.53
Taxlot(s):	17-03-31-14-11700, 17-03-31-14-12000		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	31	Determination of Blight:	Yes
Name:	Old Firestone	Depreciation Ratio:	0.09
Taxlot(s):	17-03-31-14-11200, 17-03-31-14-11300		
Property Notes:	Property has depreciated values. Site is a large lot with vacant building and black plastic in windows.		
		Graffiti:	N



Property:	32	Determination of Blight:	Yes
Name:	Sidewalk ROW - Pearl St btwn 10th Ave & 11th Ave, west side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	Sidewalk is an uneven surface with unmaintained vegetation.		
		Graffiti:	N



Property:	33	Determination of Blight:	No
Name:	Pearl St Garage	Depreciation Ratio:	5.44
Taxlot(s):	17-03-31-14-11400		
Property Notes:			
		Graffiti:	N



Property:	34	Determination of Blight:	No
Name:	Togos Parking Garage	Depreciation Ratio:	N/A
Taxlot(s):	17-03-31-14-07401, 17-03-31-14-07402, 17-03-31-14-07403, 17-03-31-14-07404, 17-03-31-14-07405, 17-03-31-14-07406, 17-03-31-14-07407, 17-03-31-14-07408, 17-03-31-14-07409, 17-03-31-14-07410, 17-03-31-14-07411, 17-03-31-14-07412, 17-03-31-14-07413		
Property Notes:	Property has graffiti and no land value.		
		Graffiti:	Y



Property:	35	Determination of Blight:	Yes
Name:	Ambrosia Parking lot	Depreciation Ratio:	0.03
Taxlot(s):	17-03-31-14-07600, 17-03-31-14-07700		
Property Notes:	Property has depreciated values.		
Graffiti:			N



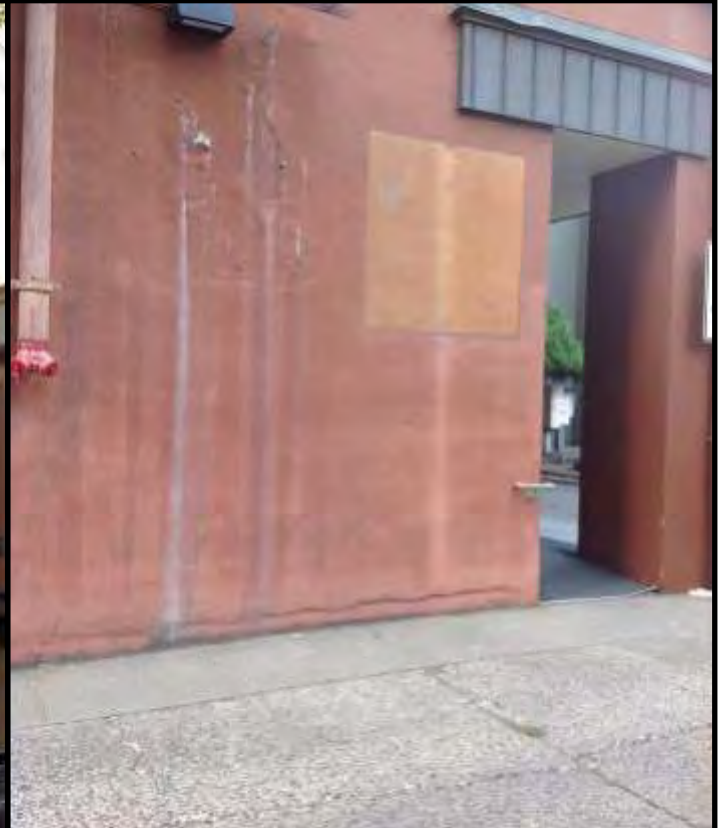
Property:	36	Determination of Blight:	No
Name:	Ambrosia	Depreciation Ratio:	5.95
Taxlot(s):	17-03-31-14-07500, same as #37		
Property Notes:			
		Graffiti:	N



Property:	37	Determination of Blight:	No
Name:	Quakenbush Building	Depreciation Ratio:	5.95
Taxlot(s):	17-03-31-14-07500, same as #36		
Property Notes:			
		Graffiti:	N



Property:	38	Determination of Blight:	No
Name:	The Miner Building	Depreciation Ratio:	9.64
Taxlot(s):	17-03-31-14-06600, same as #39		
Property Notes:	Property has some peeling paint on alley.		
		Graffiti:	N



Property:	39	Determination of Blight:	No
Name:	Passionflower	Depreciation Ratio:	9.64
Taxlot(s):	17-03-31-14-06600, same as #38		
Property Notes:			
		Graffiti:	N



Property:	40	Determination of Blight:	No
Name:	IDX	Depreciation Ratio:	10.20
Taxlot(s):	17-03-31-14-06500		
Property Notes:			
		Graffiti:	N



Property:	41	Determination of Blight:	No
Name:	Funk and Levis	Depreciation Ratio:	5.40
Taxlot(s):	17-03-31-14-06700		
Property Notes:			
		Graffiti:	N



Property:	42	Determination of Blight:	No
Name:	Alliance Insurance	Depreciation Ratio:	6.75
Taxlot(s):	17-03-31-14-06700		
Property Notes:			
		Graffiti:	N



Property:	43	Determination of Blight:	No
Name:	Citizens Building	Depreciation Ratio:	17.20
Taxlot(s):	17-03-31-14-06900		
Property Notes:			
Graffiti:			N



Property:	44	Determination of Blight:	No
Name:	CenturyLink	Depreciation Ratio:	N/A
Taxlot(s):	17-03-31-14-11500. 17-03-31-14-11600		
Property Notes:	Property has an empty looking ground floor. Many spaces outside on ground floor recessed and unkept with empty planters with garbage, clothing, and what looks like unsanitary conditions.		
Graffiti:			N



Property:	45	Determination of Blight:	Yes
Name:	Actors Cabaret	Depreciation Ratio:	1.95
Taxlot(s):	17-03-31-13-01800, same taxlot as #61		
Property Notes:	Property has depreciated values and graffiti.		
		Graffiti:	Y



Property:	46	Determination of Blight:	Yes
Name:	Sidewalk ROW - 10th Ave btwn Olive St & Willamette St	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	Sidewalk is uneven with significant differences in height.		
		Graffiti:	N



Property:	47	Determination of Blight:	Yes
Name:	DAC Newberry	Depreciation Ratio:	2.52
Taxlot(s):	17-03-31-13-01700		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	48	Determination of Blight:	No
Name:	Harry Ritchie	Depreciation Ratio:	4.42
Taxlot(s):	17-03-31-13-01600		
Property Notes:	Property has depreciated values and has had graffiti evidenced by painted sections.		
		Graffiti:	Y



Property:	49	Determination of Blight:	No
Name:	Woolworth Building	Depreciation Ratio:	20.47
Taxlot(s):	17-03-31-13-01400, 17-03-31-13-01500		
Property Notes:			
		Graffiti:	N



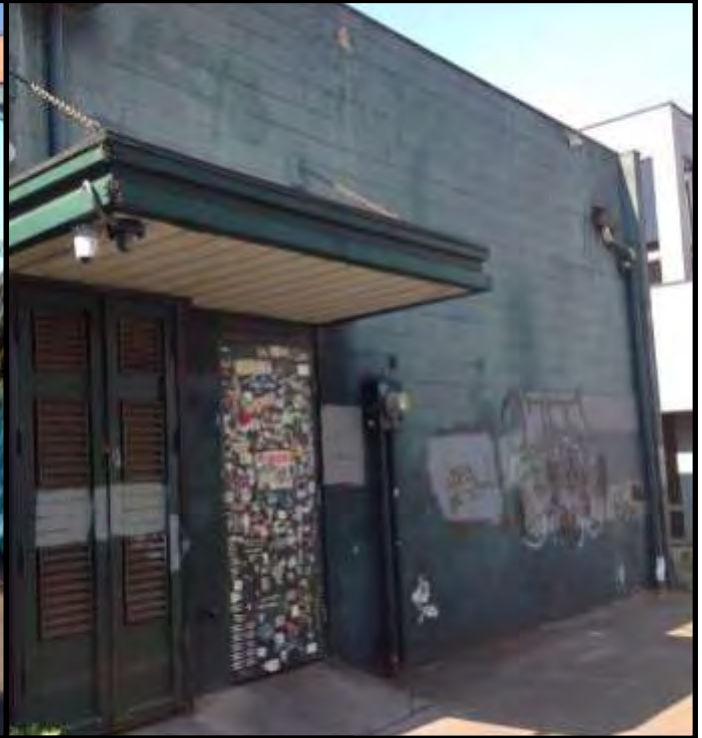
Property:	50	Determination of Blight:	No
Name:	Centre Court	Depreciation Ratio:	13.97
Taxlot(s):	17-03-31-13-01300		
Property Notes:			
		Graffiti:	N



Property:	51	Determination of Blight:	No
Name:	Washburne Building	Depreciation Ratio:	5.68
Taxlot(s):	17-03-31-13-02900		
Property Notes:			
		Graffiti:	N



Property:	52	Determination of Blight:	Yes
Name:	Luckey's Cigar Club	Depreciation Ratio:	1.64
Taxlot(s):	17-03-31-13-02800		
Property Notes:	Property has depreciated values and graffiti.		
		Graffiti:	Y



Property:	53	Determination of Blight:	No
Name:	Sweet Leaf Cannabis	Depreciation Ratio:	4.20
Taxlot(s):	17-03-31-13-02700		
Property Notes:	Property has extensive exterior damage and graffiti. Half of building front vacant (on Olive St).		
		Graffiti:	Y



Property:	54	Determination of Blight:	No
Name:	Atrium Building	Depreciation Ratio:	7.73
Taxlot(s):	17-03-31-13-02600		
Property Notes:	Property has graffiti and the outer steps look damaged.		
		Graffiti:	Y



Property:	55	Determination of Blight:	No
Name:	LCC Downtown Campus	Depreciation Ratio:	23.49
Taxlot(s):	17-03-31-13-05100, 17-03-31-13-05200, 17-03-31-13-05300, 17-03-31-13-06600, same as #56		
Property Notes:			
		Graffiti:	N



Property:	56	Determination of Blight:	No
Name:	LCC Titan Court Housing	Depreciation Ratio:	23.49
Taxlot(s):	17-03-31-13-05100, 17-03-31-13-05200, 17-03-31-13-05300, 17-03-31-13-06600, same as #55		
Property Notes:			
		Graffiti:	N



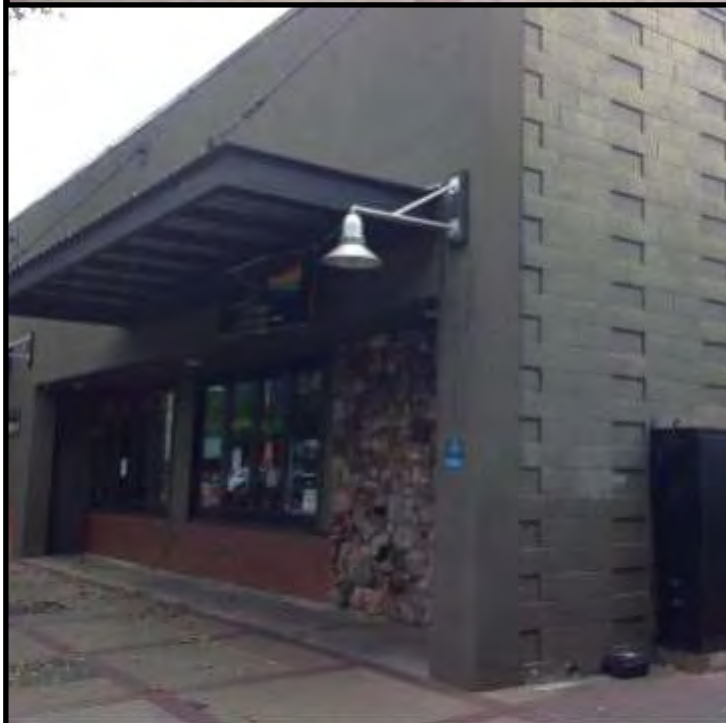
Property:	57	Determination of Blight:	Yes
Name:	Shawmed Building	Depreciation Ratio:	1.74
Taxlot(s):	17-03-31-13-06700		
Property Notes:	Property has depreciated values, graffiti, peeling paint on alley, and display windows scratched with graffiti.		
		Graffiti:	Y



Property:	58	Determination of Blight:	Yes
Name:	Sidewalk Row - Charnelton St btwn Broadway & 10th Ave, east side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	Sidewalk is overgrown indicating lack of maintenance.		
		Graffiti:	Y



Property:	59	Determination of Blight:	No
Name:	Buy2 Block	Depreciation Ratio:	4.34
Taxlot(s):	17-03-31-13-04900		
Property Notes:	There is the presence of a mobile police camera indicating need to extra enforcement on the corner. Building has vacancy and temporarily closed businesses.		
		Graffiti:	N



Property:	60	Determination of Blight:	Yes
Name:	Pita Pit Building	Depreciation Ratio:	0.92
Taxlot(s):	17-03-31-14-12900		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	61	Determination of Blight:	Yes
Name:	Poppi's Anatolia	Depreciation Ratio:	1.95
Taxlot(s):	17-03-31-13-01800, same as #45		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	62	Determination of Blight:	No
Name:	Parkview Place	Depreciation Ratio:	8.40
Taxlot(s):	17-03-31-14-02900		
Property Notes:			
		Graffiti:	N



Property:	63	Determination of Blight:	Yes
Name:	Bon Mi Building	Depreciation Ratio:	2.34
Taxlot(s):	17-03-31-14-02800		
Property Notes:	Property has depreciated values and graffiti.		
		Graffiti:	Y



Property:	64	Determination of Blight:	No
Name:	Park Place Apartments	Depreciation Ratio:	14.98
Taxlot(s):	17-03-31-14-02700		
Property Notes:	Property has graffiti.		
		Graffiti:	Y



Property:	65	Determination of Blight:	No
Name:	Full City Coffee	Depreciation Ratio:	14.98
Taxlot(s):	17-03-31-14-02600		
Property Notes:	Property has graffiti.		
		Graffiti:	Y



Property:	66	Determination of Blight:	No
Name:	Law offices	Depreciation Ratio:	6.15
Taxlot(s):	17-03-31-14-02500		
Property Notes:	Exterior was painted during blight survey.		
		Graffiti:	N



Property:	67	Determination of Blight:	Yes
Name:	808/825 Pearl	Depreciation Ratio:	2.44
Taxlot(s):	17-03-31-14-02400		
Property Notes:	Property has depreciated values. The Pearl St side entrance has exterior damage and overgrown entrance with garbage. The East park block side looks more maintained.		
		Graffiti:	N



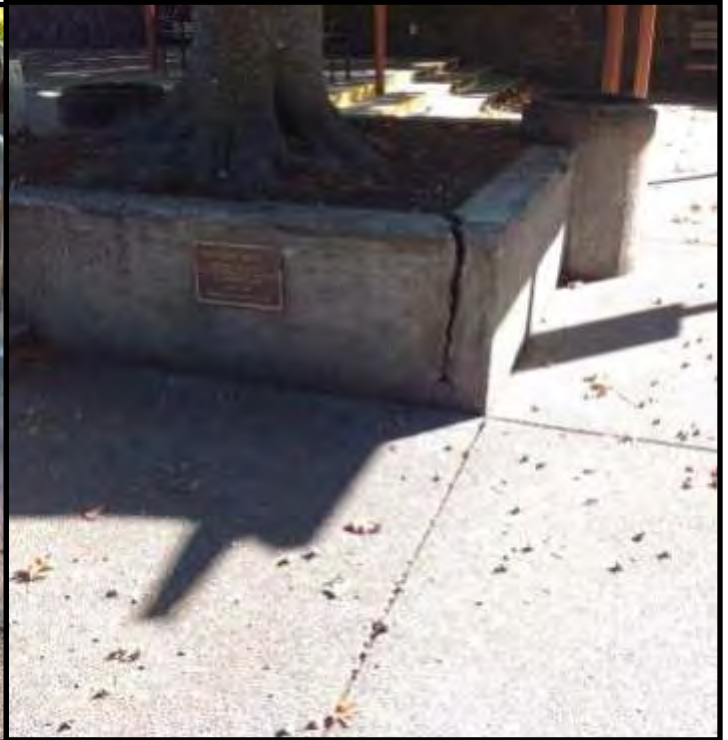
Property:	68	Determination of Blight:	Yes
Name:	Court Reporter building	Depreciation Ratio:	2.07
Taxlot(s):	17-03-31-14-02300		
Property Notes:	The property has depreciated values.		
		Graffiti:	N



Property:	69	Determination of Blight:	Yes
Name:	Sidewalk row - 8th Ave and Pearl St, both sections	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	The sidewalk is uneven with holes.		
		Graffiti:	N



Property:	70	Determination of Blight:	Yes
Name:	East Park block	Depreciation Ratio:	0.05
Taxlot(s):	17-03-31-14-04700, same as #71		
Property Notes:	The property has depreciated values. There is property damage with broken stone walls, a broken tree planter and uneven sidewalks.		
		Graffiti:	N



Property:	71	Determination of Blight:	Yes
Name:	East Park block	Depreciation Ratio:	0.05
Taxlot(s):	17-03-31-14-04700, same as #70		
Property Notes:	The property has depreciated values. The property has damage with a broken stone wall, uneven sidewalks and the access ramp has holes. There old fountain no longer running water. There is a storage container on the property. Property has garbage on the ground, clothing, and it was observed people sleeping, loud music and an off leash dog.		



Property:	72	Determination of Blight:	No
Name:	Wells Fargo building	Depreciation Ratio:	7.08
Taxlot(s):	17-03-31-14-03300		
Property Notes:	Property had windows boarded up and graffiti. Sign says branch temporarily closed.		
		Graffiti:	Y



Property:	73	Determination of Blight:	No
Name:	Tyndale Advisors	Depreciation Ratio:	4.94
Taxlot(s):	17-03-31-14-03900		
Property Notes:			
		Graffiti:	N



Property:	74	Determination of Blight:	Yes
Name:	Tyndale Advisors Parking Lot	Depreciation Ratio:	0
Taxlot(s):	17-03-31-14-03900		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



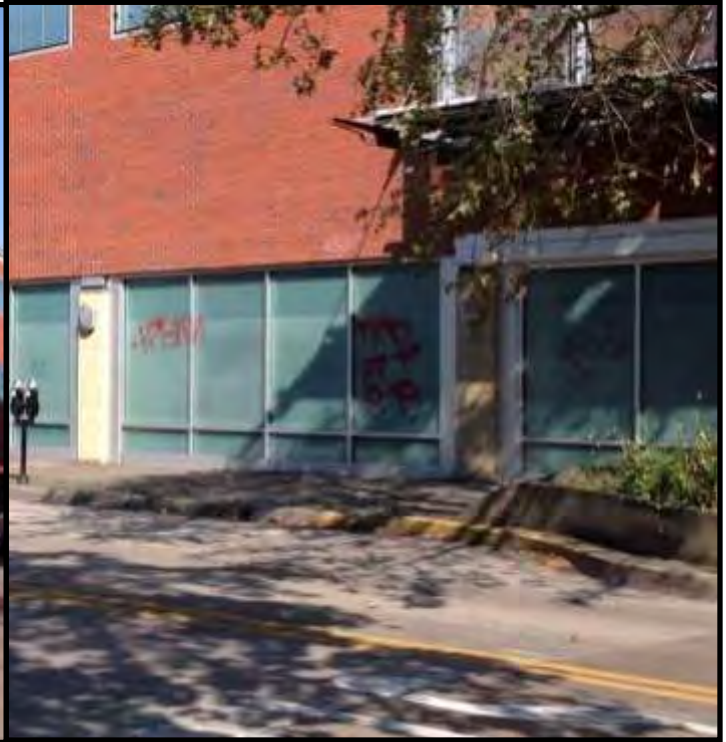
Property:	75	Determination of Blight:	No
Name:	Broadway Place south	Depreciation Ratio:	N/A
Taxlot(s):	17-03-31-13-16200, 17-03-31-13-16400, 17-03-31-13-16600, 17-03-31-13-16700, 17-03-31-13-16900 (lot 6700 is found on both north and south)		
Property Notes:	Property had building damage with a broken window and graffiti. There was a vacant ground floor space. Property is mixed use with commercial and residential, and a public parking garage.		
		Graffiti:	Y



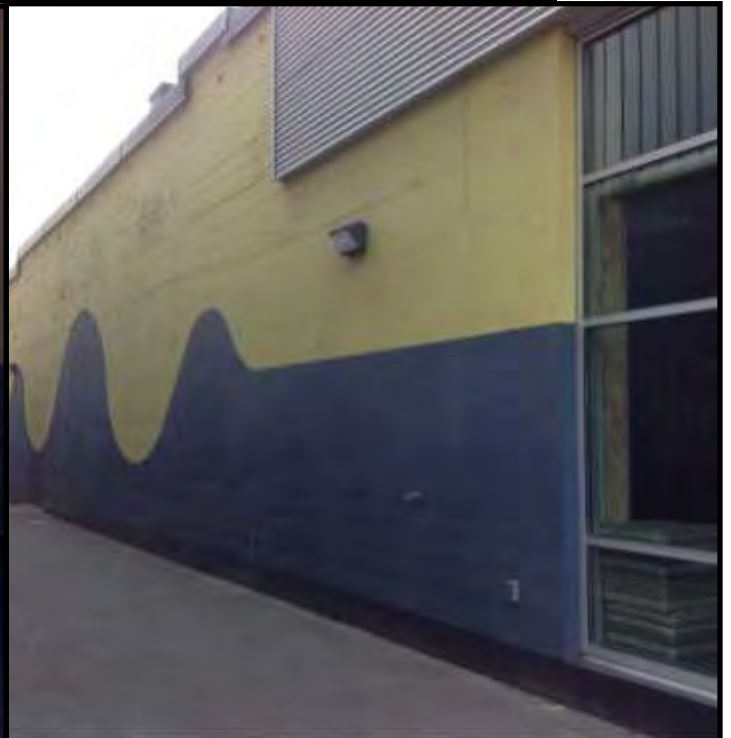
Property:	76	Determination of Blight:	No
Name:	Broadway Place North	Depreciation Ratio:	N/A
Taxlot(s):	17-03-31-13-16200, 17-03-31-13-16400, 17-03-31-13-16600, 17-03-31-13-16700, 17-03-31-13-16900 (lot 16700 is found on both north and south).		
Property Notes:	Property had graffiti. Property is mixed use with commercial and residential, and a public parking garage.		
		Graffiti:	Y



Property:	77	Determination of Blight:	No
Name:	Old Bon Marche/Sykes	Depreciation Ratio:	9.31
Taxlot(s):	17-03-31-13-06800		
Property Notes:	Property had graffiti.		
		Graffiti:	Y



Property:	78	Determination of Blight:	Yes
Name:	UO Rain	Depreciation Ratio:	1.08
Taxlot(s):	17-03-31-13-05000		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	79	Determination of Blight:	Yes
Name:	Pipeworks	Depreciation Ratio:	2.68
Taxlot(s):	17-03-31-13-04500		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	80	Determination of Blight:	Yes
Name:	Jameson's & Glamour Girl Unlimited	Depreciation Ratio:	1.65
Taxlot(s):	17-03-31-13-04800		
Property Notes:	Property has depreciated values and minor damage on awning of hair salon.		
		Graffiti:	N



Property:	81	Determination of Blight:	No
Name:	Analog Barbershop	Depreciation Ratio:	6.62
Taxlot(s):	17-03-31-13-04700		
Property Notes:	Bottom floor of property is vacant.		
		Graffiti:	N



Property:	82	Determination of Blight:	Yes
Name:	Duvall Building	Depreciation Ratio:	2.71
Taxlot(s):	17-03-31-13-04600		
Property Notes:	Property has depreciated values.		
Graffiti:			Y



Property:	83	Determination of Blight:	Yes
Name:	Former Rogue	Depreciation Ratio:	3.38
Taxlot(s):	17-03-31-13-04400		
Property Notes:	Property has depreciated values with boarded up windows and graffiti.		
		Graffiti:	Y



Property:	84	Determination of Blight:	Yes
Name:	Starlight Lounge, Full House Poker	Depreciation Ratio:	3.22
Taxlot(s):	17-03-31-13-04300		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	85	Determination of Blight:	Yes
Name:	Independent Police Auditor	Depreciation Ratio:	2.05
Taxlot(s):	17-03-31-13-03900		
Property Notes:	Property has depreciated values and graffiti.		
		Graffiti:	Y



Property:	86	Determination of Blight:	Yes
Name:	KLCC	Depreciation Ratio:	3.57
Taxlot(s):	17-03-31-13-04000		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	87	Determination of Blight:	No
Name:	Law offices	Depreciation Ratio:	5.66
Taxlot(s):	17-03-31-13-04100		
Property Notes:			
		Graffiti:	N



Property:	88	Determination of Blight:	Yes
Name:	Sidewalk ROW - 8th Ave btwn Olive St & Charnelton St, south side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	Sidewalk is uneven and raised along curb.		
		Graffiti:	N



Property:	89	Determination of Blight:	Yes
Name:	Horsehead	Depreciation Ratio:	0.54
Taxlot(s):	17-03-31-13-03000		
Property Notes:	Property has depreciated values and graffiti.		
		Graffiti:	Y



Property:	90	Determination of Blight:	Yes
Name:	Lazar's Bazar	Depreciation Ratio:	2.13
Taxlot(s):	17-03-31-13-03100		
Property Notes:	Property has depreciated values and old sign on back.		
		Graffiti:	N



Property:	91	Determination of Blight:	Yes
Name:	The Drake Bar	Depreciation Ratio:	1.52
Taxlot(s):	17-03-31-13-03200		
Property Notes:	Property has depreciated values and graffiti.		
		Graffiti:	Y



Property:	92	Determination of Blight:	Yes
Name:	Lazar's Bazar Imports	Depreciation Ratio:	2.88
Taxlot(s):	17-03-31-13-03300		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	93	Determination of Blight:	Yes
Name:	Party Downtown	Depreciation Ratio:	2.88
Taxlot(s):	17-03-31-13-03300		
Property Notes:	Property has depreciated values and graffiti.		
		Graffiti:	Y



Property:	94	Determination of Blight:	No
Name:	First on Broadway	Depreciation Ratio:	13.66
Taxlot(s):	17-03-31-13-01100		
Property Notes:			
		Graffiti:	N



Property:	95	Determination of Blight:	Yes
Name:	Metro Theatre	Depreciation Ratio:	3.13
Taxlot(s):	17-03-31-13-01000		
Property Notes:			
		Graffiti:	N



Property:	96	Determination of Blight:	N
Name:	Vacant (Former Scan Design)	Depreciation Ratio:	5.17
Taxlot(s):	17-03-31-13-00900		
Property Notes:	The building is vacant. Boarded up doors painted black on side entrance.		
		Graffiti:	N



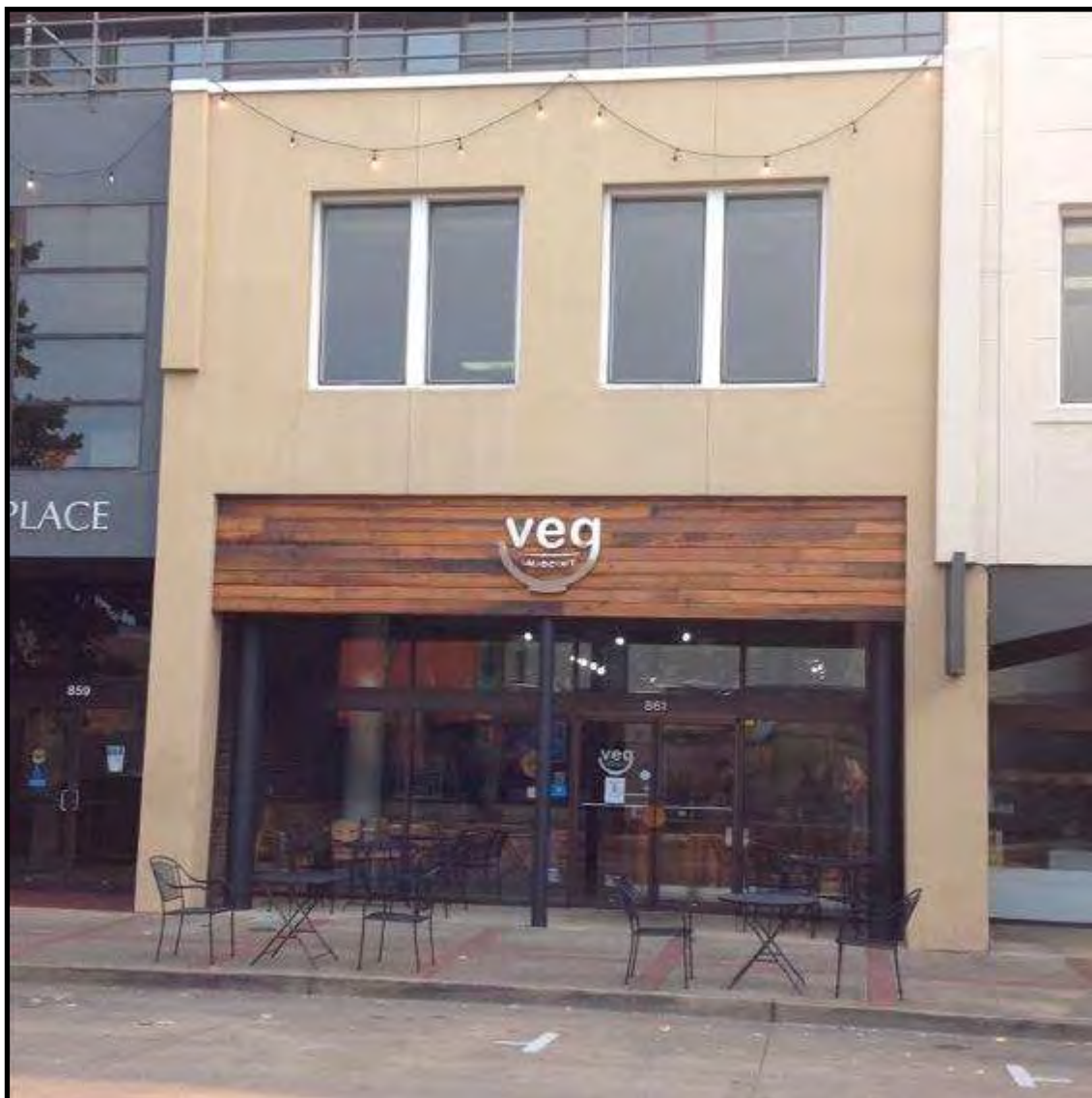
Property:	97	Determination of Blight:	Yes
Name:	Game Pub	Depreciation Ratio:	3.10
Taxlot(s):	17-03-31-14-04000		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	98	Determination of Blight:	No
Name:	Former Public Streetwear	Depreciation Ratio:	11.43
Taxlot(s):	17-03-31-14-04400, same as sites #99 & #100		
Property Notes:			
		Graffiti:	N



Property:	99	Determination of Blight:	No
Name:	Veg	Depreciation Ratio:	11.43
Taxlot(s):	17-03-31-14-04400, same as sites #98 & #100		
Property Notes:			
		Graffiti:	N



Property:	100	Determination of Blight:	No
Name:	Veg	Depreciation Ratio:	11.43
Taxlot(s):	17-03-31-14-04400, same as sites #98 & #99		
Property Notes:	Property has graffiti and vacancies on ground floor.		
		Graffiti:	Y



Property:	101	Determination of Blight:	Yes
Name:	Cascade Title	Depreciation Ratio:	3.52
Taxlot(s):	17-03-31-14-04400, same as sites #98 & #99		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



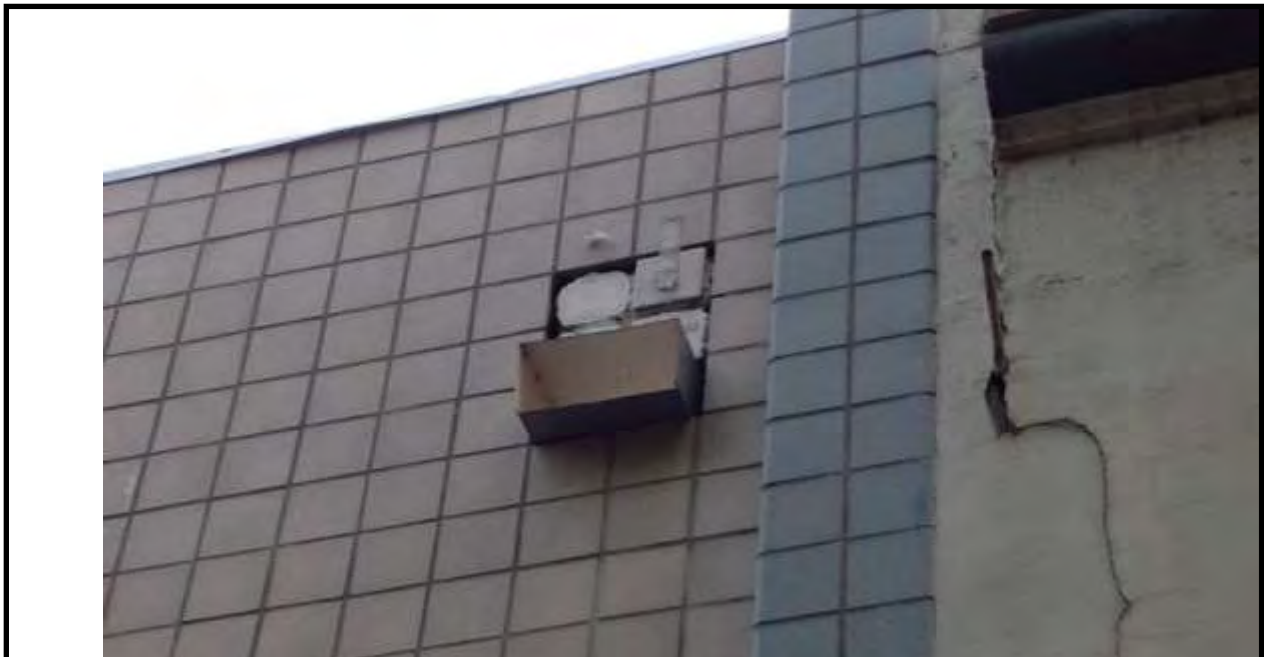
Property:	102	Determination of Blight:	No
Name:	US Bank	Depreciation Ratio:	13.30
Taxlot(s):	17-03-31-13-00700		
Property Notes:			
		Graffiti:	N



Property:	103	Determination of Blight:	No
Name:	Tiffany Building	Depreciation Ratio:	6.79
Taxlot(s):	17-03-31-11-09400		
Property Notes:			
		Graffiti:	N



Property:	104	Determination of Blight:	Yes
Name:	AHM Brands	Depreciation Ratio:	1.93
Taxlot(s):	17-03-31-11-09400		
Property Notes:	Property has depreciated values and facade near pipe looks taped on.		
		Graffiti:	N



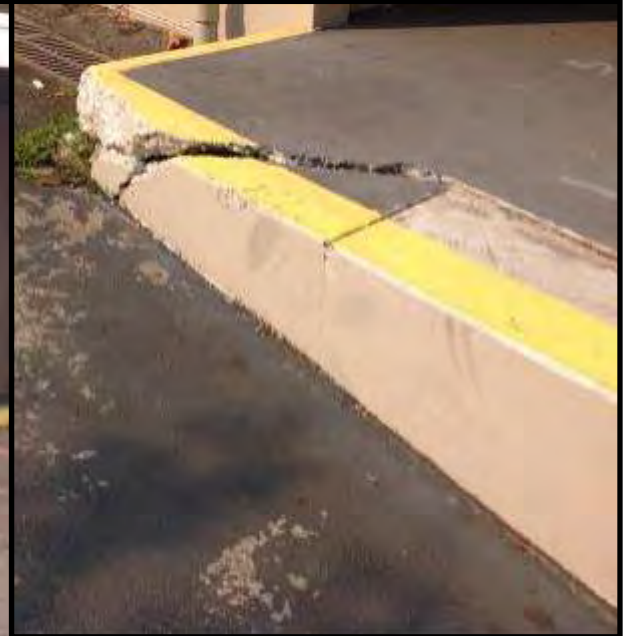
Property:	105	Determination of Blight:	No
Name:	Smeed Hotel	Depreciation Ratio:	4.81
Taxlot(s):	17-03-31-11-09200		
Property Notes:	Property has graffiti.		
		Graffiti:	Y



Property:	106	Determination of Blight:	Yes
Name:	Parking lot—former Eugene City Hall	Depreciation Ratio:	0.00
Taxlot(s):	17-03-31-11-10600, 17-03-31-11-10602, 17-03-31-11-10603		
Property Notes:	Property has depreciated values and no improvement value.		
		Graffiti:	N



Property:	107	Determination of Blight:	Yes
Name:	Parking lot—Butterfly lot	Depreciation Ratio:	0.06
Taxlot(s):	17-03-31-11-09500, 17-03-31-11-09501		
Property Notes:	Property has depreciated values with broken pavement and large potholes.		
		Graffiti:	N



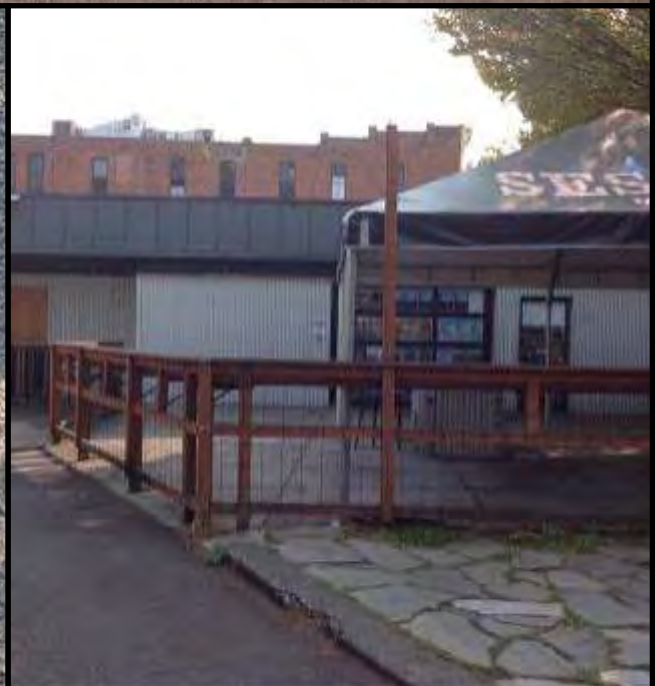
Property:	108	Determination of Blight:	No
Name:	Baden & Company Marketing	Depreciation Ratio:	5.09
Taxlot(s):	17-03-31-11-09001		
Property Notes:			
		Graffiti:	N



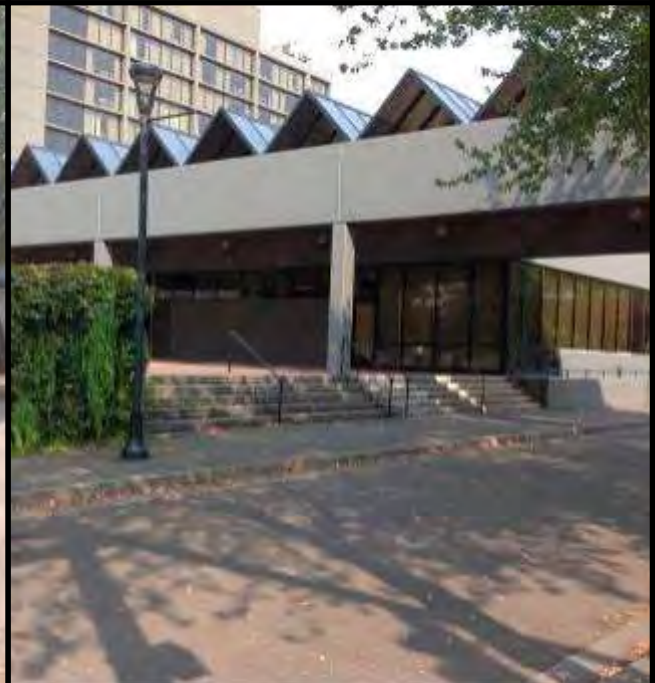
Property:	109	Determination of Blight:	Yes
Name:	Urban Therapeutic Building	Depreciation Ratio:	2.75
Taxlot(s):	17-03-31-11-09000		
Property Notes:	Property has depreciated values and graffiti.		
		Graffiti:	Y



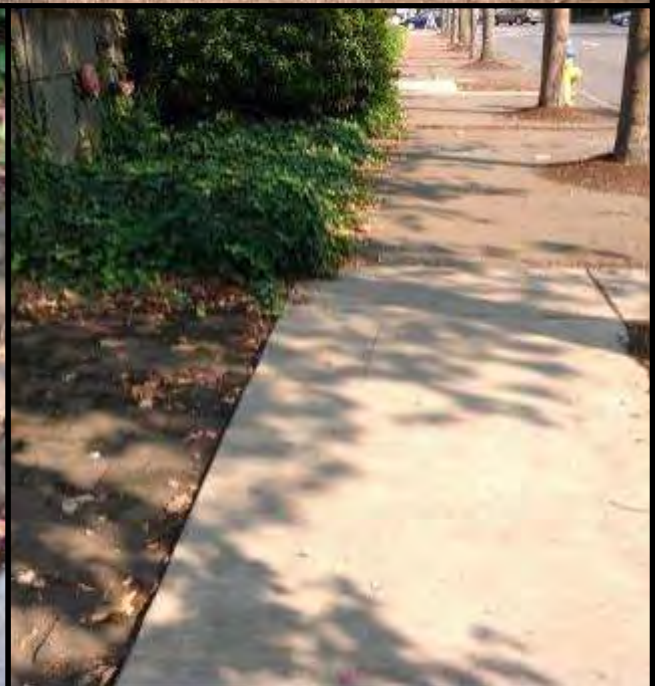
Property:	110	Determination of Blight:	Yes
Name:	Sessions Music Hall	Depreciation Ratio:	0.81
Taxlot(s):	17-03-31-11-08800		
Property Notes:	Property has depreciated values and graffiti. There is a food cart in the parking lot.		
		Graffiti:	Y



Property:	111	Determination of Blight:	No
Name:	Conference Center	Depreciation Ratio:	6.39
Taxlot(s):	17-03-31-11-07700, 17-03-31-11-07600		
Property Notes:	Property has graffiti.		
		Graffiti:	Y



Property:	112	Determination of Blight:	Yes
Name:	Sidewalk ROW - E 7th Ave btwn Willamette St & Oak St, northeast side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	The sidewalk is uneven.		
		Graffiti:	N



Property:	113	Determination of Blight:	No
Name:	The Graduate Hotel	Depreciation Ratio:	32.46
Taxlot(s):	17-03-31-11-07601		
Property Notes:			
		Graffiti:	N



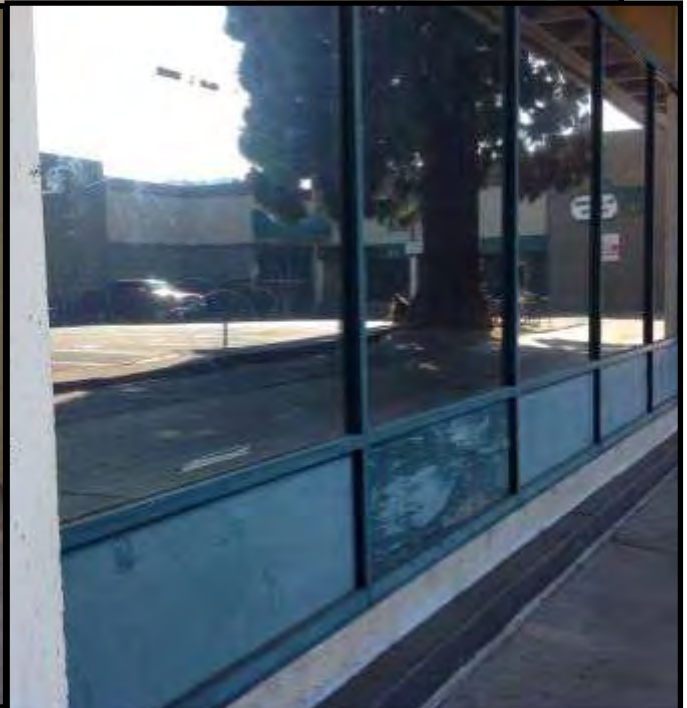
Property:	114	Determination of Blight:	No
Name:	Hult Center	Depreciation Ratio:	11.43
Taxlot(s):	17-03-31-12-06400, same as site #115		
Property Notes:			
		Graffiti:	N



Property:	115	Determination of Blight:	No
Name:	Hult Center Parking	Depreciation Ratio:	11.43
Taxlot(s):	17-03-31-12-06400, same as site #114		
Property Notes:			
		Graffiti:	N



Property:	116	Determination of Blight:	Yes
Name:	Parcade	Depreciation Ratio:	2.56
Taxlot(s):	17-03-31-12-16801, 17-03-31-12-16800		
Property Notes:	Property has depreciated values and building damage. There was graffiti, duct tape on one door and a broken window.		
		Graffiti:	Y



Property:	117	Determination of Blight:	Yes
Name:	M Jacobs	Depreciation Ratio:	0.56
Taxlot(s):	17-03-31-12-15600, 17-03-31-12-15601, 17-03-31-12-15602, 17-03-31-12-15800, 17-03-31-12-15900, 17-03-31-12-16000, 17-03-31-12-16100		
Property Notes:	Property has depreciated values. There was building exterior damage and graffiti. Food carts in parking lot.		
		Graffiti:	Y



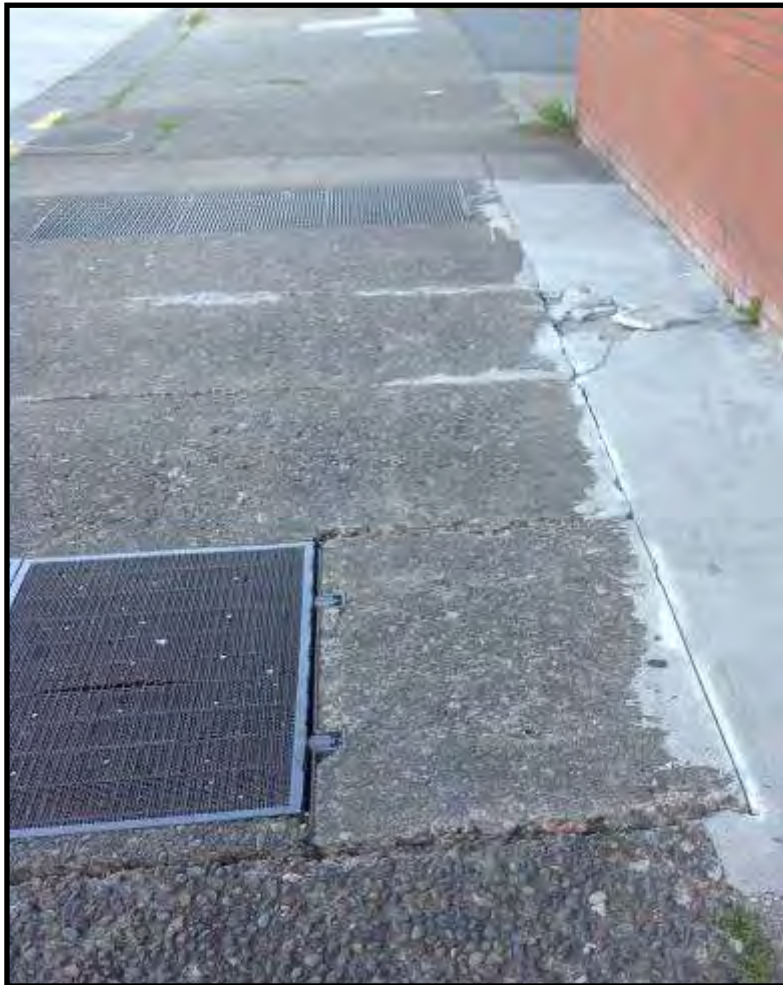
Property:	118	Determination of Blight:	Yes
Name:	US Bank Parking lot	Depreciation Ratio:	0.03
Taxlot(s):	17-03-31-13-03500, 17-03-31-13-03600, 17-03-31-13-03700, 17-03-31-13-03800		
Property Notes:	Property has depreciated values.		
Graffiti:			N



Property:	119	Determination of Blight:	Yes
Name:	Alley ROW - W 8th Alley btwn Willamette St & Olive St	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	The alley roadway had broken pavement and potholes.		
		Graffiti:	N



Property:	120	Determination of Blight:	Yes
Name:	Sidewalk ROW - Charnelton St btwn 8th Ave & Broadway, east side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	The sidewalk was overgrown, uneven, and had large sections coming off sidewalk surface.		
		Graffiti:	N



Property:	121	Determination of Blight:	Yes
Name:	Former Bon/Sykes Parking lot	Depreciation Ratio:	0.03
Taxlot(s):	17-03-31-13-06900		
Property Notes:	Property has depreciated values and graffiti. It is a parking lot.		
		Graffiti:	Y



Property:	122	Determination of Blight:	Yes
Name:	Whirled Pies	Depreciation Ratio:	3.32
Taxlot(s):	17-03-31-12-14800, same as #123		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



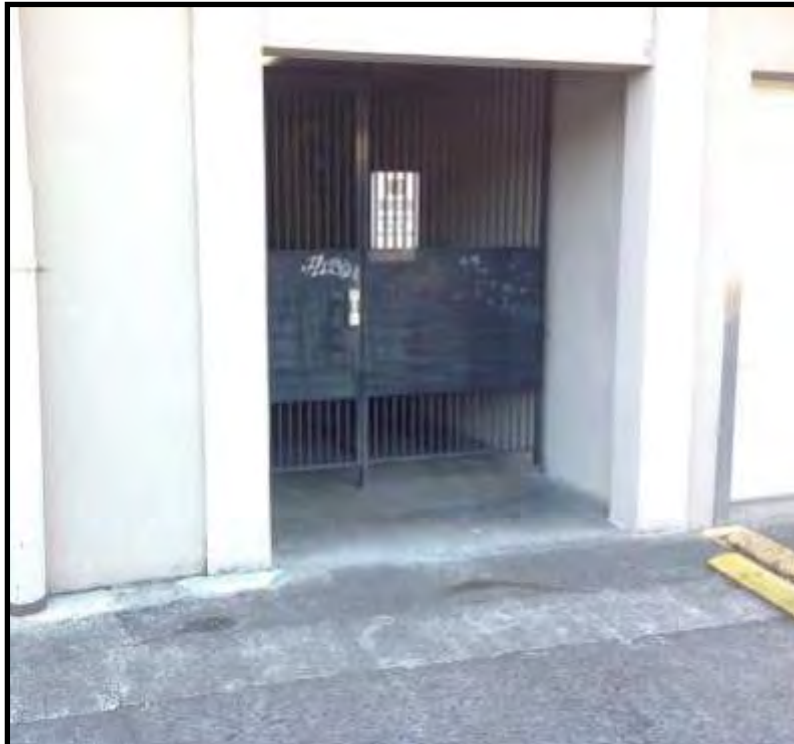
Property:	123	Determination of Blight:	Yes
Name:	Northwest Martial Arts (NWMA)	Depreciation Ratio:	3.32
Taxlot(s):	17-03-31-12-14800, same as #122		
Property Notes:	Property has depreciated values, graffiti and minor exterior damage.		
		Graffiti:	Y



Property:	124	Determination of Blight:	Yes
Name:	Goodyear	Depreciation Ratio:	0.37
Taxlot(s):	17-03-31-12-14600, 17-03-31-12-14700, 17-03-31-12-15100		
Property Notes:	Property has depreciated values and graffiti.		
		Graffiti:	Y



Property:	125	Determination of Blight:	Yes
Name:	8th & Olive Building	Depreciation Ratio:	2.24
Taxlot(s):	17-03-31-12-15300		
Property Notes:	Property has depreciated values.		
		Graffiti:	Y



Property:	126	Determination of Blight:	Yes
Name:	Travel Lane County	Depreciation Ratio:	2.69
Taxlot(s):	17-03-31-12-15500, same as #127		
Property Notes:	Property has depreciated values.		
Graffiti:			N



Property:	127	Determination of Blight:	Yes
Name:	State of Oregon Youth Authority	Depreciation Ratio:	2.69
Taxlot(s):	17-03-31-12-15500, same as #126		
Property Notes:	Property has depreciated values.		
Graffiti:			N



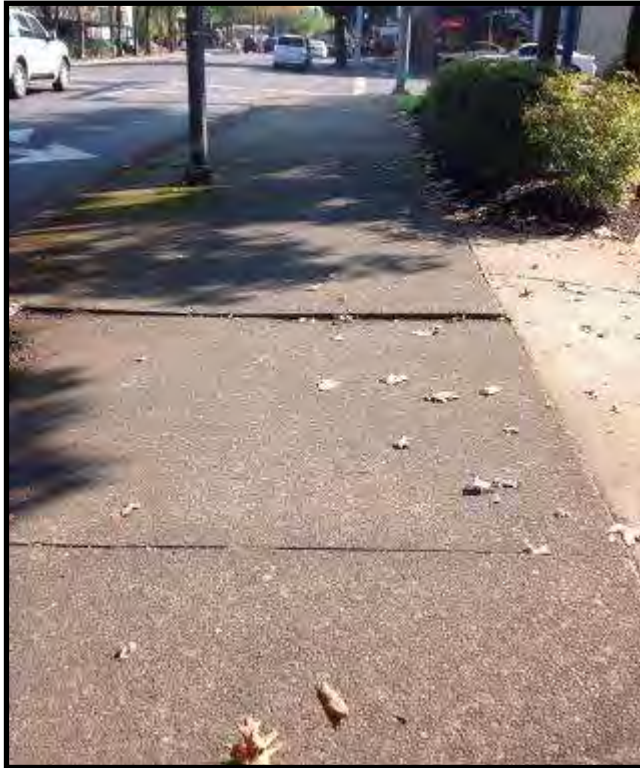
Property:	128	Determination of Blight:	Yes
Name:	Brenner's Furniture	Depreciation Ratio:	1.92
Taxlot(s):	17-03-31-12-14900, 17-03-31-12-15400		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	129	Determination of Blight:	Yes
Name:	Sidewalk ROW - Charnelton St btwn 7th Ave & 8th Ave, east side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	Sidewalk was overgrown, uneven and signs had graffiti. Does not have straight walking path, overgrown trees.		
		Graffiti:	Y



Property:	130	Determination of Blight:	Yes
Name:	Sidewalk ROW - W 7th Ave btwn Olive St & Charnelton St, east side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	Sidewalk was uneven and sign had graffiti.		
		Graffiti:	Y



Property:	131	Determination of Blight:	Yes
Name:	Dutch Bros.	Depreciation Ratio:	0.11
Taxlot(s):	17-03-31-12-15201		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	132	Determination of Blight:	Yes
Name:	Crosswalk at Olive St & W 7th Ave, south	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	Large pothole and access issues with crosswalk.		
Graffiti:			N



Property:	133	Determination of Blight:	Yes
Name:	Sidewalk ROW - Pearl St btwn E 8th Ave & Broadway, east side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	Sidewalk was uneven and broken in places.		
		Graffiti:	N



Property:	134	Determination of Blight:	No
Name:	Overpark North Lot	Depreciation Ratio:	4.42
Taxlot(s):	17-03-31-14-05800		
Property Notes:			
		Graffiti:	N



Property:	135	Determination of Blight:	Yes
Name:	Service Court	Depreciation Ratio:	0.12
Taxlot(s):	17-03-31-13-04200		
Property Notes:	Property has depreciated values		
Graffiti:			N



Property:	136	Determination of Blight:	Yes
Name:	Parking Lot - 8th & Olive	Depreciation Ratio:	0.07
Taxlot(s):	17-03-31-12-15200, 17-03-31-12-15202		
Property Notes:	Property has depreciated values.		
Graffiti:			N



															(g) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.	(h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.	(i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.								
			Depreciation Value (Improve ment to Land Ratio)	Depreciated Values (g)	(A) Bldg unsafe or unfit to occupy: Defective design and quality of physical construction.	(B) Bldg unsafe or unfit to occupy: Faulty interior arrangement and exterior spacing.	(C) Bldg unsafe or unfit to occupy: Overcrowding and a high density of population.	(D) Bldg unsafe or unfit to occupy: Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.	(E) Bldg unsafe or unfit to occupy: Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.	(b) An economic dislocation, deterioration or disuse of property resulting from faulty planning.	(c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development.	(d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions.	(e) The existence of inadequate streets and other rights of way, open spaces and utilities.	(f) The existence of property or lots or other areas that are subject to inundation by water.											
Map ID	Taxlot	Business			a_A	a_B	a_C	a_D	a_E	b	c	d	e	f	g	h	i								
1		Spice N Steam	0.26	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	0.26	Yes		Yes	Yes	x		
	17-03-31-13-06200																								
	17-03-31-13-06300																								
2	17-03-31-13-06400	Vacant office	3.22				No	No	No	No	No	No	No	No	Yes	No	No	3.22			Yes	Yes			
3		Sidewalk ROW - Charnelton btwn 10th & 11th, east side			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes			
4	17-03-31-13-06400	Residence. 4 units					No	No	No	No	No	No	No	No		No	No								
5		Kiva Grocery	1.73	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	1.73	Yes		Yes	Yes			
	17-03-31-13-06000	Kiva Grocery																							
	17-03-31-13-06100	Kiva Parking																							
6		Sidewalk ROW - 11th Ave btwn Charnelton St and Olive St, north side			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes			
7	17-03-31-13-05900	Parking lot (Former McAyeal's)	0.69	Yes	No	No	No	No	No	Yes	No	No	No	No	Yes	Yes	Yes	0.69	Yes		Yes	Yes	X		
8	17-03-31-13-06500	Public Library	21.67	No	No	No	No	No	No	No	No	No	No	No	No	No	No	21.67	No		No	Yes			
9		LTD Downtown Station	0.92	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	0.92	Yes		Yes	Yes			
	17-03-31-13-01901																								
	17-03-31-13-02000																								
	17-03-31-13-02100																								
	17-03-31-13-02200																								
	17-03-31-13-02300																								
	17-03-31-13-02400																								
	17-03-31-13-02500																								
10	17-03-31-13-01900	Mc Donald Theater building.	1.34	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	1.34	Yes		Yes	Yes	x		
11	17-03-31-14-12800	1059 Willamette	6.52	No	No	No	No	No	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	6.52	No		Yes	Yes	x		
12		Sidewalk ROW - Willamette St btwn 10th Ave & 11th Ave, east side			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes			
13		Sidewalk ROW - 11th Ave btwn Willamette St & Oak St, northwest portion			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes			
14	17-03-31-14-12700	Concentric Sky	4.76	No	No	No	No	No	No	No	No	No	No	No	No	No	No	4.76	No		No				
15		Pedestrian walkway			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes	X		
16	17-03-31-14-12600	TJs on Willamette	2.19	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	2.19	Yes		Yes	Yes			
17		Sidewalk ROW - Old broken phone booth in row			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes			
18	17-03-31-14-12500	Schaefer building. LCOG SDS	7.19	No	No	No	No	No	No	No	No	No	No	No	No	No	No	7.19	No		No				
19		Crosswalks at 11th Ave and Willamette St			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes			
20	17-03-31-14-12300	Overpark Garage South Lot	5.12	No	No	No	No	No	No	No	No	No	No	No	No	No	No	5.12	No		No				
21		DAC	6.07	No	No	No	No	No	No	No	No	No	No	No	No	No	No	6.07	No		No				
	17-03-31-14-05600																								
	17-03-31-14-05700																								
22	17-03-31-14-05500	Shoe-a-holic	1.62	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	1.62	Yes		Yes	Yes			
23		Pedestrian walkway off Willamette btwn Broadway and 10th Ave, east side			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes	X		
24		Persian Rugs and Imports	1.40	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	1.40	Yes		Yes	Yes	X		
	17-03-31-14-04800																								
	17-03-31-14-05300																								
	17-03-31-14-05400																								
25	17-03-31-14-04801	Broadway plaza	0.10	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	0.10	Yes		Yes	Yes	X		
26	17-03-31-14-04900	VooDoo Doughnut	3.30	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	3.30	Yes		Yes	Yes			
27	17-03-31-14-05200	40 E Broadway, former Pacific University	4.38	No	No	No	No	No	No	No	No	No	No	No	No	No	No	4.38	No		No				
28	17-03-31-14-06200	Summit Bank Block	2.02	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	2.02	Yes		Yes	Yes			
29	17-03-31-14-12100	Oregon Pacific Bank	1.06	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	1.06	Yes		Yes	Yes			
30		Pacific Cascade FCU	2.53	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	2.53	Yes		Yes	Yes			
	17-03-31-14-11700																								
	17-03-31-14-12000																								
31		Old Firestone	0.09	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	0.09	Yes		Yes	Yes			
	17-03-31-14-11200																								
	17-03-31-14-11300																								
32		Sidewalk ROW - Pearl St btwn 10th Ave & 11th Ave, west side			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes			
33	17-03-31-14-11400	Pearl St Garage	5.44	No	No	No	No	No	No	No	No	No	No	No	No	No	No	5.44	No		No				
34		Togos Parking Garage	N/A	No/A	No	No	No	No	No	No	No	No	No	No	No	No	No	N/A	No/A		No	No	x		

			Depreciati on Value (Improve ment to Land Ratio)	Depreciat ed Values (g)	(A) Bldg unsafe or unfit to occupy: Defective design and quality of physical construction.	(B) Bldg unsafe or unfit to occupy: Faulty interior arrangement and exterior spacing.	(C) Bldg unsafe or unfit to occupy: Overcrowding and a high density of population.	(D) Bldg unsafe or unfit to occupy: Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.	(E) Bldg unsafe or unfit to occupy: Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.	(b) An economic dislocation, deterioration or disuse of property resulting from faulty planning.	(c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development.	(d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions.	(e) The existence of inadequate streets and other rights of way, open spaces and utilities.	(f) The existence of property or lots or other areas that are subject to inundation by water.	(g) A prevalence of depreciated values, impaired investments and social and economic maladjustment s to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.	(h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.	(i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services else- where.	Depreciati on Value (Improve ment to Land Ratio)	Depreciat ed Values (g)	Right-of- Way	Blighted Property	Blight All (includes ROW)	Graffiti Present ?				
	17-03-31-14-07401																										
	17-03-31-14-07402																										
	17-03-31-14-07403																										
	17-03-31-14-07404																										
	17-03-31-14-07405																										
	17-03-31-14-07406																										
	17-03-31-14-07407																										
	17-03-31-14-07408																										
	17-03-31-14-07409																										
	17-03-31-14-07410																										
	17-03-31-14-07411																										
	17-03-31-14-07412																										
	17-03-31-14-07413																										
35		Ambrosia Parking lot	0.03	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	0.03	Yes			Yes	Yes			
	17-03-31-14-07600																										
	17-03-31-14-07700																										
36	17-03-31-14-07500	Ambrosia	5.95				No	No	No	No	No	No	No	No	No	No	No	No	5.95				No				
37	17-03-31-14-07500	Quakenbush Building					No	No	No	No	No	No	No	No		No	No	No				No					
38	17-03-31-14-06600	The Miner Building	9.64				No	No	No	No	No	No	No	No	No	No	No	No	9.64								
39	17-03-31-14-06600	Passionflower					No	No	No	No	No	No	No	No		No	No	No									
40	17-03-31-14-06500	IDX	10.20	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	10.20	No			No				
41	17-03-31-14-06700	Funk and Levis	5.40	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	5.40	No			No				
42	17-03-31-14-06800	Alliance insurance	6.75	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	6.75	No			No				
43	17-03-31-14-06900	Citizens Building	17.20	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	17.20	No			No				
44		CenturyLink	N/A	No/A	No	No	No	No	No	No	No	No	No	No	No	No	No	No	N/A	No/A			No				
	17-03-31-14-11500																										
	17-03-31-14-11600																										
45	17-03-31-13-01800	Actors Cabaret	1.95				No	No	No	No	No	No	No	No	Yes	No	No	No	1.95				Yes	Yes	Yes	x	
46		Sidewalk ROW - 10th Ave btwn Olive St & Willamette St			No	No	No	No	No	No	No	No	Yes	No	No	No	No	No				X		Yes			
47	17-03-31-13-01700	DAC Newberry	2.52	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	2.52	Yes			Yes	Yes			
48	17-03-31-13-01600	Harry Ritchie	4.42	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	4.42	No			No			x	
49		Woolworth Building	20.47	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	20.47	No			No				
	17-03-31-13-01400																										
	17-03-31-13-01500																										
50	17-03-31-13-01300	Centre Court	13.97	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	13.97	No			No				
51	17-03-31-13-02900	Washburne Building	5.68	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	5.68	No			No				
52	17-03-31-13-02800	Luckey's Cigar Club	1.64	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	1.64	Yes			Yes	Yes	Yes	x	
53	17-03-31-13-02700	Sweet Leaf Cannabis	4.20	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	4.20	No			No	No	No	x	
54	17-03-31-13-02600	Atrium Building	7.73	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	7.73	No			No	No	No	x	
55		LCC Downtown Campus & Housing	23.49	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	23.49	No			No				
	17-03-31-13-05100																										
	17-03-31-13-05200																										
	17-03-31-13-05300																										
	17-03-31-13-06600																										
56	Same as #55	Titan Court. LCC Student Housing.																									
57	17-03-31-13-06700	Shawmed Building	1.74	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	1.74	Yes			Yes	Yes	Yes	x	
58		Sidewalk Row - Charnelton St btwn Broadway & 10th Ave, east side			No	No	No	No	No	No	No	No	No	No	No	No	No	No				X		Yes			
59	17-03-31-13-04900	Buy2 Block	4.34	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	4.34	No			No	No	No		
60	17-03-31-14-12900	Pita Pit Building	0.92	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	0.92	Yes			Yes	Yes			
61	17-03-31-13-01800	Poppi's Anatolia					No	No	No	No	No	No	No	No		No	No	No									
62	17-03-31-14-02900	Parkview Place	8.40	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	8.40	No			No				
63	17-03-31-14-02800	Bon Mi Building	2.34	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	2.34	Yes			Yes	Yes	Yes	x	
64	17-03-31-14-02700	Park Place Apartments	14.98	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	14.98	No			No				x

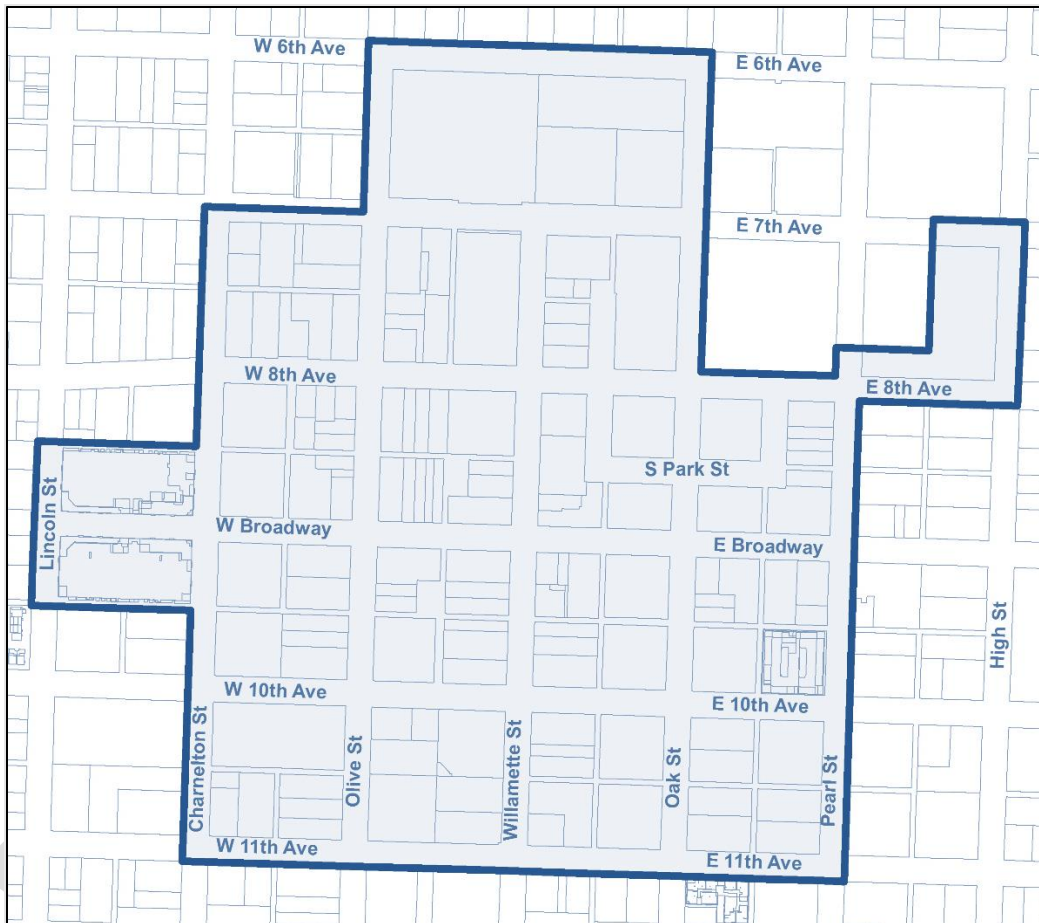
																(g) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.	(h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.	(i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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			Depreciati on Value (Improve ment to Land Ratio)	Depreciat ed Values (g)	(A) Bldg unsafe or unfit to occupy: Defective design and quality of physical construction.	(B) Bldg unsafe or unfit to occupy: Faulty interior arrangement and exterior spacing.	(C) Bldg unsafe or unfit to occupy: Overcrowding and a high density of population.	(D) Bldg unsafe or unfit to occupy: Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.	(E) Bldg unsafe or unfit to occupy: Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.	(b) An economic dislocation, deterioration or disuse of property resulting from faulty planning.	(c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development.	(d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions.	(e) The existence of inadequate streets and other rights of way, open spaces and utilities.	(f) The existence of property or lots or other areas that are subject to inundation by water.	(g) A prevalence of depreciated values, impaired investments and social and economic maladjustment s to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.	(h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.	(i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services else- where.	Depreciati on Value (Improve ment to Land Ratio)	Depreciat ed Values (g)	Right-of- Way	Blighted Property	Blight All (includes ROW)	Graffiti Present ?		
	17-03-31-11-10602																								
	17-03-31-11-10603																								
107		Parking lot - Butterfly lot	0.06	Yes	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes		0.06	Yes		Yes	Yes		
	17-03-31-11-09500																								
	17-03-31-11-09501																								
108	17-03-31-11-09001	Baden & Company Marketing	5.09	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	5.09	No		No			
109	17-03-31-11-09000	Urban Therapeutic Building	2.75	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	2.75	Yes		Yes	Yes	x	
110	17-03-31-11-08800	Sessions Music Hall	0.81	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	0.81	Yes		Yes	Yes	x	
111		Conference Center	6.39	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	6.39	No		No		x	
	17-03-31-11-07700																								
	17-03-31-11-07600																								
112		Sidewalk ROW - E 7th Ave btwn Willamette St & Oak St, northeast side			No	No	No	No	No	No	No	No	Yes	No	No	No	No	No			X		Yes		
113	17-03-31-11-07601	The Graduate Hotel	32.46	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	32.46	No		No			
114	17-03-31-12-06400	Hult Center	11.43				No	No	No	No	No	No	No	No	No	No	No	No	11.43			No			
115	17-03-31-12-06400	Hult Parking Garage					No	No	No	No	No	No	No	No		No	No	No				No			
116		Parcade	2.56	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	2.56	Yes		Yes	Yes	x	
	17-03-31-12-16801																								
	17-03-31-12-16800																								
117		M Jacobs	0.56	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	0.56	Yes		Yes	Yes	x	
	17-03-31-12-15600																								
	17-03-31-12-15601																								
	17-03-31-12-15602																								
	17-03-31-12-15800																								
	17-03-31-12-15900																								
	17-03-31-12-16000																								
	17-03-31-12-16100																								
118		US Bank Parking lot	0.03	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	0.03	Yes		Yes	Yes		
	17-03-31-13-03500																								
	17-03-31-13-03600																								
	17-03-31-13-03700																								
	17-03-31-13-03800																								
119		Alley ROW - W 8th Alley btwn Willamette St & Olive St			No	No	No	No	No	No	No	No	Yes	No	No	No	No	No			X		Yes		
120		Sidewalk ROW - Charnelton St btwn 8th Ave & Broadway, east side			No	No	No	No	No	No	No	No	Yes	No	No	No	No	No			X		Yes		
121	17-03-31-13-06900	Former Bon/Sykes Parking lot	0.03	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	0.03	Yes		Yes	Yes	x	
122	17-03-31-12-14800	Whirled Pies	3.32				No	No	No	No	No	No	No	No	Yes	No	No	No	3.32			Yes	Yes	x	
123	17-03-31-12-14800	NWMA					No	No	No	No	No	No	No	No		No	No	No					x		
124		Goodyear	0.37	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	0.37	Yes		Yes	Yes	x	
	17-03-31-12-14600																								
	17-03-31-12-14700																								
	17-03-31-12-15100																								
125	17-03-31-12-15300	8th & Olive Building	2.24	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	2.24	Yes		Yes	Yes	X	
126	17-03-31-12-15500	CVALCO	2.69				No	No	No	No	No	No	No	No	Yes	No	No	No	2.69			Yes	Yes		
127	17-03-31-12-15500	State of Oregon Youth Authority					No	No	No	No	No	No	No	No		No	No	No							
128		Brenner's Furniture	1.92	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	1.92	Yes		Yes	Yes		
	17-03-31-12-14900																								
	17-03-31-12-15400																								
129		Sidewalk ROW - Charnelton St btwn 7th Ave & 8th Ave, east side			No	No	No	No	No	No	No	No	Yes	No	No	No	No	No			X		Yes	X	
130		Sidewalk ROW - W 7th Ave btwn Olive St & Charnelton St, east side			No	No	No	No	No	No	No	No	Yes	No	No	No	No	No			X		Yes	X	
131	17-03-31-12-15201	Dutch Bros	0.11	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	0.11	Yes		Yes	Yes		
132		Crosswalk at Olive St & W 7th Ave, south			No	No	No	No	No	No	No	No	Yes	No	No	No	No	No			X		Yes		
133		Sidewalk ROW - Pearl St btwn E 8th Ave & Broadway, east side			No	No	No	No	No	No	No	No	Yes	No	No	No	No	No			X		Yes		
134	17-03-31-14-05800	Overpark North Lot	4.42	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	4.42	No		No			
135	17-03-31-13-04200	Service Court	0.12	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	0.12	Yes		Yes	Yes		
136		Parking Lot - 8th & Olive	0.07	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	0.07	Yes		Yes	Yes		

			Depreciati on Value (Improve ment to Land Ratio)	Depreciat ed Values (g)	(A) Bldg unsafe or unfit to occupy: Defective design and quality of physical construction.	(B) Bldg unsafe or unfit to occupy: Faulty interior arrangement and exterior spacing.	(C) Bldg unsafe or unfit to occupy: Overcrowding and a high density of population.	(D) Bldg unsafe or unfit to occupy: Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.	(E) Bldg unsafe or unfit to occupy: Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.	(b) An economic dislocation, deterioration or disuse of property resulting from faulty planning.	(c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development.	(d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions.	(e) The existence of inadequate streets and other rights of way, open spaces and utilities.	(f) The existence of property or lots or other areas that are subject to inundation by water.	(g) A prevalence of depreciated values, impaired investments and social and economic maladjustment s to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.	(h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.	(i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services else- where.	Depreciati on Value (Improve ment to Land Ratio)	Depreciat ed Values (g)		Right-of- Way	Blighted Property	Blight All (includes ROW)	Graffiti Present ?				
	17-03-31-12-15200	Parking Lot Access																										
	17-03-31-12-15202	Parking Lot - 8th & Olive																										
200	17-03-31-13-06901	Sliver on corner of W 8th Ave and Charnelton (not inventoried)																										
		Counts			0	0	0	0	1	4	2	0	21	0	57	5	4					20	63	83	42			
															49%								54%	72%	36%			
		Grey cell indicates multiple bildings evaluated on single taxlot property. In this case, duplicate taxlot values were removed. For Blight summary, duplciates were removed is only cause for blight was depreciated values. If another reason for blight was found, duplicates retained.																										

DRAFT – 9/17/2020

Urban Renewal Plan for the Downtown Urban Renewal District



Adopted July 1968

- Modified -

December 1968

December 1989

June 1998

September 13, 2004

May 24, 2010

June 13, 2016

_____, 2020

Urban Renewal Agency of the City of Eugene, Oregon



November 16, 2020, Public Hearing - Item 1

URBAN RENEWAL PLAN FOR THE DOWNTOWN URBAN RENEWAL DISTRICT

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I. ADOPTION

Resolution Number	Date	Purpose
Resolution No. 257	7/3/1968	Adoption of the Urban Renewal Plan for the Central Eugene Project (the Plan).

II. AMENDMENTS

Amendment Number	Date	Purpose
Resolution No. 1609	12/19/1968	<ul style="list-style-type: none"> Modified the Plan to allow for additional projects as required by HUD to receive additional federal funds.
Ordinance No. 19648	11/8/1989	<ul style="list-style-type: none"> Aligned the Plan with Metro Plan policies: strengthen the area's position as a regional service center, maintain the Eugene central business district as a vital center, incorporate principles of compact urban growth, encourage retail and commercial development in the downtown area, and promote the development of parking structures in the downtown core. Expiration set for FY10.
Ordinance No. 20120	6/1/1998	<ul style="list-style-type: none"> Responded to Measure 50 to a) include a maximum amount of indebtedness and b) select Option 1 for the city-wide special levy as the method for collecting ad valorem property taxes for payment of debts related to urban renewal projects. Limited expenditure of new funds to completing existing projects and construction of a new main library. Removed the business assistance loan program. Approved a plan to reduce district administration costs over the following three years.
Ordinance No. 20328	9/13/2004	<ul style="list-style-type: none"> Expanded the projects for which tax increment funds could be used Created a public advisory committee Added the requirement for specific Agency approval of projects greater than \$250,000 (other than loans), and adding a limit of \$100,000 on the mandate for a public hearing in the event of a plan change (applies to minor amendments that can be approved by the URA without ORS 457.095 approval – Section 1200, C of the 2004 Plan). Added the Downtown Revitalization Loan Program (DRLP). Expiration set for 2024.
Ordinance No. 20459	5/24/2010	<ul style="list-style-type: none"> Limited scope of two previously approved projects, removed the ability to initiate all other previously approved projects, and authorized one new project expenditure of new funds to completing existing projects and construction of a new main library. Except for the three projects and existing projects previously approved no initiation of additional projects. Expiration upon the repayment or defeasance of debt related to the urban renewal projects specifically identified in the Plan.

<u>Ordinance No. 20564</u>	<u>6/13/2016</u>	<ul style="list-style-type: none"> ○ <u>Increased maximum indebtedness by \$19.4 million to a total of \$66 million to fund the following projects:</u> <ul style="list-style-type: none"> ○ <u>Park Blocks and Open Space Improvements</u> ○ <u>Lane Community College Old LCC Building</u> ○ <u>Improved Space for Farmers' Market</u> ○ <u>High-Speed Fiber Network Downtown</u> ○ <u>Required additional public process, including community engagement and a public hearing, before the Agency Board can approve spending tax increment funds on any of the four previously listed projects</u> ○ <u>Expanded the Plan boundary by 7% to include the East Park Block and a portion of the former City Hall Block</u> ○ <u>Continued annual review of tax increment projects by the Expenditure Review Panel</u>
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URBAN RENEWAL PLAN FOR THE DOWNTOWN URBAN RENEWAL DISTRICT

Section 100 – Introduction

The Downtown Urban Renewal Plan was revised in 2016 to expand a previously approved project and to authorize several new projects. The previously approved project is “Public Parks, Public Plazas, Public Rest Rooms, Public Open Spaces, and Streets: Park Blocks Improvements for the Farmers’ Market”, which will be expanded to fund improved parks and plazas throughout the Plan Area, including improvements to the Park Blocks for overall community use, to support the continued use for the Saturday Market, and to assist in the development of an improved permanent Farmers’ Market in the Plan Area. The new projects are “Public Utilities: High-Speed Fiber” for the implementation costs that benefit the Plan Area, and “Other Public Facilities: Old Lane Community College Building” for the redevelopment of the now vacant school building. Caps on the amount of tax increment funds available for each project were also included in the Plan. Except for these projects, the Agency will not initiate additional projects to be funded with tax increment dollars after the date of ~~this the~~ 2016 Amendment.

The Plan was amended in 2020 to remove the cap on the use of tax increment funds for the Farmers’ Market project.

The Downtown Urban Renewal District will cease collecting tax increment dollars and return any unused tax increment funds to Lane County for redistribution to overlapping taxing districts as provided in Section 1300 A of this plan.

Section 200 – Definitions

The following definitions will govern this Plan.

2016 Amendment means the update to the Plan that was completed in 2016.

Agency means the Urban Renewal Agency of the City of Eugene.

Butterfly Parking Lot means the property on the northwest corner of 8th Avenue and Oak Street that is owned by Lane County and in use as a two-level parking structure.

Downtown Plan means the Eugene Downtown Plan as adopted by the Eugene City Council in 2004 as a refinement of the Eugene Springfield Metropolitan Area General Plan.

Eugene Fiber Implementation Plan means the plan to extend the municipal high-speed fiber network to downtown buildings and establish the high-speed connection between local and regional internet exchanges.

High-Speed Fiber means the portion of the Eugene Fiber Implementation Plan that is located within the Plan Area and that benefits the Plan Area.

Old LCC Building means the 66,000 square foot building at 1059 Willamette Street owned by Lane Community College and vacated in January 2013 when the new Lane Community College Downtown Campus opened at 10th Avenue and Olive Street.

Plan means this Urban Renewal Plan for the Downtown District.

Plan Area means the property included in the Downtown Urban Renewal District as more fully described in Section 300.

Projects means only the urban renewal projects that are listed in Section 600 of the Plan, as amended by the 2016 Amendment.

Tax Increment Financing means a method of financing urban renewal projects as authorized by ORS Chapter 457.

Willamette to Willamette Initiative means the collection of projects focusing on infrastructure and activity along 8th Avenue between the Willamette River and Willamette Street.

Section 300 – Legal Description

The Downtown Urban Renewal District includes an area of approximately 75 acres. The Plan Area includes all of the land within the boundaries designated on the map attached as Plan Exhibit A and described as containing all lots or parcels of property situated in the City of Eugene, County of Lane, State of Oregon, bounded generally as described in Plan Exhibit B.

Section 400 – Goals and Objectives

A. GOALS

The goals of the Plan are to:

1. Improve the function, condition, and appearance of the Plan Area through:
 - a. Infrastructure improvements to parks, plazas, and open space to provide an inviting civic space aligned with the Willamette to Willamette Initiative, and inviting and accessible connections between the parks, plazas and open space;
 - b. Assisting in the creation of an improved permanent Farmers' Market that will reinforce cultural, commercial and redevelopment activities downtown and bring thousands of people into the Plan Area to purchase farm fresh produce and other products, including people who otherwise would not travel into the Plan Area;
 - c. Construction of critical utility high-speed fiber;

- d. Redevelopment of the Old LCC Building into an active use, bringing more people into the Plan Area, thereby making the entire Plan Area more attractive for other businesses and removing the blighting influence of a vacant building in a significant location along Willamette Street.
2. Eliminate blight and blighting influences;
3. Strengthen the economic conditions of the Plan Area; and
4. Enhance downtown's role as the regional economic, governmental, and cultural center and a central location for public and private development and investment.

B. OBJECTIVES

Development in the Plan Area has been intended to implement the adopted policies contained in the Downtown Plan and to develop downtown as the heart of a livable, economically strong, and sustainable city. The objectives for the Plan are to ensure that:

1. The parks, plazas, Farmers' Market, and open space provide inviting civic spaces:
 - a. Benefit the Plan Area and community overall to bring even more community members into the Plan Area and allow for accessibility and connectivity between the public spaces,
 - b. Benefit the community overall and the Farmers' Market with an improved permanent space in the Plan Area so the market can continue to bring hundreds of community members into the Plan Area and remain viable as an organization, and
 - c. Benefit downtown, as athletes, visitors, media and local residents are in the center of our city for the World Track and Field Championships ~~in 2021~~;
2. High-speed fiber can:
 - a. Increase internet speed for lower monthly costs;
 - b. Increase the competitiveness of the existing technology sector, which will increase the number and size of technology businesses and related jobs, in accordance with the Regional Prosperity Economic Prosperity Plan;
 - c. Reduce costs and increased telecommunications speed for the City, Lane Community College, Lane County, Lane Council of Governments (LCOG), 4J and Bethel school districts; and
 - d. Lower the cost of telecommunications service for residential buildings inside the Plan Area and at least two existing affordable housing projects within one block of the Plan Area;
3. Redevelopment of the Old LCC Building will transform a large, vacant building adjacent to Lane Transit District into an active use contributing to downtown vitality.

Section 500 – Land Use Plan

The use and development of all land within the Plan Area shall comply with the regulations prescribed in the City’s comprehensive plan, zoning ordinance, subdivision ordinance, City charter, or any other applicable local, State or Federal laws regulating the use of property within an urban renewal area.

Section 600 – Urban Renewal Projects

To achieve the objectives of this Plan, the Agency may incur indebtedness to finance the following urban renewal projects, and no others, and may pay that indebtedness with tax increment funds:

A. PUBLIC PARKS, PUBLIC PLAZAS, FARMERS’ MARKET, PUBLIC RESTROOMS, PUBLIC OPEN SPACES, AND STREETS

Former Section 600 A of the Plan authorized the Agency to participate in funding infrastructure improvements to the Park Blocks in order to make that location more attractive and functional for the Farmers’ Market. ~~Beginning with the effective date of the 2016 Amendment, the~~ The Agency ~~will also be able to may~~ use tax increment funds in the Plan Area to help create an improved permanent Farmers’ Market ~~(not to exceed an additional \$4 million of such funds).~~ The Agency may also use up to \$5.2 million of tax increment funds within the Plan Area, as well as to improve any public parks, public plazas, restrooms, open spaces, streets, and sidewalks within the Plan Area ~~(not to exceed \$5.2 million of such funds).~~ The Agency may spend tax increment funds on infrastructure improvements to these elements that may include the design, acquisition, construction or rehabilitation of public spaces, or parks or public facilities within the Plan Area, including but not limited to shelters, buildings, landscaping, walkways, plazas, accessibility improvements, lighting, furniture, and art. A portion of that total may also be spent on changes to the surrounding streets (e.g. 8th Avenue, Oak Street, and Park Street), reincorporating the site of the Butterfly Parking Lot as part of the historic four corners of the Park Blocks, and connecting the public spaces as part of the Willamette to Willamette Initiative. However, tax revenue funds shall not be used to pay for construction of a new City Hall building, nor to pay for a parking lot on the block bounded by Pearl Street, 8th Avenue, High Street, and 7th Avenue.

Community Engagement & Approval Process: Prior to the approval of construction for any of the improvements authorized by this subsection A, the Agency shall complete the following activities:

1. The community will be invited to share their aspirations and vision for the public parks, plazas, open spaces and streets in the Plan Area. In addition, the community will be invited to share ideas about an improved permanent Farmers’ Market before funding can be approved for construction.

2. Agency staff shall present to the City's elected officials the information from the community engagement activities identified in paragraph 1. In addition, staff will estimate costs for the specific project or projects, as well as possible funding mechanisms that could be authorized by either the Agency Board or the City Council, including such mechanisms as tax increment financing, grants, General Obligation bonds, General Fund dollars, and private contributions.
3. Following or concurrently with the presentation of the information in paragraph 2, a public hearing shall be held to allow the public to comment directly to the elected officials on whether a specific project should move forward, and if so, how it should be funded.
4. Following the public hearing, the Agency Board may authorize the use of tax increment financing for the specific project or projects that were the subject of the public hearing, or alternatively, decide that a different funding mechanism should be used for all or part of the cost of constructing the project.

B. PUBLIC UTILITIES: *High-Speed Fiber*

The Agency may assist with the Eugene Fiber Implementation Plan to extend the municipal high-speed fiber network to downtown buildings and to establish the high-speed connection between local and regional internet exchanges for costs attributable to the Plan Area using tax increment funds not to exceed \$3 million.

Installing Downtown Fiber: The 2013 City of Eugene Broadband Strategic Plan identified the development of a downtown fiber network as a strategic goal. After completion of the Strategic Plan, City staff worked with Lane Council of Governments (LCOG) and the Eugene Water and Electric Board (EWEB) on a successful pilot project, to test the feasibility of implementing a downtown network. The City, EWEB, and LCOG identified a workable method to connect several commercial buildings by running fiber optics cables through existing electrical conduit. With LCOG, EWEB, and the Technology Association of Oregon, the Fiber Implementation Plan a) calls to construct fiber connections to additional downtown buildings and b) includes the costs and benefits of leasing a publicly operated connection from a local internet connection point to large, regional internet exchanges.

High-speed fiber will serve and benefit the Plan Area because: (1) existing businesses and new businesses benefiting from the high speed and competitive market will grow employment and attract new investments to the Plan Area; (2) residents of housing in the Plan Area will have an added benefit for living within in the Plan Area; and (3), and public agencies will have reduced costs and increased telecommunication speed.

C. OTHER PUBLIC FACILITIES: *Old LCC Building*

The Agency may provide up to \$6 million in tax increment funds as part of redevelopment of the Old LCC Building, which may include housing or activities that advance the Regional Prosperity Economic Development Plan (e.g., an innovation center with maker space, wet lab, or art/tech incubator). The building will benefit the Plan Area by increasing public

usage of the area and stimulating additional public and private investment. This work would include Lane Community College and could include collaboration with others.

Prior to the approval of tax increment funds for construction of these improvements the Agency shall follow the public input and approval process identified in subsection A of this section 600.

D. PROJECT DELIVERY AND ADMINISTRATIVE ACTIVITIES

Many of the Agency's project delivery and administrative activities are provided through a contract between the City of Eugene and the Agency dated June 15, 2004.

1. The Agency may retain the services of independent professional people or organizations to provide project delivery administrative or technical services such as:
 - a. Project management;
 - b. Preparation of market, feasibility, or other economic studies;
 - c. Public engagement;
 - d. Preparation of design, architectural, engineering, landscaping architectural, planning, development, or other developmental studies;
 - e. Preparation of property acquisition appraisals;
 - f. Provision of special rehabilitation, restoration, or renovation feasibility and cost analysis studies;
 - g. Provision of legal, debt issuance, accounting or audit services;
 - h. Assistance with preparation of the annual financial report required under Section 800 of this Plan and the financial review required under Section 900 of this Plan; and
 - i. Support ongoing investments within the Plan Area (e.g. potential new businesses, existing businesses with expansion, dealing with safety issues).
2. The Agency may acquire, rent, or lease office space and office furniture, equipment, and facilities necessary for it to conduct its affairs in the management and implementation of this Plan.
3. The Agency may invest its reserve funds in interest-bearing accounts or securities authorized under ORS 294.
4. The Agency may borrow money, accept advances, loans, or grants from any legal source, issue urban renewal bonds and receive tax increment proceeds as provided for in Section 700 of this Plan.

E. EXISTING ACTIVITIES

The Agency may complete urban renewal projects authorized prior to the 2016 Amendment (for example, the Broadway Commerce Center and Woolworth Building projects at Willamette and Broadway, repay debt issued for LCC's Downtown Campus and the Broadway Place Garages, and improvements to downtown lighting). The Farmers' Market improvements that were authorized in the 2010 Amendment are part of the expanded Farmers' Market project identified in Section 600 A. The Agency also may continue to operate the Downtown Revitalization Loan Program. All dollars loaned must come from program revenue and not from tax increment funds.

Section 700 – Methods for Financing the Projects

The Agency may borrow money and accept advances, loans, grants, and other legal forms of financial assistance from the Federal government, State, City, County, or other public body, or from any source, public or private, for the purposes of undertaking and carrying out the Projects authorized by this Plan.

Ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property situated in the Plan Area, shall be divided in accord with and pursuant to Section 1c, Article IX of the Oregon Constitution and ORS 457, and used by the Agency for the Projects authorized by this Plan.

The Agency shall adopt and use a fiscal year ending June 30 accounting period. Each year, the Agency shall develop a budget in conformance with the provisions of ORS Chapter 294 and ORS 457, which shall describe sources of revenue, proposed expenditures, and activities.

Section 800 – Annual Financial Statement Required

A financial statement shall be prepared ~~that includes the and provide~~ information required by in accordance with ORS Chapter 457. The statement shall be filed with the City Council and notice shall be published and mailed to the affected taxing districts in accordance with the requirements of ORS Chapter 457.

Section 900 – Community Member Participation

The activities and projects defined in this Plan, and the adoption of amendments to this Plan shall be undertaken with the participation of community members, owners, tenants as individuals, and organizations who reside within or who have financial interest within the Plan Area together with the participation of general residents of the City. The Agency shall convene not less than once each year a committee of such persons to: a) prepare a report on the activities of the Agency for the previous fiscal year, and b) determine whether the Agency's expenditure of tax increment dollars was limited to the projects authorized by this Plan and the associated administrative costs authorized by the Plan.

Prior to the approval of tax increment funds for construction of Section 600 A and C improvements the Agency shall follow the “community engagement and approval process” identified in subsection A of Section 600.

Section 1000 – Non-Discrimination

In the preparation, adoption, and implementation of this Plan no public official or private party shall take any action to cause any person, group, or organization to be discriminated against in a manner that violates Section 4.613 of the Eugene Code, 1971.

Section 1100 – Recording of this Plan

A copy of this Plan shall be recorded with the recording officer of Lane County.

Section 1200 – Procedures for Changes or Amendments

The Plan will be reviewed and analyzed periodically and may need to be modified based on public engagement results, design engineering for the fiber project, project negotiations for the Farmers’ Market, and project scoping for the Old LCC Building. Types of Plan Amendments are:

A. TYPE ONE AMENDMENT – SUBSTANTIAL CHANGE REQUIRING SPECIAL NOTICE

Type One amendments shall require approval per ORS 457.095, and notice as provided in ORS 457.120. Type One plan changes will consist of:

1. Increases in the Plan Area boundary in excess of one percent (1%) of the existing area of the Plan.
2. Increases in the maximum indebtedness that can be issued or incurred under this Plan.

B. TYPE TWO AMENDMENT – SUBSTANTIAL CHANGE NOT REQUIRING SPECIAL NOTICE

Type Two amendments shall require approval per ORS 457.095, but will not require notice as provided in ORS 457.120. Type Two amendments will consist of any change or additions to the projects listed in Section 600.

C. TYPE THREE AMENDMENT – MINOR AMENDMENT

Minor amendments are any change that does not require a Type One or Type Two amendment and may be approved by the Agency Board in resolution form.

D. AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN OR ANY OF ITS IMPLEMENTING ORDINANCES

Should the City Council amend the City's comprehensive plan or any of its implementing ordinances and should such amendment cause a substantial change to this Plan, the City Council amending action shall cause this Plan to be amended provided that the Planning Commission and City Council approve the amendment. In the event of such amendment, the text and/or exhibits of this Plan, if applicable to this Plan, shall be changed accordingly by duly recorded ordinance.

Section 1300 – Duration and Validity of Approved Plan

A. DURATION OF THE PLAN

Taxes may be divided under this Plan only until the maximum indebtedness for the Plan Area has been issued and paid or defeased, or the Agency has determined that it will not issue the full amount of that maximum indebtedness, and all indebtedness that will be issued has been issued and paid or defeased. When that indebtedness has been paid or defeased the Agency will notify the assessor pursuant to ORS 457.450(2) to cease dividing taxes for the Plan Area, and shall return any unused tax increment funds to Lane County for redistribution to overlapping taxing districts. However, the Downtown District and this Plan may remain in effect as long as legally required to exist and until the Agency transfers any remaining assets and liabilities of the Plan Area to the City of Eugene. As of the date of the 2016 Amendment, it is estimated that the last fiscal year for which taxes will be divided is FY27.

B. VALIDITY

Should a court of competent jurisdiction find any word, clause, sentence, section, or part of this Plan to be invalid, the remaining words, clauses, sentences, section, or parts shall be unaffected by any such finding and shall remain in full force and effect for the duration of the Plan.

Section 1400 – Maximum Indebtedness

The sum of \$33 million was established in 1998 as the spending limit (maximum amount of new indebtedness which could be issued or incurred from tax increment funds) under this Plan after June 1, 1998. That figure was developed using the estimated project costs, plus a 5% annual inflation factor. The 2010 Amendment increased the maximum indebtedness amount by \$13.6 million, to a total of \$46.6 million.

The 2016 Amendment increased the maximum indebtedness amount by \$19.4 million, to a total of \$66 million. The maximum indebtedness limit established by this Section 1400 does not apply to or limit:

1. The obligation of the Agency to pay interest on indebtedness issued or incurred under this Plan;

2. Any indebtedness issued to refund indebtedness issued or incurred under this Plan, to the extent that the refunding indebtedness does not exceed the principal amount of the refunded indebtedness, plus the amount of the refunding indebtedness that is used to pay costs of the refunding;
3. Funds to repay indebtedness existing on the date of the 1998 Amendment; and
4. Expenditures made from funds other than tax increment funds, such as loans made from the Downtown Revitalization Loan Program.

Legislation passed in 2009 (ORS 457.220) placed additional limits on how much a municipality can increase maximum indebtedness. That same legislation, however, also provides that those limitations *"do not apply to the extent the municipality approving a plan obtains the written concurrence of taxing districts imposing at least 75 percent of the amount of taxes imposed under permanent rate limits in the urban renewal area."* The City concurred with that increase in maximum indebtedness when it approved this Plan. After consultation with the other overlapping taxing districts, the School District 4J Board voted 7:0 on May 18, 2016 "to concur with the Eugene City Council's proposed plan amendment to increase maximum indebtedness for the Downtown Urban Renewal District by up to \$48 million in accordance with ORS 457.220 and 457.470(7)." The City and School District 4J imposed at least 75% of the amount of taxes imposed under permanent rate limits in the Downtown Urban Renewal District in FY 2015. Therefore, the legislative limitations are not applicable to the ~~proposed~~ maximum indebtedness increase resulting from the 2016 Amendment.

Additionally, the LCC Board and the Lane County Board of County Commissioners provided support for the amendment. On May 11, 2016, the LCC Board of Directors voted 6:0 to support the proposed projects, specifically the LCC Downtown Center project, for inclusion in the Downtown Urban Renewal Plan amendment and the use of tax increment financing as the funding mechanism. On May 24, 2016, the Lane County Board of County Commissioners voted 4:1 to approve a letter of support.

The 2020 Amendment does not increase the maximum indebtedness amount.

Section 1500 – Formal Matters

At this time, no property is anticipated to be purchased that would result in relocation. If property is identified for purchase that would involve relocation, the Agency would develop provisions for relocation.

PLAN EXHIBIT A: Plan Area Map



PLAN EXHIBIT B: Plan Area Description

Beginning at the southwest corner of the intersection of 11th Avenue and Charnelton Street in the City of Eugene, Lane County, Oregon, commencing northerly along the west right-of-way line of Charnelton Street to the point of intersection of the south right-of-way line of the alley between 10th Avenue and Broadway;

- (1) thence, westerly along the south right-of-way line of said alley to the west line of Lincoln Street;
- (2) thence, northerly along the west right-of-way line of Lincoln Street to the point of intersection of the north right-of-way line of the alley between Broadway and 8th Avenue if extended;
- (3) thence, easterly along the north right-of-way line of said alley to the west right-of-way line Charnelton Street;
- (4) thence, northerly along the west right-of-way line of Charnelton Street to the northwest corner of the intersection of 7th Avenue and Charnelton Street;
- (5) thence, easterly along the north right-of-way line of 7th Avenue to the northwest corner of the intersection of 7th Avenue and Olive Street;
- (6) thence, northerly along the west right-of-way line of Olive Street to the northwest corner of the intersection of 6th Avenue and Olive Street;
- (7) thence, easterly along the north right-of-way line of 6th Avenue to the northeast corner of the intersection of 6th Avenue and Oak Street;
- (8) thence, southerly along the east right-of-way line of Oak Street to the northeast corner of Oak Street and South Park Avenue;
- (9) thence, easterly along the north right-of-way line of South Park Avenue extended to the east right-of-way line of Pearl Street;
- (10) thence, southerly along the east line of Pearl Street to the southeast corner of the intersection of Pearl Street and West 11th Avenue; and
- (11) thence westerly along the south right-of-way line of West 11th Avenue to the point of beginning.

Portion of the **Former** City Hall Block description

A tract of land located in the Northeast one-quarter of Section 31 in Township 17 South, Range 3 West of the Willamette Meridian being more particularly described as follows; Beginning at the Southwest corner of Block 18 as platted and recorded in Skinner's Donation to Eugene per Judgement Docket "A" page 2, Lane County Oregon Plat Records in Lane County, Oregon; thence Southerly along the westerly line of Block 23 of said Skinner's Donation to Eugene to the Northwest corner of Block A of Mulligan Addition to Eugene as platted and recorded in Volume A, Page 122, Lane County Oregon Plat Records in Lane County, Oregon; thence Westerly along the Northerly line of Block 1 of said Mulligan Addition to Eugene to the Northwest corner of said Block 1 of said Mulligan Addition to Eugene; thence northerly to the Southwest corner of said Block 24; thence West to the Southeast corner of Block 7 Skinner Donation to Eugene as platted and recorded in Volume A, Page 122, Lane County Oregon Plat Records in Lane County, Oregon; thence northerly

along the East line of said Block 7, 71.47 feet; thence running 71.47 feet distant and parallel to the south line of said Block 24 to the centerline of the now vacated alley within said Block 24; thence Northerly along said alley centerline to the South line of Block 17 in said Skinner's Donation to Eugene; thence along the South line of said Block 17 to the Southwest corner of Said Block 18 and there ending, all in Eugene, Lane County, Oregon.

East Park Block Area description

A tract of land located in the Northeast one-quarter of Section 31 in Township 17 South, Range 3 West of the Willamette Meridian being more particularly described as follows; Beginning at the Southwest corner of Block 24 as platted and recorded in Skinner's Donation to Eugene per Judgement Docket "A" page 2, Lane County Oregon Plat Records in Lane County; thence Southerly along the west line of Block 1 of Mulligan Addition to Eugene as platted and recorded in Volume A, Page 122, Lane County Oregon Plat Records in Lane County, Oregon to the Southwest corner of Lot 3, Block 1 of said Mulligan Addition; thence Westerly along the projected south line of Lot 6, Block 12 of said Mulligan Addition and along the north right-of-way line of South Park Street to the intersection with the east right-of-way line of Oak Street; thence northerly along said east right-of-way line of said Oak Street to the northerly right-of-way line of East 8th Avenue; thence Easterly along said northerly right-of-way line of said East 8th Avenue to the point of beginning being the Southwest corner of said Block 24 of Skinner's Donation to Eugene and there ending, all in Eugene, Lane County, Oregon.

Design Images for Farmers Market Pavilion/Plaza and Park Blocks Right-Of-Way Improvements/Bathroom Location



Conceptual Plan for the Farmers Market, Park Blocks and City Hall



View of Farmers Market Pavilion from southeast corner



View of Farmers Market Pavilion from northwest corner



View of Farmers Market Pavilion from northeast corner



Interior view of Farmers Market Pavilion



Public Bathroom
Location

Location of future Public Bathroom in the Park Blocks

Downtown Urban Renewal Projects included in 2020 Urban Renewal Plan

High-Speed Fiber – Creation of a high-speed fiber network downtown in partnership with Lane Council of Governments (LCOG) and Eugene Water and Electric Board (EWEB) has reduced costs and increased telecommunications speed to support existing businesses, new businesses, and public agencies including School District 4J and Lane County. High-speed fiber supports employment growth and attracts new investments downtown.

EWEB completed the installation of the fiber network throughout the designated footprint of the project boundary in October 2019. LCOG is currently in the process of making improvements to the WIX (Willamette Internet Exchange) because it had reached capacity and has been unable to offer space to new internet service providers (ISPs) who wanted to have a presence in the WIX. The improvements will expand the WIX, so that the facility can host more ISPs.

Improved Space for Farmers Market – The construction of a new Farmers Market Pavilion and Plaza will make the location more attractive, functional, and permanent for a year-round Farmers Market. The Lane County Farmers Market is a cornerstone of downtown activity and one of the most significant public events in the city.

A robust public engagement effort occurred in the Spring and Summer of 2019 as part of the Eugene Town Square project that determined the changes that are most desired by the community and that will enhance the function of the Park Blocks and Farmers Market during programmed and non-programmed times. On July 27, 2020, City Council, acting as the Agency Board, passed a motion to fully fund construction of the Farmers Market Pavilion and Plaza. To fund the construction, the proposed Plan amendment is necessary. If it is approved, construction would be expected to begin in March of 2021.

1059 Willamette Redevelopment – The 66,000 square foot building located at 1059 Willamette Street was vacated in January 2013 when the new Lane Community College Downtown Campus opened on 10th Avenue and Olive Street. At present, the vacant building neither provides space for active uses nor adds to downtown vitality. Redevelopment of this large structure will benefit the Plan Area by improving a blighted building that is currently vacant, increasing the mix of uses in the Plan Area, and stimulating additional public and private investment. Blighted conditions at this property include vacancy, underutilization, decreased property values, and population loss. Redevelopment of this property will help eliminate blight by contributing to reinvestment in the community that can lead to increased property values, through revitalization of a stagnant and underutilized property, and creating an attraction for investors and/or entrepreneurs to reinvest in the Plan Area.

In January 2020, City Council approved the use of non-urban renewal funds (federal Community Development Block Grant (CDBG)) funds for acquisition of the site for affordable housing. The use of CDBG funds requires that at least 51% of the units must be affordable housing for households earning up to 80% of the Area Median Income (which is sometimes referred to as Workforce Housing). The remaining 49% can be leased at any income level, including market rate. The City purchased the property in April 2020. Tax increment funds are available for use in the redevelopment of the site in accordance with the Plan. The current plan for the property is to utilize a Request for Proposals (RFP) process to utilize this mixed-income approach to maximize the financial feasibility of the project. The RFP will be released in the fall of 2020, and Council's selection of a developer is anticipated for early 2021.

Park Blocks – Improvements to the parks and plazas in the Downtown Plan Area benefit the growing community of employees, commercial and cultural uses, visitors, and residents, as well as the community at large with a revitalized, attractive, safe, and economically healthy downtown core.

A robust public engagement effort occurred in the Spring and Summer of 2019 as part of the Eugene Town Square project that determined the changes that are most desired by the community and that will enhance the function of the Park Blocks and Farmers Market during programmed and non-programmed times. In July of 2020, the Agency Board passed a motion to fund right of way improvements and a public bathroom on the Park Blocks.

Open Space - In 2016-17, Project for Public Spaces (PPS) conducted a study and community engagement process on downtown public space, especially: Kesey Square, the Park Blocks, the intersection of 10th and Olive, and the Hult Center Plaza (the area between the Hult Center, the Eugene Conference Center, and the Graduate Hotel). The study looked at how these downtown public spaces are currently used and the potential to enhance the role they play in welcoming our community downtown and supporting downtown safety and vibrancy.

The Hult Center Plaza emerged as an important gathering space in support of the adjacent institutions and as a critical pedestrian connection between the north end of downtown and our downtown core. The importance of this connection has grown along with the investment that is taking place between the Downtown Riverfront and the Market District along 5th and 6th Avenues. In the spring of 2020, a local design firm, Dougherty Landscape Architects, was hired to build on the outputs of PPS's community engagement process and develop a more detailed vision for the space. The project seeks to:

- Connect with the urban fabric and move people through the space from one end of downtown to the other,

- Create a destination that is supportive of the arts, culture and leisure activities in the adjacent buildings, and
- Improve real and perceived safety by emphasizing visibility into and through the space.

The conceptual design, preliminary cost estimates and engineering feasibility study will be completed this fall. At its July 27 Work Session, the Agency Board passed a motion to fully fund the Farmers Market and fund Open Space improvements related to the Town Square, leaving \$1.1M of Downtown Urban Renewal Funds remaining for other projects. The Board specified that a “minimal” amount of the remaining \$1.1M should be spent on Open Space projects. Holding \$400,000 of Urban Renewal tax increment funds for this project would allow for implementation of an initial phase of work at the Hult Center Plaza and will provide guidance as design details are refined and cost estimates become more precise. Staff will work with the consultant team to identify physical improvements that can be done incrementally as funding allows and will explore other sources of funding to execute the full project scope. Once project scoping is complete, the Agency Board will complete steps 2 and 3 on the first page of this attachment, including a work session, a public hearing, and action on whether the project should move forward and, if so, with what funds.

Timeline for Proposed Downtown Urban Renewal Amendment Process

- September 18, 2020- Notify taxing districts by mail that amendments are proposed and inform them of the proposed hearing date (ORS 457.085)
- Districts receive a copy of the draft plan and accompanying report and are invited to comment
 - Districts given an opportunity to meet and review the proposed amendments to the plan
- October 26, 2020- Planning Commission review and recommendation to the City Council on the proposed amendments (ORS 457.085)
- November 16, 2020- City Council Public Hearing on ordinance amending the Downtown Urban Renewal Plan
- November 23, 2020- City Council work session to review comments and recommendations from the public, overlapping taxing bodies, and the Planning Commission
- December 14, 2020- Council meeting to consider adoption of ordinance amending the Downtown Urban Renewal Plan
- January 13, 2021- If Council adopts ordinance on December 14 and is immediately signed by Mayor, ordinance becomes law