

TOWN OF LAKEVIEW TOWN COUNCIL AGENDA
Tuesday, September 26, 2023
Town of Lakeview Council Chambers
525 North 1st Street, Lakeview, Oregon 97630

4:00 P.M.

THE PUBLIC IS WELCOME AND ENCOURAGED TO JOIN THE MEETING VIRTUALLY!

Members of the public and media wishing to address the Town Council during any public comment period will be able to join. Attendees will be able to view the meeting on a desktop, laptop, or mobile divided such as a smartphone or iPad by using the following link:

[Click here to join the meeting](#) **Meeting ID: 220 529 883 646** **Passcode: D4wCnd**

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting by calling Town Hall 541-947-2020.

A. REGULAR MEETING – 4:00 PM

- 1. CALL TO ORDER AND ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ADDITIONAL AGENDA ITEM**

Any matters added to the agenda at this time will be discussed during the “Other Matters” portion of this agenda or any other time selected by the council.

4. CONSENT AGENDA

- Revenue Comparrison to Budget

B. OLD BUSINESS

1. A motion to approve the amended and restated IGA for R3
 - To add John Day and Baker City to the agreement.
 - Includes new language around the decision matrix/criteria and which board decisions require a majority vs. supermajority; and
 - Updates the projects list to include Baker and John Day projects.

2. Resolution 1156 Town of Lakeview Ethics and Decorum, Code of Conduct police
3. Handicap parking space in front of the Lake County Senior Center at 11 North G Street in Lakeview.
4. Permanent Road Closure of I Street between 5th and 6th streets in Lakeview.
5. Chamber of Commerce, Executive Director to provide letter from Oregon Department of Transportation (ODOT) affirming placement of bike racks along US HWY 395.

D. CONTINUED ITEMS

6. WATER TREATMENT FACILITY

The Town is waiting for the below items for execution:

- Loprest Notice of Award (NOA)
- Performance and Payment Bond forms
- Procurement Contract
- Certification of Insurance

Town Council and the Community can access the Water Treatment Repository by going to the town's website, at the home page scroll to Special Projects, Water Treatment Facility.

Informational. No Action Needed at This Time

7. URBAN RENEWAL PLAN (URA)

Town Council directed staff to present a Plan A, Plan B and Plan C and add common goals for Lake County and Town of Lakeview to achieve.

A Downtown Revitalization District will be identified with goals and policy proposals.

Action: Schedule another work session with the County Commissioners for October.

E. NEW BUSINESS

8. ORDINANCE NO 1020 AN ORDINANCE OF TOWN OF LAKEVIEW GRANTING ZAYO GROUP, LLC, A DELEWARE LIMITED LIABILITY COMPANY, THE RIGHT AND PRIVILEGE TO PROVIDE AND OPERATE A TELECOMMUNICATIONS BUSINESS WITHIN THE TOWN OF LAKEVIEW, AND TO PLACE, ERECT, LAY, MAINTAIN, AND OPERATE IN, UPON, OVER, AND UNDER THE PUBLIC STREETS, ALLEYS, AVENUES, THOROUGHFARES, HIGHWAYS, PLACES, AND GROUNDS WITHIN THE TOWN OF LAKEVIEW, POLES, WIRES, OPTICAL FIBER CABLE, AND

OTHER APPLIANCES AND CONDUCTORS FOR TELECOMMUNICATION SERVICES.

9. TLT Grant Application: Dark Skies – Ring of Fire Festival application submission.
 - Attachment: Town of Lakeview TLT Grant Application.
10. Development of a long-term strategy for the Town of Lakeview’s Deer Population residing in town limits and the increased threat of the safety of people and pets.
 - Discussion with Oregon Department of Fish and Wildlife.
11. Lakeview High School Homecoming Parade

D. APPEARANCE OF INTERESTED CITIZENS

Members of the public desiring to address the board shall first be recognized by the presiding officer and then state their name and address for the record. Unless otherwise designated by the presiding officer, each person shall have up to three (3) minutes to present their comments. The board of directors and staff normally will not directly respond to a public comment during the public comment period. Board and staff member comments will be held until the Board comment period.

E. OTHER MATTERS

This item concerns any matters that were added to the agenda under the Added Agenda Items portion of this agenda.

F. UPCOMING MEETINGS

Next Renewables Open to the Public Q & A, Tuesday, September 26, 2023, 6:00 pm – 8:00 pm at the Indian Village in Lakeview.

Town Council, Tuesday, October 10, 2023, 5:00 pm

Town Council Tuesday, October 24, 2023 5:00 pm

12. STAFF COMMENTS

13. COUNCIL COMMENTS

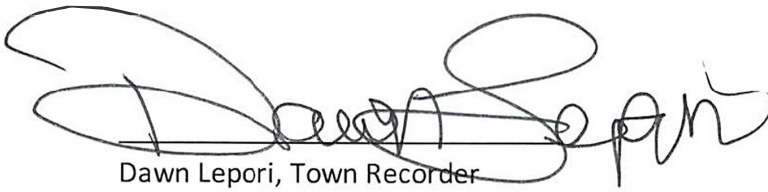
14. ADJOURN

Pursuant to ORS 192.640, this notice includes a list of the principal subjects anticipated to be considered or discussed at the above-referenced meeting. This notice does not limit the ability

of the council to consider or discuss additional subjects. This meeting is subject to cancellation without notice. This meeting (except the executive session) is open to the public and interested citizens are invited to attend.

CERTIFICATION

I, Dawn Lepori, Town Recorder of the Chartered Town of Lakeview, hereby certify that the foregoing agenda was posted at Town Hall, 525 North 1st Street, Lakeview, Oregon 976730, delivered to the members of the Town Council, and made available to the press on Friday, September 22, 2023, at approximately 4:30 pm.



Dawn Lepori, Town Recorder

TOWN OF LAKEVIEW
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
10-30-102 INVESTMENT EARNINGS	.00	.00	6,391.00	6,391.00	.0
10-30-240 COPS GRANT (SRO)	.00	.00	250,000.00	250,000.00	.0
TOTAL REVENUE	.00	.00	256,391.00	256,391.00	.0
<u>TAXES</u>					
10-31-100 INTEREST - PROPERTY TAX	410.18	410.18	10,000.00	9,589.82	4.1
10-31-200 PROPERTY TAX-PRIOR YEARS	.00	.00	36,000.00	36,000.00	.0
10-31-300 PROPERTY TAX-CURRENT YEAR	.00	.00	810,000.00	810,000.00	.0
10-31-305 PUBLIC UTILITIES TAXES	.00	.00	310.00	310.00	.0
10-31-310 HERT TAX - HEAVY EQUIP RENTAL	.00	.00	1,000.00	1,000.00	.0
TOTAL TAXES	410.18	410.18	857,310.00	856,899.82	.1
<u>LICENSES AND PERMITS</u>					
10-32-100 LICENSE AND FRANCHISE FEES	71.64	71.64	10,000.00	9,928.36	.7
10-32-101 FRANCHISE-LKV SANITATION	2,242.88	2,242.88	.00	(2,242.88)	.0
10-32-102 FRANCHISE- CHARTER COMM.	3,770.07	3,770.07	14,400.00	10,629.93	26.2
10-32-103 FRANCHISE-PACIFIC POWER	58,233.27	58,233.27	132,000.00	73,766.73	44.1
10-32-104 FRANCHISE-CENTURYTEL	2,767.99	2,767.99	9,585.00	6,817.01	28.9
10-32-105 FRANCHISE-HUNTER COMMUN.	593.50	593.50	2,400.00	1,806.50	24.7
10-32-106 FRANCHISE - LS NETWORKS	1,168.59	1,168.59	5,160.00	3,991.41	22.7
10-32-107 FRANCHISE - LAKEVIEW SAN SVCS	2,954.30	2,954.30	10,376.00	7,421.70	28.5
10-32-108 FRANCHISE - ZAYO	.00	.00	46,441.00	46,441.00	.0
10-32-109 FRANCHISE - TNET COMMUNICATION	.00	.00	10,000.00	10,000.00	.0
10-32-120 PLANNING PERMITS & FEES	390.00	390.00	2,500.00	2,110.00	15.6
TOTAL LICENSES AND PERMITS	72,192.24	72,192.24	242,862.00	170,669.76	29.7
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-100 CIGARETTE TAX	723.93	723.93	1,500.00	776.07	48.3
10-33-200 LIQUOR TAX	11,519.85	11,519.85	44,000.00	32,480.15	26.2
10-33-300 OREGON REVENUE SHARING	6,177.12	6,177.12	21,280.00	15,102.88	29.0
10-33-310 MARIJUANA TAX REVENUE	.00	.00	14,324.00	14,324.00	.0
10-33-424 ARPA FUND - FED COVID RECOVERY	.00	.00	256,550.00	256,550.00	.0
10-33-900 ADMIN. FEES FOR GRANTS	.00	.00	100,000.00	100,000.00	.0
TOTAL INTERGOVERNMENTAL REVENUE	18,420.90	18,420.90	437,654.00	419,233.10	4.2

TOWN OF LAKEVIEW
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FINES AND FORFEITURES</u>					
10-35-100 DISTRICT COURT REVENUE	71.94	71.94	2,149.00	2,077.06	3.4
TOTAL FINES AND FORFEITURES	71.94	71.94	2,149.00	2,077.06	3.4
<u>OTHER REVENUE</u>					
10-36-400 TRANSIENT LODGING TAX - 30%	9,565.19	9,565.19	33,667.00	24,101.81	28.4
10-36-500 RURAL FIRE I.G.A.	26,253.42	26,253.42	29,673.00	3,419.58	88.5
10-36-550 SALE OF COUNTY LAND	.00	.00	10,000.00	10,000.00	.0
10-36-700 SAIF SALARY REIMBURSEMENT	.00	.00	1,500.00	1,500.00	.0
10-36-709 INSURANCE RECOVERY	.00	.00	50,000.00	50,000.00	.0
10-36-900 OTHER - MISC INCOME	15,949.89	15,949.89	1,500.00	(14,449.89)	1063.3
TOTAL OTHER REVENUE	51,768.50	51,768.50	126,340.00	74,571.50	41.0
<u>TRANSFERS</u>					
10-39-102 TRANSFER FROM FUND 26	.00	.00	17,000.00	17,000.00	.0
10-39-103 TRANSFER FROM R3 - ROOF REPAIR	.00	.00	70,000.00	70,000.00	.0
10-39-220 TRANSFER IN-GEOTH. ADMIN FEES	.00	.00	30,000.00	30,000.00	.0
TOTAL TRANSFERS	.00	.00	117,000.00	117,000.00	.0
TOTAL FUND REVENUE	142,863.76	142,863.76	2,039,706.00	1,896,842.24	7.0

TOWN OF LAKEVIEW
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TOWN HALL</u>					
10-45-110 COUNCIL	31,138.85	31,138.85	16,000.00	(15,138.85)	194.6
10-45-130 MAYOR	1,601.49	1,601.49	6,500.00	4,898.51	24.6
10-45-131 TOWN MANAGER	26,307.72	26,307.72	114,000.00	87,692.28	23.1
10-45-133 UTILITY ACCOUNTANT	.00	.00	66,500.00	66,500.00	.0
10-45-134 ADMIN ASSISTANT	13,168.52	13,168.52	68,250.00	55,081.48	19.3
10-45-135 ECONOMIC DEVELOPMENT COORD	105.49	105.49	68,240.00	68,134.51	.2
10-45-190 HOLIDAY, VAC, COMP PAY, OT EST	7,433.15	7,433.15	3,130.00	(4,303.15)	237.5
10-45-195 OVERTIME	.00	.00	1,500.00	1,500.00	.0
10-45-220 FICA EXPENSE	6,196.63	6,196.63	20,000.00	13,803.37	31.0
10-45-225 MEDICAL-DENTAL-LIFE	18,249.06	18,249.06	55,000.00	36,750.94	33.2
10-45-230 RETIREMENT CONTRIBUTION	8,415.22	8,415.22	25,000.00	16,584.78	33.7
10-45-250 SUT EXPENSE	174.14	174.14	700.00	525.86	24.9
10-45-260 SAIF EXPENSE	414.86	414.86	1,000.00	585.14	41.5
10-45-320 AUDIT & FEES	15,000.00	15,000.00	40,000.00	25,000.00	37.5
10-45-321 ACCOUNTING FEES	6,427.42	6,427.42	40,000.00	33,572.58	16.1
10-45-430 OPERATION MAINTENANCE	.00	.00	5,345.00	5,345.00	.0
10-45-433 BUILDING MAINTENANCE & EXPENSE	75.19	75.19	5,000.00	4,924.81	1.5
10-45-434 CHRISTMAS DECOR	.00	.00	1,200.00	1,200.00	.0
10-45-435 FIREWORKS CONTRIBUTION	1,500.00	1,500.00	2,000.00	500.00	75.0
10-45-520 INSURANCE	10,259.97	10,259.97	14,400.00	4,140.03	71.3
10-45-528 EMPLOYEE/VOLUNTEER INCENTIVES	.00	.00	5,000.00	5,000.00	.0
10-45-530 TELEPHONE	210.49	210.49	3,700.00	3,489.51	5.7
10-45-540 ADVERTISEMENT - PRINTING	125.00	125.00	7,000.00	6,875.00	1.8
10-45-570 DUES - L.O.C., L.G.P.	.00	.00	1,200.00	1,200.00	.0
10-45-571 MEMBERSHIPS	2,429.00	2,429.00	7,000.00	4,571.00	34.7
10-45-580 TRAVEL, SCHOOL & TRAINING	200.00	200.00	15,000.00	14,800.00	1.3
10-45-581 COMPUTER SOFTWARE	.00	.00	2,000.00	2,000.00	.0
10-45-582 SOFTWARE SUPPORT/MAINTENANCE	467.00	467.00	30,000.00	29,533.00	1.6
10-45-609 POSTAGE	.00	.00	3,000.00	3,000.00	.0
10-45-610 OFFICE SUPPLIES	(25.01)	(25.01)	6,500.00	6,525.01	(.4)
10-45-611 MISC. EXPENDITURE'S	.00	.00	1,000.00	1,000.00	.0
10-45-612 DLCD RURAL TRANS GRANT	35,000.00	35,000.00	.00	(35,000.00)	.0
10-45-615 SHERIFF/POLICE CONTRACT	.00	.00	500,000.00	500,000.00	.0
10-45-616 COPS HIRING PROGRAM GRANT	.00	.00	125,000.00	125,000.00	.0
10-45-699 SPECIAL PROJECTS	3,370.60	3,370.60	10,000.00	6,629.40	33.7
10-45-741 OFFICE EQUIPMENT & FURNITURE	.00	.00	6,000.00	6,000.00	.0
10-45-742 GIS MAPPING PROJECT	26,512.19	26,512.19	3,000.00	(23,512.19)	883.7
10-45-760 ECONOMIC DEVELOPMENT	4,292.50	4,292.50	50,000.00	45,707.50	8.6
10-45-850 CONTINGENCY	.00	.00	199,551.00	199,551.00	.0
TOTAL TOWN HALL	219,049.48	219,049.48	1,528,716.00	1,309,666.52	14.3
<u>ATTORNEY</u>					
10-46-310 LEGAL SERVICES	7,461.03	7,461.03	70,000.00	62,538.97	10.7
TOTAL ATTORNEY	7,461.03	7,461.03	70,000.00	62,538.97	10.7

TOWN OF LAKEVIEW
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FIRE DEPARTMENT</u>					
10-55-110 FIREMAN & DISPATCHERS	19,175.67	19,175.67	.00	(19,175.67)	.0
10-55-130 FIRE CHIEF	4,615.20	4,615.20	20,000.00	15,384.80	23.1
10-55-190 HOLIDAY, VAC, COMP PAY, OT EST	1,960.61	1,960.61	.00	(1,960.61)	.0
10-55-195 OVERTIME	4,338.88	4,338.88	.00	(4,338.88)	.0
10-55-200 CERTIFICATE PAY	.00	.00	3,710.00	3,710.00	.0
10-55-220 FICA EXPENSE	2,341.54	2,341.54	1,800.00	(541.54)	130.1
10-55-225 MEDICAL-DENTAL-LIFE	6,064.52	6,064.52	.00	(6,064.52)	.0
10-55-230 RETIREMENT CONTRIBUTION	5,510.32	5,510.32	.00	(5,510.32)	.0
10-55-250 SUT EXPENSE	73.28	73.28	410.00	336.72	17.9
10-55-260 SAIF EXPENSE	4,562.88	4,562.88	1,800.00	(2,762.88)	253.5
10-55-300 VOLUNTEER FIRE DEPT	35,000.00	35,000.00	35,000.00	.00	100.0
10-55-410 UTILITIES	.00	.00	6,000.00	6,000.00	.0
10-55-415 FUEL	1,344.55	1,344.55	5,000.00	3,655.45	26.9
10-55-420 UNIFORM (CONTRACT)	.00	.00	2,000.00	2,000.00	.0
10-55-431 VEHICLE EXPENSES	17,731.35	17,731.35	24,800.00	7,068.65	71.5
10-55-433 BUILDING MAINTENANCE & EXPENSE	488.71	488.71	10,000.00	9,511.29	4.9
10-55-434 EQUIP. & FIRE FIGHTER GEAR	.00	.00	5,000.00	5,000.00	.0
10-55-442 LABOR ATTORNEY FEES	.00	.00	7,500.00	7,500.00	.0
10-55-520 INSURANCE	22,940.82	22,940.82	25,200.00	2,259.18	91.0
10-55-530 TELEPHONE	.00	.00	5,500.00	5,500.00	.0
10-55-540 PUBLICATION AND NOTICES	.00	.00	500.00	500.00	.0
10-55-541 MT. TOP RENT	.00	.00	750.00	750.00	.0
10-55-571 MEMBERSHIPS & DUES	.00	.00	5,000.00	5,000.00	.0
10-55-572 SUBSCRIPTIONS & PUBLICATIONS	.00	.00	1,500.00	1,500.00	.0
10-55-580 TRAVEL, SCHOOL & TRAINING	.00	.00	10,000.00	10,000.00	.0
10-55-610 MATERIALS & SUPPLIES	205.12	205.12	2,500.00	2,294.88	8.2
10-55-742 FIRE FIGHTER GEAR	.00	.00	20,000.00	20,000.00	.0
10-55-750 SPECIAL PROJECTS	.00	.00	7,500.00	7,500.00	.0
10-55-752 ROOF REPAIR	.00	.00	70,000.00	70,000.00	.0
TOTAL FIRE DEPARTMENT	126,353.45	126,353.45	271,470.00	145,116.55	46.5
<u>AIR QUALITY</u>					
10-63-110 AIR QUALITY COORDINATOR	.00	.00	5,000.00	5,000.00	.0
10-63-220 FICA EXPENSE	.00	.00	360.00	360.00	.0
10-63-250 SUT EXPENSE	.00	.00	150.00	150.00	.0
10-63-530 TELEPHONE	.00	.00	100.00	100.00	.0
10-63-540 ADVERTISEMENT - PRINTING	.00	.00	1,000.00	1,000.00	.0
10-63-610 MATERIALS & SUPPLIES	.00	.00	5,000.00	5,000.00	.0
TOTAL AIR QUALITY	.00	.00	11,610.00	11,610.00	.0

TOWN OF LAKEVIEW
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING DEPARTMENT</u>					
10-64-110 PLANNING OFFICIALS	4,146.00	4,146.00	50,000.00	45,854.00	8.3
10-64-260 WORKER COMP	414.85	414.85	.00	(414.85)	.0
10-64-310 LEGAL SERVICES	.00	.00	5,000.00	5,000.00	.0
10-64-335 CODE DEVELOPMENT REVIEW	.00	.00	30,000.00	30,000.00	.0
10-64-360 PLANNING OFFICIAL CONTRACT	7,868.92	7,868.92	.00	(7,868.92)	.0
10-64-530 TELEPHONE	.00	.00	600.00	600.00	.0
10-64-540 PUBLICATION AND NOTICES	.00	.00	2,000.00	2,000.00	.0
10-64-541 PRINTING	.00	.00	1,000.00	1,000.00	.0
10-64-580 TRAVEL, SCHOOL & TRAINING	.00	.00	1,500.00	1,500.00	.0
10-64-610 PLANNING SUPPLIES	220.00	220.00	2,500.00	2,280.00	8.8
10-64-743 DIGITAL DOC & MAP STORAGE	220.00	220.00	.00	(220.00)	.0
TOTAL PLANNING DEPARTMENT	12,869.77	12,869.77	92,600.00	79,730.23	13.9
<u>ORDINANCE DEPARTMENT</u>					
10-65-110 ORDINANCE OFFICER	.00	.00	10,000.00	10,000.00	.0
10-65-220 FICA EXPENSE	.00	.00	1,500.00	1,500.00	.0
10-65-250 SUT EXPENSE	.00	.00	710.00	710.00	.0
10-65-530 TELEPHONE	.00	.00	600.00	600.00	.0
10-65-540 ADVERTISEMENT - PRINTING	.00	.00	1,000.00	1,000.00	.0
10-65-610 MATERIALS & SUPPLIES	575.25	575.25	1,500.00	924.75	38.4
TOTAL ORDINANCE DEPARTMENT	575.25	575.25	15,310.00	14,734.75	3.8
<u>TRANSFERS</u>					
10-90-931 TRANSFER TO FIRE TRUCK FUND	.00	.00	50,000.00	50,000.00	.0
TOTAL TRANSFERS	.00	.00	50,000.00	50,000.00	.0
TOTAL FUND EXPENDITURES	366,308.98	366,308.98	2,039,706.00	1,673,397.02	18.0
NET REVENUE OVER EXPENDITURES	(223,445.22)	(223,445.22)	.00	223,445.22	.0

TOWN OF LAKEVIEW
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

EMERGENCY 9-1-1 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>INTERGOVERNMENTAL REVENUE</u>					
19-33-400 9-1-1 TAXES	136,313.28	136,313.28	510,950.00	374,636.72	26.7
TOTAL INTERGOVERNMENTAL REVENUE	136,313.28	136,313.28	510,950.00	374,636.72	26.7
<u>OTHER REVENUE</u>					
19-36-740 ANNUAL - LAKEVIEW	.00	.00	181,134.00	181,134.00	.0
19-36-741 ANNUAL - LAKE COUNTY	90,000.00	90,000.00	90,000.00	.00	100.0
19-36-742 ANNUAL - LAKE CTY SHERIFF	90,000.00	90,000.00	90,000.00	.00	100.0
19-36-743 ANNUAL - LAKE DIST HOSPITAL	33,500.00	33,500.00	33,500.00	.00	100.0
19-36-744 ANNUAL - BLM LEO	.00	.00	5,000.00	5,000.00	.0
19-36-745 ANNUAL - FOREST SERVICE LEO	.00	.00	5,000.00	5,000.00	.0
19-36-747 ANNUAL - USFW SHELDON/HART REF	.00	.00	2,500.00	2,500.00	.0
19-36-748 ANNUAL - LAKEVIEW/RURAL FIRE	5,000.00	5,000.00	2,500.00	(2,500.00)	200.0
19-36-749 ANNUAL - PAISLEY FIRE	.00	.00	1,000.00	1,000.00	.0
19-36-750 ANNUAL - NEW PINE CREEK FIRE	.00	.00	120.00	120.00	.0
19-36-751 ANNUAL - THOMAS CREEK FIRE	.00	.00	2,500.00	2,500.00	.0
19-36-752 ANNUAL - SILVER LAKE FIRE	.00	.00	40.00	40.00	.0
19-36-753 ANNUAL - CHRISTMAS VALLEY FIRE	.00	.00	870.00	870.00	.0
19-36-754 ANNUAL - WARNER VALLEY RFPA	.00	.00	80.00	80.00	.0
19-36-755 ANNUAL - HIGH DESERT RFPA	.00	.00	300.00	300.00	.0
19-36-756 ANNUAL - PAISLEY DISASTER UNIT	500.00	500.00	500.00	.00	100.0
19-36-757 ANNUAL - NORTH LAKE EMS	.00	.00	2,490.00	2,490.00	.0
19-36-758 ANNUAL - SILVER LAKE EMS	.00	.00	1,040.00	1,040.00	.0
19-36-850 ANNUAL - LAKEVIEW FIRE	.00	.00	3,670.00	3,670.00	.0
19-36-901 CAD REVENUE	50.00	50.00	.00	(50.00)	.0
TOTAL OTHER REVENUE	219,050.00	219,050.00	422,244.00	203,194.00	51.9
TOTAL FUND REVENUE	355,363.28	355,363.28	933,194.00	577,830.72	38.1

TOWN OF LAKEVIEW
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

EMERGENCY 9-1-1 FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EMERGENCY 9-1-1 FUND						
19-40-110	9-1-1 DISPATCHERS	52,590.75	52,590.75	454,241.00	401,650.25	11.6
19-40-130	9-1-1 MANAGEMENT	5,289.48	5,289.48	70,054.00	64,764.52	7.6
19-40-190	HOLIDAY PAY	4,473.28	4,473.28	20,000.00	15,526.72	22.4
19-40-195	OVERTIME	4,338.88	4,338.88	45,000.00	40,661.12	9.6
19-40-220	FICA EXPENSE	5,130.59	5,130.59	25,000.00	19,869.41	20.5
19-40-225	MEDICAL-DENTAL-LIFE	24,557.56	24,557.56	145,000.00	120,442.44	16.9
19-40-230	RETIREMENT CONTRIBUTION	9,104.43	9,104.43	40,000.00	30,895.57	22.8
19-40-250	SUT EXPENSE	198.84	198.84	2,500.00	2,301.16	8.0
19-40-260	SAIF EXPENSE	.00	.00	1,200.00	1,200.00	.0
19-40-432	EQUIPMENT MAINTENANCE	.00	.00	50,000.00	50,000.00	.0
19-40-439	MAINTENANCE CONTRACT	.00	.00	46,091.00	46,091.00	.0
19-40-440	UTILITIES	.00	.00	3,000.00	3,000.00	.0
19-40-441	IGC ATTORNEY FEES	84.00	84.00	.00	(84.00)	.0
19-40-442	LABOR ATTORNEY FEES	364.00	364.00	3,500.00	3,136.00	10.4
19-40-520	INSURANCE	9,107.16	9,107.16	12,000.00	2,892.84	75.9
19-40-530	TELEPHONE	.00	.00	5,200.00	5,200.00	.0
19-40-535	GENERATOR EXPENSES	.00	.00	1,500.00	1,500.00	.0
19-40-540	PUBLICATION AND NOTICES	.00	.00	600.00	600.00	.0
19-40-575	EMPLOYMENT ONBOARDING	.00	.00	2,000.00	2,000.00	.0
19-40-580	TRAVEL, SCHOOL & TRAINING	.00	.00	5,000.00	5,000.00	.0
19-40-610	MATERIALS & SUPPLIES	.00	.00	1,308.00	1,308.00	.0
TOTAL EMERGENCY 9-1-1 FUND		115,238.97	115,238.97	933,194.00	817,955.03	12.4
TOTAL FUND EXPENDITURES		115,238.97	115,238.97	933,194.00	817,955.03	12.4
NET REVENUE OVER EXPENDITURES		240,124.31	240,124.31	.00	(240,124.31)	.0

TOWN OF LAKEVIEW
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

STREET FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>					
20-30-150 STATE HIGHWAY FUNDS	33,408.35	33,408.35	150,000.00	116,591.65	22.3
TOTAL REVENUE	33,408.35	33,408.35	150,000.00	116,591.65	22.3
<u>LICENSES AND PERMITS</u>					
20-32-120 SIDEWALK PERMITS	80.00	80.00	.00	(80.00)	.0
TOTAL LICENSES AND PERMITS	80.00	80.00	.00	(80.00)	.0
<u>INTERGOVERNMENTAL REVENUE</u>					
20-33-350 SMALL CITY ALLOT 2015	.00	.00	225,000.00	225,000.00	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	225,000.00	225,000.00	.0
TOTAL FUND REVENUE	33,488.35	33,488.35	375,000.00	341,511.65	8.9

TOWN OF LAKEVIEW
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

STREET FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
STREET FUND					
20-40-110 STREET MAINTENANCE WAGES	5,573.89	5,573.89	.00	(5,573.89)	.0
20-40-130 SUPERVISOR	2,884.62	2,884.62	.00	(2,884.62)	.0
20-40-133 OUTSIDE LABOR (SUMMER)	.00	.00	40,000.00	40,000.00	.0
20-40-190 HOLIDAY, VAC, COMP PAY, OT EST	918.12	918.12	.00	(918.12)	.0
20-40-220 FICA EXPENSE	730.79	730.79	.00	(730.79)	.0
20-40-225 MEDICAL-DENTAL-LIFE	2,122.25	2,122.25	.00	(2,122.25)	.0
20-40-230 RETIREMENT CONTRIBUTION	773.36	773.36	.00	(773.36)	.0
20-40-250 SUT EXPENSE	21.64	21.64	300.00	278.36	7.2
20-40-260 SAIF EXPENSE	2,903.65	2,903.65	.00	(2,903.65)	.0
20-40-410 UTILITIES - STREETLIGHTS	.00	.00	30,000.00	30,000.00	.0
20-40-415 FUEL	.00	.00	5,000.00	5,000.00	.0
20-40-426 CONTRACTED SERVICES	.00	.00	2,500.00	2,500.00	.0
20-40-431 VEHICLE EXPENSES	1,150.00	1,150.00	.00	(1,150.00)	.0
20-40-432 EQUIPMENT EXPENSES	.00	.00	2,500.00	2,500.00	.0
20-40-520 INSURANCE	7,147.39	7,147.39	6,000.00	(1,147.39)	119.1
20-40-582 SOFTWARE SUPPORT/MAINTENANCE	.00	.00	1,500.00	1,500.00	.0
20-40-610 MATERIALS & SUPPLIES	1,102.85	1,102.85	10,000.00	8,897.15	11.0
20-40-611 CRACK SEALING SUPPLIES	.00	.00	5,000.00	5,000.00	.0
20-40-615 FLOWER MAINT.	.00	.00	2,000.00	2,000.00	.0
20-40-740 EQUIPMENT	.00	.00	20,000.00	20,000.00	.0
20-40-850 CONTINGENCY	.00	.00	54,084.00	54,084.00	.0
TOTAL STREET FUND	25,328.56	25,328.56	178,884.00	153,555.44	14.2
TOTAL FUND EXPENDITURES	25,328.56	25,328.56	178,884.00	153,555.44	14.2
NET REVENUE OVER EXPENDITURES	8,159.79	8,159.79	196,116.00	187,956.21	4.2

TOWN OF LAKEVIEW
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

PARK FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>					
22-30-200 POOL REVENUE	6,854.00	6,854.00	6,000.00	(854.00)	114.2
22-30-350 COLLINS-MCDON (PARKS)	.00	.00	200,000.00	200,000.00	.0
TOTAL REVENUE	6,854.00	6,854.00	206,000.00	199,146.00	3.3
<u>OTHER REVENUE</u>					
22-36-550 MC CHUCKWAGON ASSOC.	.00	.00	6,000.00	6,000.00	.0
TOTAL OTHER REVENUE	.00	.00	6,000.00	6,000.00	.0
TOTAL FUND REVENUE	6,854.00	6,854.00	212,000.00	205,146.00	3.2

TOWN OF LAKEVIEW
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

PARK FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARK FUND</u>					
22-40-110 POOL EMPLOYEES	74,674.87	74,674.87	45,000.00	(29,674.87)	165.9
22-40-131 PARK EMPLOYEES	.00	.00	7,500.00	7,500.00	.0
22-40-220 FICA EXPENSE	5,996.10	5,996.10	4,200.00	(1,796.10)	142.8
22-40-225 MEDICAL-DENTAL-LIFE	1,712.66	1,712.66	6,000.00	4,287.34	28.5
22-40-230 RETIREMENT CONTRIBUTION	93.32	93.32	5,500.00	5,406.68	1.7
22-40-250 SUT EXPENSE	217.59	217.59	200.00	(17.59)	108.8
22-40-260 SAIF EXPENSE	746.65	746.65	6,200.00	5,453.35	12.0
22-40-410 UTILITIES - POOL	.00	.00	5,500.00	5,500.00	.0
22-40-411 MC CHUCKWAGON UTILITIES	.00	.00	2,300.00	2,300.00	.0
22-40-412 GARBAGE	96.00	96.00	.00	(96.00)	.0
22-40-415 FUEL	.00	.00	1,000.00	1,000.00	.0
22-40-481 POOL SQUARE COSTS	.00	.00	1,000.00	1,000.00	.0
22-40-520 PARKS INSURANCE	1,152.81	1,152.81	2,000.00	847.19	57.6
22-40-521 POOL INSURANCE	4,841.78	4,841.78	12,000.00	7,158.22	40.4
22-40-522 MC CHUCKWAGON BLDG INSURANCE	576.40	576.40	600.00	23.60	96.1
22-40-530 TELEPHONE- POOL	.00	.00	350.00	350.00	.0
22-40-540 ADVERTISING & PUBLICATION	.00	.00	2,500.00	2,500.00	.0
22-40-577 PERMITS & LICENSES	.00	.00	500.00	500.00	.0
22-40-580 TRAVEL, SCHOOL & TRAINING	3,000.00	3,000.00	.00	(3,000.00)	.0
22-40-600 POOL - CHLORINE	1,425.09	1,425.09	3,000.00	1,574.91	47.5
22-40-610 POOL - MATERIALS & SUPPLIES	1,990.21	1,990.21	30,000.00	28,009.79	6.6
22-40-612 MCDONALD PARK EXPENSES	516.00	516.00	.00	(516.00)	.0
22-40-613 SOROPTIMIST PARK EXPENSES	.00	.00	1,500.00	1,500.00	.0
22-40-615 PARK EXPENSES	28.49	28.49	3,000.00	2,971.51	1.0
22-40-616 MC CHUCKWAGON MAINT. EXPENSES	3,965.00	3,965.00	.00	(3,965.00)	.0
22-40-617 BULLARD CANYON EXPENSES	.00	.00	5,000.00	5,000.00	.0
22-40-730 POOL PARK IMPROVEMENTS	.00	.00	2,500.00	2,500.00	.0
22-40-735 POOL/POOL BUILDING IMPROVEMENT	1,180.71	1,180.71	2,500.00	1,319.29	47.2
22-40-736 MCDONALD PARK CAPITAL IMPROVEM	2,500.00	2,500.00	50,000.00	47,500.00	5.0
22-40-850 CONTINGENCY	.00	.00	12,150.00	12,150.00	.0
TOTAL PARK FUND	104,713.68	104,713.68	212,000.00	107,286.32	49.4
TOTAL FUND EXPENDITURES	104,713.68	104,713.68	212,000.00	107,286.32	49.4
NET REVENUE OVER EXPENDITURES	(97,859.68)	(97,859.68)	.00	97,859.68	.0

TOWN OF LAKEVIEW
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

SNOW/FLOOD CONTROL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>					
25-30-200 SNOW/FLOOD CONTROL FEE	2,779.34	2,779.34	32,250.00	29,470.66	8.6
TOTAL REVENUE	2,779.34	2,779.34	32,250.00	29,470.66	8.6
TOTAL FUND REVENUE	2,779.34	2,779.34	32,250.00	29,470.66	8.6

TOWN OF LAKEVIEW
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

SNOW/FLOOD CONTROL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SNOW/FLOOD CONTROL FUND</u>					
25-40-438 TOWN FLOOD MITIGATION	.00	.00	10,000.00	10,000.00	.0
25-40-584 CONTRACTED SNOW CONTROL	.00	.00	5,000.00	5,000.00	.0
25-40-585 CONTRACTED FLOOD CONTROL	800.00	800.00	5,000.00	4,200.00	16.0
25-40-586 TOWN SNOW REMOVAL	.00	.00	5,000.00	5,000.00	.0
25-40-850 CONTINGENCY	.00	.00	7,250.00	7,250.00	.0
TOTAL SNOW/FLOOD CONTROL FUND	800.00	800.00	32,250.00	31,450.00	2.5
TOTAL FUND EXPENDITURES	800.00	800.00	32,250.00	31,450.00	2.5
NET REVENUE OVER EXPENDITURES	1,979.34	1,979.34	.00	(1,979.34)	.0

TOWN OF LAKEVIEW
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

WOODSTOVE REPLACEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WOODSTOVE REPLACEMENT FUND</u>					
26-40-900 TRANSFER TO GENERAL FUND	.00	.00	17,000.00	17,000.00	.0
TOTAL WOODSTOVE REPLACEMENT FUND	.00	.00	17,000.00	17,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	17,000.00	17,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	(17,000.00)	(17,000.00)	.0

TOWN OF LAKEVIEW
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

BIKE PATH/TRAILS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>INTERGOVERNMENTAL REVENUE</u>					
28-33-550 1% STATE AIRPORT-BIKE PATH	10,864.27	10,864.27	1,500.00	(9,364.27)	724.3
TOTAL INTERGOVERNMENTAL REVENUE	10,864.27	10,864.27	1,500.00	(9,364.27)	724.3
TOTAL FUND REVENUE	10,864.27	10,864.27	1,500.00	(9,364.27)	724.3

TOWN OF LAKEVIEW
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

BIKE PATH/TRAILS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>BIKE PATH/TRAILS</u>					
28-40-731 BIKE PATHS & TRAILS	.00	.00	1,500.00	1,500.00	.0
TOTAL BIKE PATH/TRAILS	.00	.00	1,500.00	1,500.00	.0
TOTAL FUND EXPENDITURES	.00	.00	1,500.00	1,500.00	.0
NET REVENUE OVER EXPENDITURES	<u>10,864.27</u>	<u>10,864.27</u>	<u>.00</u>	<u>(10,864.27)</u>	<u>.0</u>

TOWN OF LAKEVIEW
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

FIRE TRUCK FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>REVENUE</u>					
31-30-101 BEGINNING FUND BALANCE	.00	.00	50,000.00	50,000.00	.0
TOTAL REVENUE	.00	.00	50,000.00	50,000.00	.0
TOTAL FUND REVENUE	.00	.00	50,000.00	50,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	50,000.00	50,000.00	.0

TOWN OF LAKEVIEW
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

TRANSIENT LODGING TAX FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>					
32-30-200 LODGING TAX - 70%	23,498.63	23,498.63	75,000.00	51,501.37	31.3
TOTAL REVENUE	23,498.63	23,498.63	75,000.00	51,501.37	31.3
TOTAL FUND REVENUE	23,498.63	23,498.63	75,000.00	51,501.37	31.3

TOWN OF LAKEVIEW
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

TRANSIENT LODGING TAX FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TRANSIENT LODGING TAX EXPENSES</u>					
32-40-490 ROUND UP CONCERT	30,000.00	30,000.00	.00	(30,000.00)	.0
32-40-496 SMALL GRANTS	.00	.00	75,000.00	75,000.00	.0
32-40-860 RESERVED FOR FUTURE EXPEND	.00	.00	100,000.00	100,000.00	.0
32-40-940 RESERVE FOR FUTURE USE	.00	.00	50,000.00	50,000.00	.0
TOTAL TRANSIENT LODGING TAX EXPENSES	30,000.00	30,000.00	225,000.00	195,000.00	13.3
TOTAL FUND EXPENDITURES	30,000.00	30,000.00	225,000.00	195,000.00	13.3
NET REVENUE OVER EXPENDITURES	(6,501.37)	(6,501.37)	(150,000.00)	(143,498.63)	(4.3)

TOWN OF LAKEVIEW
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

WATER TREATMENT FACILITY

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>REVENUE</u>					
42-30-865 ARAP FUNDING- WATER TREATMENT	.00	.00	15,000,000.00	15,000,000.00	.0
TOTAL REVENUE	.00	.00	15,000,000.00	15,000,000.00	.0
TOTAL FUND REVENUE	.00	.00	15,000,000.00	15,000,000.00	.0

TOWN OF LAKEVIEW
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

WATER TREATMENT FACILITY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER TREATMENT EXPENSES</u>					
42-40-130 GRANT ADMINISTRATION	.00	.00	30,000.00	30,000.00	.0
42-40-310 LEGAL SERVICES	.00	.00	25,000.00	25,000.00	.0
42-40-337 ENGINEERING SERVICES	70,000.00	70,000.00	2,172,000.00	2,102,000.00	3.2
42-40-338 WATER TESTING	1,511.00	1,511.00	20,000.00	18,489.00	7.6
42-40-339 PILOT WATER PROGRAM	.00	.00	60,000.00	60,000.00	.0
42-40-400 WELL REHABILITATION	.00	.00	125,000.00	125,000.00	.0
42-40-570 REGULATORY REVIEWS & FEES	.00	.00	9,000.00	9,000.00	.0
42-40-577 PERMITS & LICENSES	.00	.00	15,000.00	15,000.00	.0
42-40-611 WATER TREATMENT PROPERTY	.00	.00	135,000.00	135,000.00	.0
42-40-760 PROJECT CONSTRUCTION	.00	.00	10,790,000.00	10,790,000.00	.0
42-40-850 CONSTRUCTION CONTINGENCY	.00	.00	1,619,000.00	1,619,000.00	.0
TOTAL WATER TREATMENT EXPENSES	71,511.00	71,511.00	15,000,000.00	14,928,489.00	.5
TOTAL FUND EXPENDITURES	71,511.00	71,511.00	15,000,000.00	14,928,489.00	.5
NET REVENUE OVER EXPENDITURES	(71,511.00)	(71,511.00)	.00	71,511.00	.0

TOWN OF LAKEVIEW
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

		R3				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
		-----	-----	-----	-----	-----
	<u>REVENUE</u>					
45-30-865	R3 GRANT	.00	.00	75,000.00	75,000.00	.0
	TOTAL REVENUE	.00	.00	75,000.00	75,000.00	.0
	TOTAL FUND REVENUE	.00	.00	75,000.00	75,000.00	.0

TOWN OF LAKEVIEW
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

R3

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>R3 EXPENSES</u>					
45-40-130 SUPERVISOR	.00	.00	5,000.00	5,000.00	.0
45-40-760 PROJECT COSTS	.00	.00	75,000.00	75,000.00	.0
TOTAL R3 EXPENSES	.00	.00	80,000.00	80,000.00	.0
<u>DEPARTMENT 90</u>					
45-90-100 TRANSFER TO GL -ROOF REPAIR	.00	.00	70,000.00	70,000.00	.0
TOTAL DEPARTMENT 90	.00	.00	70,000.00	70,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	150,000.00	150,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	(75,000.00)	(75,000.00)	.0

TOWN OF LAKEVIEW
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

FUND 46

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
SOURCE 33					
46-33-951 TRANSFER FROM WATER	.00	.00	312,000.00	312,000.00	.0
TOTAL SOURCE 33	.00	.00	312,000.00	312,000.00	.0
TOTAL FUND REVENUE	.00	.00	312,000.00	312,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	312,000.00	312,000.00	.0

TOWN OF LAKEVIEW
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

WATER FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>REVENUE</u>					
48-30-180 WRITE OFF REDUCTION	(127.40)	(127.40)	.00	127.40	.0
48-30-200 WATER - SERVICE & SALES	146,994.65	146,994.65	750,000.00	603,005.35	19.6
48-30-210 HOOKUPS AND RECONNECTS	690.00	690.00	5,000.00	4,310.00	13.8
48-30-211 CONNECTION FEES	.00	.00	5,000.00	5,000.00	.0
48-30-865 ARPA FUNDING- WATER TREATMENT	.00	.00	362,785.00	362,785.00	.0
TOTAL REVENUE	147,557.25	147,557.25	1,122,785.00	975,227.75	13.1
<u>SOURCE 33</u>					
48-33-951 TRANSFER FROM SEWER FUND	.00	.00	90,000.00	90,000.00	.0
TOTAL SOURCE 33	.00	.00	90,000.00	90,000.00	.0
TOTAL FUND REVENUE	147,557.25	147,557.25	1,212,785.00	1,065,227.75	12.2

TOWN OF LAKEVIEW
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER FUND</u>					
48-51-110 WATER MAINTENANCE WAGES	53,222.79	53,222.79	248,561.00	195,338.21	21.4
48-51-130 SUPERVISOR	17,307.66	17,307.66	40,000.00	22,692.34	43.3
48-51-133 OUTSIDE LABOR (SUMMER)	.00	.00	35,000.00	35,000.00	.0
48-51-190 HOLIDAY, VAC, COMP PAY, OT EST	10,855.35	10,855.35	21,000.00	10,144.65	51.7
48-51-191 WEEKEND DUTY	200.00	200.00	3,500.00	3,300.00	5.7
48-51-195 OVERTIME	38.72	38.72	5,000.00	4,961.28	.8
48-51-200 CERTIFICATE PAY	.00	.00	7,000.00	7,000.00	.0
48-51-220 FICA EXPENSE	6,318.93	6,318.93	26,400.00	20,081.07	23.9
48-51-225 MEDICAL-DENTAL-LIFE	22,795.68	22,795.68	75,000.00	52,204.32	30.4
48-51-230 RETIREMENT CONTRIBUTION	7,935.86	7,935.86	35,000.00	27,064.14	22.7
48-51-250 SUT EXPENSE	195.91	195.91	600.00	404.09	32.7
48-51-260 SAIF EXPENSE	1,592.86	1,592.86	3,840.00	2,247.14	41.5
48-51-310 LEGAL SERVICES	2,586.50	2,586.50	7,500.00	4,913.50	34.5
48-51-338 ROUTINE WATER TESTING	2,291.50	2,291.50	40,000.00	37,708.50	5.7
48-51-339 SPECIAL WATER TESTING	10,325.00	10,325.00	.00	(10,325.00)	.0
48-51-410 UTILITIES	.00	.00	40,000.00	40,000.00	.0
48-51-415 FUEL	.00	.00	10,000.00	10,000.00	.0
48-51-420 UNIFORM EXPENSES	.00	.00	1,800.00	1,800.00	.0
48-51-431 VEHICLE REPAIR & MAINT	124.51	124.51	10,000.00	9,875.49	1.3
48-51-437 CONTRACTOR EXPENSES	.00	.00	12,000.00	12,000.00	.0
48-51-442 LABOR ATTORNEY FEES	.00	.00	2,000.00	2,000.00	.0
48-51-520 INSURANCE	23,286.66	23,286.66	33,600.00	10,313.34	69.3
48-51-528 EMPLOYEE/VOLUNTEER INCENTIVES	55.00	55.00	500.00	445.00	11.0
48-51-530 TELEPHONE	839.36	839.36	900.00	60.64	93.3
48-51-540 ADVERTISING & PUBLICATION	295.25	295.25	10,000.00	9,704.75	3.0
48-51-570 DUES & FEES	2,000.00	2,000.00	10,000.00	8,000.00	20.0
48-51-575 NEW EMPLOYEE ONBOARDING	.00	.00	1,000.00	1,000.00	.0
48-51-577 PERMITS & LICENSES	.00	.00	5,000.00	5,000.00	.0
48-51-580 TRAVEL, SCHOOL & TRAINING	.00	.00	7,500.00	7,500.00	.0
48-51-581 COMPUTER SOFTWARE	26,322.30	26,322.30	5,000.00	(21,322.30)	526.5
48-51-582 SOFTWARE SUPPORT/MAINTENANCE	.00	.00	7,000.00	7,000.00	.0
48-51-600 CHLORINE	706.00	706.00	30,000.00	29,294.00	2.4
48-51-608 BILLING OUTSOURCING	1,497.55	1,497.55	12,000.00	10,502.45	12.5
48-51-609 POSTAGE & FREIGHT	.00	.00	5,000.00	5,000.00	.0
48-51-610 MATERIALS & SUPPLIES	14,232.21	14,232.21	12,000.00	(2,232.21)	118.6
48-51-612 WATER/PLUMBING SUPPLIES	382.99	382.99	30,000.00	29,617.01	1.3
48-51-740 EQUIPMENT & LARGE TOOLS	.00	.00	20,000.00	20,000.00	.0
48-51-751 USDA BONDS	.00	.00	7,165.00	7,165.00	.0
48-51-752 USDA BONDS INTEREST	.00	.00	12,010.00	12,010.00	.0
48-51-753 USDA LOAN RESERVE	.00	.00	19,175.00	19,175.00	.0
48-51-850 CONTINGENCY	.00	.00	26,234.00	26,234.00	.0
48-51-870 RESERVE	.00	.00	22,500.00	22,500.00	.0
TOTAL WATER FUND	205,408.59	205,408.59	900,785.00	695,376.41	22.8

TOWN OF LAKEVIEW
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TRANSFERS</u>					
48-90-911 TRANSFER TO SMART METER	.00	.00	312,000.00	312,000.00	.0
TOTAL TRANSFERS	.00	.00	312,000.00	312,000.00	.0
TOTAL FUND EXPENDITURES	205,408.59	205,408.59	1,212,785.00	1,007,376.41	16.9
NET REVENUE OVER EXPENDITURES	(57,851.34)	(57,851.34)	.00	57,851.34	.0

TOWN OF LAKEVIEW
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
REVENUE					
49-30-211 CONNECTION FEES	.00	.00	50,000.00	50,000.00	.0
49-30-250 SEWER - SERVICE & SALES	129,206.05	129,206.05	720,000.00	590,793.95	18.0
49-30-260 DUMPING FEES	882.00	882.00	20,000.00	19,118.00	4.4
49-30-859 RED ROCK REIMBURSEMENT	.00	.00	17,848.00	17,848.00	.0
49-30-860 SPWF/RR GRANT	.00	.00	146,435.00	146,435.00	.0
49-30-861 SPWF/ RR LOAN	.00	.00	146,436.00	146,436.00	.0
TOTAL REVENUE	130,088.05	130,088.05	1,100,719.00	970,630.95	11.8
TOTAL FUND REVENUE	130,088.05	130,088.05	1,100,719.00	970,630.95	11.8

TOWN OF LAKEVIEW
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SEWER FUND</u>					
49-52-110 SEWER MAINTENANCE WAGES	14,533.61	14,533.61	248,561.00	234,027.39	5.9
49-52-130 SUPERVISOR	7,211.52	7,211.52	40,000.00	32,788.48	18.0
49-52-190 HOLIDAY, VAC, COMP PAY, OT EST	5,931.03	5,931.03	21,000.00	15,068.97	28.2
49-52-191 WEEKEND DUTY	.00	.00	3,500.00	3,500.00	.0
49-52-195 OVERTIME	.00	.00	7,000.00	7,000.00	.0
49-52-200 CERTIFICATE PAY	.00	.00	7,000.00	7,000.00	.0
49-52-220 FICA EXPENSE	2,169.15	2,169.15	26,400.00	24,230.85	8.2
49-52-225 MEDICAL-DENTAL-LIFE	4,783.13	4,783.13	75,000.00	70,216.87	6.4
49-52-230 RETIREMENT CONTRIBUTION	3,086.15	3,086.15	35,000.00	31,913.85	8.8
49-52-250 SUT EXPENSE	61.64	61.64	600.00	538.36	10.3
49-52-260 SAIF EXPENSE	1,742.19	1,742.19	4,200.00	2,457.81	41.5
49-52-310 LEGAL SERVICES	10,882.70	10,882.70	7,000.00	(3,882.70)	155.5
49-52-338 ROUTINE SEWER TESTING	4,499.94	4,499.94	50,000.00	45,500.06	9.0
49-52-410 UTILITIES	.00	.00	27,000.00	27,000.00	.0
49-52-415 FUEL	.00	.00	17,000.00	17,000.00	.0
49-52-420 UNIFORM EXPENSES	.00	.00	1,800.00	1,800.00	.0
49-52-431 VEHICLE EXPENSES	681.31	681.31	12,500.00	11,818.69	5.5
49-52-436 PUMP REPAIRS	265.00	265.00	25,000.00	24,735.00	1.1
49-52-452 AG FARM EXPENSES	.00	.00	4,000.00	4,000.00	.0
49-52-520 INSURANCE	31,586.86	31,586.86	40,800.00	9,213.14	77.4
49-52-528 EMPLOYEE/VOLUNTEER INCENTIVES	.00	.00	500.00	500.00	.0
49-52-530 TELEPHONE	.00	.00	900.00	900.00	.0
49-52-540 ADVERTISING & PRINTING	.00	.00	300.00	300.00	.0
49-52-570 DUES & FEES	374.40	374.40	25,000.00	24,625.60	1.5
49-52-575 EMPLOYMENT TESTING	.00	.00	1,200.00	1,200.00	.0
49-52-577 PERMITS & LICENSES	.00	.00	15,000.00	15,000.00	.0
49-52-580 TRAVEL, SCHOOL & TRAINING	915.00	915.00	10,000.00	9,085.00	9.2
49-52-582 SOFTWARE/MAINTENANCE/COMPUTER	.00	.00	5,000.00	5,000.00	.0
49-52-600 CHLORINE	.00	.00	20,000.00	20,000.00	.0
49-52-608 BILLING OUTSOURCE	228.03	228.03	10,000.00	9,771.97	2.3
49-52-609 POSTAGE & FREIGHT	.00	.00	6,000.00	6,000.00	.0
49-52-610 MATERIALS & SUPPLIES	88.18	88.18	25,000.00	24,911.82	.4
49-52-612 SEWER SUPPLIES	1,967.82	1,967.82	1,500.00	(467.82)	131.2
49-52-730 CAPITAL IMPROVEMENT & EXP	25,200.00	25,200.00	75,000.00	49,800.00	33.6
49-52-733 CAPITAL REPLACEMENT (FR 5%)	.00	.00	10,000.00	10,000.00	.0
49-52-740 EQUIPMENT & LARGE TOOLS	42,501.00	42,501.00	50,000.00	7,499.00	85.0
49-52-756 BUS OREGON -L17009	.00	.00	5,000.00	5,000.00	.0
49-52-757 BUS OREGON -L17009 INTEREST	.00	.00	5,000.00	5,000.00	.0
49-52-850 CONTINGENCY	.00	.00	77,525.00	77,525.00	.0
TOTAL SEWER FUND	158,708.66	158,708.66	996,286.00	837,577.34	15.9
<u>TRANSFERS</u>					
49-90-915 TRANSFER TO WATER FUND	.00	.00	90,000.00	90,000.00	.0
TOTAL TRANSFERS	.00	.00	90,000.00	90,000.00	.0

TOWN OF LAKEVIEW
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	158,708.66	158,708.66	1,086,286.00	927,577.34	14.6
NET REVENUE OVER EXPENDITURES	(28,620.61)	(28,620.61)	14,433.00	43,053.61	(198.3)

TOWN OF LAKEVIEW
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

GEOTHERMAL PROJECT - DOC FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>REVENUE</u>					
53-30-950 ODOE PLANNING GRANT	.00	.00	100,000.00	100,000.00	.0
TOTAL REVENUE	.00	.00	100,000.00	100,000.00	.0
<u>INTERGOVERNMENTAL REVENUE</u>					
53-33-410 GEOTHERMAL (DOC)	8,617.66	8,617.66	57,200.00	48,582.34	15.1
TOTAL INTERGOVERNMENTAL REVENUE	8,617.66	8,617.66	57,200.00	48,582.34	15.1
<u>SOURCE 39</u>					
53-39-900 TRANSER IN FROM OTHER FUNDS	.00	.00	100,000.00	100,000.00	.0
TOTAL SOURCE 39	.00	.00	100,000.00	100,000.00	.0
TOTAL FUND REVENUE	8,617.66	8,617.66	257,200.00	248,582.34	3.4

TOWN OF LAKEVIEW
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

GEOTHERMAL PROJECT - DOC FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GEOTHERMAL</u>					
53-40-130 SUPERVISOR	721.20	721.20	27,500.00	26,778.80	2.6
53-40-220 FICA EXPENSE	56.04	56.04	2,200.00	2,143.96	2.6
53-40-225 MEDICAL-DENTAL-LIFE	103.14	103.14	.00	(103.14)	.0
53-40-230 RETIREMENT CONTRIBUTION	100.50	100.50	2,000.00	1,899.50	5.0
53-40-250 SUT EXPENSE	1.48	1.48	55.00	53.52	2.7
53-40-260 SAIF EXPENSE	.00	.00	150.00	150.00	.0
53-40-410 UTILITIES -DOC	2,229.87	2,229.87	16,500.00	14,270.13	13.5
53-40-415 FUEL	.00	.00	1,000.00	1,000.00	.0
53-40-520 INSURANCE	1,959.77	1,959.77	3,000.00	1,040.23	65.3
53-40-610 MATERIALS & SUPPLIES -DOC	.00	.00	75,000.00	75,000.00	.0
53-40-650 GEO SERVICES AND COSTS	39,530.40	39,530.40	30,000.00	(9,530.40)	131.8
53-40-762 GEOTHERMAL LAND LEASE-UTLEY	.00	.00	2,000.00	2,000.00	.0
53-40-980 ODOE PLANNING GRANT	.00	.00	70,000.00	70,000.00	.0
TOTAL GEOTHERMAL	44,702.40	44,702.40	229,405.00	184,702.60	19.5
<u>TRANSFERS</u>					
53-90-910 TRSFR TO GEN. FUND FOR ADMIN.	.00	.00	30,000.00	30,000.00	.0
TOTAL TRANSFERS	.00	.00	30,000.00	30,000.00	.0
TOTAL FUND EXPENDITURES	44,702.40	44,702.40	259,405.00	214,702.60	17.2
NET REVENUE OVER EXPENDITURES	(36,084.74)	(36,084.74)	(2,205.00)	33,879.74	(1636.

TOWN OF LAKEVIEW
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

GEOHERMAL - BARRY WELL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SOURCE 30</u>					
54-30-103 GEOTHERMAL FEES L.D. HOSPITAL	22,986.70	22,986.70	151,710.00	128,723.30	15.2
54-30-104 GEOTHERMAL FEES SCHOOL	16,469.84	16,469.84	108,702.00	92,232.16	15.2
54-30-105 GEOTHERMAL HEADSTART	250.00	250.00	2,310.00	2,060.00	10.8
54-30-106 DAVIS GEOTHERMAL	.00	.00	2,310.00	2,310.00	.0
TOTAL SOURCE 30	39,706.54	39,706.54	265,032.00	225,325.46	15.0
<u>SOURCE 33</u>					
54-33-420 GEO. (BARRY) FUTURE REPAIR	.00	.00	250,000.00	250,000.00	.0
TOTAL SOURCE 33	.00	.00	250,000.00	250,000.00	.0
TOTAL FUND REVENUE	39,706.54	39,706.54	515,032.00	475,325.46	7.7

TOWN OF LAKEVIEW
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

GEOHERMAL - BARRY WELL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GEOHERMAL - BARRY WELL</u>					
54-40-110	.00	.00	75,000.00	75,000.00	.0
54-40-130	721.14	721.14	27,500.00	26,778.86	2.6
54-40-220	56.04	56.04	2,200.00	2,143.96	2.6
54-40-225	103.08	103.08	9,500.00	9,396.92	1.1
54-40-230	100.56	100.56	2,000.00	1,899.44	5.0
54-40-250	1.53	1.53	55.00	53.47	2.8
54-40-260	.00	.00	150.00	150.00	.0
54-40-411	.00	.00	5,500.00	5,500.00	.0
54-40-415	.00	.00	500.00	500.00	.0
54-40-520	2,420.89	2,420.89	1,430.00	(990.89)	169.3
54-40-580	.00	.00	40,000.00	40,000.00	.0
54-40-611	.00	.00	10,000.00	10,000.00	.0
54-40-650	.00	.00	10,000.00	10,000.00	.0
54-40-730	.00	.00	25,000.00	25,000.00	.0
54-40-750	.00	.00	50,000.00	50,000.00	.0
54-40-751	.00	.00	41,000.00	41,000.00	.0
54-40-752	.00	.00	86,000.00	86,000.00	.0
54-40-761	.00	.00	20,000.00	20,000.00	.0
54-40-850	.00	.00	9,197.00	9,197.00	.0
TOTAL GEOHERMAL - BARRY WELL	3,403.24	3,403.24	415,032.00	411,628.76	.8
<u>DEPARTMENT 90</u>					
54-90-912	.00	.00	100,000.00	100,000.00	.0
TOTAL DEPARTMENT 90	.00	.00	100,000.00	100,000.00	.0
TOTAL FUND EXPENDITURES	3,403.24	3,403.24	515,032.00	511,628.76	.7
NET REVENUE OVER EXPENDITURES	36,303.30	36,303.30	.00	(36,303.30)	.0

TOWN OF LAKEVIEW
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

ENGINEER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ENGINEER FUND</u>					
55-40-331 ENGINEER--UTILITY-WATER	.00	.00	4,000.00	4,000.00	.0
55-40-332 ENGINEER--UTILITY-SEWER	.00	.00	10,000.00	10,000.00	.0
55-40-334 ENGINEER--POOL/PARKS	.00	.00	5,500.00	5,500.00	.0
55-40-337 ENGINEER-GENERAL FUND	.00	.00	35,000.00	35,000.00	.0
55-40-400 ENGINEER-DOC-GEO FUND	.00	.00	1,200.00	1,200.00	.0
55-40-401 ENGINEER-BARRY-GEO FUND	.00	.00	1,200.00	1,200.00	.0
TOTAL ENGINEER FUND	.00	.00	56,900.00	56,900.00	.0
TOTAL FUND EXPENDITURES	.00	.00	56,900.00	56,900.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	(56,900.00)	(56,900.00)	.0

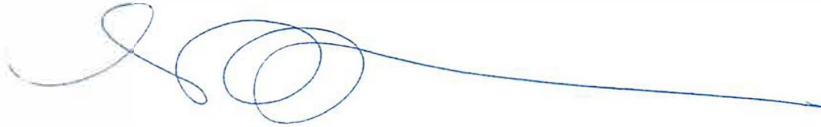
TOWN OF LAKEVIEW
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

DEBT SERVICE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TAXES</u>					
60-31-200 PROPERTY TAX-PRIOR	8,146.08	8,146.08	.00	(8,146.08)	.0
TOTAL TAXES	8,146.08	8,146.08	.00	(8,146.08)	.0
TOTAL FUND REVENUE	8,146.08	8,146.08	.00	(8,146.08)	.0
NET REVENUE OVER EXPENDITURES	8,146.08	8,146.08	.00	(8,146.08)	.0

CERTIFICATION

I, Michele Parry, Town Manager of the Chartered Town of Lakeview, hereby certify that the foregoing Revenue Report was posted on the Town of Lakeview's website, townoflakeview.org, and included in Town Council packets for Town Council, September 26, 2023.



FIRST AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT TO ESTABLISH REGIONAL RURAL REVITALIZATION (R3) STRATEGIES CONSORTIUM

This First Amended and Restated Intergovernmental Agreement to Establish Regional Rural Revitalization (R3) Strategies (this "Agreement") is dated June __, 2023, but made effective for all purposes as of July 1, 2023 (the "Effective Date"), and is entered into between Town of Lakeview ("Lakeview"), an Oregon municipal corporation, whose address is 525 North 1st Street, Lakeview, Oregon 97630, City of Burns ("Burns"), an Oregon municipal corporation, whose address is 242 South Broadway Burns, Oregon 97720, City of John Day ("John Day"), whose address is 450 East Main Street, John Day, Oregon 97845, and Baker City ("Baker"), an Oregon municipal corporation, whose address is 1655 First Street, Baker City, Oregon 97814.

RECITALS:

A. Burns and Lakeview are parties to a certain Intergovernmental Agreement to Establish Regional Rural Revitalization (R3) Strategies Consortium dated effective May 1, 2023 (the "Original Agreement"). Burns and Lakeview entered into the Original Agreement to form and organize Regional Rural Revitalization (R3) Strategies Consortium ("Consortium"), an intergovernmental entity organized under ORS chapter 190.

B. Consortium was established to provide resources necessary to assist with the execution of the parties' housing and community improvement projects. This assistance includes, without limitation, evaluating and providing logistical assistance concerning housing and community development projects (e.g., determining the feasibility and requirements of proposed projects, sources of project funding, and assisting and managing project completion).

C. John Day and Baker desire to become part of Consortium as of the Effective Date. To facilitate John Day and Baker's admission to Consortium, the Parties desire to amend and restate the Original Agreement in its entirety by their execution of this Agreement.

D. This Agreement is made pursuant to ORS 190.010, which statute provides that units of local government may enter into agreements for the performance of any functions and activities that any party to the agreement, or its officers or agents, has the authority to perform.

AGREEMENT:

NOW, THEREFORE, in consideration of the Parties' respective obligations under this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Definitions; Amendment and Restatement. Unless defined elsewhere in this Agreement, capitalized terms contained in this Agreement have the meanings assigned to them in the attached Appendix A. This Agreement amends, restates, and supersedes the Original Agreement in its entirety. The Original Agreement will be of no further force and effect as of the Effective Date.

2. Housing and Public Development Consortium.

2.1 Formation; Responsibility. The Parties have created the Regional Rural Revitalization (R3) Strategies Consortium ("Consortium"), an intergovernmental entity created pursuant to ORS chapter 190. Consortium's members are the Parties. Consortium will have responsibility and authority to (a) approve and evaluate proposed Projects, (b) assist and coordinate necessary logistics to complete approved Projects (including functions related thereto), and (c) subject to the terms of this Agreement and/or ORS chapter 190, perform such other duties and responsibilities assigned by the Parties from time to time. Without otherwise limiting the

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generality of the immediately preceding sentence, and subject to the Laws, Consortium will have the following general powers: (y) adopt, through action of the Board, such bylaws, rules, regulations, standards, and/or policies necessary or appropriate to carry out Consortium's purposes and/or this Agreement; and (z) perform and exercise all powers pursuant to the Laws, including, without limitation, the Oregon constitution, the principal acts of the Parties, and ORS chapter 190, which are necessary and/or appropriate to perform (or cause to be performed) the Services.

2.2 Purpose. Consortium's purposes include, without limitation, the following:

(a) stimulating economic recovery and revitalization for each Party by pooling resources and enabling increased efficiency for each Party to complete the Projects; (b) plan for the most effective and efficient use of combined resources to complete the Projects; (c) recruit, select, and employ (or contract with) the Managing Director; (d) provide a forum for communication and consultation among the Parties; (e) provide an opportunity for a cooperative and equitable sharing of expenses, resources, data, expertise, and experience among the Parties; and (f) carry out such other necessary and/or appropriate responsibilities and functions identified by the Parties from time to time.

2.3 General Authority. Except as otherwise provided in this Agreement and/or ORS chapter 190, Consortium will have the authority to act in the interests of the Parties to oversee and direct operation and completion of the Projects (and such other duties and responsibilities assigned by the Parties from time to time). Without otherwise limiting the generality of the immediately preceding sentence, and subject to the Laws, Consortium will have the following general powers: (a) purchase, own, hold, appropriate, and/or condemn land, property, facilities, and/or right-of-way either in Consortium's name or in the name of individual Party(ies) in furtherance of the construction, ownership, operation, and/or maintenance of the Projects; (b) enter into agreements with other public and/or private entities for the purpose of design, construction, ownership, operation, and/or maintenance of the Projects; (c) issue, sell, and/or otherwise dispose of bonds, securities, and/or other forms of indebtedness, including, without limitation, the power to raise revenue bonds under ORS chapter 287A; and (d) exercise all powers pursuant to the Laws, including, without limitation, the principal acts of the Parties and ORS chapter 190, which are necessary and/or appropriate to carry out the purposes of Consortium and/or this Agreement.

2.4 Party Responsibilities. In addition to all other Party responsibilities contained in this Agreement, including, without limitation, the cost-sharing obligations described in Section 5, each Party will (a) require that the Party's Standing Member provide the Party's governing body with regular updates concerning Consortium activities and the Services, and (b) host required Board and/or community meetings from time to time.

2.5 Office Space. Consortium's initial office space(s), equipment, and furnishings will be located at 242 S Broadway Burns, Oregon 97720. The Board may, consistent with the terms of this Agreement, change the location of its offices as needed to serve Consortium's interests and the Parties.

2.6 Eligible Entity Admission. Subject to the Laws, including, without limitation, ORS chapter 190, one or more Eligible Entities may become a party to this Agreement and Consortium if first approved by the unanimous consent of the Standing Members. Notwithstanding the immediately preceding sentence, an Eligible Entity will not become a party to this Agreement and Consortium unless and until the Eligible Entity signs a counterpart signature page to this Agreement and executes such other documents and instruments as the Standing Members determine necessary or appropriate.

3. Board of Directors.

3.1 Membership. Consortium will be governed by a board of directors consisting of the following persons (the "Board"): (a) the governing body of each Party will appoint one of its elected officials to serve on the Board (each a "Standing Member"); and (b) the then-appointed Standing Members will appoint one

person to serve on the Board (the "At-Large Position"). Each Standing Member will serve at the pleasure of his or her appointing Party and may be removed and replaced by the governing body of the appointing Party. If a Standing Member vacates his or her position, the governing body of the Party that appointed the departed Standing Member will fill the vacancy. The At-large Member will be appointed, and may be removed and replaced, by the unanimous consent of the Standing Members. The At-large Member may not be an elected official, officer, and/or employee of any Party. If an At-Large Member vacates his or her position, the Standing Members will fill the vacancy. Each fiscal year the Board will elect a chairperson and vice-chairperson from its membership, each of whom will serve a one-year term; provided, however, no Board member will serve more than one year as chairperson in any four-year period. The chairperson will preside over all Board meetings and perform such other duties prescribed by the Board from time to time.

3.2 Meetings; Decision Matrix.

3.2.1 Subject to the terms and conditions contained in this Agreement, a majority of the then-appointed Board members will constitute a quorum for the purpose of conducting its business, exercising its powers, and for all other purposes. Each Board member will be entitled to vote on all Board decisions, subject to applicable Laws. Regular meetings of the Board will be held no less than twice per fiscal year on such day(s), time(s), and place(s) determined by the Board. Subject to applicable Law, special meetings (with at least five days' prior written notice) and emergency meetings may be called by the chairperson or two or more Board members. All Board meetings are subject to Oregon's Public Meetings Law, ORS 192.610 – ORS 192.690, as amended. Unless otherwise provided, Robert's Revised Rules of Order will govern all procedural matters.

3.2.2 Except as this Agreement and/or applicable Law requires otherwise, the consent (approval) of a "majority" of the Standing Members is necessary to decide any question and/or take any action before the Board. For purposes of this Agreement, the term "majority" means the consent (approval) of no less than 51% of the Standing Members.

3.2.3 Except as this Agreement and/or applicable Law requires otherwise, the consent (approval) of a "supermajority" of the Standing Members is necessary to decide the following questions and/or actions taken before the Board: (a) hiring and/or contracting with the Managing Director; (b) discipline of the Managing Director; (c) termination of the Managing Director; (d) approval of Consortium's annual budget; (e) incurring Consortium indebtedness and/or obligations that exceed \$25,000.00 (individually or collectively); (f) capital expenditure(s) (or series of related capital expenditures) that exceeds \$25,000.00 (individually and/or collectively); (g) sale, lease, exchange, mortgage, assignment, pledge, encumbrance, disposition, grant of security interest, and/or other transfer of consortium assets; and/or (h) refinance, increase, consolidation, modification, and/or extension of any note, mortgage, and/or other security interest affecting consortium's assets. For purposes of this Agreement, the term "supermajority" means the consent (approval) of no less than 75% of the Standing Members.

3.2.4 Except as this Agreement and/or applicable Law requires otherwise, the consent (approval) of all Standing Members (i.e., unanimous consent) is necessary to decide the following questions and/or actions taken before the Board: (a) admitting new or substitute Consortium members; (b) merging Consortium with any other entity; and/or (c) amendments or restatements of this Agreement and/or the Bylaws. Notwithstanding the supermajority and/or unanimous approval requirements required under Section 3.2.3 and 3.2.4, the Managing Director may pursue and negotiate the terms of any matter identified under Section 3.2.3(e)-(h) and Section 3.2.4(a)-(b) prior to submitting the applicable matter to a vote of the Board.

3.3 Authority. Subject to any limitations set forth in this Agreement and/or ORS chapter 190, the Board will have the authority and responsibilities set forth in this Agreement, including, without limitation, the following:

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3.3.1 The Board will have authority to perform the following: (a) oversee and have full responsibility for all matters pertaining to Consortium's operations; (b) review and approve Consortium's budget pursuant to applicable Law, including, without limitation, ORS 294.900 – ORS 294.930 (if and to the extent applicable); (c) approve capital purchase requests if not previously approved in the Budget; (d) review performance concerning implementation of Consortium's policies and the Budget; and/or (e) carry out such other activities as are necessary, required, and/or implied to accomplish Consortium's purposes, this Agreement, and/or as provided under ORS chapter 190.

3.3.2 Without otherwise limiting the generality of Section 3.3.1, the Board has the authority to perform the following: (a) recruit, select, employ, or contract with a Managing Director; (b) establish a job description, salary, and budget for the Managing Director; (c) receive and review reports from the Managing Director concerning Consortium's Projects and ancillary operations and duties; (d) approve expenditures of Consortium's assets; and (e) prepare and provide each Party with a monthly financial report consisting of an accounting of Consortium funds. Notwithstanding anything contained in this Agreement to the contrary, the Board will not have the authority to perform the following: (x) commit the taxing authority or general funds of any Party; (y) impose ad valorem property taxes or issue general obligation bonds; and/or (z) expend (or cause the expenditure of) funds exceeding (or inconsistent with) the Budget.

3.3.3 Within ninety (90) days after the Effective Date, the Parties will adopt the Bylaws of Regional Rural Revitalization (R3) Strategies Consortium substantially in the form attached as Exhibit A (the "Bylaws").

4. Consortium; Managing Director.

4.1 Responsibilities; Costs. Subject to the terms and conditions contained in this Agreement, Consortium will be responsible for, and is hereby empowered to take, all actions necessary and/or appropriate to support Consortium's operations and affairs in accordance with this Agreement and all Board policies. Without otherwise limiting the generality of the immediately preceding sentence, Consortium will provide and/or perform the following: (a) contract with or employ and terminate the Managing Director subject to and in accordance with Consortium's policies and procedures; (b) enter into contracts subject to and in accordance with this Agreement, the Laws, and all Board policies (including, without limitation, all applicable public contracting rules and procedures); and (c) carry out such other necessary and/or appropriate responsibilities and functions that the Board may impose from time to time.

4.2 Managing Director.

4.2.1 Consortium will employ (or contract with) a person to serve as the Managing Director. Consortium will pay all compensation, benefits, taxes, costs, and expenses arising out of or resulting from Consortium's employment of, or contracting with, the Managing Director, including, without limitation, vacation, sick leave, holidays, social security, unemployment benefits, contributions to any applicable employee retirement programs, workers' compensation insurance, medical insurance, dental insurance, and life and disability insurance (all if and to the extent applicable).

4.2.2 The Managing Director will report to the Board and be subject to the general direction and control of the Board. Subject to the terms and conditions contained in this Agreement, the Managing Director will perform those Managing Director job duties and responsibilities identified in the attached Schedule 4.2.2 (the "Services"). The Managing Director will (a) consult with and advise the Board on all matters concerning the Services reasonably requested by the Board, (b) communicate all matters and information concerning the Services to the Board and perform the Services under the general direction of the Board, (c) devote such time and attention to performance of the Services as is necessary or appropriate, and (d) perform the Services to the best of the Managing Director's ability in accordance with this Agreement and the Managing

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Director's letter of employment or contract with Consortium.

4.2.3 Subject to the terms and conditions contained in this Agreement, Consortium is responsible for all personnel or contract matters concerning the Managing Director, including, without limitation, compensation, benefits, standards of service, discipline, performance of duties, working hours, and termination. The Managing Director will not be entitled to any wages and/or benefits which accrue to employees of any Party, including, without limitation, unemployment benefits, contributions to the Public Employees Retirement System, workers' compensation insurance, medical insurance, dental insurance, and life and disability insurance. Consortium employees (including, without limitation, the Managing Director) are not employees of the Parties.

5. Budget; State Grant; Contributions; Ownership; Accounting.

5.1 Operating Budget. In accordance with and subject to the Laws, including, without limitation, applicable Oregon Local Budget Law provisions, Consortium may make expenditures for the acquisition, purchase, and/or lease of materials, services, supplies, facilities, personnel, real and/or personal property, and/or equipment as necessary or appropriate to carry out Consortium's purposes and/or this Agreement. Expenditures will not exceed funds appropriated for the specific purposes and will be made in accordance with applicable Law. The Managing Director will prepare, develop, and recommend Consortium's annual operating budget (the "Budget") for the Board's review and approval. Consortium will adhere to the fiscal year budget preparation cycle and will endeavor to adopt its annual budget in May or June each year. The budget period will be on a fiscal year basis beginning on July 1 each year and ending on the immediately following June 30.

5.2 State Grant. Parties anticipate that Consortium will be initially funded through grant appropriation of \$250,000.00 from the State of Oregon (the "Grant"). If the Grant is received, the Parties anticipate applying the Grant toward Consortium's administrative, planning, and organization costs and expenses, Capital Equipment, and/or one or more Projects.

5.3 Contributions. Subject to the terms and conditions contained in this Agreement, Consortium's activities, including, without limitation, employment of or contracting with the Managing Director, will be paid by the Parties in accordance with the cost sharing percentages identified in Schedule 5.3 (the "Contribution Percentages"). The Contribution Percentages will be reviewed by the Board no less than annually. The Parties may amend or modify the Contribution Percentages from time to time if and when the Board determines necessary or appropriate.

5.4 Payment; Consortium Funds. Each Party will timely pay its Contribution amount based on the then-applicable Contribution Percentages. In September each year, Consortium will invoice each Party for the Party's Contribution amount. Each Party will pay the amount due under each invoice within thirty (30) days after the Party's receipt of the invoice. Consortium will maintain one or more bank accounts dedicated to the purpose of recording financial transactions specific to Consortium activities. All funds received by the Consortium, including, without limitation, funds contributed in accordance with this Section 5.4, will be maintained in Consortium accounts. Consortium funds will not be commingled with any Party funds.

5.5 Borrowed Employees. If a Party employee performs any services for or on behalf of Consortium (the "Borrowed Employee"), the Party employing the Borrowed Employee (the "Borrowed Employer") will charge (invoice) Consortium the Borrowed Employee's charge out rate (and all other expenses incurred by the Party) in accordance with the applicable Task Order. Consortium will pay the amount invoiced no later than thirty (30) days after invoice from the Borrowed Employer. The Project Sponsor will reimburse Consortium for all costs and expenses incurred for the Borrowed Employee within thirty (30) days after invoice from Consortium.

5.6 Consortium Consultants. If a Consortium consultant performs any services for or on behalf of a Project Sponsor (the "Consortium Consultant"), Consortium will charge (invoice) the Project Sponsor for

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the Consortium Consultant's costs and expenses incurred to assist the Project Sponsor in accordance with the applicable Task Order. The Project Sponsor will pay the amount invoiced no later than thirty (30) days after invoice from Consortium.

5.7 Project Ownership. Any tangible asset created through a Community Development Project will be owned and operated by the Project Sponsor.

5.8 Accounting. In September each year, Consortium will complete an accounting of Consortium expenditures during the immediately preceding fiscal year. If Consortium's accounting determines that the Contributions identified in Contribution Schedule were insufficient to cover Consortium's expenditures during the immediately preceding fiscal year, each Party will pay the unpaid balance (on a proportionate basis consistent with the Party's percentage identified in the Contribution Schedule) within thirty (30) days after the Party's receipt of notice from Consortium. Subject to the Laws and this Agreement, contributions received exceeding budgeted operational costs may be (a) returned to the Parties when such action is made part of Consortium's adopted budget, (b) expended for other Consortium activities, and/or (c) held in a reserve account for Consortium's future needs.

5.9 Initial Projects. Consortium's initial Projects are identified in the attached Schedule 5.9.

6. Insurance; Indemnification; Relationship.

6.1 Consortium Insurance. Consortium will obtain and maintain adequate insurance to cover Consortium's operations. Without otherwise limiting the generality of the immediately preceding sentence, Consortium will obtain and maintain, in addition to all other insurance required under this Agreement, the following minimum levels of insurance: (a) general liability insurance for all losses or claims arising out of or related to Consortium's operations (including, without limitation, damages as a result of death or injury to any person or destruction or damage to any property) with limits of no less than \$1,000,000.00 per occurrence, \$2,000,000.00 in the aggregate; (b) if applicable, employer liability insurance with limits of no less than \$500,000.00 per occurrence and in the aggregate; and (c) workers' compensation insurance in form and amount sufficient to satisfy the requirements of applicable Oregon law (the workers' compensation insurance policy will contain a waiver of subrogation in favor of each Party). Each liability insurance policy required under this Agreement will be in form and content satisfactory to the Board, will list each Party (and each Party's Representatives) as additional insured(s), and will contain a severability of interest clause. Notwithstanding anything in this Agreement to the contrary, the Board may increase the minimum levels of insurance (or types of insurance) Consortium is required to carry under this Agreement so that Consortium's insurance at least equals the applicable limits of liability identified under the Oregon Tort Claims Act (ORS 30.260 – ORS 30.300).

6.2 Consortium Indemnification. To the fullest extent permitted under applicable Law, Consortium will defend, indemnify, and hold the Parties and their respective Representatives harmless for, from, and against all claims, actions, proceedings, damages, liabilities, injuries, losses, and expenses of every kind, whether known or unknown, including, without limitation, attorney fees and costs, resulting from or arising out of Consortium's operations.

6.3 Party Indemnification. To the fullest extent permitted under applicable Law, each Party will defend, indemnify, and hold Consortium and the other Parties (and their respective Representatives) harmless for, from, and against all claims, actions, proceedings, damages, liabilities, injuries, losses, and expenses of every kind, whether known or unknown, including, without limitation, attorney fees and costs, resulting from or arising out of the Party's breach and/or failure to perform the Party's obligations contained in this Agreement. Each Party will retain all immunities and privileges granted under the Oregon Tort Claims Act (ORS 30.260 – ORS 30.300) and all other statutory rights granted due to the Party's status as a public body or agency.

6.4 Relationship. Each Party is an independent contractor of the other Parties. This Agreement does not create a joint venture and/or agency relationship between the Parties. No Party has the authority to bind the other Parties and/or represent to any person that a Party is an agent of the other Parties. No Party will provide any benefits to any other Party; each Party will be solely responsible for obtaining the Party's own benefits, including, without limitation, insurance, medical reimbursement, and retirement plans. Notwithstanding anything contained in this Agreement to the contrary, Consortium (or the Board) will not have the authority to bind and/or encumber a Party in any manner except as the Party agrees through both the policy and administrative authority granted to the Party's then-appointed Standing Member.

7. Term; Termination.

7.1 Term. Subject to the terms and conditions contained in this Agreement, the term of this Agreement commenced on the Effective Date and will remain in full force and effect until June 30, 2028 (the "Initial Term"), unless sooner terminated as provided in this Agreement. Upon expiration of the Initial Term, this Agreement will automatically renew for one or more term(s) of one year each, unless sooner terminated in accordance with this Agreement. Commencing on or about July 1, 2024 and continuing on or about the same day each year thereafter during the term of this Agreement, the Parties will review this Agreement to determine whether any changes and/or modifications to this Agreement are necessary or appropriate. Any changes and/or modifications to this Agreement require the Parties' written agreement. Notwithstanding anything contained in this Agreement to the contrary, the Parties may terminate this Agreement by the Parties' written agreement.

7.2 Voluntary Withdrawal by a Party. Any Party may terminate its participation in the Consortium (and its obligations under this Agreement) by providing no less than thirty (30) days' prior written notice to the chairperson and all other Parties. The withdrawing Party will (a) continue to pay its share of, and/or be responsible for, its Contribution amounts through and until the effective date of the Party's withdrawal, and (b) defend, indemnify, and hold Consortium and the remaining Parties harmless for, from, and against those financial responsibilities and obligations attributable to the withdrawing Party and/or accruing prior to the effective date of the withdrawing Party's withdrawal. A Party's withdrawal will not relieve the withdrawing Party from any liabilities and/or obligations incurred prior to the effective date of the withdrawal.

7.3 For Cause Termination.

7.3.1 Either Party may terminate the Party's participation in Consortium immediately upon notice to the chairperson and all other Parties upon occurrence of any of the following "for cause" events: (a) continuous and repeated problems occur in connection with Consortium's performance of its obligations under this Agreement; and/or (b) Consortium and/or another Party breaches and/or otherwise fails to perform any of Consortium's and/or the other Party's representations, warranties, covenants, and/or obligations contained in this Agreement.

7.3.2 Prior to any Party's termination of this Agreement for cause under Section 7.3.1, the non-defaulting Party will provide Consortium and all other Parties prior written notice of the alleged default (the "Default Notice"), which Default Notice will specify with reasonable particularity the default the non-defaulting party believes exists. Commencing on Consortium's and the alleged defaulting Party's receipt of the Default Notice, Consortium and the alleged defaulting Party (as applicable) will have ten (10) days within which to cure or remedy the alleged default(s) (the "Cure Period"). If Consortium and/or the alleged defaulting Party (as applicable) do not cure the alleged default within the Cure Period, the non-defaulting Party may terminate this Agreement for the purpose(s) identified in the Default Notice. Notwithstanding anything contained in this Agreement to the contrary, a non-defaulting Party is not required to provide, and Consortium and/or the alleged defaulting Party is not entitled to receive, a Default Notice upon Consortium's and/or the alleged defaulting party's (as applicable) commitment of a default under this Agreement for which Consortium previously received a Default Notice within the immediately preceding twelve (12) months (commencing from the date of the previous default).

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7.4 Dissolution.

7.4.1 The Parties may terminate this Agreement and dissolve Consortium at any time by the Parties' unanimous written consent. If all then-Parties to this Agreement agree to terminate this Agreement and dissolve Consortium, the dissolution motion will provide an estimated timeline for the dissolution and will name three Standing Members (the "Dissolution Manager(s)") responsible for overseeing the dissolution process. The Dissolution Managers may retain professional assistance as needed and will take immediate steps to permanently terminate and dissolve Consortium. These dissolution steps may include, without limitation, the following:

7.4.1.1 Providing written notice of Consortium's dissolution to the elected officials of each Party. This notice will include the proposed timeline for the dissolution and such other information the Dissolution Managers determined necessary or appropriate.

7.4.1.2 Notification of Consortium's dissolution to all neighboring agencies, all necessary state and federal agencies, and all partners.

7.4.1.3 Preparation of a budget document accounting for all Consortium funds, revenues, assets, and liabilities.

7.4.1.4 Payment of all Consortium debts and other financial responsibilities, including a final accounting of all debts and resources.

7.4.1.5 Payment and/or performance of those dissolution related tasks or responsibilities identified under Section 7.5.

7.5 Liquidation. Upon Consortium's dissolution, each Party on the date of dissolution will be responsible for its Contribution amount through the date of dissolution. Upon dissolution and subject to applicable Law, (a) Consortium's cash, if any, will be distributed to each Party in proportion to each Party's Contribution percentage, (b) all remaining Consortium assets will be distributed in the manner agreed upon by the Parties, which may include, without limitation, the sale of Consortium's facilities and equipment, and (c) Consortium personnel and employees will be transferred or terminated subject to and in accordance with applicable Oregon law.

8. Miscellaneous.

8.1 Coordination; Assignment; Binding Effect. The Parties will maintain adequate levels of communication to ensure maximum cooperation and coordination between the Parties. No Party may assign any of the Party's rights and/or obligations under this Agreement to any person without the prior written consent of all other Parties. Subject to the immediately preceding sentence, this Agreement will be binding on the Parties and their respective administrators, successors, and permitted assigns and will inure to their benefit. The Parties will execute all documents or instruments and will perform all lawful acts necessary or appropriate to carry out the intent of this Agreement. All exhibits, schedules, instruments, and other documents referenced in this Agreement are part of this Agreement.

8.2 Notices; Severability; Remedies. Any notice will be deemed given when personally delivered or delivered by facsimile or email transmission (with electronic confirmation of delivery), or will be deemed given three days following delivery of the notice by U.S. mail, certified, return receipt requested, postage prepaid, by the applicable Party to the address shown in Appendix A (or any other address that a Party may designate by notice to the other Parties), unless that day is a Saturday, Sunday, or legal holiday, in which event it will be deemed delivered on the next following business day. Each provision contained in this Agreement will be

treated as a separate and independent provision. The unenforceability of any one provision will in no way impair the enforceability of any other provision contained herein. Any reading of a provision causing unenforceability will yield to a construction permitting enforcement to the maximum extent permitted by applicable law. Subject to the terms and conditions contained in this Agreement, each Party will pay all wages and benefits due the Party's personnel, including, without limitation, overtime, workers' compensation, and death benefits. If a Party breaches and/or otherwise fails to perform any of the Party's representations, warranties, covenants, and/or obligations under this Agreement, the non-defaulting Party(ies) may, in addition to any other remedy provided to the non-defaulting Party(ies) under this Agreement, pursue all rights and remedies available to the non-defaulting Party(ies) under this Agreement and/or at law or in equity. All available remedies are cumulative and may be exercised singularly or concurrently.

8.3 Waiver; Entire Agreement; Amendment; Counterparts. Notwithstanding anything contained in this Agreement to the contrary, no provision of this Agreement may be modified, waived, and/or discharged unless such waiver, modification, and/or discharge is agreed to in writing by the Parties. No waiver by a Party at any time of the breach of, or lack of compliance with, any conditions or provisions of this Agreement will be deemed a waiver of other provisions or conditions hereof. This Agreement contains the entire agreement and understanding between Parties with respect to the subject matter of this Agreement and contains all the terms and conditions of the Parties' agreement and supersedes any other oral or written negotiations, discussions, representations, and/or agreements. No addition, modification, amendment, or alteration to this Agreement will be effective against the Parties unless specifically agreed upon in writing and signed by the Parties. The Parties may execute this Agreement by electronic means or deliver executed signature pages to this Agreement by electronic means to the other party, and the electronic signature and/or copy will be deemed to be effective as an original. This Agreement may be executed in any number of counterparts, each of which will be deemed an original and all of which together will constitute one agreement with the same effect as if the parties had signed the same signature page.

8.4 Applicable Law; Venue; Attorney Fees. This Agreement will be construed, applied, and enforced in accordance with the laws of the State of Oregon. Any action or proceeding arising out of this Agreement will be litigated in courts located in Crook County, Oregon. Each Party consents and submits to the jurisdiction of any local, state, or federal court located in Crook County, Oregon. With respect to any dispute relating to this Agreement, or if a suit, action, arbitration, or other proceeding of any nature whatsoever is instituted to interpret or enforce the provisions of this Agreement, including, without limitation, any proceeding under the U.S. Bankruptcy Code and involving issues peculiar to federal bankruptcy law or any action, suit, arbitration, or proceeding seeking a declaration of rights or rescission, the prevailing Party will be entitled to recover from the losing Party(ies) its reasonable attorney fees, paralegal fees, expert fees, and all other fees, costs, and expenses incurred in connection therewith, as determined by the judge or arbitrator at trial, arbitration, or other proceeding, or on any appeal or review, in addition to all other amounts provided by law.

8.5 Legal Representation. Bryant, Lovlien & Jarvis, P.C. ("Law Firm") has been employed by John Day to prepare and negotiate this Agreement on behalf of John Day. Law Firm only represents John Day in connection with this Agreement. The Parties have thoroughly reviewed this Agreement with their own legal counsel or have knowingly waived their right to do so. The rule of construction that a written instrument is construed against the party preparing or drafting such agreement will specifically not be applicable in the interpretation of this Agreement and any documents executed and delivered pursuant to, or in connection with, this Agreement.

8.6 Person; Interpretation; Signatures. For purposes of this Agreement, the term "person" means any natural person, corporation, limited liability company, partnership, joint venture, firm, association, trust, unincorporated organization, government or governmental agency or political subdivision, and/or any other entity. All pronouns contained herein and any variations thereof will be deemed to refer to the masculine, feminine, or neutral, singular or plural, as the identity of the Parties may require. The singular includes the plural

and the plural includes the singular. The word "or" is not exclusive. The words "include," "includes," and "including" are not limiting.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be binding and effective for all purposes as of the Effective Date.

LAKEVIEW:
Town of Lakeview,
an Oregon municipal corporation

BURNS:
City of Burns,
an Oregon municipal corporation

By: _____
Its: _____

By: _____
Its: _____

Dated: _____

Dated: _____

JOHN DAY:
City of John Day,
an Oregon municipal corporation

BAKER:
Baker City,
an Oregon municipal corporation

By: _____
Its: _____

By: _____
Its: _____

Dated: _____

Dated: _____

Appendix A
Definitions

“Agreement” has the meaning assigned to such term in the preamble.

“At-Large Member” has the meaning assigned to such term in Section 3.1.

“Baker” has the meaning assigned to such term in the preamble.

“Board” has the meaning assigned to such term in Section 3.1.

“Borrowed Consultant” has the meaning assigned to such term in Section 5.6.

“Borrowed Employee” has the meaning assigned to such term in Section 5.5.

“Borrowed Employer” has the meaning assigned to such term in Section 5.5.

“Budget” has the meaning assigned to such term in Section 5.1.

“Burns” has the meaning assigned to such term in the preamble.

“Bylaws” has the meaning assigned to such term in Section 3.3.3.

“Capital Equipment” means an article of nonexpendable, tangible property with a useful life of more than one year, and an acquisition cost of \$5,000 or more per unit, needed by the Parties for Consortium Services.

“Consortium” has the meaning assigned to such term in Section 2.1.

“Consortium Consultant” has the meaning assigned to such term in Section 5.6.

“Community Development Project(s)” means an undertaking or activity of a Party to improve social, economic, physical, and environment well-being within the Party’s incorporated limits, but does not include a Housing Development Project.

“Contribution” has the meaning assigned to such term in Section 5.2.

“Contribution Percentage(s)” has the meaning assigned to such term in Section 5.2.

“Cure Period” has the meaning assigned to such term in Section 7.3.2.

“Default Notice” has the meaning assigned to such term in Section 7.3.2.

“Dissolution Manager(s)” has the meaning assigned to such term in Section 7.4.1.

“Eligible Entity(ies)” means any Oregon county, city, port, school district, community college district, and all other public or quasi-public corporation (including an intergovernmental entity or council of governments) permitted to become a party to an intergovernmental agreement and ORS chapter 190 organization under applicable Oregon law.

“Effective Date” has the meaning assigned to such term in the preamble.

“Housing Development Project(s)” means an undertaking or activity that is primarily concerned with the construction of new housing and/or rehabilitation of existing housing within a Party’s incorporated limits.

“Initial Term” has the meaning assigned to such term in Section 7.1.

“John Day” has the meaning assigned to such term in the preamble.

“Lakeview” has the meaning assigned such term in the preamble.

“Law(s)” mean all federal, state, and/or local laws, statutes, ordinances, and/or regulations directly or indirectly affecting and/or applicable to this Agreement, Consortium, and/or Consortium’s services and/or activities, including, without limitation, the Americans with Disabilities Act of 1990 (and the rules and regulations promulgated thereunder) and ORS chapter 190, all as now in force and/or which may hereafter be amended, modified, enacted, or promulgated.

“Law Firm” has the meaning assigned to such term in Section 8.5.

“Managing Director” means the employee or consultant responsible for Consortium’s operational management and administration and implementation of Consortium’s policies and directives established from time to time by the Board.

“Party(ies)” means Burns, Lakeview, Baker, and/or John Day, individually and collectively.

“Project(s)” means Community Development Projects and/or Housing Development Projects.

“Project Proposal” means a written request containing the specific scope and project background from a Party to generate a Statement of Work for a proposed Project.

“Project Sponsor” means a Party who submits a Project Proposal and executes a Task Order.

“Representative(s)” mean the officers, employees, volunteers, and authorized representatives of Consortium and/or a Party.

“Services” has the meaning assigned to such term in Section 4.2.2.

“Standing Member” has the meaning assigned to such term in Section 3.1.

“Statement of Work” means a document signed by the Party’s then-appointed city or town manager and the Managing Director, which explains requirements, objectives, desired outcomes, proposed staff mix and budget estimate for the proposed Project.

“Grant” has the meaning assigned to such term in Section 5.2, and includes the grant appropriated to the Oregon Department of Administration Services in House Bill 3138 for housing development.

“Task Order” means a contract between the Consortium and a Project Sponsor that provides the specific Project’s scope, cost, and schedule.

Schedule 4.2.2
Managing Director Services

Subject to the terms and conditions contained in this Agreement, the Managing Director will provide the following project services:

I. **General.**

1. **Annual Budget.** Prepare and present Consortium's annual budget to the Board.
2. **Personnel.** If additional Consortium employees and/or contractors are approved by the Board, recruitment and hiring of additional employees and/or contractors.

II. **Housing Development.**

1. **Concept Development.** Assist private applicants and the Parties with housing concepts for proposed master planned communities, neighborhoods, individual home site and infill development for missed use residential/commercial and/or industrial areas.
2. **Pre-development Coordination.** Facilitate initial planning/scoping meetings by pre-screening Housing Development Projects to determine the types of permits, financing, and other necessary resources.
3. **Land Use and Development Planning.** Assist private developers and individual applicants through the development process. Duties include, but are not limited to assisting with the following:
 - a. Land use and site design reviews;
 - b. Master planned development applications;
 - c. Floodplain, geo-hazard, and other environmental permitting;
 - d. Urban renewal applications;
 - e. Zoning and annexation;
 - f. Transportation system plan updates;
 - g. Utility overlays (water, sewer, storm water, reclaimed water, power, broadband);
 - h. Community development overlays (recreation, tourism, and public benefit amenities);
 - i. Housing Development Project management (milestone planning, synchronizing public and private developments); and
 - j. Financing strategies (capital finance, economic modeling, grant and loan administration, and other advisory services)
4. **Development Oversight and Risk Mitigation.** Assist Parties with independent verification and validation that housing developments meet the terms of their land use agreements to ensure developments are implemented effectively and in compliance with approved plans.
5. **Community Engagement.** Execute housing project strategic messaging and public information through project websites, social media, public meetings/stakeholder engagement, written materials and radio broadcasts.
6. **Staff Assistance.** Leverage the unique skillsets and staff capabilities of each Party to provide services to the three Parties' communities.
7. **Professional Service Agreements.** Issue bi-annual requests for qualifications for professional services firms and leverage existing contracts of each Party on behalf of all Parties to select the optimal firm for a project.

III. Community Development.

1. Capital Improvement Project Assistance. Assemble capital improvement projects groups by identifying the appropriate mix of public staff and professional consultants to assist each Party with strategic planning, capital improvement project management, capital finance, auditing, and regulatory compliance.

Schedule 5.2.2
Contribution Percentages

Unless and until modified in accordance with this Agreement, each Party will pay the Party's percentage of all Consortium costs and expenses identified in the approved Budget in accordance with the following:

<u>Party</u>	<u>Percentage of Operational Expenses</u>
Burns	1/4 or 25%
Lakeview	1/4 or 25%
Baker	1/4 or 25%
John Day	<u>1/4 or 25%</u>
Total Contribution	4/4 or 100%

Schedule 5.9
Initial Projects

Initial projects identified by the Parties for their respective jurisdictions are identified in Table 5.9.1. Project improvements may include, but are not limited to: land acquisition of developable lands; construction of horizontal improvements in the form of water, sewer, stormwater, reclaimed water, power, broadband, and other utilities; streets, sidewalks, and multimodal paths within, and adjacent to, and connecting to each development, and; construction of vertical improvements in the form of single-family or multifamily residential dwellings or mixed-use developments.

Table 5.9.1. Initial Projects identified for inclusion in R3

Party	Project Name	Project Description	Land Area (Acres)	New Housing Units
Burns	Miller Springs	Master Planned Development	1272	675
Burns	Telos Development	New mixed-income subdivision	TBD	190
Burns	Downtown Revitalization (Multiple Properties)	Mixed-use Redevelopment	TBD	TBD
Lakeview	Lakeview Lumber Redevelopment	Master Planned Development	TBD	TBD
Lakeview	South Lakeview Annexation & Multifamily Redevelopment	Mixed-use Redevelopment	TBD	TBD
John Day	The Ridge	Master Planned Development	80	20+
John Day	Ironwood Estates - Phase 2/3	Master Planned Development	30	76
John Day	Holmstrom Heights - Phase 2	New mixed-income subdivision	30	20
John Day	Iron Ridge Subdivision	New mixed-income subdivision	24	11
John Day	Magden Development	Master Planned Development	40	20
John Day	Weaver Building	Mixed-Use downtown tenant improvements	0.15	8
John Day	CyberMill Building	Mixed-Use downtown tenant improvements	0.15	3
John Day	Blue Mountain Hospital Workforce Housing	Downtown tenant improvements	0.2	12
Baker	Baker School District Teacher Housing	New workforce housing	TBD	TBD
Baker	Pine-Eagle School District Teacher Housing	New workforce housing	TBD	TBD
Baker	New Directions NW Supportive Housing (Memory Lane Homes)	New transitional housing	0.75	12
Baker	Downtown Revitalization (Multiple Properties)	Mixed-use redevelopment	TBD	TBD

Exhibit A
Bylaws

These Bylaws of Regional Rural Revitalization (R3) Strategies Consortium dated effective July 1, 2023 (these "Bylaws") are authorized under Section 3.3.4 of the First Amended and Restated Intergovernmental Agreement for Regional Rural Revitalization (R3) Strategies Consortium dated effective July 1, 2023 (the "Agreement").

1. NAME; FORMATION; PURPOSE; OFFICE

1.1 **Name.** This organization will be referred to as Regional Rural Revitalization (R3) Strategies Consortium ("Consortium").

1.2 **Formation.** Consortium is comprised of an association of governmental entities, established by agreement of the participating entities under the authority of the State of Oregon's Intergovernmental Cooperation Statutes, ORS 190.003 to 190.110, and formalized by the Agreement between City of John Day, City of Burns, and Town of Lakeview (each a "party" and collectively the "parties").

1.3 **Purpose; Authority.** Consortium has been established and organized for the purposes set forth in the Agreement. Consortium's powers and duties will be as provided in the Agreement, ORS Chapter 190, and as authorized by the parties from time to time.

1.4 **Office.** Consortium's office will be located at Burns, Oregon, or such other location determined by the Board (as defined below).

2. BOARD OF DIRECTORS; OFFICERS; COMMITTEES; ADVISORY BOARD

2.1 **General Powers.** Consortium's powers will be exercised by and under the authority of, and the affairs of Consortium managed under the direction of, the Board subject to any limitations set forth in the Agreement, these Bylaws, and/or applicable Oregon law. Without otherwise limiting the immediately preceding sentence, the Board may establish, amend, and modify rules, regulations, requirements, standards, policies, and procedures from time to time concerning Consortium's operations.

2.2 **Membership.** The governing body of each Party will appoint one of its elected officials to serve on the Board (each a "Standing Member"). The then-appointed Standing Members will appoint one person to serve on the Board (the "At-Large Position").

2.3 **Appointment.** Each Standing Member will serve at the pleasure of his or her appointing Party and may be removed and replaced by the governing body of the appointing Party. If a Standing Member vacates his or her position, the governing body of the Party that appointed the departed Standing Member will fill the vacancy. The At-large Member will be appointed, and may be removed and replaced, by the unanimous consent of the Standing Members. The At-large Member may not be an elected official, officer, and/or employee of any Party. If an At-Large Member vacates his or her position, the Standing Members will fill the vacancy.

2.4 **Qualifications.** The Agreement and/or these Bylaws may prescribe additional qualifications for Board members.

2.5 **Terms of Office.** Each Board member will serve a term of two years. Members may be appointed to serve successive terms of two years (or until their successors are duly appointed). Successive terms may be served without restriction. A decrease in the number of members or term of office does not shorten an incumbent member's term. Despite the expiration of a member's term, the member continues to serve until the member's successor is appointed.

2.6 Officers.

2.6.1 The Board may elect a chairperson and such other officers it deems advisable from its membership. The chairperson will preside at all meetings of the Board and perform other duties prescribed by the Board from time to time. The chairperson will have a vote on all questions before the Board. The chairperson may be a co-signer on checks.

2.6.2 The Board may elect a vice-chairperson from its membership who will perform the duties of the chairperson in the absence of the chairperson. Whenever the chairperson is unable to perform the functions of the office, the vice-chairperson will act as chairperson. If both the chairperson and vice-chairperson are absent from an Consortium meeting, the members present will select one member to perform the chairperson's functions at the meeting. The vice-chairperson will have a vote on all questions before the Board.

2.6.3 The Board may elect a secretary from its membership who will keep the official records of Consortium, attest signatures of Consortium, certify copies of Consortium documents, and perform other record-keeping duties prescribed by the Board. The secretary will have a vote on all questions before the Board. The secretary may be a co-signer on checks.

2.6.4 In addition to all other duties or responsibilities assigned to the officers under the Agreement, these Bylaws, and/or membership action, each officer must regularly attend Board meetings and must notify the chair (or vice chair in case of the chair) when he or she is unable to attend an Board meeting. Should an officer's position become vacant, the membership will promptly elect a successor from its members for the unexpired term of such office. The membership may remove an officer at any time with or without cause.

2.7 Resignation. A member may resign at any time by delivering written notice to the Board, the chairperson, vice-chairperson, or secretary. A resignation is effective upon receipt of the written notice unless the notice specifies a later effective date. Once delivered, a notice of resignation is irrevocable unless revocation is permitted by the Board.

2.8 Removal. A member may be removed with or without cause, unless the Agreement or these Bylaws provides that members may be removed only for cause, by the unanimous consent of all other members then in office; provided, however, if at the beginning of a member's term on the Board, the Agreement or these Bylaws provide that the member may be removed for reasons set forth in the Agreement or these Bylaws, the Board may remove the member for such reasons.

2.9 Vacancies. Unless the Agreement or these Bylaws provide otherwise, if a vacancy occurs on the Board, whether in the event of death, resignation, removal, or otherwise, the governing body of the Party that appointed the departed member will appoint a successor to fill the unexpired term as soon as possible. A vacancy concerning an at-large member position will be filled by the unanimous vote of the party-appointed Board members

2.10 Compensation. Members will not receive any stated salaries or compensation for their services as members but may be reimbursed for reasonable expenses. Nothing herein will be construed to preclude any member from serving Consortium in any other capacity and receiving compensation therefore.

2.11 Committees; Advisory Board. Unless ORS chapter 190 or the Agreement provide otherwise, the Board may (a) create one or more committees of the Board which exercise the authority of the Board, (b) appoint members of the Board to serve on such committees, and (c) designate the method of selecting committee members. Each committee must consist of two or more Board members, who serve at the pleasure of the Board. Board members may also elect to form an advisory board made up of five independent members who are external advisors appointed for their knowledge and direct experience in the Consortium's mission. The advisory board members will provide non-binding strategic advice to the Board.

3. MEETINGS; ACTION OF THE BOARD

3.1 Regular Meetings. Subject to and in accordance with Oregon Public Meetings Law, the Board will hold a regular meeting at least once quarterly, at such time and at a place which it designates. A regular meeting may be continued, postponed, cancelled, or adjourned to a later date by a majority of Board members present and voting, and notice of such adjourned meeting will be given to all Consortium parties.

3.2 Special Meetings. The chairperson may, when the chairperson deems it expedient, or within seventy-two (72) hours after receiving a request from two or more members of the Board, call a special meeting of the Board to be held at the regular meeting place, unless otherwise specified in the call, for the purpose of transacting any business designated. Notice of the special meeting will be given to all Consortium parties at the time of the call and will be given to the public in accordance with Oregon's Public Meetings Law.

3.3 Open Meetings. All meetings, deliberations, and proceedings of Consortium will be public except as state law allows otherwise.

3.4 Quorum; Voting. A majority of the then-appointed Board members will constitute a quorum for the purpose of conducting its business, exercising its powers, and for all other purposes. Except as the Agreement and/or applicable Law requires otherwise, the unanimous consent (approval) of all Standing Members is necessary to decide any question and/or take any action before the Board. Each Board member will be entitled to vote on all Board decisions, subject to applicable Laws.

3.5 Manner of Voting. Voting will be by record vote. The ayes and nays will be entered into the minutes of such meeting. Board members present and not voting and Board members absent will be entered into the minutes of such meeting.

3.6 Order of Business. At the regular meetings of the Board, the following will be substantially the order of business: (a) call to order; (b) roll call; (c) consent agenda and approval of minutes of previous meeting; (d) Consortium business; and (e) adjourn.

3.7 Robert's Rules. Unless otherwise provided by applicable law or these Bylaws, all rules of order not herein provided for will be determined in accordance with *Robert's Rules of Order Newly Revised*.

3.8 Minutes; Resolutions. The secretary or the lead entity's designee will keep an accurate record of all Board proceedings, including written minutes or recordings of all meetings in accordance with applicable law. Board minutes are a public record available for public inspection subject to applicable law. All Board resolutions will be in writing.

4. STANDARDS OF CONDUCT

4.1 General Standards. Board members must discharge the member's duties (a) in good faith, (b) with the care an ordinarily prudent person in a like position would exercise under similar circumstances, and (c) in a manner the member reasonably believes to be in the best interests of Consortium. In discharging the duties of a member, a member is entitled to rely on (x) information, opinions, reports, or statements (including financial statements and other financial data) prepared or presented by one or more officers or employees of Consortium (or lead entity) whom the member reasonably believes to be reliable and competent in the matters presented, or (y) legal counsel, public accountants, or other persons as to matters the member reasonably believes are within the person's professional or expert competence. A member is not acting in good faith if the member has knowledge concerning the matter in question that makes reliance otherwise permitted under this Section 4.1 unwarranted. A member is not liable to Consortium for any action taken or not taken as a member if the member acted in compliance with this Section 4.1. A member will not be deemed a trustee with respect to Consortium or with respect to any property held or administered by Consortium, including, without limitation, property that may be subject to restrictions imposed by the donor or transferor of such property.

4.2 Member Conflict of Interest. Notwithstanding anything contained in these Bylaws to the contrary, a member will not participate in any Consortium proceeding or action in which the member is presented with an actual conflict of interest as defined under ORS Chapter 244. A transaction in which a member has a conflict of interest may be approved by vote of the Board subject to and in accordance with applicable law, including, without limitation, ORS Chapter 244.

5. CONSORTIUM RECORDS; AMENDMENTS

5.1 Consortium Records. Consortium will keep as permanent records minutes of all meetings of the Board subject to and in accordance with applicable law, including, without limitation, Oregon's Public Records Law. Consortium must maintain appropriate accounting records. Consortium must maintain its records in written form or in another form capable of conversion into written form within a reasonable time. In addition to any other records required to be maintained under applicable law, and subject to and in accordance with applicable law, including, without limitation, Oregon's Public Records Law, Consortium must keep a copy of the following records: (a) the Agreement (and all amendments to it currently in effect); (b) bylaws or restated bylaws (and all amendments to them currently in effect); (c) a list of the names and party representation of current Board members and officers; (d) the last three annual financial statements, if any, which may be consolidated or combined statements of Consortium and one or more of its subsidiaries or affiliates, as appropriate, including a balance sheet and statement of operations, if any, for that year, which must be prepared in accordance with Oregon Local Budget Law; and (e) the last three accountant's reports if annual financial statements are reported upon by a public accountant. Notwithstanding anything contained in these Bylaws to the contrary, budget procedures will follow budget law of the State of Oregon for intergovernmental entities. An annual audit of the fund(s) of Consortium will be performed in accordance with applicable law.

5.2 Bylaw Amendments. The Board may, by resolution of the Board, adopt one or more amendments to these Bylaws by vote of a majority of the entire Board, provided that the proposed amendment(s) has been submitted in writing to all parties at least five days prior to the meeting where the amendment is to be considered and that Board members have been notified of the meeting and its purpose at least ten (10) days prior to the meeting. Consortium must provide notice of any meeting of the Board at which an amendment is to be approved in accordance with Oregon's Public Meetings Law. The notice must also state that the purpose or one of the purposes of the meeting is to consider a proposed amendment to these Bylaws and contain or be accompanied by a copy or summary of the amendment or state the general nature of the amendment.

**TOWN OF LAKEVIEW
RESOLUTION NO. 1156**

**A RESOLUTION OF TOWN OF LAKEVIEW ESTABLISHING A CODE OF ETHICS AND DECORUM
POLICY.**

WHEREAS, the Town Council desires to ensure and promote an environment of honesty, integrity, impartiality, openness, and transparency in all its affairs; and

WHEREAS, the Town Council has determined to advance this cause by adopting a Code of Ethics and Decorum; and

WHEREAS, this Code of Ethics and Decorum shall apply to all Town officials including all elected and appointed officials, staff, and volunteers; and

WHEREAS, this Code of Ethics and Decorum is not intended to legislate morality but to convey general expectations of appropriate conduct.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Lakeview hereby adopts the following Code of Ethics:

Definitions:

1. "Town Official" means any elected official, employee, appointee to a board or commission, or citizen volunteer authorized to act on behalf of the Town of Lakeview, Oregon.
2. "Ethics" means positive principles of conduct. Some ethical requirements are enforced by federal, state, or local law; others rely on training or on individuals' desire to do the right thing. The provisions of this Resolution which are not otherwise enforced by law shall be considered advisory only.

Trust: The purpose of town government is to serve the public. Town officials treat their office as a public trust.

1. The Town's powers and resources are used for the benefit of the public rather than any official's personal benefit.
2. Town officials promote public respect by avoiding even the appearance of impropriety.
3. Policymakers place long-term benefit to the public as a whole above all other considerations, including the concerns of important individuals and special interests. The public interest includes protecting the rights of under-represented minorities.
4. Administrators implement policies in good faith as equitably and economically as possible, regardless of their personal views.
5. Whistleblowing is appropriate on unlawful or improper actions.
6. Citizens have a fair and equal opportunity to express their views to Town officials.
7. Town officials do not give the appearance of impropriety or personal gain by accepting personal gifts.
8. Town officials devote Town resources, including paid time, working supplies, and capital assets, to benefit the public.
9. Political campaigns are not conducted on Town time or property.

Objectivity: Town officials' decisions are based on the merits of the issues. Judgment is independent and objective.

1. Town officials avoid financial conflict of interest and do not accept benefits from people requesting to affect decisions.
2. If an individual official's financial or personal interests will be specifically affected by a decision, the official is to disclose the conflict and withdraw from participating in the decision.
3. Town officials avoid bias or favoritism and respect cultural differences as part of decision-making.
4. Intervention on behalf of constituents or friends is limited to assuring fairness of procedures, clarifying policies or improving service for citizens.

Accountability: Open government allows citizens to make informed judgments and to hold officials accountable.

1. Town officials exercise their authority with open meetings and public records.
2. Officials who delegate responsibilities make sure work is carried out efficiently and ethically.
3. Campaigns for election allow the voters to make an informed choice on appropriate criteria.
4. Each Town employee and appointee is encouraged to improve Town systems by identifying problems and proposing improvements.
5. Town government systems are self-monitoring with procedures in place to promote appropriate actions.

Leadership:

1. Town officials obey all laws and regulations.
2. Town officials do not exploit loopholes.
3. Leadership facilitates, rather than blocks, open discussion.
4. Officials avoid discreditable personal conduct and are personally honest.
5. All Town departments and work teams are encouraged to develop detailed ethical standards, training, and enforcement.

This resolution will become effective immediately upon passage.

Adopted by the Town of Lakeview Town Council on August 22, 2023.

_____ In Favor

_____ Opposed

Town of Lakeview, Oregon

Raymond Turner, Mayor

Dawn Lepori, Town Recorder

Town of Lakeview, Oregon Resolution No. 1156

A RESOLUTION OF TOWN OF LAKEVIEW ESTABLISHING A CODE OF ETHICS AND DECORUM POLICY.

Ethics and Decorum.

- (1) State Ethics Law. Council members will review and observe the requirements of the State Ethics Law (ORS 244.010 to 244.179).
- (2) Conflict of Interest. In every case in which a council member is faced with a potential conflict of interest or actual conflict of interest, as those terms are defined by ORS 244.020, the nature of the conflict must be disclosed during the public meeting and recorded in the minutes. If an actual conflict of interest exists, the council member, after disclosing the nature of the conflict, shall remove themselves from the meeting and refrain from participating in both the discussion and vote on the issue.
- (3) General Ethical Standards. Council members shall maintain the highest standards of ethical conduct and assure fair and equal treatment of all persons, claims and transactions before the council. Council members are to refrain from:
 - (a) Disclosing confidential information or making use of special knowledge or information before it is made available to the general public.
 - (b) Making decisions involving business associates, customers, clients, and competitors.
 - (c) Requesting preferential treatment for themselves, relatives, associates, clients, coworkers, or friends.
 - (d) Taking actions which benefit special interest groups at the expense of the city as a whole.
 - (e) Engaging in repeated violations of these council rules of procedure.
- (2) Decorum. In general, council members shall conduct themselves so as to bring credit upon the government of the town of Lakeview by respecting these rules of procedure and the rule of law, ensuring non-discriminatory delivery of public services, and keeping informed concerning the matters coming before the council.
 - (a) Council members shall preserve decorum during meetings, and shall not, by conversation or action, delay or interrupt the proceedings or refuse to obey the orders of the presiding officer or these rules of procedure.
 - (b) Members of the town staff and all other persons attending meetings shall observe the council's rules of procedure and adhere to the same standards of decorum as council members.

- (c) The presiding officer shall preserve decorum during meetings and shall decide all points of order, subject to appeal of the council.
- (d) Any person or persons who disrupts a meeting, making it impossible for the meeting to be conducted, shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer. In case the presiding officer should fail to act, any member of the council may obtain the floor and move to require enforcement of this section; upon affirmative vote of the majority present, the sergeant-at-arms shall be authorized to remove the person or persons, as if the presiding officer had so directed. Before the sergeant-at-arms is directed to remove any person from a council meeting for conduct described herein, that person should be given a warning by the presiding officer to cease their conduct. A warning is not required, but will generally be given to provide the person an opportunity to correct their behavior.
- (e) All members of the council and town staff are to refer to council members and the mayor by their title and last name during council meetings and work sessions.

Council Code of Conduct.

- (1) Public meetings. The council is composed of persons with a wide variety of backgrounds, personalities, values, opinions, and goals. Despite these differences, all have chosen to serve the town of Lakeview. In all cases, the common goal of “agree to disagree” on contentious issues shall be acknowledged by all council members. In a public meeting, council members are to:
 - (a) Practice civility, professionalism, and decorum in discussions and debate. Council members are to conduct themselves in a professional matter at all times. Difficult questions, tough challenges to a particular point of view, and criticism of ideas and information are legitimate elements of government. This does not allow, however, council members to make belligerent, personal, impertinent, slanderous, threatening, abusive, or disparaging comments. No shouting or physical actions that threaten others will be tolerated.
 - (b) Respect the role of the presiding officer in preserving order. It is the responsibility of the presiding officer to keep the council on track during meetings. Council members should respect the presiding officer’s efforts to focus discussions on current agenda items and to maintain order.
 - (c) Demonstrate effective problem-solving approaches. Council members with disparate points of view are to strive to find common ground and seek a compromise that benefits the city as a whole.
 - (d) Be punctual and keep comments relative to topics discussed. Council members have made a commitment to attend meetings and partake in discussions. Therefore, it is important that council members be punctual and that meetings start on time. It is equally important that discussions on issues be relative to the topic at hand to allow adequate time to fully discuss scheduled issues.

- (e) Remember to strive to participate in a dialogue with fellow councilors instead of engaging in behavior that is more readily attributable to debate. This should include avoiding those behaviors generally described as blocking in nature.
 - (f) Mobile devices and personal electronic devices shall be silenced during council meetings. In deference to the meeting at hand, council members should make every effort to refrain from sending or receiving electronic communication of a personal nature during council meetings, though as volunteers it may sometimes be necessary to send or receive urgent/emergency family or business communications.
 - (g) Participation in the entirety of the meeting is expected, particularly for those items denoted as an action item wherein the council is expected to render a decision. If a council members needs to excuse themselves from a meeting, or a portion thereof, even if only momentarily, the council person must ensure the mayor is aware of their departure and return so that the mayor can properly manage the meeting and any actions taken by the council.
- (2) Interactions with town staff. For the town of Lakeview to be successful, there must be a cooperative effort between elected officials who set policy and city staff who implement and administer the council's policy. Every effort should be made to be cooperative and show mutual respect for the contributions made by each person.
- (a) Treat all staff as professionals. Clear, honest communication that respects the abilities, experience, and dignity of each individual is expected. Poor behavior towards staff is not acceptable.
 - (b) Do not interfere with the town's administration. The council, and its members, shall deal with town officers and employees who are subject to the direction and supervision of the town administrator solely through the town administrator, and neither the council nor its members shall give orders to any such officer or employee, either publicly or privately.
 - (c) Refrain from undermining town administrator. Respect the administrative functions of the town administrator and refrain from actions that would undermine the town administrator's authority.
 - (d) Limit individual contact with town officers and employees so as to not influence staff decisions, recommendations, or actions to prevent interference with staff work performance.
 - (e) Individual inquiries and requests for information from staff is to be limited to those questions that may be answered readily as part of the staff's day-to-day responsibilities. Multiple and continuous individual inquiries and requests for information, when taken cumulatively, have the ability to negatively interfere with the town's administration to perform efficiently and complete assigned tasks. If the town administrator believes that the number of individual inquiries being asked of staff is to such a degree that staff's ability to perform their essential tasks is being compromised, the town administrator shall bring the issue to the town council for discussion and direction on how to proceed.

- (A) Inquiries and requests that are not readily answered by staff must be directed to the town administrator, who will assign inquiries and requests to appropriate city staff and track progress of the assignments. This process eliminates possibilities of town staff duplicating each other's efforts or a request being overlooked.
- (B) Inquiries and requests requiring more than two hours of staff time must be approved by the council.
- (C) A council member who desires major policy, ordinance research, or other staff assistance should first raise the issue at a council work session. The council will decide whether to proceed with the issue or ordinance before staff time is spent.
- (f) Do not disrupt staff from their jobs. Council members should not disrupt town staff while they are in meetings, on the phone, or engrossed in performing their job functions in order to have their individual needs met.
- (g) Never publicly criticize an individual town employee. The council should never express concerns about the performance of a town employee in public, to the employee directly (aside from the town administrator), or to the employee's supervisor (unless the supervisor is the town administrator). Comments about staff performance should only be made to the town administrator through private conversation or correspondence.
- (h) Do not solicit political support from town employees. Council members are prohibited by ORS 260.432, and these rules of procedure, from soliciting any type of political support (financial contributions, display of posters or yard signs, name on support list, etc.) from town staff. As private citizens, while on their own personal time, town staff may choose to support political candidates, but they must do so away from town offices and not utilize town property.
- (3) Interactions with town attorney. Requests to the town attorney for legal advice may not be made by a council member without the concurrence of the council. Before requesting research or other action by the town attorney, council members are encouraged to consider consulting with the town administrator to determine if the request or action can be accomplished more cost-effectively.
 - (a) Outside a council meeting, a council member should make requests for the town attorney through the town administrator, an exception to this are issues related to the performance of the town administrator, and in those exceptional instances it shall be the mayor who contacts the town attorney.
 - (b) This provision is not intended to limit a council members ability to seek clarity on procedural questions related to these rules of procedures or how a council meeting is run since the city attorney is designated as the council's parliamentarian. Questions that are thought to be procedural in nature are to be emailed to the town attorney, copying the town administrator. The town attorney, in their sole discretion, will decide if the question being posed is procedural or legal in nature. If the town attorney believes the question is

procedural in nature, they may provide the requisite answer to both the inquiring council member and the town administrator.

- (4) Interactions with the public during meetings. Making the public feel welcome at a public meeting is important. No signs of partiality, prejudice or disrespect should be evident on the part of council members toward an individual participating in a meeting. Every effort should be made to be fair and impartial in listening to the public.
- (a) Be welcoming. Speaking in front of council can be a difficult or intimidating process for some people. Some issues the council undertakes may affect people's daily lives, property, and livelihood. Some decisions are emotional. The way that council treats people during public meetings can do a lot to make them relax or to push their emotions to a higher level of intensity. As such, council members are encouraged to be welcoming and to treat members of the public with respect and care.
 - (b) Be an active listener. Active listening is when you listen with all your senses and give the speaker your full attention. It is disconcerting to speakers to have council members not look at them when they are speaking. It is of course fine to look at documents and take notes; but, reading for a long period of time or gazing around the room gives the appearance of disinterest. Also, be aware of your facial expressions and body language so that speakers do not misinterpret you as being bored, emotional, or hostile.
 - (c) No personal attacks. Council members do not make personal attacks, even if they are the recipients of personal attacks. Be aware of body language and tone of voice. The goal is for council members to remain professional and welcoming.
- (5) Interactions with the public in non-meeting settings. Council members will engage with the public in non-meeting settings on a regular basis. While the council member is not always in a public forum during those interactions, they may still be acting as a public official or representing the city. During these interactions, council members are directed to remain professional and adhere to these rules of procedure.
- (a) Make no promises on behalf of the council or town staff. Council members will frequently be asked to explain a council or administrative decision, or to give their opinion about an issue as they meet and talk with citizens in the community. It is appropriate to give a brief overview of a town policy or action; but, it is inappropriate to overtly or implicitly promise a particular council action, or to promise town staff will do something specific.
 - (b) Make no personal comments about other council members or town staff. It is acceptable to publicly disagree about an issue, but it is unacceptable to make derogatory comments about other council members and town staff, including their opinions and actions.

Representing Town Positions and Personal Positions.

- (1) Written communication. In written communication with other officials or groups and in letters for publication, such as "to the editor," council members should be careful to decide whether to speak only for themselves or for the council.

- (a) In speaking for the council:
 - (A) Prior permission from a majority of the council is required.
 - (B) If the communication involves the explanation of a position, policy, practice, or regulation, the draft copy is to be circulated to the council for comment prior to its distribution, unless the council waives this requirement.
 - (C) Letters to other elected officials or agencies on town issues shall be discussed with the appropriate town staff so that any efforts the administration is involved in from a lobbying perspective can be effectively coordinated.
- (b) In speaking as an individual, a council member is free to take any position which they feel is appropriate. However, when it is a point of view different from a council position, this fact should be included in the letter and the use of town stationary, letterhead, seal or other identifying information is prohibited.
- (2) Communication with news organizations and the media. The mayor is the designated representative of the council to present and speak on the official town position. Council members are not authorized to represent the town to a news organization or the media unless specifically authorized to do so by a majority of the council. If an individual council member is contacted by a news organization or the media, the council member should be clear about whether their comments represent the official town position or a personal viewpoint.

Michelle Parry
Town Manager
525 North 1st Street
Lakeview, Oregon 97630

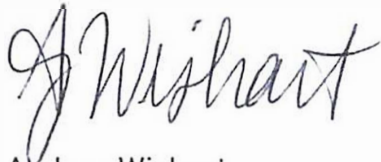
Michelle,

I'm writing to follow up on my request for a handicap parking space in front of The Lake County Senior Center at 11 North G Street, Lakeview, Oregon. I attended a town meeting several months ago and made the request. I haven't had an update yet, so thought I would reach out.

We are looking for a designated space for our program participants to park who use adaptive aids. (wheelchairs, walkers, etc.) We don't need anything fancy, just a space like the one on the side of the chamber, or the one in front of the crisis center.

Please let me know where we are with this project.

Thank you,



Andrea Wishart
Executive Director
The Center

"Formerly the Lake County Senior Citizens Association"



Lake County School District No. 7

“Preparing Today for a Successful Tomorrow”

August 25, 2023

Dear Lakeview Town Council,

On behalf of Lake County School District #7, I am requesting the permanent closure of I Street between 5th and 6th streets in the town of Lakeview. Fremont Elementary School is located on the east side of I Street and A.D. Hay Elementary is located on the west side of I Street. No residents access their homes from this section of the street during school hours.

During school hours we put up temporary road blocks to deter vehicle and foot traffic from traveling down I Street. However, we still experience vehicle and foot traffic through this street creating unsafe situations for our students. All of our Fremont students walk across the street for music, P.E. and cafeteria service. We have also added a preschool facility facing I Street. Our students are coming into contact with the public due to the foot traffic. On occasion, we have individuals who have exhibited aggressive, unsafe behavior walking down I Street through lines of students crossing the street between Fremont and Hay. This has created an unsecure environment for our students.

Our goal is to always be vigilant in improving school safety and security for our students. We can achieve this goal by permanently closing I street between 5th and 6th streets to vehicle and foot traffic. I look forward to discussing this issue with you. Please do not hesitate to contact me if you have any questions.

Sincerely,

Susan Warner, Elementary Principal

cc: Mr. Carter, Lake County School District # 7 Superintendent
Officer Callie Dornbusch, School Resource Officer

Dawn Roberts

From: Executive Director <directorlakecountychamber@gmail.com>
Sent: Thursday, September 7, 2023 11:22 AM
To: Dawn Roberts; Michele Parry
Subject: Information for Council Packet
Attachments: Council - Bike Rack Information.pdf

Hello Dawn,

At a recent Town Council meeting, Michele requested that I prepare a packet and presentation for the Town Council to be included on the 9/12 agenda. The information for the Council Packet is attached. Since this is the first time I have used your new email address, I would appreciate confirmation that you received the information.

Thank you.

Shelley Batty
Director
Lake County Chamber of Commerce
(541) 947-6040
Cell: (503) 314-5745





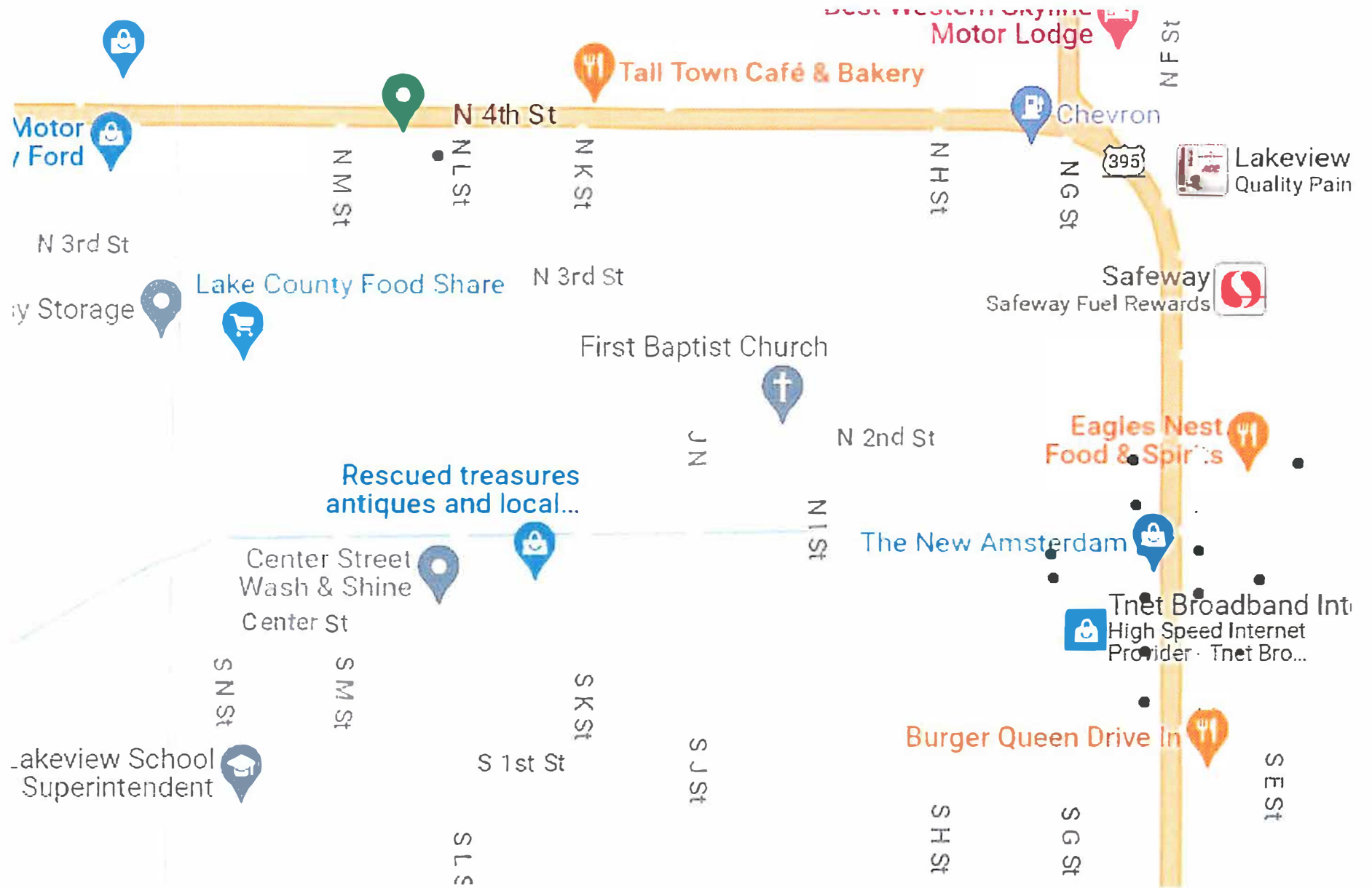
Bike Rack Placement

Requested locations-

1. North L Street, just South of Hwy 140 – Youth Mentor Program Office
2. North G Street, just South of North 1st - Two racks in front of Studio 11-3/4
3. Two per block on West side of Hwy 395 from North 2nd to South 1st
4. Two racks on East side of Hwy 395 between Center Street and North 1st

If additional racks are available-

1. 126 North E in front of the Chamber
2. 15 North E in front of Tall Town Bike and Camp





Proper spacing of bike racks is essential to assure the racks can be actually used, safeguard bicycles against damage, ensure free pedestrian flow, and ensure vehicle passengers can exit their vehicles. In general, the optimum spacing of a rack from anything else is 4 feet, and the minimum is 3 feet, measured from the center of the rack. A rack should never be closer than 2 feet to a wall or 1.5 feet to a curb edge.



Racks should also be placed near the destinations where people want to go. Racks should be placed in a visible area within 25 feet of the main entrance of the building, and no farther than 75 feet.

Summary of Minimum Sidewalk Widths

The minimum total sidewalk width permitted to install a bike rack is 8 feet. The following minimum sidewalk widths must be maintained clear of obstructions, as determined by the width of the sidewalk:

Total Sidewalk Width <small>(measured from property line to curb)</small>	Minimum Width for Placement of Rack from Property Line <small>(measured from property line to "rack furnishing zone")</small>	Placement of Rack from Sidewalk Edge <small>(measured from curb edge to bike rack)</small>
< 8'	Racks not allowed on sidewalk	Racks not allowed on the

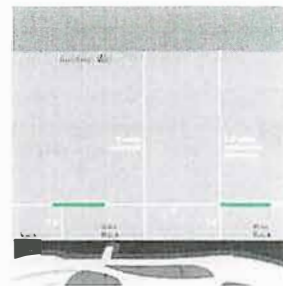
		sidewalk
$\geq 8'$ and $\leq 10'$	5.5'	$\geq 1.5'$ to $\leq 2'$
$> 10'$ and $\leq 15'$	6'	$\geq 2'$ to $\leq 3'$
		3'
$\geq 15'$	8'	Racks may be placed perpendicular to the curb edge.

Detailed Placement & Clearance Guidelines

- The rack and its footprint should be located within the “furnishing zone.”
- Maintain a minimum of 3 feet between rack edge and street furniture such as light poles, mailboxes, trash cans, newspaper boxes, tree wells, sign poles, etc.
- Maintain a minimum of 4 feet between bicycle rack edge and crosswalks, curb ramps, driveway ramps, transit shelters, loading zones, and fire hydrants..
- Avoid placing bike racks directly in front of building doors and locations that impede pedestrian flow.
- Avoid placing bike racks directly in front of disabled parking spaces.

On Sidewalk, Parallel to Curb

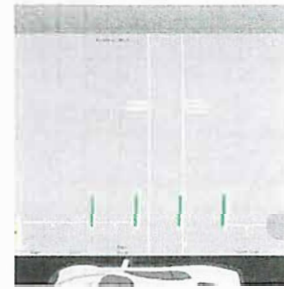
- Minimum sidewalk corridor width is 8 feet.
- Generally racks should be installed in-line with other furnishings in sidewalk (sign posts, benches, etc). Ideal rack placement is 3 feet from curb; minimum distance 1.5 feet.
- Recommended distance between multiple racks, end-to-end, is 6 feet (minimum of 5 feet), measured from the ends of the racks.



On Sidewalk, Perpendicular to Curb

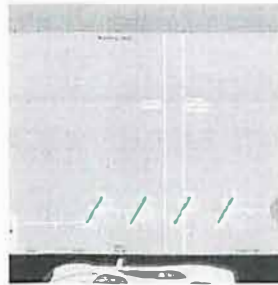
- Minimum sidewalk corridor width is 15 feet.
- Minimum distance between the center of the rack and the curb edge is 36 inches with a recommended distance of 48 inches.

- Minimum distance between multiple racks, side-by-side, is 36 inches; recommended distance is 48 inches.



On Sidewalk, Angled Against Curb

- Minimum sidewalk corridor width is 12 feet.
- Racks should be placed on a diagonal between 60 and 45 degrees.
- Due to the angle of the racks and offset of the handlebars, the minimum distance between the center of the rack and the curb edge is reduced by 6 inches to 30 inches with a recommended distance of 48 inches.



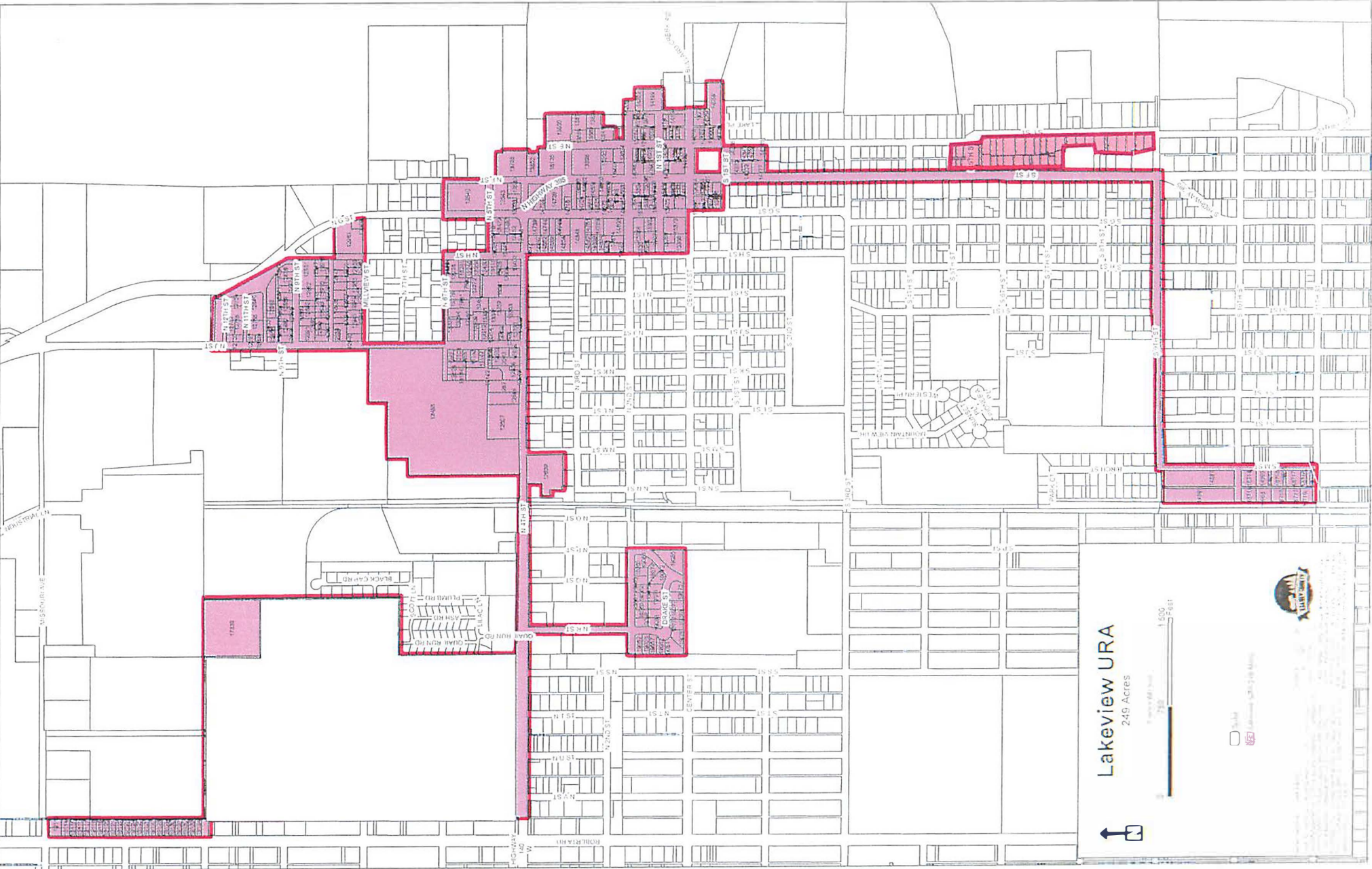
On Sidewalk, Against a Wall

- Minimum distance between the edge of the rack and the wall is 24 inches if perpendicular, and 36 inches if parallel.

On Street Bike Corral

- Minimum width dedicated to the corral in the roadway is 90 inches (7.5 feet).
- Racks should be welded onto metal skis, and placed either directly at 90 degrees perpendicular to the curb or up to 45 degrees on diagonal.
- Minimum distance between the center of the rack and the curb is 36 inches with a recommended distance of 48 inches. The edge of the rack must be at least 24 inches from the curb.
- The minimum distance between racks is 36 inches; recommended distance is 48 inches.
- Car parking stops/curbs/bumpers (rubber or concrete) should be installed at the edge of the bike corral, perpendicular to the curb.
- Plastic posts should be installed at the two corners nearest the roadway.

Example of a single corral with four staple racks in a 20' no-parking setback at an intersection:



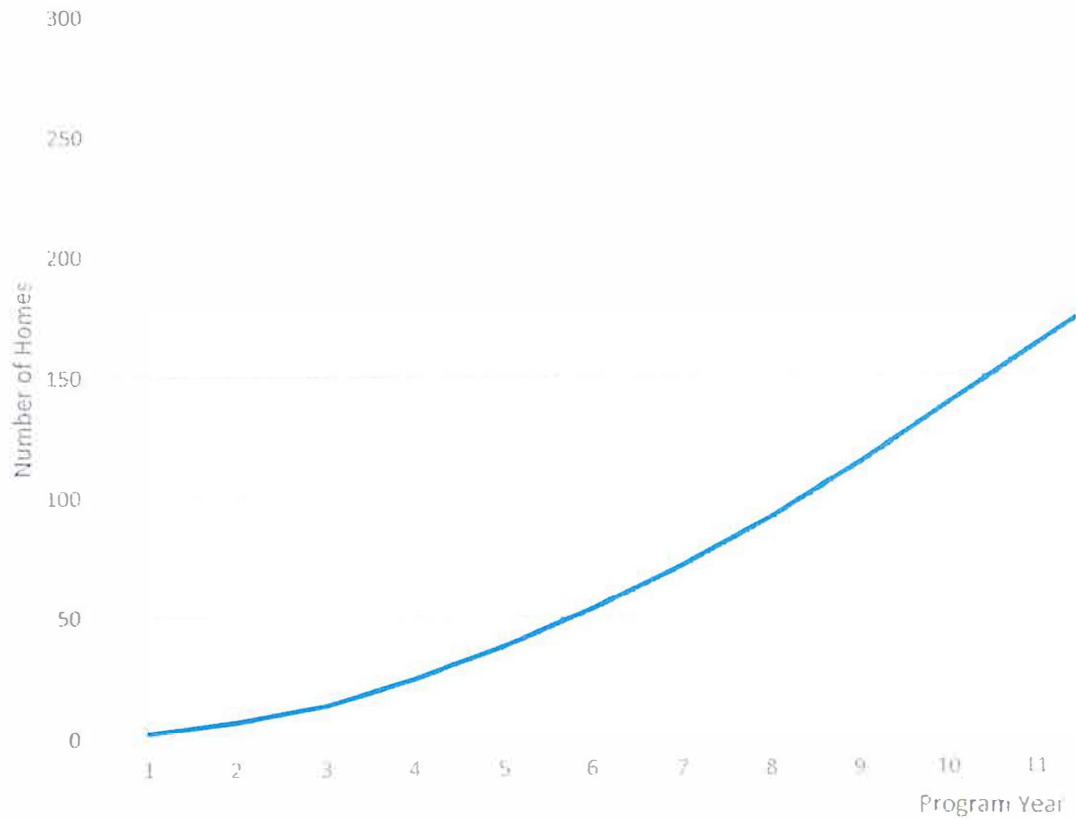
Tax Increment	
No. of Units	Program
200	New Home
50	Renovation
30	Manufactured Home
280	

FYE	Inflation Index
2023	1.0000
2024	1.0000
2025	1.0300
2026	1.0609
2027	1.0927
2028	1.1255
2029	1.1593
2030	1.1941
2031	1.2299
2032	1.2668
2033	1.3048
2034	1.3439
2035	1.3842
2036	1.4258
2037	1.4685
2038	1.5126
2039	1.5580
2040	1.6047
2041	1.6528
2042	1.7024
2043	1.7535
2044	1.8061
2045	1.8603
2046	1.9161
2047	1.9736
2048	2.0328
2049	2.0938
2050	2.1566
2051	2.2213
2052	2.2879

Checks	Year	0	1	2
	Year Ending	12/31/2022	12/31/2023	12/31/2024
1.0000	Build Rate		0.0080	0.0160
280	Added/Renovated Buildings		2	4
	New Home TIF		\$4,314	\$8,900
	Renovation TIF		\$1,079	\$2,225
	Manufactured Home TIF		\$647	\$1,335
	Other Revenue 1		\$0	\$0
	Other Revenue 2		\$0	\$0
	New TIF Revenue		\$6,040	\$12,460
	Year 1		\$6,040	\$6,221
	Year 2			\$12,460
	Year 3			
	Year 4			
	Year 5			
	Year 6			
	Year 7			
	Year 8			
	Year 9			
	Year 10			
	Year 11			
	Year 12			
	Year 13			
	Year 14			
	Year 15			
	Year 16			
	Year 17			
	Year 18			
	Year 19			
	Year 20			
\$11,661,258	Program TIF Revenue		\$6,040	\$18,681
\$560,722	Frozen Base TIF Revenue		\$20,868	\$21,494
\$12,221,980	Cumulative TIF Revenue		\$26,908	\$40,175
\$0	Cumulative Housing		2	7

2053	2.3566
2054	2.4273
2055	2.5001
2056	2.5751
2057	2.6523
2058	2.7319
2059	2.8139
2060	2.8983
2061	2.9852
2062	3.0748
2063	3.1670
Tax Growth	3.00%

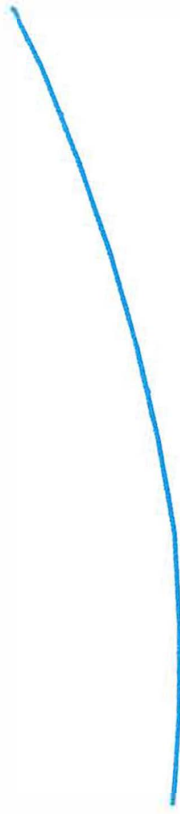
Housing Production C



3	4	5	6	7	8	9	10	11	12
12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033	12/31/2034
0.0240	0.0400	0.0480	0.0560	0.0640	0.0720	0.0800	0.0880	0.0880	0.0880
7	11	13	16	18	20	22	25	25	25
\$13,758	\$23,610	\$29,147	\$34,956	\$41,037	\$47,389	\$54,014	\$60,910	\$62,405	\$63,900
\$3,440	\$5,902	\$7,287	\$8,739	\$10,259	\$11,847	\$13,503	\$15,228	\$15,601	\$15,975
\$2,064	\$3,541	\$4,372	\$5,243	\$6,156	\$7,108	\$8,102	\$9,137	\$9,361	\$9,585
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$19,261	\$33,053	\$40,806	\$48,938	\$57,451	\$66,345	\$75,619	\$85,274	\$87,367	\$89,460
\$6,408	\$6,600	\$6,798	\$7,002	\$7,212	\$7,428	\$7,651	\$7,881	\$8,117	\$8,361
\$12,834	\$13,219	\$13,616	\$14,024	\$14,445	\$14,878	\$15,325	\$15,784	\$16,258	\$16,746
\$19,261	\$19,839	\$20,434	\$21,047	\$21,679	\$22,329	\$22,999	\$23,689	\$24,400	\$25,132
	\$33,053	\$34,045	\$35,066	\$36,118	\$37,202	\$38,318	\$39,467	\$40,651	\$41,871
		\$40,806	\$42,030	\$43,291	\$44,589	\$45,927	\$47,305	\$48,724	\$50,186
			\$48,938	\$50,406	\$51,919	\$53,476	\$55,080	\$56,733	\$58,435
				\$57,451	\$59,175	\$60,950	\$62,779	\$64,662	\$66,602
					\$66,345	\$68,336	\$70,386	\$72,497	\$74,672
						\$75,619	\$77,888	\$80,225	\$82,631
							\$85,274	\$87,832	\$90,467
								\$87,367	\$89,988
									\$89,460
\$38,503	\$72,711	\$115,698	\$168,107	\$230,602	\$303,865	\$388,601	\$485,533	\$587,466	\$694,550
\$22,138	\$22,803	\$23,487	\$24,191	\$24,917	\$25,665	\$26,435	\$27,228	\$28,044	\$28,886
\$60,642	\$95,514	\$139,185	\$192,299	\$255,519	\$329,530	\$415,035	\$512,761	\$615,510	\$723,436
13	25	38	54	72	92	114	139	164	188

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URVE

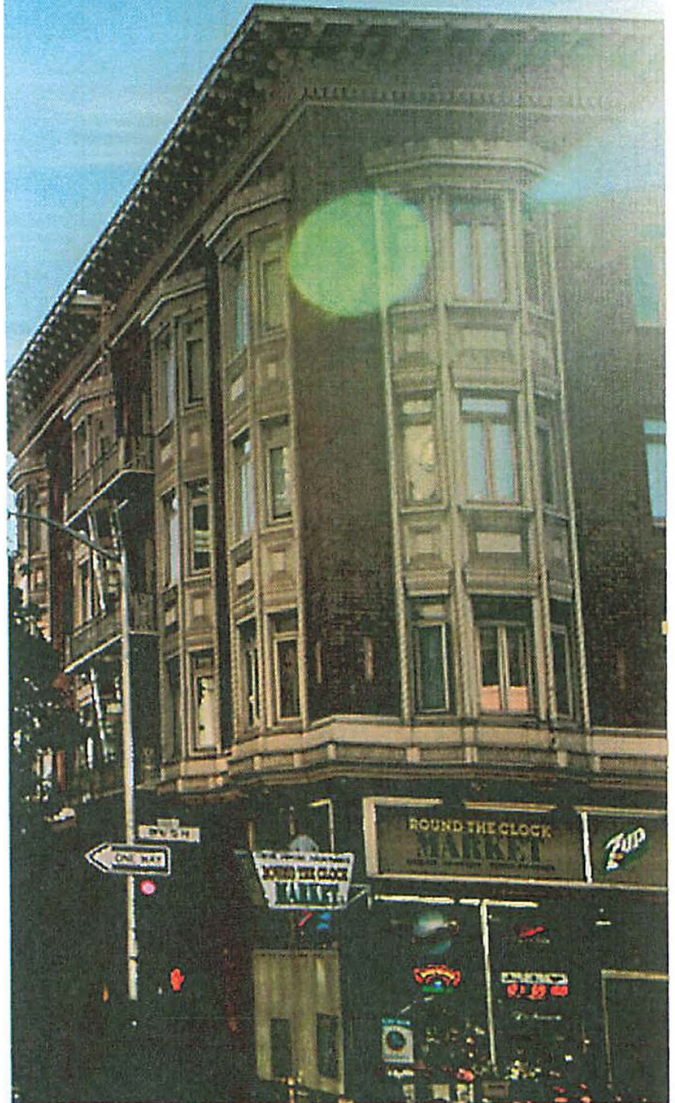


13 12/31/2035	14 12/31/2036	15 12/31/2037	16 12/31/2038	17 12/31/2039	18 12/31/2040	19 12/31/2041	20 12/31/2042	21 12/31/2043
0.0720	0.0640	0.0560	0.0480	0.0400	0.0240	0.0160	0.0080	
20	18	16	13	11	7	4	2	
\$53,505	\$48,647	\$43,517	\$38,116	\$32,443	\$19,873	\$13,521	\$6,896	
\$13,376	\$12,162	\$10,879	\$9,529	\$8,111	\$4,968	\$3,380	\$1,724	
\$8,026	\$7,297	\$6,528	\$5,717	\$4,866	\$2,981	\$2,028	\$1,034	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$74,907	\$68,106	\$60,924	\$53,362	\$45,420	\$27,823	\$18,929	\$9,655	
\$8,611	\$8,870	\$9,136	\$9,410	\$9,692	\$9,983	\$10,283	\$10,591	
\$17,248	\$17,765	\$18,298	\$18,847	\$19,413	\$19,995	\$20,595	\$21,213	\$21,849
\$25,885	\$26,662	\$27,462	\$28,286	\$29,134	\$30,008	\$30,909	\$31,836	\$32,791
\$43,127	\$44,421	\$45,754	\$47,126	\$48,540	\$49,996	\$51,496	\$53,041	\$54,632
\$51,691	\$53,242	\$54,839	\$56,484	\$58,179	\$59,924	\$61,722	\$63,574	\$65,481
\$60,188	\$61,993	\$63,853	\$65,769	\$67,742	\$69,774	\$71,867	\$74,023	\$76,244
\$68,600	\$70,658	\$72,778	\$74,961	\$77,210	\$79,526	\$81,912	\$84,369	\$86,900
\$76,912	\$79,220	\$81,596	\$84,044	\$86,565	\$89,162	\$91,837	\$94,592	\$97,430
\$85,110	\$87,664	\$90,294	\$93,002	\$95,792	\$98,666	\$101,626	\$104,675	\$107,815
\$93,181	\$95,977	\$98,856	\$101,822	\$104,877	\$108,023	\$111,263	\$114,601	\$118,039
\$92,688	\$95,468	\$98,332	\$101,282	\$104,321	\$107,450	\$110,674	\$113,994	\$117,414
\$92,144	\$94,908	\$97,755	\$100,688	\$103,708	\$106,820	\$110,024	\$113,325	\$116,725
\$74,907	\$77,154	\$79,469	\$81,853	\$84,308	\$86,837	\$89,443	\$92,126	\$94,890
	\$68,106	\$70,149	\$72,253	\$74,421	\$76,654	\$78,953	\$81,322	\$83,762
		\$60,924	\$62,752	\$64,635	\$66,574	\$68,571	\$70,628	\$72,747
			\$53,362	\$54,963	\$56,612	\$58,311	\$60,060	\$61,862
				\$45,420	\$46,783	\$48,186	\$49,632	\$51,121
					\$27,823	\$28,657	\$29,517	\$30,403
						\$18,929	\$19,497	\$20,082
							\$9,655	\$9,944
\$790,293	\$882,108	\$969,495	\$1,051,943	\$1,128,921	\$1,190,611	\$1,245,259	\$1,292,271	\$1,331,039
\$29,752	\$30,645	\$31,564	\$32,511	\$33,486	\$34,491	\$35,526	\$36,592	\$37,689
\$820,045	\$912,752	\$1,001,059	\$1,084,454	\$1,162,407	\$1,225,102	\$1,280,784	\$1,328,863	\$1,368,728
208	226	242	255	267	273	278	280	

Lakeview Urban Renewal Plan

May 22, 2023

Lakeview Urban Renewal Agency



LAKEVIEW URBAN RENEWAL PLAN

This document remains a draft until approved and adopted by an ordinance of the Town Council.

Lakeview Urban Renewal Plan
Adopted by the Town of Lakeview
[DATE]
Ordinance No. 2023 -

If amendments are made to the Plan, the resolution or ordinance number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

Prepared by:

Nicholas A. Green
Catalyst Public Policy Advisors
nick@catalyst.win



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Introduction

The Lakeview Town Council adopted Ordinance No. 891 on August 23, 2022, declaring blighted conditions exist and establishing the need for an Urban Renewal Agency. The ordinance designates the Town Council as the Lakeview Urban Renewal Agency's board of directors.

The Lakeview Urban Renewal Plan is a series of ten project areas recommended by the board to help revitalize the Town of Lakeview through public and private-sector investment. They are:

- 1) Planning and code assistance;
- 2) Land acquisition and due diligence;
- 3) Predevelopment incentives; an
- 4) Infrastructure investment program;
- 5) Land development incentives;
- 6) System development charge payments;
- 7) New construction incentives;
- 8) Renovation incentives;
- 9) Administration and R&D activities; and
- 10) Manufactured and Modular Home Preservation and Development Assistance.

The Plan dedicates 220.5 acres (9.3 percent) of Lakeview's land area and \$37.6 million (24.95 percent) of its assessed value as an Urban Renewal Area. The Plan Area is depicted in Figure 1 and Appendix A and includes 378 tax lots at the time of the Plan's adoption. It is available online at:

<https://harneycounty.maps.arcgis.com/apps/webappviewer/index.html?id=8561f161da2f43dba017642c423cb3c6>

The Maximum Indebtedness authorized by this Plan is \$4,700,144.

Definitions

The following terms are used in this report, as defined below.

“Adopting Ordinance” means Ordinance No. 891, adopted on August 23, 2022.

“Agency” means the Lakeview Urban Renewal Agency, as authorized by the adopting ordinance. The Agency is responsible for the administration of the Urban Renewal Plan.

“Area” means the properties and rights-of-way located within the Lakeview Urban Renewal Boundary, as depicted in Appendix A.

“Blighted Areas” has the meaning given that term in ORS 457.010(1) and identified in the ordinance adopting the Urban Renewal Plan.

“Certified Statement” means the statement prepared and filed pursuant to ORS 457.430 or an amendment to the certified statement prepared and filed pursuant to ORS 457.430.

“Comprehensive Plan” means the Town of Lakeview comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Lake County, Oregon.

“Fair Market Value (FMV)” means the price a property would sell for on the open market assuming that both buyer and seller are reasonably knowledgeable about the asset, are behaving in their own best interests, are free of undue pressure, and are given a reasonable time period for completing the transaction.

“Fair Reuse Value (FRV)” means an estimated fair market value sale price or rental rate for Development Property based on the planned use of the real property as determined by the an Appraiser.

“Frozen base” means the total assessed value, including all real personal, manufactured, and utility values within an urban renewal area when the Plan is adopted as stated in a Certified Statement.

“Increment” means that part of the assessed value of a Taxing District attributable to any increase in the assessed value of the property located in an Urban Renewal Area, or portion thereof, over the assessed value specified in the Certified Statement.

“Maximum Indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon Revised Statutes. Chapter 457 specifically relates to urban renewal.

“Planning Commission” means the Lakeview Planning Commission.

“Tax Increment Financing” or “TIF” is a method of funding Urban Renewal Projects and programs through incurring debt that is repaid by the division of taxes accomplished through the adoption of an Urban Renewal Plan.

“Tax Increment Finance Revenue” means the funds allocated by the county assessor to an Urban Renewal Area due to increases in assessed value over the Frozen Base within the Area.

“Taxing District” means the state, city, county or any other government unit that has the power to levy a tax.

“Town” means the Town of Lakeview, Oregon. “Town Council” or “Council” means the Lakeview Town Council.

“Urban Renewal Area” or “URA” means a Blighted Area included in this Urban Renewal Plan or an area included in an Urban Renewal Plan under ORS 457.160.

“Urban Renewal Plan” or “Plan” means this Plan, as it exists or is changed or modified from time to time, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban Renewal Project” or “Project” means any work or undertaking carried out under ORS 457.170 in an Urban Renewal Area.

“Urban Renewal Report” or “Report” means the report accompanying the Plan pursuant to ORS 457.087.

Plan Organization

As required by Oregon Revised Statute 457, Lakeview’s URA Plan must include each criterion identified in Table 1.

Table 1. URA Plan Requirements

Chapter 1	Urban Renewal Projects	A description of each urban renewal project to be undertaken;
Chapter 2	Development Approach	An outline for the development, redevelopment, improvements, land acquisition, demolition and removal of structures, clearance, rehabilitation, or conservation of the urban renewal areas of the Plan;
Chapter 3	Relationship to Local Objectives	An explanation of the Plan’s relationship to definite local objectives regarding appropriate land uses and improved traffic, public transportation, public utilities, telecommunications utilities, recreational and community facilities, and other public improvements;
Chapter 4	Proposed Land Uses	An indication of proposed land uses, maximum densities, and building requirements for the urban renewal area;
Chapter 5	Relocation Methods	A description of the methods to be used for the temporary or permanent relocation of persons living in, and businesses situated in, the urban renewal area of the Plan;
Chapter 6	Acquisition and Disposition of Real Property	An indication of which real property may be acquired and the anticipated disposition of such real property, whether by retention, resale, lease or other legal use, together with an estimated time schedule for such acquisition and disposition;
Chapter 7	Tax Increment Financing	Division of ad valorem taxes under ORS 457.420 to 457.470
Chapter 8	Maximum Indebtedness	The maximum amount of indebtedness that can be issued or incurred under the Plan
Chapter 9	Plan Amendments	A description of what types of possible future amendments to the Plan are substantial amendments and require the same notice, hearing, and approval procedure required of the original Plan under ORS 457.095 as provided in ORS 457.220, including but not limited to amendments: <ul style="list-style-type: none"> • Adding land to the urban renewal area if the addition results in a cumulative addition of more than one percent of the urban renewal area. • Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.
Chapter 10	Financial Reporting	Financial Reporting; Validity
Appendix A		A map of the urban renewal areas of the Plan by tax lot
Appendix B		Legal Description of Plan Area

Chapter 1. Urban Renewal Projects

The Lakeview Urban Renewal Plan (“Plan”) takes a holistic approach to urban renewal. The Lakeview Urban Renewal Agency (“Agency”) will administer projects and activities in the following ten (10) project categories (collectively, the “Project(s)”):

- 1) **Planning and Code Assistance.** URA funds may be used to streamline Lakeview’s zoning code and other ordinances, including planning assistance in the form of:
 - Administrative and procedural reforms within Lakeview’s Planning Department;
 - Expedited and/or fast-tracked building permits;
 - Code amendments to allow smaller residential lots, adjust minimum densities and create new maximum lot sizes;
 - Allowing clustered residential development;
 - Inclusionary zoning and zone re-designations;
 - Promoting infill development;
 - Permitting accessory dwelling units (ADUs);
 - Allowing Duplexes, Cottage housing, Townhomes, Row Houses, and Tri- and Quad-Plexes in single-family zones;
 - Allowing Tiny Homes;
 - Creating co-housing arrangements; and
 - Creating and administering specific programs for home ownership, rental assistance, or building rehabilitation.

- 2) **Land Acquisition and Due Diligence.** Assistance with:
 - Parcel assembly, including the Town’s ability to purchase lands for land aggregation or site assembly;
 - Land banks to support housing development by reducing or eliminating land costs from development to increase the affordability of housing and mixed-use developments;
 - Facilitating land trusts to own land and sell or lease housing to income-qualified buyers;
 - Acquire and/or dispose of land through expedited land purchase and sale procedures for development or redevelopment.

- 3) **Predevelopment Incentives.** Provide mechanisms to reduce the cost of predevelopment, including fee waivers or credits for planning and preliminary design activities.

- 4) **Infrastructure Investment Program.** The Lakeview Urban Renewal Agency may directly complete infrastructure improvements for horizontal improvements determined by the URA Board to help facilitate and achieve improvements specified in a development agreement that ties the improvements to a specific qualifying project. Examples of qualifying projects could include infrastructure for:
 - Redevelopment projects, such as mixed-use or infill housing developments;

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- Streetscape improvements, including new lighting, trees, and sidewalks;
 - Land assembly for public as well as private reuse;
 - Transportation enhancements, including intersection improvements;
 - Historic preservation projects; and
 - Parks and open spaces.
- 5) **Land Development Incentives.** The URA may incentivize developers to develop housing units and other buildings within the Plan Area. These will typically be through a joint development agreement with the developer/builder/property owner that stipulates the development and the amount and timing of the incentive contributions. These incentives can be:
- A direct contribution of funds;
 - A rebate of a portion of property taxes paid;
 - Financial or in-kind contributions to the developer for infrastructure development;
 - An agreement for the Agency to complete infrastructure improvements that are otherwise required as a condition of development approval; or
 - A combination of the above.
- 6) **System Development Charge Payments.** Payment of system development charges (SDCs) for property owners who improve qualifying properties.
- 7) **New Construction Incentives.** Provide cash rebates or loans on new residential construction based on the increase in a qualifying property's assessed value. The URA may lend to moderate-income housing developers (60 to 120 percent AMI) to develop housing, infrastructure, or other public improvements supporting housing, including transportation and utility improvements or extensions.
- 8) **Renovation Incentives.** Cash rebates (based on the increase in the property's assessed value) on substantial improvements to building facades, structural repairs, major renovations, and additions that add additional square footage or living space.
- 9) **Administration and Research and Development.** Promote R&D for new building materials and approaches that have the potential to streamline construction, increase efficiency or reduce costs for local developers and property owners. Provides for administrative cost recovery and tax receipts to be paid to specific tax districts within the plan area.
- 10) **Manufactured and Modular Home Preservation and Development Assistance.** Providing incentives for refurbishments, restoration, or replacement of manufactured and modular housing to address blight conditions, including renovation of both homes and manufactured home parks within the town limits.

The Agency may implement these project activities in concert with each other, and the same applicant may use more than one project concurrently or sequentially. These projects are intended to be mutually reinforcing rather than mutually exclusive.

Chapter 2. Development Approach

Outline for the development, redevelopment, improvements, land acquisition, demolition and removal of structures, clearance, rehabilitation, or conservation of the urban renewal areas of the Plan.

The URA Plan Area consists of nine distinct neighborhoods or areas of the Town of Lakeview that make up 378 tax lots at the time of the Plan's adoption (Figure 1 and Appendix A).

URA funds may assist with land partitioning, land consolidation, new home construction, or major rehabilitations within these neighborhoods (or others as amended within the Plan Area by resolution of the Town Council). The URA programs may provide planning, infrastructure, capital equipment, and predevelopment costs for housing, award grants and loans to capacity builders and developers of new or significantly renovated housing, and enter into public-private partnerships for housing development within these areas.

Housing and mixed-use developers may apply at any time to participate in the URA Programs, provide, however, that:

- 1) No more than one application may be submitted for any eligible project at a time; and
- 2) A developer may not apply for URA funds for a property that is granted any form of ad valorem property tax exemption, partial exemption, or special assessment.

Chapter 3. Relationship to Local Objectives

Explanation of the Plan's relationship to definite local objectives regarding appropriate land uses and improved traffic, public transportation, public utilities, telecommunications utilities, recreational and community facilities, and other public improvements.

The Lakeview URA will be informed, at a minimum, by the following planning documents:

- The Town of Lakeview Comprehensive Plan of 1980 (as amended)
- Town of Lakeview Water System Master Plan, January 17, 2019
- Lakeview Housing Policies and Actions ECONorthwest Memo, March 27, 2019
- South Central Oregon Economic Development District's (SCOEDD) five-year Comprehensive Economic Development Strategy (CEDS) 2019-2024, May 10, 2019
- Town of Lakeview and City of Paisley Housing Needs Analyses (HNA), June 2019
- Economic Opportunities Analysis (EOA) for Lakeview and Paisley in Lake County, June 2019
- Lakeview Transportation System Plan (TSP), 2021
- Rural Transportation Equity Transportation Growth Management (TGM) Program, 2022
- Lakeview Wastewater Master Plan

These planning documents are incorporated herein by reference.

These documents describe the need for Lakeview's residential, commercial, industrial, and mixed-use improvements to overcome blight conditions. As defined in 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."

Specifically, these policies document blight conditions within Lakeview in the form of:

- Land with low improvement to land (I:L) ratios indicating properties that are likely underutilized or deteriorated buildings that may be in an unsafe condition, including buildings exhibiting obsolescence, deterioration, dilapidation, mixed character, or shifting of uses;
- Barriers to the production of a range of housing types that are affordable to households at all income levels as described in the Lakeview Housing Needs Analysis, including parcels whose development is impeded by the faulty arrangement of structures, inadequate infrastructure, and faulty planning;

-
- Access to clean, affordable, retirement and “age in place” housing within the community that meets universal design standards and lifelong housing standards for seniors and disabled persons;
 - The need for demolition, removal, and rehabilitation of existing residential, commercial, and industrial properties within Lakeview for both infill and new development;
 - Inadequate infrastructure and capital improvements to support new private-sector investments, including the existence of inadequate streets and other rights of way, open spaces and utilities; and
 - The potential for land assembly and public land acquisition and/or disposition to promote development and redevelopment in high-priority areas where there has historically been 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.

Lakeview’s URA addresses these conditions by adopting a robust plan with projects that provide a wide range of solutions and policy options for the community.

URA Plan Policies are specifically designed to be consistent with the following policies of the Town of Lakeview Comprehensive Plan. When conflicts occur between the Comprehensive Plan and the Urban Renewal Area Plan, the Comprehensive Plan provisions will prevail.

Specific Plan objectives are defined below as it relates to the Comprehensive Plan.

- 1) Agency will protect private investments from incompatible development that might likely diminish their value or unduly increase their taxes;
- 2) Agency will coordinate Project decisions with those of other local, state, and federal agencies that may affect a URA Project decision; and
- 3) Agency will consider community attitudes and socioeconomic conditions when approving a specific application or project.

Additional findings related to the Local Objectives are enclosed in Exhibit C.

Chapter 4. Proposed Land Uses

Indication of proposed land uses, maximum densities, and building requirements for the urban renewal area.

The URA board will determine the proposed land uses within the plan area in coordination with the Project applicants, consistent with the policies and principles described in Chapter 3 of this Plan.

The URA Board of Directors will evaluate opportunities for new home construction, downtown revitalization, and the public improvements needed to facilitate these projects on a case-by-case basis.

Land uses, densities, and building requirements will be consistent with the Lakeview Development Code and any successor documents or amendments adopted by order of the Planning Commission or by resolution of the Town Council amending the Code.

Chapter 5. Relocation Methods

Description of the methods to be used for the temporary or permanent relocation of persons living in, and businesses situated in, the urban renewal area of the Plan.

When the URA or another entity working with the URA under an approved application acquires occupied property under this Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law.

Before engaging in acquisition or relocation activities, the URA Board shall adopt rules and regulations, as necessary, to administrate relocation assistance. No specific acquisitions that would result in relocation benefits have been identified at the time of this Plan's adoption.

In the absence of the URA Board adopting more specific guidelines or policies, the Agency shall follow HUD Handbook 1378: Tenant Assistance, Relocation, and Real Property Acquisition procedures to the maximum extent possible.¹

¹¹¹ <https://www.hudexchange.info/resource/310/hud-handbook-1378-tenant-assistance-relocation-and-real-property-acquisition/>

Chapter 6. Acquisition and Disposition of Real Property

The Plan authorizes the acquisition and disposition of real property as described in this section, including the process for acquiring real property, the anticipated disposition of such real property, whether by retention, resale, lease, or other legal use, together with an estimated schedule for such acquisition and disposition.

The Town Council has not identified any real property to be acquired as of this Plan's adoption. This Chapter may be amended if the Agency determines that the acquisition and disposition of real property is a priority.

Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Chapter 9 – Plan Amendments. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g).

A. Property Acquisition for Public Improvements

The Agency may acquire any property within the Plan Area for public improvement projects undertaken pursuant to this Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to the institution of eminent domain procedures. At this time, the Agency has not identified any public improvements that will be undertaken. However, if such are identified in the future, they will be incorporated into the Plan in accordance with Chapter 9 – Plan Amendments.

B. Property Acquisition from Willing Sellers

This Plan authorizes Agency acquisition of any interest in property within the Plan Area that the Agency finds is necessary for public or private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. This Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support the development of projects within the Plan Area.

C. Land Disposition

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public

improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B of this Chapter 6 by conveying any interest in acquired property. The Agency will convey acquired property at its fair reuse value (FRV). FRV is the value, whether expressed in terms of rental or capital price, at which the Agency, in its discretion, determines such land should be made available so that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because FRV reflects limitations on the use of the property for those purposes identified in the Plan, the value may be lower than the property's fair market value (FMV).

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in this Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable. The Agency will document the terms for this redevelopment through a development agreement, and may require recording a Trust Deed or other legal instrument with the Lake County Clerk to memorialize the agreement.

Chapter 7. Tax Increment Financing

Per ORS 457.420, Any urban renewal plan may contain a provision that the ad valorem taxes levied by a taxing district in which all or a portion of an urban renewal area is located shall be divided as provided in section 1c, Article IX of the Oregon Constitution, and ORS 457.420 to 457.470.

Tax increment financing (TIF) uses annual tax increment revenues to make debt payments, usually through lines of credit, bank loans, or revenue bonds (borrowings). The proceeds of the borrowings are then used to finance the urban renewal projects authorized in the Plan. Borrowings may be either long-term or short-term.

TIF revenues equal most of the annual property taxes imposed on the cumulative increase in assessed value within an urban renewal area over the total assessed value when an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies are not part of the tax increment revenues).

The Agency may borrow money and accept advances, loans, grants, and any other form of financial assistance from the federal government, the state, county, or other public body, or any sources, public or private, to undertake and carry out urban renewal projects, as authorized by ORS 457.190.

The Agency anticipates the Plan will be financed primarily using a combination of revenue sources. These include:

- TIF revenues;
- Advances, loans, grants, and any other form of financial assistance from federal, state, or local governments or other public bodies;
- Lines of credit, loans, grants, dedications, or other contributions, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the planning and implementation of this Plan, including preparation of the Plan.

TIF revenues collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

Chapter 8. Maximum Indebtedness

Maximum Indebtedness is the total amount of money that can be spent on projects, programs, and administration throughout the life of the Plan pursuant to ORS 457.190.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion, is **\$4,700,144 (2023 Constant Dollars)**. This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on debt proceeds.

Chapter 9. Plan Amendments

Description of what types of possible future amendments to the Plan are substantial amendments and require the same notice, hearing, and approval procedure required of the original Plan under ORS 457.095 as provided in ORS 457.220, including but not limited to amendments: Adding land to the urban renewal area if the addition results in a cumulative addition of more than one percent of the urban renewal area; Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Agency board and Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the Town of Lakeview, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:

- 1) Add land to the urban renewal Area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
- 2) Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan or ORS 457. Minor Amendments require approval by the Agency's board by resolution.

C. Amendments to the Lakeview Comprehensive Plan and/or Zoning Ordinance.

Comprehensive Plan and/or Development Code amendments that affect this Plan and/or the Plan Area shall be incorporated automatically within this Plan without any separate action required by the Agency board or Town Council. When a substantial amendment is completed, the Relationship to Local Objectives section will be updated to reflect the amendment.

Chapter 10. Financial Reporting; Validity

The Agency shall file Annual Reports in compliance with ORS 457.460.

Not later than January 31 of each year, an urban renewal agency shall prepare a statement, on the same basis on which its financial statements are prepared, containing:

(a) The amount of moneys received during the preceding fiscal year under ORS 457.420 to 457.470 and from indebtedness incurred under ORS 457.420 to 457.470;

(b) The purposes and amounts for which any moneys received under ORS 457.420 to 457.470 and from indebtedness incurred under ORS 457.420 to 457.470 were expended during the preceding fiscal year;

(c) An estimate of moneys to be received during the current fiscal year under ORS 457.420 to 457.470 and from indebtedness incurred under ORS 457.420 to 457.470;

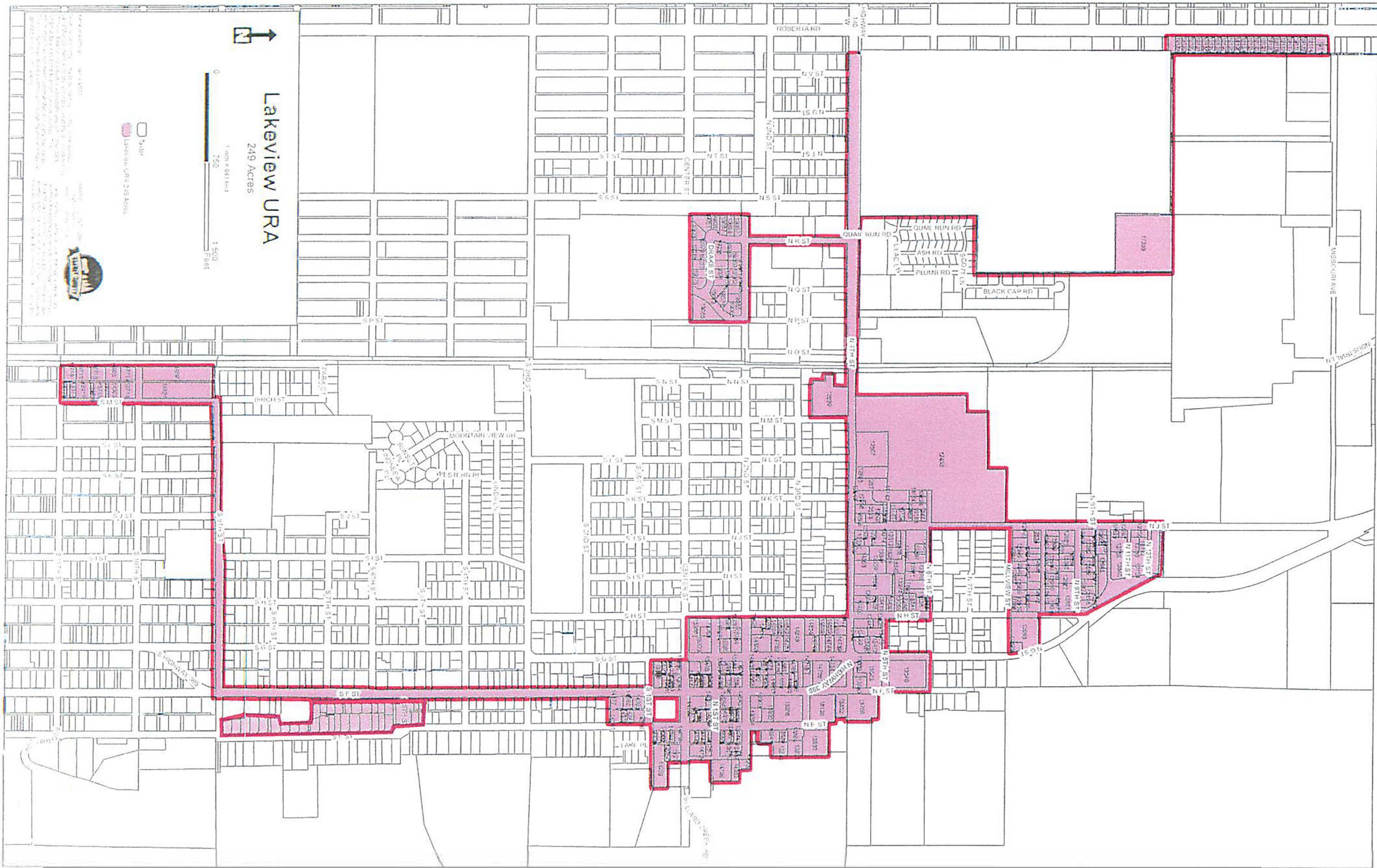
(d) A budget setting forth the purposes and estimated amounts for which the moneys that have been or will be received under ORS 457.420 to 457.470 and from indebtedness incurred under ORS 457.420 to 457.470 are to be expended during the current fiscal year;

(e) The maximum indebtedness for each urban renewal area included in an urban renewal plan of the agency, including the amount of indebtedness incurred through the end of the immediately preceding fiscal year; and

(f) An analysis of the impact, if any, of carrying out the urban renewal plan on the tax collections for the preceding year for all taxing districts included under ORS 457.430.

The annual financial report shall be filed with Lakeview Town Council and distributed to each taxing district affected by the Agency's Plan. Notice shall be published that the statement has been prepared and is on file with the Town and the Agency, and that the information contained in the statement is available to all interested persons. The notice shall be published once a week for not less than two successive weeks before March 1 of the year in which the statement is filed, in accordance with ORS 457.115. A representative of the agency shall be available to consult with affected taxing districts and respond to questions, as required in ORS 457.460(2)(b).

Appendix A. Urban Renewal Plan Area Tax Lot Map



Neighborhood	In URA	Map and Tax Lot	ZIP	Situs	Acres	MKT_Land	MKT_Imp	I:L Ratio	AV
NEXT Renewables	Yes	39520E00004700F1	97630	184053 KADRMAS RD	53.28	\$47,820	\$0	0.0	\$37,690
NEXT Renewables	Yes	39520E00004700F2	97630	184053 KADRMAS RD	21.74	\$81,730	\$98,170	1.2	\$115,400
NEXT Renewables	Yes	39520E00004800F3	97630	18403 KADRMAS LANE	0.54	\$50,420	\$155,170	3.1	\$104,200
NEXT Renewables	Yes	39520E00004900	80538	18281 KADRMAS ROAD	26.83	\$143,160	\$0	0.0	\$143,160
NEXT Renewables	Yes	39520E00005001	97630	18225 KADRMAS RD	5.56	\$67,650	\$174,580	2.6	\$166,270
Mitchell Tiny Homes	Yes	39520E098D00110	97132	UNDETERMINED SITUS ADDRESS	0.15	\$24,670	\$0	0.0	\$14,360
Mitchell Tiny Homes	Yes	39520E098D00111	97132	UNDETERMINED SITUS ADDRESS	0.21	\$29,850	\$0	0.0	\$16,610
Mitchell Tiny Homes	Yes	39520E098D00112	97132	18933 ROBERTA AVE	0.17	\$27,070	\$173,200	6.4	\$117,470
Mitchell Tiny Homes	Yes	39520E098D00113	97630	18925 ROBERTA RD	0.17	\$27,070	\$173,200	6.4	\$117,470
Mitchell Tiny Homes	Yes	39520E098D00114	97630	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E098D00115	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E098D00116	97132	18905 ROBERTA AVE	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E098D00117	97132	18905 ROBERTA RD	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E098D00118	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E098D00119	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E098D00120	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E098D00121	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E098D00122	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E098D00123	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E098D00124	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E098D00125	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E098D00126	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E098D00127	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E098D00128	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E098D00129	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E098D00130	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E098D00131	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Future Commercial Development	Yes	39520E09D000201	97630	UNDETERMINED SITUS ADDRESS	5	\$21,820	\$0	0.0	\$20,650
North Lakeview	Yes	39520E10CA00301	97630	942 N 12TH ST	0.57	\$98,000	\$42,060	1.1	\$62,070
North Lakeview	Yes	39520E10CA00400	97630	915 N 12TH ST	0.3	\$32,440	\$105,110	3.2	\$101,910
North Lakeview	Yes	39520E10CA00500	97630	937 N 12TH ST	0.1	\$17,940	\$50,270	2.8	\$62,570
North Lakeview	Yes	39520E10CA00700	97601	926 N 11TH ST	0.38	\$34,640	\$43,640	1.3	\$53,440
North Lakeview	Yes	39520E10CA00800	97630	842 N 11TH ST	0.27	\$91,360	\$66,840	2.1	\$76,320
North Lakeview	Yes	39520E10CA00900	97630	942 N 11TH ST	0.2	\$28,270	\$42,000	1.5	\$51,550
North Lakeview	Yes	39520E10CA01100	97638	1070 N J ST	0.11	\$10,290	\$33,070	1.7	\$41,670
North Lakeview	Yes	39520E10CA01101	97630	1030 N J ST	0.1	\$17,940	\$180,830	7.3	\$110,420
North Lakeview	Yes	39520E10CA01200	97630	947 N 11TH ST	0.37	\$84,440	\$72,730	2.3	\$82,860
North Lakeview	Yes	39520E10CA01300	97630	915 N 11TH ST	0.69	\$43,160	\$147,960	3.4	\$106,000
North Lakeview	Yes	39520E10CA01500	97630	848 N 10TH ST	0.31	\$32,940	\$123,260	3.7	\$103,480
North Lakeview	Yes	39520E10CA01600	97630	915 N 10TH ST	0.1	\$17,940	\$45,210	2.5	\$53,310
North Lakeview	Yes	39520E10CA01700	97630	925 N 10TH ST	0.1	\$7,640	\$22,840	1.2	\$30,930
North Lakeview	Yes	39520E10CA01800	97140	935 N 10TH ST	0.15	\$23,970	\$54,960	2.3	\$55,030
North Lakeview	Yes	39520E10CA01900	97650	947 N 10TH ST	0.05	\$9,490	\$47,450	5.0	\$24,930
North Lakeview	Yes	39520E10CA02000	89103	949 N 10TH ST	0.13	\$21,770	\$84,770	3.9	\$59,130
North Lakeview	Yes	39520E10CA02100	89103	945 N 10TH ST	0.07	\$13,880	\$8,840	0.7	\$16,115
North Lakeview	Yes	39520E10CA021001	97501	904 N J ST		\$0	\$43,200	0.0	\$43,200
North Lakeview	Yes	39520E10CA02200	97630	948 N 9TH ST	0.19	\$27,560	\$67,350	2.4	\$59,000
North Lakeview	Yes	39520E10CA02300	97630	938 N 9TH ST	0.15	\$23,970	\$115,250	4.8	\$84,030
North Lakeview	Yes	39520E10CA02400	97630	980 N 9TH ST	0.16	\$24,980	\$63,790	2.6	\$61,670
North Lakeview	Yes	39520E10CA02500	97630	922 N 9TH ST	0.15	\$24,980	\$104,030	4.2	\$84,960
North Lakeview	Yes	39520E10CA02600	97630	UNDETERMINED SITUS ADDRESS	0.15	\$24,980	\$22,000	0.9	\$14,490
North Lakeview	Yes	39520E10CA02700	97630	905 N 9TH ST	0.15	\$24,980	\$107,050	4.3	\$76,880
North Lakeview	Yes	39520E10CA02800	97630	848 N 9TH ST	0.16	\$24,980	\$76,820	3.1	\$69,680
North Lakeview	Yes	39520E10CA02900	97555	818 N 9TH ST	0.17	\$25,910	\$112,330	4.3	\$83,360
North Lakeview	Yes	39520E10CA03000	97630	830 N 9TH ST	0.16	\$24,980	\$104,280	4.2	\$82,270
North Lakeview	Yes	39520E10CA03100	97630	820 N 9TH ST	0.13	\$23,970	\$56,340	4.0	\$81,070
North Lakeview	Yes	39520E10CA03200	97630	810 N 9TH ST	0.2	\$23,270	\$111,900	4.0	\$83,680
North Lakeview	Yes	39520E10CA03300	97630	857 N 9TH ST	0.71	\$41,060	\$62,510	1.4	\$83,060
North Lakeview	Yes	39520E10CA03400	97630	849 N 9TH ST	0.3	\$32,440	\$76,670	2.4	\$102,670
North Lakeview	Yes	39520E10CA03500	97630	905 N 9TH ST	0.15	\$23,970	\$50,300	2.5	\$61,930
North Lakeview	Yes	39520E10CA03600	97630	UNDETERMINED ADDRESS	0.16	\$24,980	\$4,590	0.2	\$12,390
North Lakeview	Yes	39520E10CA03700	97630	919 N 9TH ST	0.18	\$24,980	\$66,920	2.7	\$69,660
North Lakeview	Yes	39520E10CA03800	97630	937 N 9TH ST	0.4	\$34,950	\$145,260	4.2	\$94,750
North Lakeview	Yes	39520E10CA03801	97630	929 N 9TH ST	0.2	\$18,270	\$74,890	2.6	\$75,550
North Lakeview	Yes	39520E10CA03900	97630	808 N 9TH ST	0.13	\$21,770	\$59,670	2.7	\$59,320
North Lakeview	Yes	39520E10CA04000	97630	938 N 8TH ST	0.13	\$21,770	\$60,500	2.8	\$60,450
North Lakeview	Yes	39520E10CA04100	97630	930 N 8TH ST	0.13	\$21,770	\$35,210	1.6	\$40,210
North Lakeview	Yes	39520E10CA04200	97424	928 N 8TH ST	0.13	\$21,770	\$70,380	3.2	\$61,440
North Lakeview	Yes	39520E10CA04300	97630	920 N 8TH ST	0.13	\$21,770	\$60,680	2.8	\$66,670
North Lakeview	Yes	39520E10CA04400	97630	912 N 8TH ST	0.13	\$21,770	\$60,450	2.8	\$38,240
North Lakeview	Yes	39520E10CA04500	97630	906 N 8TH ST	0.15	\$24,980	\$86,240	3.5	\$66,610
North Lakeview	Yes	39520E10CA04600	94048	818 N 8TH ST	0.13	\$21,770	\$59,570	2.7	\$47,940
North Lakeview	Yes	39520E10CA04700	97630	840 N 8TH ST	0.15	\$23,970	\$26,390	1.1	\$36,840
North Lakeview	Yes	39520E10CA04800	97630	830 N 8TH ST	0.2	\$25,270	\$101,390	3.6	\$84,890
North Lakeview	Yes	39520E10CA04900	97630	824 N 8TH ST	0.17	\$25,310	\$19,550	0.8	\$39,080
North Lakeview	Yes	39520E10CA04900	97630	824 N 8TH ST		\$0	\$2,020	0.0	\$2,020
North Lakeview	Yes	39520E10CA04901	97630	826 N 8TH ST	0.17	\$25,310	\$8,830	0.3	\$25,610
North Lakeview	Yes	39520E10CA04901P1	95581	2724 N 8TH ST		\$0	\$2,330	0.0	\$2,330
North Lakeview	Yes	39520E10CA05000	97630	777 N 8TH ST	0.21	\$28,910	\$57,430	2.0	\$51,670
North Lakeview	Yes	39520E10CA05100	97630	819 N 8TH ST	0.13	\$21,770	\$56,840	3.1	\$61,910
North Lakeview	Yes	39520E10CA05200	97630	825 N 8TH ST	0.13	\$21,770	\$81,680	3.8	\$73,790
North Lakeview	Yes	39520E10CA05300	97610	833 N 8TH ST	0.18	\$26,770	\$100,390	3.8	\$84,330
North Lakeview	Yes	39520E10CA05400	97630	847 N 8TH ST	0.24	\$30,470	\$51,960	2.0	\$67,670
North Lakeview	Yes	39520E10CA05500	97630	905 N 8TH ST	0.13	\$21,770	\$51,350	2.3	\$50,530
North Lakeview	Yes	39520E10CA05600	97630	915 N 8TH ST	0.18	\$21,770	\$23,250	1.0	\$16,940
North Lakeview	Yes	39520E10CA05700	97630	859 N 8TH ST	0.13	\$21,770	\$19,580	0.9	\$14,890

Neighborhood	In URA	Map and Tax Lot	ZIP	Situs	Acres	MKT_Land	MKT_Imp	I:L Ratio	AV
North Lakeview	Yes	39520E10CA05800	93610	929 N 8TH ST	0.13	\$21,770	\$74,800	1.1	\$36,960
North Lakeview	Yes	39520E10CA05900	97630	780 N J ST	0.26	\$31,140	\$102,290	3.3	\$97,740
North Lakeview	Yes	39520E10CA06000	97140	790 N J ST	0.13	\$21,770	\$42,040	1.9	\$23,970
North Lakeview	Yes	39520E10CA06100	97630	948 MILLVIEW	0.2	\$28,270	\$93,020	3.3	\$92,380
North Lakeview	Yes	39520E10CA06200	97630	938 MILLVIEW	0.21	\$28,910	\$57,510	2.0	\$69,570
North Lakeview	Yes	39520E10CA06300	97630	928 MILLVIEW	0.17	\$25,910	\$69,690	2.7	\$62,960
North Lakeview	Yes	39520E10CA06400	97630	918 MILLVIEW	0.17	\$25,910	\$98,220	3.8	\$74,480
North Lakeview	Yes	39520E10CA06500	97630	908 MILLVIEW	0.17	\$25,910	\$113,950	4.4	\$102,420
North Lakeview	Yes	39520E10CA06600	89103	852 MILLVIEW	0.17	\$25,910	\$77,620	3.0	\$77,630
North Lakeview	Yes	39520E10CA06700	97124	840 MILLVIEW	0.17	\$25,910	\$72,500	2.8	\$76,710
North Lakeview	Yes	39520E10CA06800	97630	832 MILLVIEW	0.17	\$25,910	\$73,070	2.8	\$72,480
North Lakeview	Yes	39520E10CA06900	97630	822 MILLVIEW	0.17	\$25,910	\$72,530	2.8	\$68,100
North Lakeview	Yes	39520E10CA07000	97630	814 MILLVIEW	0.17	\$25,910	\$33,610	1.3	\$50,800
North Lakeview	Yes	39520E10CA07100	97630	763 N H ST	0.17	\$25,910	\$106,700	4.1	\$87,900
North Lakeview	Yes	39520E10CA07200	57739	764 N H ST	1.26	\$61,430	\$107,380	1.7	\$159,520
North Lakeview	Yes	39520E10CA07200	57739	764 N H #08 ST		\$0	\$2,020	0.0	\$2,020
North Lakeview	Yes	39520E10CA07200	57739	764 N H #10 ST		\$0	\$2,550	0.0	\$2,550
North Lakeview	Yes	39520E10CA07200	57739	764 N H #15 ST		\$0	\$2,100	0.0	\$2,100
North Lakeview	Yes	39520E10CA07200	57739	764 N H ST		\$0	\$3,020	0.0	\$3,020
North Lakeview	Yes	39520E10CA07200	57739	764 N H #19 ST		\$0	\$1,210	0.0	\$1,210
North Lakeview	Yes	39520E10CA07300	97739	UNDETERMINED SITUS ADDRESS	0.15	\$23,970	\$0	0.0	\$11,010
Lakeview Lumber	Yes	39520E10CC00100	82150	UNDETERMINED SITUS ADDRESS	20.78	\$181,040	\$84,070	0.5	\$172,390
Lakeview Lumber	Yes	39520E10CC00200	97478	545 N J ST	0.15	\$23,970	\$3,760	0.2	\$27,500
Lakeview Lumber	Yes	39520E10CC00201	97630	541 N J ST	0.18	\$26,770	\$23,560	0.9	\$29,560
Lakeview Lumber	Yes	39520E10CC00201	97630	543 N J ST		\$0	\$95,950	0.0	\$95,950
Lakeview Lumber	Yes	39520E10CC00300	97630	541 N J ST	0.19	\$17,020	\$0	0.0	\$13,190
Lakeview Lumber	Yes	39520E10CC00400	97630	539 N J ST	0.16	\$26,770	\$56,890	2.1	\$61,260
Lakeview Lumber	Yes	39520E10CC00500	97630	531 N J ST	0.77	\$24,300	\$80,170	2.3	\$111,101
Lakeview Lumber	Yes	39520E10CC00600	97622	505 N J ST	0.29	\$32,010	\$33,760	1.1	\$53,860
Lakeview Lumber	Yes	39520E10CC00700	97630	535 N J ST	0.15	\$23,970	\$43,930	1.8	\$44,340
Lakeview Lumber	Yes	39520E10CC00701	97630	515 N J ST	0.15	\$23,970	\$57,670	2.4	\$57,430
Lakeview Lumber	Yes	39520E10CC00702	99362	525 N J ST	0.16	\$24,980	\$79,210	3.2	\$68,020
Lakeview Lumber	Yes	39520E10CC00800	97630	425 N J STREET	0.26	\$98,330	\$96,470	3.4	\$119,370
Lakeview Lumber	Yes	39520E10CC00803	98595	1018 N 4TH ST	0.3	\$32,440	\$145,010	4.5	\$109,490
Lakeview Lumber	Yes	39520E10CC00805	97630	1122 N J STREET	0.16	\$24,370	\$48,230	2.0	\$72,600
Lakeview Lumber	Yes	39520E10CC00807	97630	UNDETERMINED SITUS ADDRESS	0.01	\$1,640	\$0	0.0	\$1,320
Lakeview Lumber	Yes	39520E10CC00809	97630	UNDETERMINED SITUS ADDRESS	0.05	\$7,800	\$0	0.0	\$3,280
Lakeview Lumber	Yes	39520E10CC00899	97630	UNDETERMINED SITUS ADDRESS	0.4	\$6,310	\$0	0.0	\$5,060
Lakeview Lumber	Yes	39520E10CC00900	97630	1226 N 4TH ST	0.07	\$16,830	\$103,670	6.2	\$97,260
Lakeview Lumber	Yes	39520E10CC01000	97630	UNDETERMINED SITUS ADDRESS	0.43	\$36,710	\$35,120	1.0	\$55,920
Lakeview Lumber	Yes	39520E10CC01001	97630	UNDETERMINED SITUS ADDRESS	0.02	\$3,230	\$0	0.0	\$2,140
Lakeview Lumber	Yes	39520E10CC01100	97330	1100 N 4TH ST	0.61	\$39,380	\$117,350	2.0	\$166,760
Lakeview Lumber	Yes	39520E10CC01200	97630	1180 NORTH 4TH ST	0.61	\$96,100	\$54,490	2.5	\$96,200
Lakeview Lumber	Yes	39520E10CC01400	92450	UNDETERMINED SITUS ADDRESS	1.74	\$142,720	\$43,830	0.3	\$166,540
N, 140	Yes	39520E10CD07000	97630	811 N 6TH ST	0.5	\$37,050	\$207,270	5.6	\$473,230
N, 140	Yes	39520E10CD07001	97630	UNDETERMINED SITUS ADDRESS	0.02	\$3,320	\$0	0.0	\$170
N, 140	Yes	39520E10CD07100	97630	838 N 6TH ST	0.2	\$28,270	\$97,480	3.4	\$87,430
N, 140	Yes	39520E10CD07101	97630	523 N H ST	0.18	\$26,770	\$100,140	3.7	\$76,830
N, 140	Yes	39520E10CD07200	97630	514 N H ST	0.21	\$28,910	\$27,230	0.9	\$99,980
N, 140	Yes	39520E10CD07400	97630	511 N H (BACK PART) ST	0.32	\$33,160	\$140	0.0	\$15,910
N, 140	Yes	39520E10CD07401	97630	UNDETERMINED SITUS ADDRESS	0.32	\$93,150	\$0	0.0	\$17,980
N, 140	Yes	39520E10CD07402	97630	535 N 6TH ST	0.33	\$33,430	\$150,310	4.5	\$134,360
N, 140	Yes	39520E10CD07800	97630	UNDETERMINED SITUS ADDRESS	0.04	\$7,560	\$0	0.0	\$2,000
N, 140	Yes	39520E10CD07802	97630	517 N 6TH	0.33	\$33,450	\$74,550	2.2	\$84,160
N, 140	Yes	39520E10CD07803	97630	407 N 6TH	0.3	\$92,140	\$24,950	0.8	\$36,480
N, 140	Yes	39520E10CD07900	97630	528 1/2 N J ST	0.69	\$39,430	\$275,620	7.0	\$227,173
N, 140	Yes	39520E10CD07902	97630	931 N 6TH ST	0.16	\$24,880	\$46,810	1.8	\$99,840
N, 140	Yes	39520E10CD08000	97630	518 N J	0.48	\$36,710	\$86,250	2.3	\$86,160
N, 140	Yes	39520E10CD08001	97630	520 N J	0.46	\$26,150	\$168,540	6.5	\$154,470
N, 140	Yes	39520E10CD08100	97630	514 N J ST	0.13	\$21,770	\$24,700	1.1	\$35,150
N, 140	Yes	39520E10CD08200	97630	505 N J ST	0.26	\$31,140	\$81,890	2.6	\$87,720
N, 140	Yes	39520E10CD08300	97630	UNDETERMINED SITUS ADDRESS	0.3	\$23,470	\$0	0.0	\$23,470
N, 140	Yes	39520E10CD08400	97630	UNDETERMINED SITUS ADDRESS	0.2	\$17,700	\$54,300	3.1	\$74,000
N, 140	Yes	39520E10CD08500	97630	954 N 4TH ST	0.17	\$25,910	\$108,990	4.2	\$91,270
N, 140	Yes	39520E10CD08600	97630	940 N 4TH ST	0.11	\$19,250	\$27,960	1.4	\$34,570
N, 140	Yes	39520E10CD08700	97630	930 N 4TH ST	0.2	\$28,270	\$154,530	5.5	\$130,310
N, 140	Yes	39520E10CD08800	97630	UNDETERMINED SITUS ADDRESS	0.33	\$20,540	\$6,750	0.8	\$28,570
N, 140	Yes	39520E10CD08900	97630	UNDETERMINED SITUS ADDRESS	0.15	\$12,210	\$0	0.0	\$12,210
N, 140	Yes	39520E10CD08900	97630	910 N 4TH ST	0.68	\$64,170	\$144,860	2.3	\$196,300
N, 140	Yes	39520E10CD09200	97038	828 N 4TH ST	1.42	\$113,850	\$104,930	0.9	\$218,780
N, 140	Yes	39520E10CD09300	97640	816 N 4TH ST	0.23	\$30,020	\$87,180	2.9	\$76,670
N, 140	Yes	39520E10CD09400	97630	806 N 4TH ST	0.18	\$17,560	\$96,450	3.5	\$73,940
N, 140	Yes	39520E10CD09500	97630	425 N H ST	0.18	\$26,770	\$68,200	2.5	\$65,380
N, 140	Yes	39520E10CD09600	97630	437 N H ST	0.21	\$19,890	\$103,670	5.5	\$95,150
N, 140	Yes	39520E10CD09700	97630	505 N H ST	0.21	\$28,810	\$97,420	3.4	\$98,330
N, 140	Yes	39520E10CD09800	97630	435 N H ST	0.14	\$22,890	\$85,420	3.7	\$64,110
N, 140	Yes	39520E10CD09900	97630	728 N 5TH ST	0.18	\$16,310	\$0	0.0	\$15,400
N, 140	Yes	39520E10CD10000	97630	UNDETERMINED SITUS ADDRESS	0.3	\$38,590	\$0	0.0	\$36,320
N, 140	Yes	39520E10CD10100	97630	728 N 4TH ST	0.18	\$26,810	\$62,230	2.3	\$62,730
N, 140	Yes	39520E10CD10200	97630	UNDETERMINED SITUS ADDRESS	0.02	\$3,230	\$0	0.0	\$3,070
N, 140	Yes	39520E10CD10300	94931	UNDETERMINED SITUS ADDRESS	0.41	\$73,130	\$964,590	13.2	\$992,040
N, 140	Yes	39520E10CD10400	94931	716 N 4TH	0.33	\$41,810	\$0	0.0	\$41,810
N, 140	Yes	39520E10CD10500	94931	UNDETERMINED SITUS ADDRESS	0.01	\$1,640	\$0	0.0	\$1,640
Downtown Corridor	Yes	39520E10CD11700	97220	524 N G ST	1.43	\$79,480	\$1,147,170	14.4	\$1,226,650
Downtown Corridor	Yes	39520E10CD11800	95173	414 N G	0.78	\$91,910	\$1,951,300	13.1	\$1,282,310
Downtown Corridor	Yes	39520E10CD12000	97630	466 NORTH G ST	1.16	\$84,890	\$291,870	3.6	\$258,410

Neighborhood	In URA	Map and Tax Lot	ZIP	Situs	Acres	MKT_Land	MKT_Imp	F:L Ratio	AV
Downtown Corridor	Yes	39520E10CD12101		89503 411 N F	0.24	\$83,320	\$245,010	7.2	\$262,390
Downtown Corridor	Yes	39520E10DC01303		97708 UNDETERMINED SITUS ADDRESS	1.22	\$50,050	\$329,710	6.6	\$362,120
Downtown Corridor	Yes	39520E15AB00101		97630 918 N F	1.09	\$124,040	\$627,340	5.1	\$719,870
Downtown Corridor	Yes	39520E15AB00300		97708 UNDETERMINED SITUS ADDRESS	0.38	\$24,510	\$255,240	10.4	\$279,750
Downtown Corridor	Yes	39520E15AB01500		75380 244 NORTH F ST.	1.2	\$136,560	\$1,026,840	7.5	\$1,113,430
Downtown Corridor	Yes	39520E15AB01600		75380 UNDETERMINED SITUS ADDRESS	0.47	\$75,880	\$39,620	0.5	\$115,500
Downtown Corridor	Yes	39520E15AB01700		75380 UNDETERMINED SITUS ADDRESS	0.25	\$34,270	\$17,070	0.5	\$51,340
Downtown Corridor	Yes	39520E15AB01800		97630 508 N 2ND	0.26	\$35,200	\$252,330	7.2	\$287,530
Downtown Corridor	Yes	39520E15AB02300		97696 UNDETERMINED SITUS ADDRESS	0.05	\$12,780	\$0	0.0	\$8,570
Downtown Corridor	Yes	39520E15AB02500		97630 UNDETERMINED SITUS ADDRESS	0.01	\$1,760	\$0	0.0	\$1,760
Downtown Corridor	Yes	39520E15AB02600		97696 410 NORTH 1ST ST.	0.33	\$23,330	\$0	0.0	\$23,330
Downtown Corridor	Yes	39520E15AB02700		97630 126 N E ST	0.09	\$24,810	\$205,340	8.3	\$221,120
Downtown Corridor	Yes	39520E15AB02800		97690 120 NORTH E ST.	0.05	\$16,590	\$60,310	3.6	\$76,900
Downtown Corridor	Yes	39520E15AB02900		97630 112 N E ST	0.05	\$16,590	\$24,790	14.2	\$235,270
Downtown Corridor	Yes	39520E15AB03000		97630 108 NORTH E ST.	0.11	\$36,470	\$248,110	9.4	\$268,284
Downtown Corridor	Yes	39520E15AB03100		97630 102 NORTH E ST	0.09	\$24,810	\$129,100	5.2	\$137,690
Downtown Corridor	Yes	39520E15AB03200		97690 508 N 1ST	0.2	\$41,320	\$159,470	3.8	\$202,790
Downtown Corridor	Yes	39520E15AB03300		97630 115 NORTH E ST	0.05	\$10,890	\$10,740	12.9	\$144,830
Downtown Corridor	Yes	39520E15AB03400		97690 117 NORTH E ST.	0.05	\$10,890	\$530,280	12.0	\$133,340
Downtown Corridor	Yes	39520E15AB03500		98101 125 NORTH E ST	0.04	\$13,410	\$0	0.0	\$13,410
Downtown Corridor	Yes	39520E15AB03600		98101 125 N E	0.05	\$19,690	\$907,100	46.1	\$974,850
Downtown Corridor	Yes	39520E15AB03700		98101 UNDETERMINED SITUS ADDRESS	0.2	\$41,320	\$0	0.0	\$41,320
Downtown Corridor	Yes	39520E15AB03800		77056 518 NORTH 1ST ST.	0.2	\$41,320	\$416,760	10.1	\$452,640
Downtown Corridor	Yes	39520E15AB03900		97630 531 NORTH 1ST ST	0.03	\$11,170	\$57,410	5.1	\$62,500
Downtown Corridor	Yes	39520E15AB04000		97690 525 NORTH 1ST ST.	0.07	\$10,240	\$135,590	13.2	\$159,180
Downtown Corridor	Yes	39520E15AB04100	97630	0021 526 CENTER ST	0.33	\$54,040	\$94,310	1.7	\$142,670
Downtown Corridor	Yes	39520E15AB04200		97603 25 N E ST	0.09	\$24,810	\$105,220	4.2	\$130,030
Downtown Corridor	Yes	39520E15AB04300		97630 15 N E	0.11	\$26,470	\$99,440	3.8	\$125,910
Downtown Corridor	Yes	39520E15AB04400		83700 11 NORTH E STREET	0.05	\$10,850	\$79,510	7.3	\$90,800
Downtown Corridor	Yes	39520E15AB04500		97630 7 N E	0.04	\$13,410	\$99,870	7.4	\$88,820
Downtown Corridor	Yes	39520E15AB04600		97690 1 N E ST	0.11	\$26,470	\$135,970	5.1	\$88,640
Downtown Corridor	Yes	39520E15AB04700		97630 4 N E ST	0.1	\$25,810	\$120,330	4.7	\$146,140
Downtown Corridor	Yes	39520E15AB04800		97690 8 N E ST	0.05	\$19,690	\$78,110	3.7	\$51,412
Downtown Corridor	Yes	39520E15AB04900		97630 12 N E ST	0.06	\$19,690	\$57,570	2.9	\$74,120
Downtown Corridor	Yes	39520E15AB05000		97690 18 N O E ST	0.06	\$19,690	\$97,410	4.9	\$112,150
Downtown Corridor	Yes	39520E15AB05100		97702 26 N E ST	0.04	\$13,410	\$83,620	6.2	\$92,890
Downtown Corridor	Yes	39520E15AB05200		97702 26 N E ST	0.05	\$19,690	\$96,360	4.9	\$111,140
Downtown Corridor	Yes	39520E15AB05300		97408 411 N 1ST ST	0.04	\$10,380	\$107,180	10.3	\$72,720
Downtown Corridor	Yes	39520E15AB05400	97019-9173	403 N 1ST ST	0.05	\$15,230	\$76,300	5.0	\$87,600
Downtown Corridor	Yes	39520E15AB05500		97630 110 CENTER ST	0.31	\$39,380	\$107,170	2.7	\$140,440
Downtown Corridor	Yes	39520E15AB05700		91755 100 N O ST	0.02	\$36,540	\$278,490	7.6	\$288,090
Downtown Corridor	Yes	39520E15AB05800		91741 UNDETERMINED SITUS ADDRESS	0.27	\$11,390	\$9,610	0.8	\$14,810
Downtown Corridor	Yes	39520E15AB05900		95628 193 N O ST	0.17	\$90,130	\$51,070	1.7	\$47,270
Downtown Corridor	Yes	39520E15AC00500		97756 UNDETERMINED SITUS ADDRESS	0.14	\$14,130	\$0	0.0	\$13,480
Downtown Corridor	Yes	39520E15AC00600		97680 825 CENTER ST	0.14	\$14,130	\$47,840	3.4	\$61,125
Downtown Corridor	Yes	39520E15AC00700		97630 111 CENTER ST	0.14	\$14,130	\$101,510	7.2	\$112,406
Downtown Corridor	Yes	39520E15AC00800		97429 1 S E	0.12	\$27,820	\$319,250	11.5	\$846,980
Downtown Corridor	Yes	39520E15AC00900		95608 9 S E ST	0.08	\$15,350	\$102,870	6.7	\$115,433
Downtown Corridor	Yes	39520E15AC01000		97756 19 S E ST	0.1	\$12,140	\$142,220	11.7	\$143,870
Downtown Corridor	Yes	39520E15AC01100		97893 23 S E ST	0.07	\$14,280	\$35,500	1.8	\$39,780
Downtown Corridor	Yes	39520E15AC01200		97696 27 S E ST	0.07	\$10,240	\$123,680	11.9	\$27,770
Downtown Corridor	Yes	39520E15AC01300		97696 UNDETERMINED SITUS ADDRESS	0.06	\$9,370	\$126,340	13.6	\$13,130
Downtown Corridor	Yes	39520E15AC01500		97680 825 S F	0.23	\$45,860	\$148,200	2.6	\$164,060
Downtown Corridor	Yes	39520E15AC01600		97630 UNDETERMINED SITUS ADDRESS	0.21	\$18,380	\$11,770	0.6	\$30,150
Downtown Corridor	Yes	39520E15AC01700		97690 118 SOUTH E ST	0.12	\$13,090	\$97,410	2.9	\$60,500
Downtown Corridor	Yes	39520E15AC01800		97630 UNDETERMINED SITUS ADDRESS	0.13	\$16,310	\$7,640	0.5	\$23,950
Downtown Corridor	Yes	39520E15AC01900		97630 188 SOUTH E ST	0.11	\$12,480	\$57,250	4.6	\$66,520
Downtown Corridor	Yes	39520E15AC02000		97630 138 S E ST	0.21	\$28,910	\$117,400	4.1	\$79,210
Downtown Corridor	Yes	39520E15AC02100		97690 199 S F ST	0.25	\$30,850	\$155,210	5.0	\$84,250
Downtown Corridor	Yes	39520E15AC03000		97630 24 S NORTH F	0.38	\$22,490	\$76,480	31.0	\$70,160
Downtown Corridor	Yes	39520E15BA00400		97690 UNDETERMINED SITUS ADDRESS	0.15	\$14,520	\$8,900	0.6	\$25,460
Downtown Corridor	Yes	39520E15BA00500		97630 228 NORTH F ST.	0.09	\$16,280	\$125,540	7.8	\$135,790
Downtown Corridor	Yes	39520E15BA00600		97690 204 N F ST	0.24	\$47,280	\$289,960	6.1	\$922,910
Downtown Corridor	Yes	39520E15BA00700		97630 630 N 2ND	0.16	\$24,950	\$64,100	2.8	\$68,470
Downtown Corridor	Yes	39520E15BA00701		97690 UNDETERMINED SITUS ADDRESS	0.16	\$25,320	\$0	0.0	\$25,320
Downtown Corridor	Yes	39520E15BA00800		97630 UNDETERMINED SITUS ADDRESS	0.09	\$12,630	\$57,810	4.6	\$67,090
Downtown Corridor	Yes	39520E15BA00900		97630 290 NORTH G	0.17	\$25,920	\$152,720	5.9	\$110,580
Downtown Corridor	Yes	39520E15BA01000		97630 TOWN OF LAKEVIEW	0.14	\$22,890	\$11,610	0.5	\$26,370
Downtown Corridor	Yes	39520E15BA01100		97690 TOWN OF LAKEVIEW	0.14	\$14,130	\$9,490	0.7	\$23,094
Downtown Corridor	Yes	39520E15BA01200		97630 251 NORTH F ST	0.14	\$30,020	\$28,280	0.9	\$54,920
Downtown Corridor	Yes	39520E15BA01201		97630 251 NORTH F ST	0.08	\$15,990	\$10,780	0.7	\$26,170
Downtown Corridor	Yes	39520E15BA01202		97630 242 NORTH G ST	0.15	\$14,520	\$6,100	0.4	\$20,620
Downtown Corridor	Yes	39520E15BA01300		97630 242 N G ST		\$0	\$5,750	0.0	\$1,750
Downtown Corridor	Yes	39520E15BA01301		97630 301 NORTH G ST	0.11	\$35,050	\$0	0.0	\$39,150
Downtown Corridor	Yes	39520E15BA01400		95642 308 N G ST	0.06	\$11,470	\$42,780	3.7	\$39,570
Downtown Corridor	Yes	39520E15BA01402		97630 UNDETERMINED SITUS ADDRESS	0.05	\$7,720	\$12,950	2.9	\$20,710
Downtown Corridor	Yes	39520E15BA01500		97696 825 NORTH F ST	0.55	\$94,250	\$455,600	13.3	\$457,550
Downtown Corridor	Yes	39520E15BA01600		97630 639 N 2ND	0.15	\$14,790	\$53,160	2.1	\$72,550
Downtown Corridor	Yes	39520E15BA01700		97601 715 NORTH 4TH	0.34	\$55,520	\$165,060	3.0	\$175,470
Downtown Corridor	Yes	39520E15BA01800		97317 335 N G STREET	0.24	\$30,470	\$87,980	2.9	\$88,720
Downtown Corridor	Yes	39520E15BA01900		80184 UNDETERMINED SITUS ADDRESS	0.58	\$45,260	\$0	0.0	\$26,748
Downtown Corridor	Yes	39520E15BA02000		97630 UNDETERMINED SITUS ADDRESS	0.16	\$24,370	\$0	0.0	\$24,370
Downtown Corridor	Yes	39520E15BA02300		97690 UNDETERMINED SITUS ADDRESS	0.29	\$37,800	\$0	0.0	\$37,800
Downtown Corridor	Yes	39520E15BA02400		97630 216 N G	0.17	\$63,010	\$374,550	5.9	\$418,710
Downtown Corridor	Yes	39520E15BA02500		97690 728 N 2ND	0.19	\$22,440	\$74,890	8.3	\$94,254
Downtown Corridor	Yes	39520E15BA02600		87102 732 NORTH H ST	0.07	\$10,240	\$0	0.0	\$9,610

Neighborhood	In URA	Map and Tax Lot	ZIP	Situs	Acres	MKT_Land	MKT_Imp	L Ratio	AV
Downtown Corridor	Yes	39520E158A02601	97600	740 NORTH 2ND ST.	0.23	\$19,650	\$243,370	12.4	\$251,630
Downtown Corridor	Yes	39520E158A02700	97600	232 N H ST	0.28	\$31,540	\$97,990	3.1	\$84,640
Downtown Corridor	Yes	39520E158A02800	97600	240 N H ST	0.17	\$25,910	\$97,560	1.4	\$58,112
Downtown Corridor	Yes	39520E158A02900	97630	242 N H ST	0.17	\$25,910	\$70,900	2.7	\$71,450
Downtown Corridor	Yes	39520E158A03000	97630	301 NORTH G ST	0.81	\$72,160	\$918,660	12.7	\$990,820
Downtown Corridor	Yes	39520E158A03100	60192	UNDETERMINED SITUS ADDRESS	0.4	\$30,610	\$0	0.0	\$30,610
Downtown Corridor	Yes	39520E158A03200	97630	330 N H ST	0.2	\$28,270	\$58,840	1.9	\$55,010
Downtown Corridor	Yes	39520E158A03300	97630	338 N H ST	0.21	\$28,910	\$62,900	2.2	\$48,290
Downtown Corridor	Yes	39520E158A03400	97601	729 N 4TH	0.18	\$54,650	\$0	0.0	\$12,070
Downtown Corridor	Yes	39520E158A03500	97601	739 N 4TH ST	0.18	\$26,770	\$0	0.0	\$13,800
Downtown Corridor	Yes	39520E158A11600	97720	729 N 2ND	0.17	\$25,610	\$120,560	4.7	\$139,900
Downtown Corridor	Yes	39520E158A11700	97630	731 N 2ND ST	0.19	\$27,560	\$132,250	4.8	\$107,900
Downtown Corridor	Yes	39520E158A11800	97601	123 N G	0.24	\$23,320	\$95,240	9.2	\$38,560
Downtown Corridor	Yes	39520E158A11900	97630	103 N G ST	0.24	\$20,260	\$177,950	8.8	\$189,190
Downtown Corridor	Yes	39520E158A12000	97630	738 N 1ST	0.16	\$44,980	\$395,690	12.2	\$223,260
Downtown Corridor	Yes	39520E158A12001	97630	726 N 1ST ST	0.16	\$14,820	\$84,650	5.7	\$99,470
Downtown Corridor	Yes	39520E158A12100	97603	UNDETERMINED SITUS ADDRESS	0.46	\$32,370	\$988,130	12.0	\$240,420
Downtown Corridor	Yes	39520E158A12200	97630	733 N 1ST ST	0.15	\$23,870	\$176,810	7.4	\$191,890
Downtown Corridor	Yes	39520E158A12300	97600	11 NORTH G ST	0.58	\$35,230	\$415,410	11.9	\$450,640
Downtown Corridor	Yes	39520E158A12400	97630	628 N 1ST	0.03	\$10,170	\$93,860	9.2	\$102,014
Downtown Corridor	Yes	39520E158A12500	97630	620 N 1ST ST	0.05	\$10,850	\$82,440	7.6	\$89,180
Downtown Corridor	Yes	39520E158A12600	97601	628 N 1ST	0.15	\$30,550	\$177,510	5.8	\$204,238
Downtown Corridor	Yes	39520E158A12700	97630	320 N G	0.08	\$35,390	\$46,090	3.0	\$61,480
Downtown Corridor	Yes	39520E158A12800	96130	UNDETERMINED SITUS ADDRESS	0.08	\$15,390	\$3,760	0.2	\$19,150
Downtown Corridor	Yes	39520E158A12900	96130	111 NO F ST	0.2	\$41,320	\$169,670	4.1	\$200,890
Downtown Corridor	Yes	39520E158A13000	96130	119 NORTH F ST	0.1	\$25,810	\$166,930	6.5	\$182,010
Downtown Corridor	Yes	39520E158A13100	97630	101 NORTH F ST	0.1	\$25,810	\$220,270	8.5	\$235,390
Downtown Corridor	Yes	39520E158A13200	97630	28 NORTH G ST	0.21	\$42,890	\$146,450	3.4	\$181,730
Downtown Corridor	Yes	39520E158A13300	97630	12 NORTH G ST	0.21	\$48,380	\$300,100	16.3	\$399,200
Downtown Corridor	Yes	39520E158A13400	97630	3 NORTH F ST	0.09	\$11,670	\$108,780	9.3	\$59,480
Downtown Corridor	Yes	39520E158A13500	97401	9 NORTH F ST	0.06	\$12,920	\$104,310	8.1	\$113,238
Downtown Corridor	Yes	39520E158A13500	97630	21 NORTH F ST	0.06	\$12,920	\$66,490	5.1	\$77,531
Downtown Corridor	Yes	39520E158A13700	97217	4442 15 N ST	0.05	\$10,890	\$68,680	6.5	\$75,261
Downtown Corridor	Yes	39520E158A13800	97630	21 NORTH F ST	0.1	\$25,810	\$89,660	3.5	\$110,730
Downtown Corridor	Yes	39520E158A13900	97630	27 N F ST	0.05	\$20,890	\$69,900	6.1	\$69,880
Downtown Corridor	Yes	39520E158B03600	97507-7410	1303 NO 4TH ST	1.96	\$157,150	\$527,160	3.4	\$610,380
Downtown Corridor	Yes	39520E158B00100	97630	610 S 1ST ST	0.19	\$27,560	\$98,700	1.4	\$58,927
Downtown Corridor	Yes	39520E158B00200	97630	24 SOUTH F ST	0.09	\$19,200	\$67,440	3.5	\$77,380
Downtown Corridor	Yes	39520E158B00300	97630	UNDETERMINED SITUS ADDRESS	0.06	\$25,230	\$104,120	6.8	\$134,140
Downtown Corridor	Yes	39520E158B00400	97630	14 SOUTH F ST	0.08	\$18,140	\$86,360	4.8	\$103,780
Downtown Corridor	Yes	39520E158B00500	97630	509 CENTER ST	0.14	\$23,250	\$81,230	3.5	\$101,807
Downtown Corridor	Yes	39520E158B00600	97630	613 CENTER	0.12	\$21,530	\$0	0.0	\$21,530
Downtown Corridor	Yes	39520E158B00700	97637	829 CENTER	0.07	\$6,890	\$137,010	8.1	\$147,824
Downtown Corridor	Yes	39520E158B00800	2317	UNDETERMINED ADDRESS	0.01	\$2,680	\$36,590	13.7	\$39,270
Downtown Corridor	Yes	39520E158B00900	7547	17 SOUTH G ST	0.05	\$0,030	\$58,090	5.6	\$65,040
Downtown Corridor	Yes	39520E158B01000	98191	25 S G ST	0.09	\$12,630	\$74,160	5.9	\$87,910
Downtown Corridor	Yes	39520E158B01100	97630	35 G STREET SOUTH	0.12	\$21,530	\$81,990	3.8	\$103,460
Central Lakeview	Rev 1	39520E158B03000	97630	556 S E ST	0.21	\$38,910	\$79,660	2.8	\$58,840
Central Lakeview	Rev 1	39520E158B03100	97630	535 S F ST	0.14	\$22,890	\$54,290	2.4	\$88,370
Central Lakeview	Rev 1	39520E158B03200	97630	525 S F	0.17	\$25,910	\$141,340	5.3	\$105,830
Central Lakeview	Rev 1	39520E158B03300	97630	548 S F ST	0.18	\$26,770	\$129,480	4.5	\$85,140
Central Lakeview	Rev 1	39520E158B03400	97630	538 S E ST	0.36	\$34,200	\$110,610	3.2	\$79,110
Central Lakeview	Rev 1	39520E158B03500	97910-0073	515 S F ST	0.36	\$34,200	\$78,660	2.3	\$51,720
Central Lakeview	Rev 1	39520E158B03600	93123	519 S 5TH ST	0.05	\$9,430	\$37,850	4.0	\$37,750
Central Lakeview	Rev 1	39520E158B03601	97630	523 S 5TH ST	0.17	\$29,910	\$65,770	2.5	\$45,770
Central Lakeview	Rev 1	39520E158B03700	97630	508 S 5TH ST	0.09	\$16,500	\$125,090	7.6	\$91,910
Central Lakeview	Rev 1	39520E158B03800	97630	482 S E ST	0.14	\$22,890	\$191,700	8.4	\$222,310
Central Lakeview	Rev 1	39520E158B03900	97630	452 S E ST	0.14	\$22,890	\$112,930	6.2	\$95,050
Central Lakeview	Rev 1	39520E158B04300	97630	451 S F ST	0.18	\$26,770	\$62,450	2.3	\$62,240
Central Lakeview	Rev 1	39520E158B05000	97630	455 S F	0.09	\$16,500	\$136,590	8.3	\$96,090
Central Lakeview	Rev 1	39520E158B05100	97630	524 S 5TH ST	0.14	\$22,890	\$36,050	1.6	\$37,460
Central Lakeview	Rev 1	39520E158C01400	97630	731 SO E ST	0.17	\$40,150	\$187,150	4.6	\$141,000
Central Lakeview	Rev 1	39520E158C01401	97630	748 SO E ST	0.18	\$42,090	\$204,800	7.0	\$221,890
Central Lakeview	Rev 1	39520E158C01402	97124	UNDETERMINED SITUS ADDRESS	0.18	\$42,090	\$0	0.0	\$13,500
Central Lakeview	Rev 1	39520E158C01403	97124	UNDETERMINED SITUS ADDRESS	0.3	\$54,850	\$0	0.0	\$15,750
Central Lakeview	Rev 1	39520E158C01404	97630	754 S E ST	0.29	\$54,210	\$227,980	4.2	\$142,820
Central Lakeview	Rev 1	39520E158C01405	97630	828 SOUTH E	0.3	\$54,850	\$251,480	4.6	\$171,610
Central Lakeview	Rev 1	39520E158C01406	97630	836 S E ST	0.77	\$62,940	\$200,340	3.2	\$146,530
Central Lakeview	Rev 1	39520E158C01407	96003	UNDETERMINED SITUS ADDRESS	0.29	\$48,750	\$0	0.0	\$14,510
Central Lakeview	Rev 1	39520E158C01408	96003	UNDETERMINED SITUS ADDRESS	0.24	\$19,820	\$0	0.0	\$13,990
Central Lakeview	Rev 1	39520E158C01500	97630	716 S E ST	0.22	\$29,500	\$126,790	4.3	\$100,890
Central Lakeview	Rev 1	39520E158C01600	97630	702 S E ST	0.23	\$30,020	\$133,220	4.4	\$93,430
Central Lakeview	Rev 1	39520E158C01700	97630	646 S E ST	0.17	\$25,910	\$237,130	9.2	\$159,070
Central Lakeview	Rev 1	39520E158C01800	97630	644 S E ST	0.18	\$26,770	\$71,190	2.7	\$49,860
Central Lakeview	Rev 1	39520E158C01900	97630	634 S E ST	0.29	\$32,010	\$182,430	5.7	\$132,750
Central Lakeview	Rev 1	39520E158C02000	97630	616 S F ST	0.3	\$32,440	\$97,670	3.0	\$88,140
Central Lakeview	Rev 1	39520E158C02100	97630	608 S F ST	0.36	\$34,200	\$76,680	2.2	\$81,180
Central Lakeview	Rev 1	39520E158C02200	97630	601 S F ST	0.25	\$30,850	\$145,530	5.4	\$102,430
Central Lakeview	Rev 1	39520E158C02300	97630	617 S F ST	0.25	\$30,850	\$26,010	0.8	\$43,310
Central Lakeview	Rev 1	39520E158C02400	97630	627 S F ST	0.15	\$23,970	\$132,270	5.3	\$63,630
Central Lakeview	Rev 1	39520E158C02500	97630	UNDETERMINED SITUS ADDRESS	0.15	\$23,970	\$0	0.0	\$12,790
Central Lakeview	Rev 1	39520E158C02501	97630	637 S F ST	0.06	\$11,730	\$22,760	2.0	\$34,040
Central Lakeview	Rev 1	39520E158C02801	97630	UNDETERMINED SITUS ADDRESS	0.02	\$3,800	\$0	0.0	\$1,720
Central Lakeview	Rev 1	39520E158C02802	89502	UNDETERMINED SITUS ADDRESS	0.01	\$5,690	\$0	0.0	\$2,710
Central Lakeview	Rev 1	39520E158C02901	97630	UNDETERMINED SITUS ADDRESS	0.04	\$6,310	\$0	0.0	\$3,250
Crossroads Subdivision	Yes	39520E158A03200	97630	UNDETERMINED SITUS ADDRESS	0.71	\$39,040	\$0	0.0	\$8,110

Neighborhood	In URA	Map and Tax Lot	ZIP	Situs	Acres	MKT_Land	MKT_Imp	I:L Ratio	AV
Creekside Subdivision	Yes	39520E16AA03300		96022 UNKNOWN DISTRICT ADDRESS	0.23	\$36,040	\$0	0.0	\$33,110
Creekside Subdivision	Yes	39520E16AA03400		96022 UNDETERMINED SITUS ADDRESS	0.19	\$32,280	\$0	0.0	\$29,660
Creekside Subdivision	Yes	39520E16AA03500		96022 UNKNOWN DISTRICT ADDRESS	0.18	\$31,060	\$0	0.0	\$28,540
Creekside Subdivision	Yes	39520E16AA03600		97630 1743 N 2ND ST	0.18	\$31,060	\$189,860	6.1	\$190,620
Creekside Subdivision	Yes	39520E16AA03700		96022 UNKNOWN DISTRICT ADDRESS	0.18	\$31,060	\$0	0.0	\$28,540
Creekside Subdivision	Yes	39520E16AA03800		96022 UNDETERMINED SITUS ADDRESS	0.18	\$31,060	\$0	0.0	\$28,540
Creekside Subdivision	Yes	39520E16AA03900		96022 UNKNOWN DISTRICT ADDRESS	0.18	\$31,060	\$0	0.0	\$28,540
Creekside Subdivision	Yes	39520E16AA04000		96022 UNDETERMINED SITUS ADDRESS	0.18	\$31,060	\$0	0.0	\$28,540
Creekside Subdivision	Yes	39520E16AA04100		97630 1640 GREY GOOSE	0.33	\$38,530	\$263,680	6.8	\$246,290
Creekside Subdivision	Yes	39520E16AA04200		96022 UNKNOWN DISTRICT ADDRESS	0.22	\$35,350	\$0	0.0	\$32,480
Creekside Subdivision	Yes	39520E16AA04300		96022 UNDETERMINED SITUS ADDRESS	0.23	\$36,040	\$0	0.0	\$33,110
Creekside Subdivision	Yes	39520E16AA04400		96022 UNKNOWN DISTRICT ADDRESS	0.19	\$32,280	\$0	0.0	\$29,660
Creekside Subdivision	Yes	39520E16AA04500		96022 UNDETERMINED SITUS ADDRESS	0.19	\$32,280	\$0	0.0	\$29,660
Creekside Subdivision	Yes	39520E16AA04600		97630 1720 DRAKE ST	0.19	\$32,280	\$217,910	6.8	\$194,300
Creekside Subdivision	Yes	39520E16AA04700		96022 UNKNOWN DISTRICT ADDRESS	0.19	\$32,280	\$0	0.0	\$29,660
Creekside Subdivision	Yes	39520E16AA04800		96022 UNDETERMINED SITUS ADDRESS	0.23	\$36,040	\$0	0.0	\$33,110
Creekside Subdivision	Yes	39520E16AA04900		96022 UNKNOWN DISTRICT ADDRESS	0.25	\$37,170	\$0	0.0	\$34,160
Creekside Subdivision	Yes	39520E16AA05000		97630 1715 DRAKE ST	0.39	\$40,860	\$244,310	6.0	\$219,310
Creekside Subdivision	Yes	39520E16AA05200		97630 1745 DRAKE ST	0.21	\$34,580	\$226,300	6.5	\$193,690
Creekside Subdivision	Yes	39520E16AA05300		97630 1765 DRAKE ST	0.21	\$34,580	\$223,380	6.5	\$198,489
Creekside Subdivision	Yes	39520E16AA05400		96022 UNDETERMINED SITUS ADDRESS	0.22	\$35,350	\$0	0.0	\$32,480
Creekside Subdivision	Yes	39520E16AA05500		97630 UNKNOWN DISTRICT ADDRESS	0.27	\$37,990	\$0	0.0	\$34,910
Creekside Subdivision	Yes	39520E16AA05600		96022 UNDETERMINED SITUS ADDRESS	0.36	\$37,720	\$0	0.0	\$34,680
Creekside Subdivision	Yes	39520E16AA05700		96022 UNKNOWN DISTRICT ADDRESS	0.2	\$33,460	\$0	0.0	\$30,740
Creekside Subdivision	Yes	39520E16AA05800		96022 UNKNOWN DISTRICT ADDRESS	0.74	\$22,160	\$0	0.0	\$8,240
Medical Area	Yes	39520E228B05200		97630 1339 S 9TH	3.37	\$108,710	\$0	0.0	\$108,710
Medical Area	Yes	39520E228B05600		97603 UNDETERMINED SITUS ADDRESS	0.64	\$5,690	\$0	0.0	\$5,560
Medical Area	Yes	39520E228B05602		97733 UNDETERMINED SITUS ADDRESS	0.72	\$10,860	\$0	0.0	\$6,690
Medical Area	Yes	39520E228B05603		89045 UNDETERMINED SITUS ADDRESS	0.42	\$8,560	\$0	0.0	\$4,610
Medical Area	Yes	39520E228B05605		89045 UNDETERMINED SITUS ADDRESS	0.72	\$10,860	\$0	0.0	\$6,240
Medical Area	Yes	39520E228B05606		88377 UNDETERMINED SITUS ADDRESS	0.64	\$5,690	\$0	0.0	\$6,050
Medical Area	Yes	39520E228B05725		97620 UNDETERMINED SITUS ADDRESS	0.08	\$540	\$0	0.0	\$940
Medical Area	Yes	39520E228B0572E		97620 UNDETERMINED SITUS ADDRESS	0.08	\$700	\$0	0.0	\$700
Medical Area	Yes	39520E228B06000		97062 UNDETERMINED SITUS ADDRESS	0.08	\$480	\$0	0.0	\$330
		378			220.25	\$10,711,420	\$36,625,070		\$37,664,107

Appendix B. URA Plan Area Legal Description

Legal description is a DRAFT only;
It will be revised prior to adoption based on revisions made and approved by the URA board of directors

Lakeview Urban Renewal Plan – Legal Description

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH 4TH STREET (OREGON HIGHWAY 140) AND THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET; THENCE SOUTHERLY A DISTANCE OF 1310 FEET, MORE OR LESS, ALONG SAID EAST RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET; THENCE EASTERLY A DISTANCE OF 576 FEET, MORE OR LESS, ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH F STREET (U.S. HIGHWAY 395); THENCE SOUTHERLY ALONG SAID WEST-RIGHT-OF-WAY LINE A DISTANCE OF 3900 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH-RIGHT-OF-WAY OF SOUTH 9TH STREET AND THE WEST RIGHT-OF-WAY OF SOUTH F STREET (U.S. HIGHWAY 395); THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 2645 FEET, MORE OR LESS; THENCE SOUTHERLY A DISTANCE OF 58.58 FEET, MORE OR LESS, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTH 9TH STREET; THENCE SOUTH ALONG THE WEST BOUNDARY OF BLOCKS 296 AND 295 OF THE OREGON VALLEY LAND COMPANY'S SECOND ADDITION TO THE TOWN OF LAKEVIEW A DISTANCE OF 1246.72 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF BLOCK 295; THENCE EAST ALONG THE SOUTH LINE OF BLOCK 295 TO THE SOUTHEAST CORNER OF BLOCK 295; THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH M STREET A DISTANCE OF 1246.72 FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTH 9TH STREET; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 2500.6 FEET, MORE OR LESS, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF SOUTH 9TH STREET AND THE EAST RIGHT-OF-WAY OF SOUTH F STREET (U.S. HIGHWAY 395); THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 3300 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE SOUTH ADDITION TO THE TOWN OF LAKEVIEW; THENCE EASTERLY A DISTANCE OF 216 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2022-595, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE NORTHERLY A DISTANCE OF 357 FEET, MORE OR LESS, ALONG SAID WEST RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH 1ST STREET AND THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE EASTERLY A DISTANCE OF 543 FEET, MORE OR LESS ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED 2022-88; THENCE NORTHERLY A DISTANCE OF 112.5 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 215 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 12.5 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 2.66 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 110 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2016-1236, SAID CORNER BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET; THENCE NORTHERLY A DISTANCE OF 71.5 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH D STREET; THENCE NORTHERLY A DISTANCE OF 194 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF EVANS ALLEY AND THE EAST RIGHT-OF-WAY LINE OF NORTH D STREET; THENCE EASTERLY A DISTANCE OF 180 FEET, MORE OR LESS, ALONG THE SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2021-1450; THENCE NORTHERLY A DISTANCE OF 215.5 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2017-459; THENCE WESTERLY A DISTANCE OF 90.17 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2019-1321; THENCE NORTHEASTERLY A DISTANCE OF 24.62 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 70 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 79.83 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH D STREET; THENCE WESTERLY A DISTANCE OF 246 FEET, MORE OR LESS, ALONG SAID NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET AND THE

EAST RIGHT-OF-WAY OF NORTH E STREET; THENCE NORTHERLY A DISTANCE OF 90 FEET, MORE OR LESS, ALONG THE SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED 2021-93; THENCE EASTERLY A DISTANCE OF 100 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2021-93; THENCE NORTHERLY A DISTANCE OF 201.18 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED VOLUME 139, PAGE 578; THENCE EASTERLY A DISTANCE OF 115 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED VOLUME 139, PAGE 578; THENCE NORTHERLY A DISTANCE OF 449.81 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2012-1144; THENCE WESTERLY A DISTANCE OF 283 FEET, MORE OR LESS, TO A POINT ON THE NORTH END OF THE WEST RIGHT-OF-WAY LINE OF NORTH E STREET; THENCE NORTHERLY A DISTANCE OF 60 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2014-1953; THENCE WESTERLY A DISTANCE OF 85.02 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 12 FEET, MORE OR LESS; THENCE EASTERLY A DISTANCE OF 46.47 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 87.98 FEET, MORE OR LESS; THENCE EASTERLY A DISTANCE OF 22.5 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PARCEL SHOWN IN LAKE COUNTY RECORD SURVEY #6095; THENCE NORTHERLY A DISTANCE OF 199.87 FEET, MORE OR LESS; THENCE EASTERLY A DISTANCE OF 16.44 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 50 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 250 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH F STREET; THENCE NORTHERLY A DISTANCE OF 408 FEET, MORE OR LESS, ALONG THE SAID WEST RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH 6TH STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH F STREET; THENCE WESTERLY A DISTANCE OF 286 FEET, MORE OR LESS, ALONG THE SAID SOUTH RIGHT-OF-WAY, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH 6TH STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH G STREET (U.S. HIGHWAY 395); THENCE SOUTHERLY A DISTANCE OF 377.6 FEET, MORE OR LESS, ALONG THE SAID WEST RIGHT-OF-WAY LINE, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH 5TH STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH G STREET (U.S. HIGHWAY 395); THENCE N 89°56'50"W ALONG THE SOUTH RIGHT-OF-WAY LINE OF NORTH 5TH STREET 292 FEET MORE OR LESS TO THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET 374 FEET MORE OR LESS TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH 6TH STREET; THENCE WEST FOLLOWING THE SOUTH LINE OF NORTH 6TH STREET 682.59 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH J STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE 714 FEET, MORE OR LESS, TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NORTH J STREET AND THE NORTH RIGHT-OF-WAY LINE OF MILLVIEW STREET; THENCE EAST ALONG SAID NORTH-RIGHT-OF-WAY LINE A DISTANCE OF 682 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NORTH H STREET AND THE NORTH RIGHT-OF-WAY LINE OF MILLVIEW STREET; THENCE EAST A DISTANCE OF 60 FEET, MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET AND THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED RECORD 2018-001417 OF LAKE COUNTY RECORD OF DEEDS; THENCE N 89°07'02" E ALONG THE NORTH LINE OF THE PARCEL DESCRIBED IN DEED RECORD 2018-001417 A DISTANCE OF 285.5 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED RECORD 2018-001417; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 233 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PARCEL 1 AS PER LAKE COUNTY SURVEY #5913; THENCE SOUTH 89°14'46" WEST A DISTANCE OF 232.58 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 AS PER LAKE COUNTY SURVEY #5913, SAID CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET; THENCE WESTERLY 60 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH H STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 418 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN DEED VOLUME 2012-001229, SAID POINT IS ALSO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE FREMONT HIGHWAY AND THE WEST RIGHT-OF-WAY LINE OF NORTH H

STREET IN LAKEVIEW OREGON; THENCE NORTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF THE FREMONT HIGHWAY, U.S. HIGHWAY 395, A DISTANCE OF 699 FEET, MORE OR LESS, TO THE NORTH LINE OF THE UNRECORDED KELTY ADDITION OF THE TOWN OF LAKEVIEW; THENCE N 88°43' 00" W - ALONG THE NORTH LINE OF THE UNRECORDED KELTY ADDITION OF THE TOWN OF LAKEVIEW A DISTANCE OF 394 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE UNRECORDED KELTY ADDITION OF THE TOWN OF LAKEVIEW , THIS POINT ALSO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED RECORD 2018-001268 OF LAKE COUNTY RECORD OF DEEDS AND IS ON THE EAST RIGHT-OF-WAY LINE OF NORTH J STREET; THENCE WEST 60 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH J STREET; THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1284 FEET, MORE OR LESS; THENCE N 89°51' 47" W - 445.36 FEET TO A 2 INCH BRASS CAP AS NOTED ON RECORD SURVEY 6038; THENCE S 0° 06' 47" E - 157.00 FEET TO A 2 INCH BRASS CAP AS NOTED ON RECORD SURVEY 6038; THENCE N 89°50' 57" W - 463.04 FEET TO A 5/8" IRON ROD AS PER RECORD SURVEY 6102; THENCE S 00°06' 47" E -176.78 FEET TO A 5/8" IRON ROD AS PER RECORD SURVEY 6102; THENCE N89°00' 13" W - 147.87 FEET TO A 5/8" IRON ROD AS PER RECORD SURVEY 6102; THENCE S 00°06'47" E - 927.83 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTH 4TH STREET (OREGON HIGHWAY 140); THENCE WESTERLY ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1519 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 984 FEET, MORE OR LESS; THENCE EASTERLY A DISTANCE OF 487 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 1623 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 1831 FEET, MORE OR LESS; THENCE NORTHWESTERLY A DISTANCE OF 24 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 1, BOCK 284 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW, AND ALSO THE SOUTHEAST CORNER OF LOT 23 ON THE LOT LINE ADJUSTMENT RECORDED AS RECORD SURVEY 6186A; THENCE N 00°14' 58" E 1260.28 FEET TO THE NORTHEAST CORNER OF LOT 24 BLOCK 283 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN LAKEVIEW, AND ALSO THE NORTHEAST CORNER OF LOT 1 ON THE LOT LINE ADJUSTMENT RECORDED AS RECORD SURVEY 6186A; THENCE N 89° 45' 05" W - 134.99 FEET TO THE NORTHWEST CORNER OF BLOCK 283 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE S 00°14' 22" W - 1320.36 FEET TO THE NORTHWEST CORNER BOCK 285 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE S 89°47'07" E A DISTANCE OF 134.77 FEET TO THE NORTHEAST CORNER OF BOCK 285 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE EASTERLY A DISTANCE OF 8 FEET, MORE OR LESS; THENCE SOUTHERLY A DISTANCE OF 2552 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF OREGON HIGHWAY 140; THENCE SOUTHERLY A DISTANCE OF 100 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OREGON HIGHWAY 140; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE 1537 FEET, MORE OR LESS, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF OREGON HIGHWAY 140 AND THE WEST RIGHT OF WAY LINE OF NORTH R STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 824 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NORTH R STREET AND THE NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF A DISTANCE OF 218 FEET; THENCE SOUTHERLY A DISTANCE OF 60 FEET TO THE NORTHWEST CORNER OF LOT 1 OF THE CREEKSIDE SUBDIVISION; THENCE SOUTH 0° 30' 34" WEST A DISTANCE OF 402.58 FEET TO THE SOUTHWEST CORNER OF LOT 25 OF THE CREEKSIDE SUBDIVISION; THENCE NORTH 90° 00' 00" EAST A DISTANCE OF 879.85 FEET TO THE SOUTHEAST CORNER OF TRACT "A" OF THE CREEKSIDE SUBDIVISION; THENCE NORTH 0° 07' 03" EAST A DISTANCE OF 401.39 FEET TO THE INITIAL POINT OF THE CREEKSIDE SUBDIVISION; THENCE NORTHERLY A DISTANCE OF 61.5 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH P STREET; THENCE WESTERLY ALONG SAID NORTH-RIGHT-OF-WAY LINE A DISTANCE OF 615 FEET MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH R STREET; THENCE NORTHERLY

ALONG SAID EAST-RIGHT-OF-WAY LINE A DISTANCE OF 824 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF OREGON HIGHWAY 140 AND THE EAST RIGHT-OF-WAY LINE OF NORTH R STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1204 FEET, MORE OR LESS; THENCE SOUTH 0° 37' 33" WEST A DISTANCE OF 124.89 FEET; THENCE SOUTH 89° 52' 53" WEST A DISTANCE OF 97.99 FEET; THENCE SOUTH 0° 42' 52" WEST A DISTANCE OF 66.76 FEET; THENCE SOUTH 88° 27' 56" EAST A DISTANCE OF 49.32 FEET; THENCE SOUTH 0° 46' 13" WEST A DISTANCE OF 98.84 FEET; THENCE SOUTH 89° 56' 01" EAST A DISTANCE OF 29.95 FEET; THENCE SOUTH 0° 00' 55" WEST A DISTANCE OF 102.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OR NORTH 3RD STREET; THENCE NORTH 89° 33' 36" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 264.47 FEET TO THE INTERSECTION OF THE NORTH-RIGHT-OF-WAY LINE OF NORTH 3RD STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH M STREET; THENCE NORTH 0° 26' 24" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 392.94 FEET TO THE INTERSECTION OF THE SOUTH-RIGHT-OF-WAY LINE OF NORTH 4TH STREET (OREGON HIGHWAY 140) AND THE WEST RIGHT-OF-WAY LINE OF NORTH M STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1692 FEET, MORE OR LESS, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH 4TH STREET (OREGON HIGHWAY 140) AND THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET, AND THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH F STREET (U.S. HIGHWAY 395) AND THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET; THENCE SOUTHERLY A DISTANCE OF 225 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH 1ST STREET AND THE EAST RIGHT-OF-WAY LINE OF SOUTH F STREET (U.S. HIGHWAY 395); THENCE EASTERLY A DISTANCE OF 215 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH 1ST STREET AND THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE NORTHERLY A DISTANCE OF 225 FEET, MORE OR LESS, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET AND THE EAST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE 215 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

Appendix C. Findings regarding local objectives

Planning Commission findings will be added during the adoption hearing following the confer and consult process with affected tax jurisdictions.

Tax Increment	
No. of Units	Program
200	New Home
50	Renovation
30	Manufactured Home
280	

FYE	Inflation Index
2023	1.0000
2024	1.0000
2025	1.0300
2026	1.0609
2027	1.0927
2028	1.1255
2029	1.1593
2030	1.1941
2031	1.2299
2032	1.2668
2033	1.3048
2034	1.3439
2035	1.3842
2036	1.4258
2037	1.4685
2038	1.5126
2039	1.5580
2040	1.6047
2041	1.6528
2042	1.7024
2043	1.7535
2044	1.8061
2045	1.8603
2046	1.9161
2047	1.9736
2048	2.0328
2049	2.0938
2050	2.1566
2051	2.2213
2052	2.2879
2053	2.3566
2054	2.4273
2055	2.5001
2056	2.5751
2057	2.6523
2058	2.7319
2059	2.8139
2060	2.8983
2061	2.9852
2062	3.0748
2063	3.1670
Tax Growth	3.1670

Checks

1.0000
280

Year
Year Ending
Build Rate
Added/Renovated Buildings
New Home TIF
Renovation TIF
Manufactured Home TIF
Other Revenue 1
Other Revenue 2
New TIF Revenue

Year 1
Year 2
Year 3
Year 4
Year 5
Year 6
Year 7
Year 8
Year 9
Year 10
Year 11
Year 12
Year 13
Year 14
Year 15
Year 16
Year 17
Year 18
Year 19
Year 20
Program TIF Revenue

\$11,661,258

\$560,722

\$12,221,980

\$0

Frozen Base TIF Revenue
Cumulative TIF Revenue
Cumulative Housing

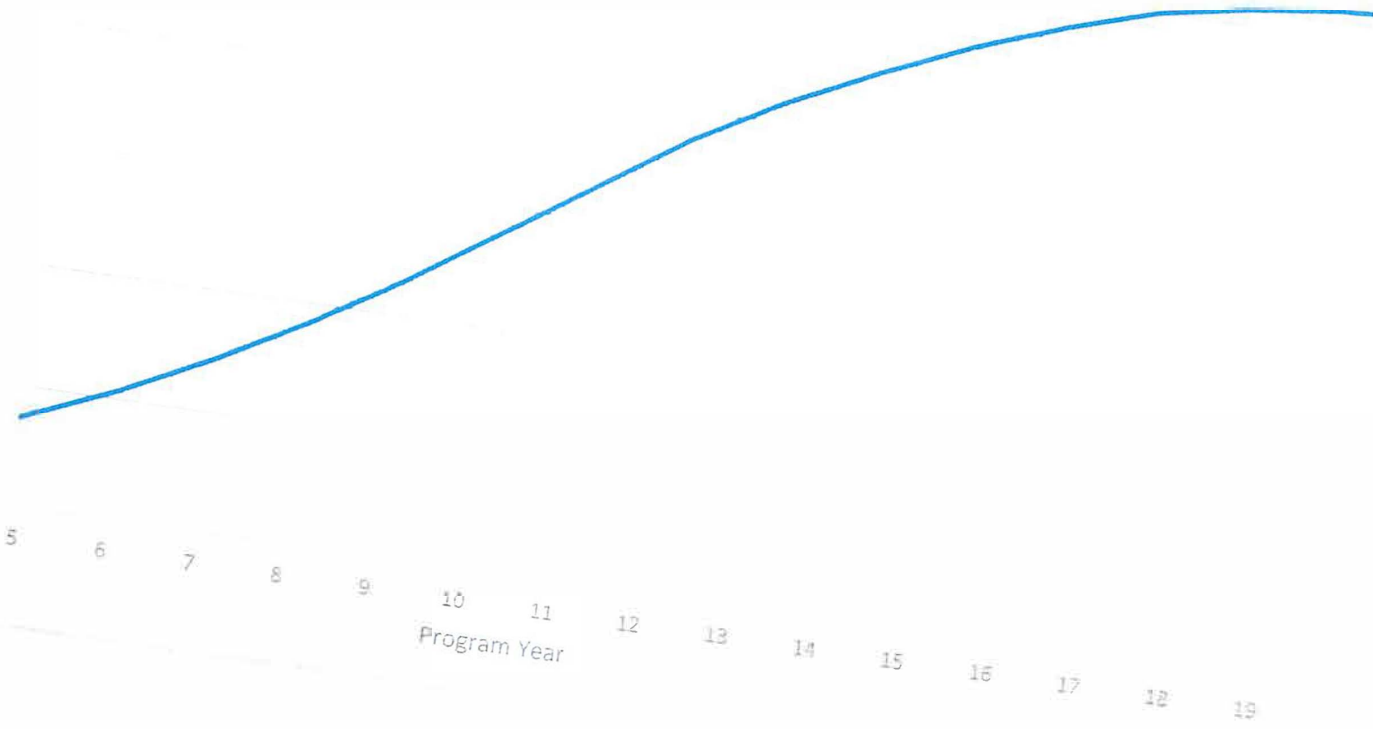


0 12/31/2022	1 12/31/2023	2 12/31/2024	3 12/31/2025	4 12/31/2026	5 12/31/2027	6 12/31/2028
	0.0080	0.0160	0.0240	0.0400	0.0480	0.0560
	2	4	7	11	13	16
	\$4,314	\$8,900	\$13,758	\$23,610	\$29,147	\$34,956
	\$1,079	\$2,225	\$3,440	\$5,902	\$7,287	\$8,739
	\$647	\$1,335	\$2,064	\$3,541	\$4,372	\$5,243
	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0
	\$6,040	\$12,460	\$19,261	\$33,053	\$40,806	\$48,938

	\$6,040	\$6,221	\$6,408	\$6,600	\$6,798	\$7,002
		\$12,460	\$12,834	\$13,219	\$13,616	\$14,024
			\$19,261	\$19,839	\$20,434	\$21,047
				\$33,053	\$34,045	\$35,066
					\$40,806	\$42,030
						\$48,938

	\$6,040	\$18,681	\$38,503	\$72,711	\$115,698	\$168,107
	\$20,868	\$21,494	\$22,138	\$22,803	\$23,487	\$24,191
	\$26,908	\$40,175	\$60,642	\$95,514	\$139,185	\$192,299
	2	7	13	25	38	54

Housing Production Curve



<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>13</u>
<u>12/31/2029</u>	<u>12/31/2030</u>	<u>12/31/2031</u>	<u>12/31/2032</u>	<u>12/31/2033</u>	<u>12/31/2034</u>	<u>12/31/2035</u>
0.0640	0.0720	0.0800	0.0880	0.0880	0.0880	0.0720
18	20	22	25	25	25	20
\$41,037	\$47,389	\$54,014	\$60,910	\$62,405	\$63,900	\$53,505
\$10,259	\$11,847	\$13,503	\$15,228	\$15,601	\$15,975	\$13,376
\$6,156	\$7,108	\$8,102	\$9,137	\$9,361	\$9,585	\$8,026
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$57,451	\$66,345	\$75,619	\$85,274	\$87,367	\$89,460	\$74,907

\$7,212	\$7,428	\$7,651	\$7,881	\$8,117	\$8,361	\$8,611
\$14,445	\$14,878	\$15,325	\$15,784	\$16,258	\$16,746	\$17,248
\$21,679	\$22,329	\$22,999	\$23,689	\$24,400	\$25,132	\$25,885
\$36,118	\$37,202	\$38,318	\$39,467	\$40,651	\$41,871	\$43,127
\$43,291	\$44,589	\$45,927	\$47,305	\$48,724	\$50,186	\$51,691
\$50,406	\$51,919	\$53,476	\$55,080	\$56,733	\$58,435	\$60,188
\$57,451	\$59,175	\$60,950	\$62,779	\$64,662	\$66,602	\$68,600
	\$66,345	\$68,336	\$70,386	\$72,497	\$74,672	\$76,912
		\$75,619	\$77,888	\$80,225	\$82,631	\$85,110
			\$85,274	\$87,832	\$90,467	\$93,181
				\$87,367	\$89,988	\$92,688
					\$89,460	\$92,144
						\$74,907

\$230,602	\$303,865	\$388,601	\$485,533	\$587,466	\$694,550	\$790,293
\$24,917	\$25,665	\$26,435	\$27,228	\$28,044	\$28,886	\$29,752
\$255,519	\$329,530	\$415,035	\$512,761	\$615,510	\$723,436	\$820,045
72	92	114	139	164	188	208



Lakeview Urban Renewal Report



A report accompanying the Lakeview Urban Renewal Plan

May 22, 2023

DRAFT ONLY



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Urban Renewal Report Contents

Oregon Revised Statutes 457.087 requires an Urban Renewal Report to accompany adopting an Urban Renewal Plan. This Urban Renewal Report (the "Report") meets the statutory requirement for the Lakeview Urban Renewal Plan (the "Plan").

The Report contains nine sections with information as required by statute:

- (1) A description of the physical, social and economic conditions in the urban renewal areas of the Plan and the expected impact, including the fiscal impact, of the Plan in light of added services or increased population;
- (2) Reasons for the selection of each urban renewal area in the Plan;
- (3) The relationship between each project to be undertaken under the Plan and the existing conditions in the urban renewal area;
- (4) The estimated total costs for each project and the sources of moneys to pay the costs;
- (5) The anticipated completion date for each project;
- (6) The estimated amount of money required for each urban renewal area under ORS 457.420 to 457.470 and the anticipated year in which indebtedness will be retired or otherwise provided for under ORS 457.420 to 457.470;
- (7) A financial analysis of the Plan with sufficient information to determine the feasibility of the Plan;
- (8) A fiscal impact statement that estimates the impact of the tax increment financing, both until and after the indebtedness is repaid, upon all districts levying taxes upon property in the urban renewal area; and
- (9) A relocation report that includes:
 - (a) An analysis of existing residents or businesses required to relocate temporarily or permanently as a result of the urban renewal agency's actions under ORS 457.170;
 - (b) A description of the methods to be used for the temporary or permanent relocation of persons living, and businesses situated, in the urban renewal area, in accordance with ORS 35.500 to 35.530; and
 - (c) An enumeration, by cost range, of the existing housing units in the urban renewal areas of the Plan to be destroyed or altered and the new units to be added. [2019 c.580 §4]

Oregon Revised Statutes (ORS) 457.420 limits a municipality's total assessed value and the total land area in an urban renewal area at its establishment to 25% for cities under 50,000 in population. The frozen base in the Plan Area, including all real, personal, personal, manufactured, and utility properties, is estimated at \$37,664,107, or 24.95% of Lakeview's total FY22 assessed value of \$150,958,365. The Plan Area contains 220.5 net acres, or 9.3% of Lakeview's total land area of 2,372.6 acres, plus right-of-way. This Plan meets both conditions and complies with the statutory limits of ORS 457.420. Exhibit A of this Report provides tax lots included in the URA Plan. The legal description for the Plan Area is in Exhibit B.

Section 1. Socioeconomic Conditions and Plan Impacts

This section describes the physical, social, and economic conditions in the urban renewal areas of the Plan and the expected impact, including the fiscal impact, of the Plan in light of added services or increased population, as required by ORS 457.087(1).

The Plan’s principal aim is to address a chronic housing shortage in Lakeview. The cause for this shortage is multifactorial but can primarily be attributed to blight conditions resulting from the decline in natural resources industries and the boom-bust cycle that characterizes many rural economies in Oregon.

Deficiencies in Housing Production

In 2020, Lake County permitted only eight homes, ranking in the state’s bottom quintile for housing production (Figure 1). Between 2014 and 2018, the Town of Lakeview permitted six new dwelling units, an average of 1.2 homes per year, four of which (67%) were manufactured homes.

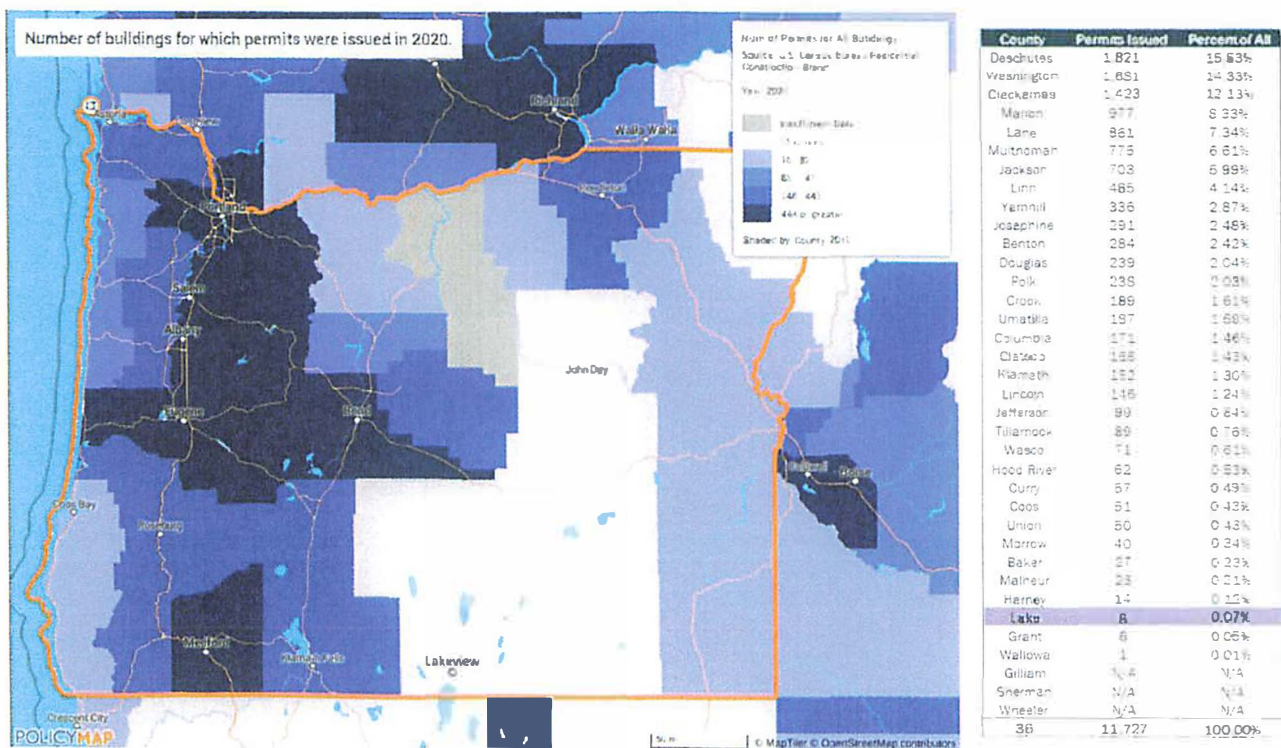


Figure 1. Housing permits in 2020 by county

Lakeview’s Economic Opportunities Analysis (EOA) identified housing for seniors as both a need and a potential driver for economic recovery. As noted in the EOA, “Housing for seniors with services (i.e., medical services or housekeeping services) may be an important type of services to support Lake County’s aging population. An aging population in Lake County will also increase the need for in-home caregivers, presenting another opportunity for entrepreneurs and microenterprise development.”

The EOA also identifies insufficient workforce housing as an economic deterrent: “The lack of workforce housing is a significant barrier to economic development in Lakeview. Through development of the Housing Needs Analysis (HNA) for Lakeview...employers reported a range of housing issues that prevent them from recruiting

staff...[including] very poor condition housing, lack of high amenity housing for business management, and insufficient housing for seasonal workers. Without opportunities for development or rehabilitation of housing, businesses will continue to have difficulties filling vacant positions and other businesses may choose not to locate...in Lakeview. The City and County will need to address these housing issues in order to provide opportunities for businesses to grow in Lakeview.”²

Housing and Servicable Land Constraints

Approaches to addressing these issues are presented in the Lakeview Housing Policies and Actions memorandum, which is part of the HNA project. As identified in the HNA, housing demand in Lakeview will not be driven by population growth. The Town does not need new dwelling units to accommodate projected population change through 2039³. Instead, the Town’s challenge will be to stimulate growth by investing in replacing its aging housing stock and attracting new housing developers to spur the recreation and retirement economies and address the needs of Lakeview’s aging population. The poor condition of Lakeview’s existing housing will require rehabilitation or replacement of some current housing stock and investment in a wider variety of housing types, such as housing for seniors with universal design standards, multifamily housing, or small-lot, single-family housing that is comparatively affordable⁴.

Among the most pressing socioeconomic issues identified in the HNA are⁵:

- **Poor housing conditions.** Nearly 55% of Lakeview’s housing was built before 1950. Only 20% of Lakeview’s housing has been built since 1990. Poor conditions are evident in all types of housing, especially mobile homes or manufactured housing, as well as stick-built single-family detached housing.
- **Lack of quality housing as a barrier to economic development.** Several large employers have difficulty attracting workers to Lakeview because of the poor housing conditions and lack of housing choices. People have difficulty finding rental or ownership opportunities for homes in good condition.
- **Seasonal employment.** There is insufficient housing for seasonal workers in Lakeview. Lakeview employers often have seasonal workers (present in the late spring through early fall), such as Forest Service or BLM employees or wildfire fighters—the demand increase from seasonal housing strains the already overly tight housing market.
- **Lack of affordable and high-amenity housing.** Lakeview has a housing deficit for extremely low-income and low-income residents. Lakeview also needs housing affordable to higher-income households as the community lacks higher-amenity housing.
- **Deficient services.** Lakeview has a large surplus of land capacity for all housing types, but the serviceability of land is a significant barrier to residential development. Lakeview’s water lines are in an advanced state of disrepair, impeding growth for new employers and prospective homebuilders. Lakeview has enough unconstrained vacant and partially vacant land to accommodate between 1,000 to 1,300 new households if all lands were serviceable today.
- **Lack of multifamily housing land.** Lakeview has relatively little land for multifamily development. Lakeview only has 13 acres of land in the Residential Multifamily zone. Much of this land is in an area with slopes, making it more difficult to develop multifamily housing.

¹ Economic Opportunities Analysis for Cities in Lake County, ECONorthwest, June 2019, page ix.

² Ibid, page xiii.

³ Town of Lakeview and City of Paisley Housing Needs Analyses, ECONorthwest, June 2019, page x.

⁴ Ibid, page xi.

⁵ Ibid, pages xi-xii.

Low-to-Moderate Household Incomes

Lakeview is a community with predominantly low-to-moderate-income households. One-third of Lakeview households earn less than \$25,000 annually. Half of Lakeview households earn less than \$50,000 annually (Figure 2). While housing is generally more affordable in Lakeview than elsewhere in Oregon, lower household earnings significantly contribute to residents' inability to build, own, and rent new housing. About 32% of Lakeview's households are considered cost-burdened.⁶

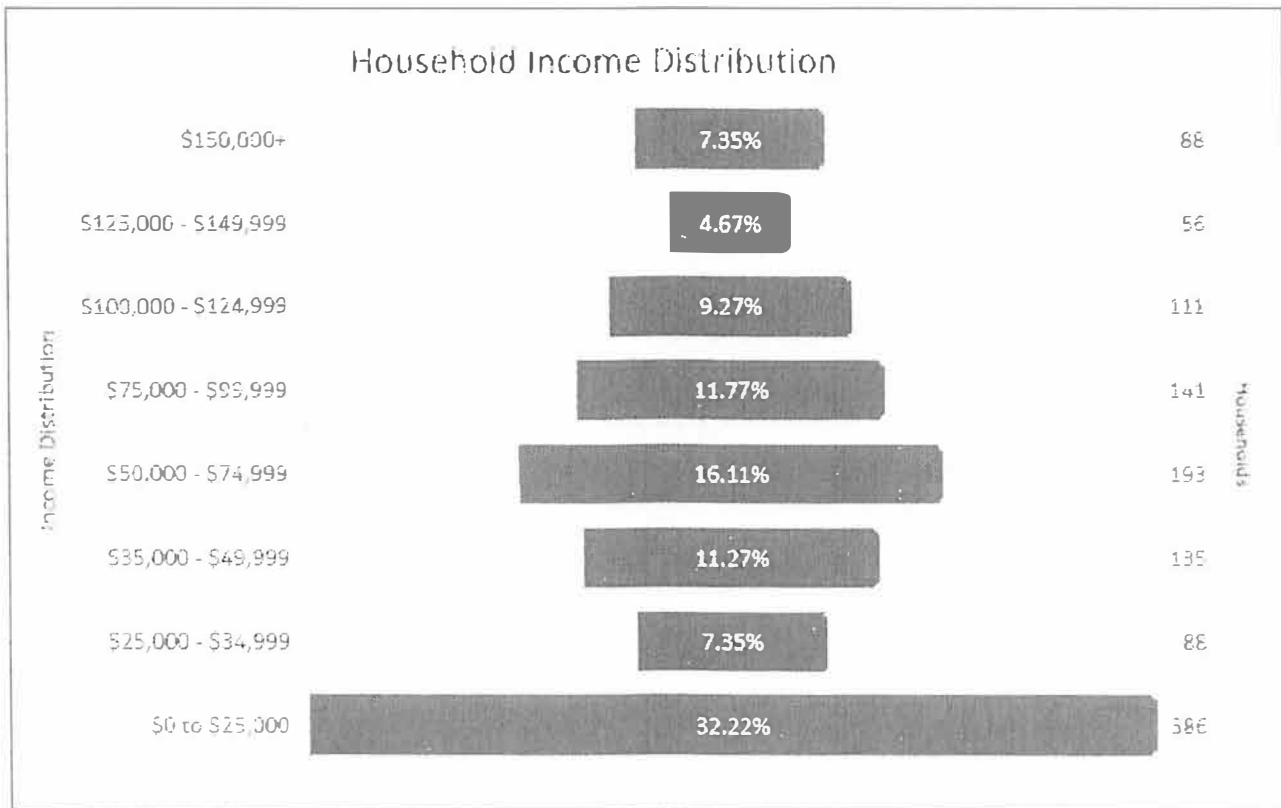


Figure 2. Household Income Distribution by income range and number of households

Declining and Aging Population

While Lakeview's population has declined since 1990, those aged 60 and older have increased. From 2000 to 2012-2016, individuals aged 60 and older increased by 66 people (10%) in Lakeview. This has increased the demand for housing for retirees, which will continue to grow over the next 20 years as the Baby Boomers continue to age and retire. Lakeview's ability to retain these residents hinges on its ability to create age-in-place housing where residents can age with dignity and in a safe and secure environment. As noted in the HNA, "Growth in the number of seniors throughout Lake County will result in demand for housing types specific to seniors, such as small and easy-to-maintain dwellings, assisted living facilities, or age-restricted developments."⁷

⁶ Ibid., page 55.

⁷ Ibid., page 38.

“Lakeview lost 226 residents from 1990 to 2017, decreasing by 9%.”

Conversely, residents aged 23 to 43 are referred to as the Millennial generation and account for the largest share of the population in Oregon today. The forecast for Lake County shows a shift in Millennials from about 18% of the population in 2020 to about 30% in 2040. Lakeview’s ability to retain people in this age group will depend, in large part, on whether the community has opportunities for housing that both appeals to and is affordable to Millennials. Retaining Millennials will also depend on the availability of housing types (such as townhouses, cottages, duplexes and similar scale-multifamily housing, and apartments) and the availability of jobs.⁸

Summary and Expected Fiscal Impacts

The EOA and HNA, updated in 2019, provide sufficient socioeconomic data to support the need for a significant investment in all types of new housing stock. Lakeview’s plan will allow the Urban Renewal Agency to invest up to \$45,000 per housing unit to create an accelerated housing development program, with incentives available at each stage of the development process, from concept through lease-up or final sale.

The estimated cost of the URA Plan is \$12,221,980 in total program expenditures over the twenty-year life of the URA, with a maximum indebtedness of \$4,700,144. Annual program expenses range from \$90,336 in year one to a peak of \$1,083,119 in year 12. Cost assumptions are detailed in Section 4 of this Report.

⁸ Ibid, pages 38-39.

Section 2. Reasons for Selecting the Plan Area

The Plan Area was selected based on feedback from the Town Manager and after reviewing the results of the EOA, HNA, and other studies, including the Town's transportation system plan and comprehensive land use plan.

Lakeview's vacant land can accommodate approximately 998 to 1,286 new dwelling units.⁹ The URA Plan is designed to accommodate 200 new homes, roughly 20 percent of the buildable lands within the town limits, plus 50 renovations and 30 manufactured homes preserved or replaced.

The Plan anticipates about 85 percent of the new homes will be single-family detached, 5 percent as single-family attached, and 10 percent as multifamily or manufactured housing.

The Plan also allows for commercial, mixed-use, and industrial buildings to be built with Plan incentives to accommodate workforce housing and as a driver for workforce housing demands.

Plan Area tax lots were selected after reviewing the HNA Buildable Lands Inventory and residential constraints in the HNA. The final Plan Area consists of 197 net acres, or 8.30% of Lakeview's total land area of 2,372.6 acres, plus right-of-way.

A detailed map is shown in Figure 3 and Appendix A.

The Plan Area map is available online at:

<https://harneycounty.maps.arcgis.com/apps/webappviewer/index.html?id=8561f161da2f43dba017642c423cb3c6>

The Plan anticipates about 85 percent of the new homes will be single-family detached, 5 percent will be single-family attached, and 10 percent will be multifamily or manufactured housing

⁹ Ibid, page 82.

Section 3. Relationship between Projects and Existing Conditions

This section addresses the relationship between each project to be undertaken in the Plan and the existing conditions in the urban renewal area, as required by ORS 457.087(3).

The Lakeview Urban Renewal Plan is a series of ten project or program areas the board recommends to help revitalize the Town of Lakeview through public and private-sector investment. They are:

- 1) Planning and code assistance;
- 2) Land acquisition and due diligence;
- 3) Predevelopment incentives; an
- 4) Infrastructure investment program;
- 5) Land development incentives;
- 6) System development charge payments;
- 7) New construction incentives;
- 8) Renovation incentives;
- 9) Research and development activities, administration, and interest; and
- 10) Manufactured and Modular Home Preservation and Development.

Program Area No. 1) Planning and Code Assistance. URA funds may be used to streamline Lakeview's zoning code and other ordinances, including planning assistance in the form of:

- ▶ Administrative and procedural reforms within Lakeview's Planning Department;
- ▶ Expedited or fast-tracked building permits;
- ▶ Code amendments to allow smaller residential lots, adjust minimum densities, and create new maximum lot sizes;
- ▶ Allowing clustered residential development;
- ▶ Inclusionary zoning and zone re-designations;
- ▶ Promoting infill development;
- ▶ Permitting accessory dwelling units (ADUs);
- ▶ Allowing Duplexes, Cottage housing, Townhomes, Row Houses, and Tri- and Quad-Plexes in single-family zones;
- ▶ Allowing Tiny Homes;
- ▶ Creating co-housing arrangements; and
- ▶ Creating and administering specific programs for home ownership, rental assistance, or building rehabilitation.

This project aims to allow Lakeview to create tailored solutions to address its most pressing housing needs within the boundaries of the urban renewal area. Planning capacity is a noted deficiency for most rural communities and is actively being discussed in legislation like the 2023 House Bill 2001, which establishes the Governor's principles and priorities for housing production statewide.

House Bill 2001 specifically identifies the need for housing that is safe, accessible, and affordable in the community of their choice for every Oregonian. Building enough equitable housing is recognized as a statewide priority, with the development and implementation of the housing production strategy as the focal point.









Expertise, technical assistance, model ordinances, and other tools and resources to address housing production are being provided to local governments under this legislation. However, this will still require local land use decisions, planning, and code amendments to be adopted into Lakeview’s code to achieve fair and equitable housing outcomes. This program area allows Lakeview’s Urban Renewal Agency, to the greatest extent possible, to take actions within its control to facilitate the production of housing, remove barriers to housing production, and create pathways for the development of needed housing within the URA boundaries.

Program Area No. 2) Land acquisition and due diligence. This program area of the URA Plan is designed to facilitate public-private partnerships to develop new housing within the plan area on land that requires redevelopment. Expressly, this program authorizes the URA to engage in the following types of activities:

- ▶ Parcel assembly, including the Town’s ability to purchase lands for land aggregation or site assembly;
- ▶ Land banks to support housing development by reducing or eliminating land costs from development to increase the affordability of housing and mixed-use developments;
- ▶ Facilitating land trusts to own land and sell or lease housing to income-qualified buyers;
- ▶ Acquire and/or dispose of land through expedited land purchase and sale procedures for development or redevelopment.

The URA Plan Area consists of nine distinct neighborhoods or areas of the Town that make up 378 tax lots at the time of the Plan’s adoption. Neighborhoods in each plan area may require land acquisition and/or due diligence to facilitate third-party investments to create more buildable lands within the Plan area, specifically on parcels in neighborhoods with low Improvement-to-Land (I:L) ratios (Table 1). Neighborhoods with improvement ratios between 0 and 1 include properties that have either no improvements or improvements with values less than the land value. 35 percent of the properties in the URA meet this criteria. The improvements on these properties are worth less than the land they sit on. For this report’s purposes, acquisition expenses refer to any costs associated with obtaining control of a site within the Plan Area for future construction, reconstruction, or improvement.

Table 1. URA Plan Areas with Improvement Ratios by Neighborhood

Neighborhood	Description	I:L Ratio
 Creekside Subdivision	26 lots within the Creekside subdivision	1.5
 Downtown Corridor	143 lots in the downtown corridor	5.7
 Future Commercial Development	2 lots currently owned by the Fairboard	2.2
 Lakeview Lumber	23 lots in the vicinity of Lakeview Lumber	1.6
 Medical Area	9 lots in the vicinity of Lakeview Hospital	0.0
 Mitchell Tiny Homes	22 small residential lots in the Mitchell area	0.6
 N 140	39 lots north of Hwy 140	2.5
 North Lakeview	117 lots in north and central Lakeview	2.7

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Program Area No. 3) Predevelopment Incentives. This program allows the URA to provide mechanisms to predevelopment costs, including fee waivers or credits for planning and preliminary design activities, using tax increment financing from the URA Plan Area. Predevelopment costs are those associated with activities that provide the URA and its investors the opportunity to identify and assess potential infrastructure projects and modifications to existing infrastructure projects and to advance those projects from the conceptual phase to actual construction. Predevelopment expenses include various costs related to determining the feasibility of a particular project, such as preliminary financial applications, legal fees, architectural fees, and engineering fees. These activities may include, but are not limited to:¹⁰

- ▶ Project planning, feasibility studies, economic assessments and cost-benefit analyses, and public benefit studies and value-for-money analyses;
- ▶ Design and engineering;
- ▶ Financial planning (including the identification of funding and financing options);
- ▶ Permitting, environmental review, and regulatory processes;
- ▶ Assessing the impacts of potential projects on the area, including the effect on the community, the environment, the workforce, wages, and benefits, as well as assessment of infrastructure vulnerability and resilience to climate change and other risks; and
- ▶ Public outreach and community engagement.

Program Area No. 4) Infrastructure Investment Program. The Lakeview Urban Renewal Agency may directly complete infrastructure improvements for horizontal improvements determined by the URA Board to help facilitate and achieve improvements specified in a development agreement that ties the improvements to a specific qualifying project.

Examples of qualifying projects could include infrastructure for:

- ▶ Redevelopment projects, such as mixed-use or infill housing developments;
- ▶ Streetscape improvements, including new lighting, trees, and sidewalks;
- ▶ Land assembly for public as well as private reuse;
- ▶ Transportation enhancements, including intersection improvements;
- ▶ Historic preservation projects; and
- ▶ Parks and open spaces.

Program Area No. 5) Land Development Incentives. The URA may incentivize developers to develop housing units and other buildings within the Plan Area. These will typically be through a joint development agreement with the developer, builder, or property owner that stipulates the development and the amount and timing of the incentive contributions. These incentives can be:

- ▶ A direct contribution of funds;
- ▶ A rebate of a portion of property taxes paid;
- ▶ Financial or in-kind contributions to the developer for infrastructure development;
- ▶ An agreement for the URA to complete infrastructure improvements that are otherwise required as a condition of development approval; or
- ▶ A combination of the above.

Program Area No. 6) System Development Charge Payments. This program authorizes the URA to make payment of system development charges (SDCs) for property owners who improve qualifying properties within

¹⁰ See Predevelopment Costs for Public-Private Partnership Projects – Frequently Asked Questions, available at https://www.inwa.dot.gov/pd/pdf/p3_qa_predevelopment_costs.pdf

the URA Plan Area. Lakeview currently has no impact fees or SDCs. However, suppose such are adopted in the future by the Town Council. In that case, the URA may participate by crediting these fees through an SDC rebate program or by prepaying fees on behalf of qualifying applicants in the Plan Area.

SDC's will enable the Town to recover costs needed to sustain future investment in water, sewer, and street infrastructure and operate and maintain these systems in good working condition and compliance with required statutes and regulations. General ongoing maintenance and repair have been a chronic issue for Lakeview due to low growth rates and a lack of user revenue to maintain its infrastructure. This program will assist with cost recovery while encouraging growth.

Program Area No. 7) New Construction Incentives. This program allows the URA to provide cash rebates or loans on new residential construction based on a qualifying property's assessed value increase. The URA may lend to moderate-income housing developers (60 to 120 percent area median income (AMI)) to develop housing, infrastructure, or other public improvements supporting housing, including transportation and utility improvements or street and utility extensions.

The cost to build new homes and finance new construction is steadily rising in Lakeview and nationwide. This program area will let the URA create tailored incentives to encourage vertical improvements for new housing within the Plan Area. Financing incentives under this program area are limited to missing-middle housing, defined as homes valued at or rented at prices affordable to 60 to 120 AMI households. These values will be indexed to the AMI and Fair Market Rent (FMR) tables for Lake County, updated and published annually by the U.S. Department of Housing and Urban Development (HUD). The URA board will adopt and consistently apply a standard methodology for determining affordability under this program.

Program Area No. 8) Renovation Incentives. The URA may provide cash rebates (based on the increase in the property's assessed value) on substantial improvements to building facades, structural repairs, major renovations, and additions that add additional square footage or living space to buildings within the Plan Area.

Program Area No. 9) Administration, Interest, Research and Development. Certain R&D activities may be promoted or undertaken by the URA to encourage innovation in new building materials and approaches that have the potential to streamline construction, increase efficiency or reduce costs for local developers and property owners in the Plan Area. Program 9 also accounts for administrative and interest costs and is determined on a per unit basis as shown in Section 4. At its discretion, this program area also allows for the URA board of directors to remit the estimated three percent tax increase of the frozen base to the special districts within the Plan Area.

Program Area No. 10) Manufactured and Modular Home Preservation and Development Assistance. The URA may provide incentives for refurbishments, restoration, or replacement of manufactured and modular housing to address blight conditions, including renovation of homes and manufactured home parks within the Plan Area.

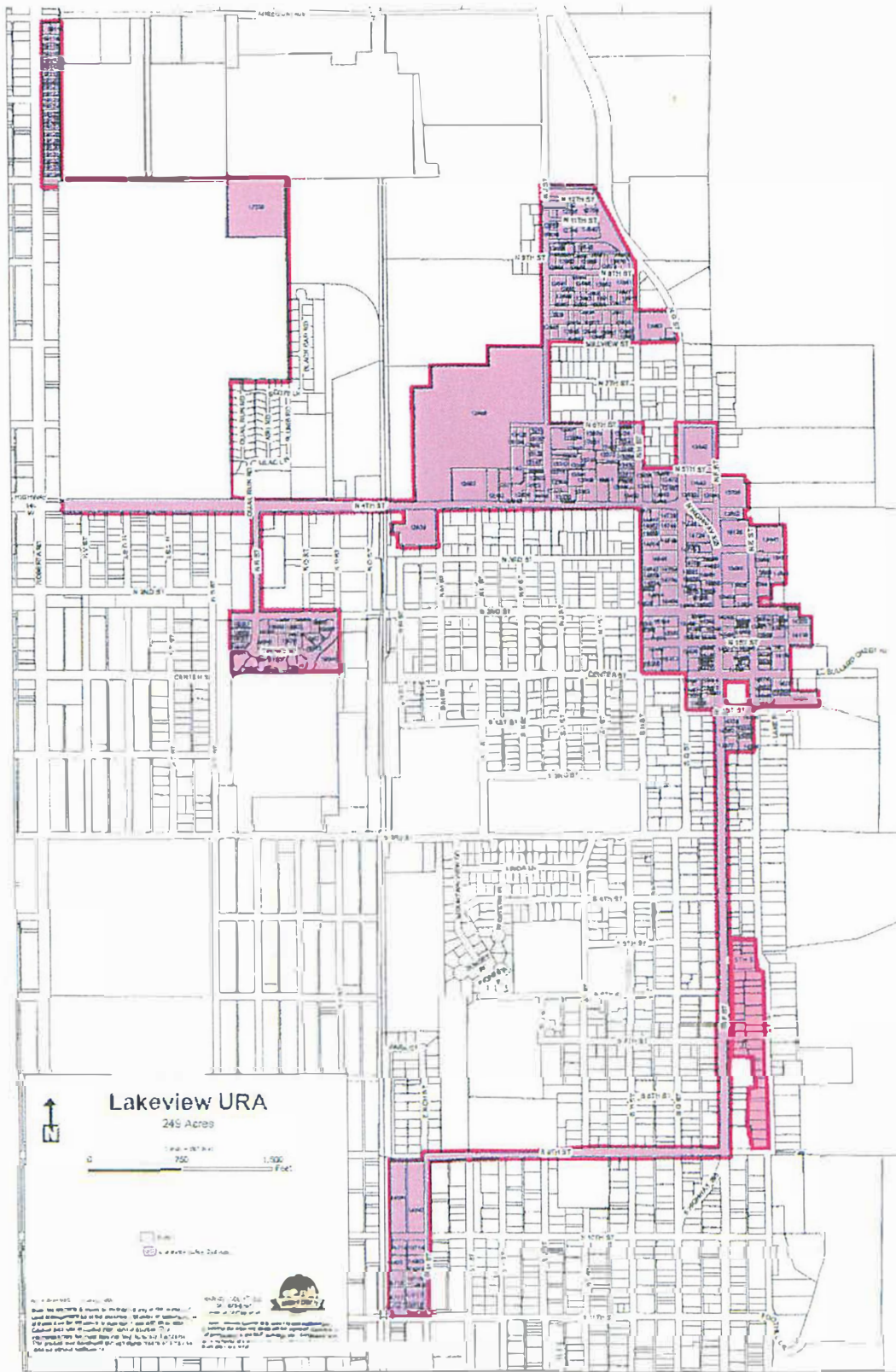


Figure 3. Lakeview URA Plan Area

Section 4. Project Cost Estimates; Sources and Uses of URA Funds

Total program and administration cost estimates and revenues in constant 2023 dollars are shown in Table 2. The Cumulative Tax Increment Financing receipts projected for the URA are \$12,170,713. The estimated expense by Program Area are also included in Table 2. The maximum indebtedness of the Plan is \$4,700,144, which is the estimated cost to finance the projects included in the Plan after accounting for tax receipts in the Plan Area.

Table 2. URA Financing and Costs by Program Area

URA Financing	
Maximum Indebtedness	\$4,700,144
Cumulative TIF	\$12,221,980
Change in Tax Receipts	2.80x
Debt-to-Income Ratio	38%
Costs By Program	
Program 1) Planning and Code Assistance	\$140,000
Program 2) Land acquisition and due diligence	\$280,000
Program 3) Predevelopment incentives	\$280,000
Program 4) Infrastructure investment	\$1,400,000
Program 5) Land development incentives	\$1,400,000
Program 6) SDC Payments	\$2,100,000
Program 7) New construction incentives	\$3,246,255
Program 8) Renovation Incentives	\$341,152
Program 9) Research and development activities	\$2,759,314
Program 10) Manuf. Home Preservation/Dev.	\$223,991
Annual Program Expenses	\$12,170,713

The Plan assumes that the URA board will use state funds through the Regional Rural Revitalization (R3) program or other state grants to fund the programs until the TIF revenue accrues. As allowed in ORS 457.190, an urban renewal agency may borrow money and accept advances, loans, grants, and any other form of financial assistance from the federal government, the state, county, or other public body, or any sources, public or private, to undertake and carry out urban renewal projects.

Lakeview's URA Plan and ORS 457 authorize the URA board to undertake all things necessary or desirable to secure such financial aid, including obligating itself in any contract with the federal government for federal financial aid to convey to the federal government the project to which the contract relates upon the occurrence of a substantial default thereunder, in the same manner as a housing authority may do to secure such aid in connection with blighted area clearance and housing projects under the Housing Authorities Law.

The Agency can review and update fund expenditures and allocations annually when preparing its annual budget. The URA board may increase the maximum indebtedness on July 1 of each year by the index used in the urban renewal report to compute the future costs of projects financed under the Plan. This index and expenditure report is included in Exhibit C of this Report.

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Table 3. Program Expenditures and Maximum Expenses by Program Area

Assumptions	Est. Cost	Maximum	Notes
Program 1	\$500	\$12,000	Reimbursable credit toward planning application fees per unit
Program 2	\$1,000		Reimbursable credit toward due diligence expenses
Program 3	\$1,000		Reimbursable incentive for land use planning costs
Program 4	\$5,000		Infrastructure investment per unit
Program 5	\$5,000		Land development incentive per unit
Program 6	\$7,500		SDC Credit per unit (paid by URA to Town)
Program 7	7%	Varies by Program	Rebate for new home construction
Program 8	15%		Rebate for major renovations
Program 9	\$9,855		Administrative Costs, Interest and R&D Investment per unit; plus tax remittance to special districts if available and approved by the board
Program 10	5%		Per unit rebate for manufactured home preservation assistance
Total		\$45,000	Total Rebate from All Programs Per Unit

The Plan assumes a range of expenditures that will vary depending on the combination of programs used. Maximum limits for Program 1 are set at \$500. Programs 2 through 5 may be used in any combination, but the combined value may not exceed \$12,000. SDC Credits for Program 6 are capped at a maximum of \$7,500. Incentives under Programs 7-10 will vary depending on the type of units built. Regardless of the combination of programs used, the maximum benefit available per dwelling unit shall not exceed \$45,000 in 2023 constant dollars. The URA board shall establish program standards and operating procedures to ensure that applications are evaluated consistently with the terms of the URA Plan and this Report.

The following scenarios provide two examples of how the combination of programs may be used in practice.

Scenario 1) Major renovation to an existing building

A building owner in the Plan Area applies for funding to renovate a large mixed-use building in the downtown area. The owner estimates the renovations will assess at \$350,000 upon completion. The owner requests \$500 toward planning fee credits (Program 1), \$11,000 toward due diligence costs (Program 2), and \$1,000 toward planning costs (Program 3), for a total of \$12,500. The owner’s estimated increase in assessed value of \$350,000 would typically be eligible for a 15 percent rebate, equivalent to \$52,500. However, because they have requested \$12,500 in planning expense credits and the URA will receive \$9,855 for administrative costs, this leaves a balance of \$22,645 that can be issued under Program 8, since regardless of the combination of programs used, the maximum incentive payable under the program is \$45,000.

Assumptions	Est. Cost	Maximum	Notes
Program 1	\$500	\$12,000	Reimbursable credit toward planning application fees per unit
Program 2	\$11,000		Reimbursable credit toward due diligence expenses
Program 3	\$1,000		Reimbursable incentive for land use planning costs
Program 4	\$0		Infrastructure investment per unit
Program 5	\$0		Land development incentive per unit
Program 6	\$0		SDC Credit per unit (paid by URA to Town)
Program 7	\$0	Varies by Program	Rebate for new home construction
Program 8	\$22,645		Rebate for major renovations
Program 9	\$9,855		Administrative Costs, Interest and R&D Investment per unit
Program 10	\$0		Per unit rebate for manufactured home preservation assistance
Total	\$45,000	\$45,000	Total Rebate from All Programs Per Unit

Scenario 2) New home construction on an undeveloped lot

In this scenario, a landowner applies to build a new single-family home on its own lot. The lot currently has no services. The owner applies for \$500 in application fee reimbursement (Program 1), \$4,000 in land use planning costs (Program 3), and \$8,000 in infrastructure investment for new water and sewer connections (Program 4). Because new sewer and water connections are being made, the owner also requests SDC credits of \$7,500 (Program 6). Accounting for administrative cost recovery by the URA (Program 9), the balance available to the landowner for new construction incentives is \$15,145 (Program 10).

Assumptions	Est. Cost	Maximum	Notes
Program 1	\$500	\$500	Reimbursable credit toward planning application fees per unit
Program 2	\$0	\$12,000	Reimbursable credit toward due diligence expenses
Program 3	\$4,000		Reimbursable incentive for land use planning costs
Program 4	\$8,000		Infrastructure investment per unit
Program 5	\$0		Land development incentive per unit
Program 6	\$7,500	\$7,500	SDC Credit per unit (paid by URA to Town)
Program 7	\$15,145	Varies by Program	Rebate for new home construction
Program 8	\$0		Rebate for major renovations
Program 9	\$9,855		Administrative Costs, Interest and R&D Investment per unit
Program 10	\$0		Per unit rebate for manufactured home preservation assistance
Total	\$45,000	\$45,000	Total Rebate from All Programs Per Unit

Timing of incentive payments

Regardless of the combination of programs used, no payments will be made to applicants under any program until there are assets realized on the tax rolls. For example, the first assessment or reassessment of the property will occur on January 1 following the improvements. The Lake County Assessor's Office will issue tax statements in the fall (typically early October). Upon receipt of the Assessor's official tax statement, the Lakeview URA board will approve the incentive payments for the property. Suppose the property improvements are partially complete as of January 1. In that case, the URA board will issue a partial payment based on the change in assessed value certified by the Assessor for the first year of the improvements. It will allocate a subsequent payment a year later for the difference in assessed value at the end of year two, and so on, until the project is complete. An example of cash flows for incentive payments based on Scenario 2 is shown in the table below.

Assumptions	Est. Cost	Maximum	Year 1 Incentive Payment	Year 2 Incentive Payment
Program 1	\$500	\$500	\$500	
Program 2	\$0	\$12,000		
Program 3	\$4,000		\$4,000	
Program 4	\$8,000		\$8,000	
Program 5	\$0			
Program 6	\$7,500	\$7,500	\$7,500	
Program 7	\$15,145	Varies by Program		\$15,145
Program 8	\$0			
Program 9	\$9,855		\$9,855	
Program 10	\$0			
Total	\$45,000	\$45,000	\$20,000	\$25,000

The tax impacts of the URA's frozen base to each tax jurisdiction are estimated in the table below (Table 4). Program Area 9 allows the URA board of directors, at its sole discretion, to remit the frozen base's estimated tax receipts to the special districts. For example, by motion of the board, they may remit in the first year of the program \$513.66 to the County Library, \$270.28 to the County Extension Office, and \$258.64 to the Lake Cemetery District, to effectively remove the tax burden of this program from these smaller jurisdictions. This benefit may also be extended to the Health District and Lake County ESD. Lakeview School District 7 is not affected by the Urban Renewal Area and is only shown for accounting purposes.

Table 4. Annual Impact of frozen base to tax jurisdictions.

Frozen Base Tax Impacts	12/31/2023	12/31/2024	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031
3% Increase to Frozen Base	\$1,129,923	\$1,163,821	\$1,198,736	\$1,234,698	\$1,271,739	\$1,309,891	\$1,349,187	\$1,389,663	\$1,431,353
County General Fund	\$4,250.66	\$4,378.18	\$4,509.52	\$4,644.81	\$4,784.15	\$4,927.68	\$5,075.51	\$5,227.77	\$5,384.61
County Library	\$513.66	\$529.07	\$544.95	\$561.29	\$578.13	\$595.48	\$613.34	\$631.74	\$650.69
County Extension	\$270.28	\$278.39	\$286.74	\$295.34	\$304.20	\$313.33	\$322.73	\$332.41	\$342.38
Health District	\$2,294.99	\$2,363.84	\$2,434.75	\$2,507.79	\$2,583.03	\$2,660.52	\$2,740.33	\$2,822.54	\$2,907.22
Lake Cemetery District	\$258.64	\$266.40	\$274.39	\$282.62	\$291.10	\$299.83	\$308.83	\$318.09	\$327.64
Town of Lakeview	\$7,393.88	\$7,615.69	\$7,844.17	\$8,079.49	\$8,321.88	\$8,571.53	\$8,828.68	\$9,093.54	\$9,366.34
Lakeview School District 7	\$5,166.46	\$5,321.45	\$5,481.10	\$5,645.53	\$5,814.90	\$5,989.34	\$6,169.02	\$6,354.10	\$6,544.72
Lake County ESD	\$719.08	\$740.66	\$762.88	\$785.76	\$809.33	\$833.61	\$858.62	\$884.38	\$910.91
Total (All Jurisdictions)	\$20,867.65	\$21,493.68	\$22,138.49	\$22,802.64	\$23,486.72	\$24,191.32	\$24,917.06	\$25,664.57	\$26,434.51
Total (Special Districts - Non-Edu.)	\$4,056.65	\$4,178.35	\$4,303.70	\$4,432.81	\$4,565.80	\$4,702.77	\$4,843.85	\$4,989.17	\$5,138.84

12/31/2032	12/31/2033	12/31/2034	12/31/2035	12/31/2036	12/31/2037	12/31/2038	12/31/2039	12/31/2040	12/31/2041	12/31/2042
\$1,474,294	\$1,518,522	\$1,564,078	\$1,611,000	\$1,659,330	\$1,709,110	\$1,760,384	\$1,813,195	\$1,867,591	\$1,923,619	\$1,981,327
\$5,516.14	\$5,712.53	\$5,883.90	\$6,060.42	\$6,242.23	\$6,429.50	\$6,622.39	\$6,821.06	\$7,025.69	\$7,236.46	\$7,453.55
\$670.21	\$690.32	\$711.03	\$732.36	\$754.33	\$776.96	\$800.27	\$824.28	\$849.01	\$874.48	\$900.71
\$352.65	\$363.23	\$374.13	\$385.35	\$396.91	\$408.82	\$421.08	\$433.72	\$446.73	\$460.13	\$473.93
\$2,994.44	\$3,084.37	\$3,176.80	\$3,272.10	\$3,370.27	\$3,471.37	\$3,575.52	\$3,682.78	\$3,793.26	\$3,907.06	\$4,024.27
\$337.47	\$347.59	\$358.02	\$368.76	\$379.82	\$391.22	\$402.95	\$415.04	\$427.49	\$440.32	\$453.53
\$9,647.33	\$9,936.75	\$10,234.86	\$10,541.90	\$10,858.16	\$11,183.90	\$11,519.42	\$11,865.00	\$12,220.95	\$12,587.58	\$12,965.21
\$6,741.06	\$6,943.26	\$7,151.59	\$7,366.14	\$7,587.12	\$7,814.74	\$8,049.18	\$8,290.65	\$8,539.37	\$8,795.55	\$9,059.42
\$938.24	\$966.39	\$995.38	\$1,025.24	\$1,056.00	\$1,087.68	\$1,120.31	\$1,153.92	\$1,188.53	\$1,224.19	\$1,260.92
\$27,227.55	\$28,044.37	\$28,885.70	\$29,752.28	\$30,644.84	\$31,564.19	\$32,511.12	\$33,486.45	\$34,491.04	\$35,525.77	\$36,591.55
\$5,293.01	\$5,451.80	\$5,615.35	\$5,783.81	\$5,957.33	\$6,136.05	\$6,320.13	\$6,509.73	\$6,705.02	\$6,906.18	\$7,113.36

Section 5. Anticipated Project Completion Dates

All ten (10) project areas will operate for the life of the urban renewal area plan. The programs in this Plan are not discrete, one-time capital investments but are ongoing programs designed to incentivize residential construction and renovations to strengthen the local economy. The exact timing of expenditures for these programs will depend upon the demand from developers and property owners.

For planning purposes, this Report assumes that housing production will occur on a standard S-curve, with fewer homes built in the initial years as awareness of the program grows and opportunities for development increase. The number of homes increases exponentially in the middle years of the program as more developers are attracted to the market, and then wanes again toward the later years as fewer properties remain that can be improved or built within the URA boundaries. This hypothetical S-curve is shown in Figure 4.

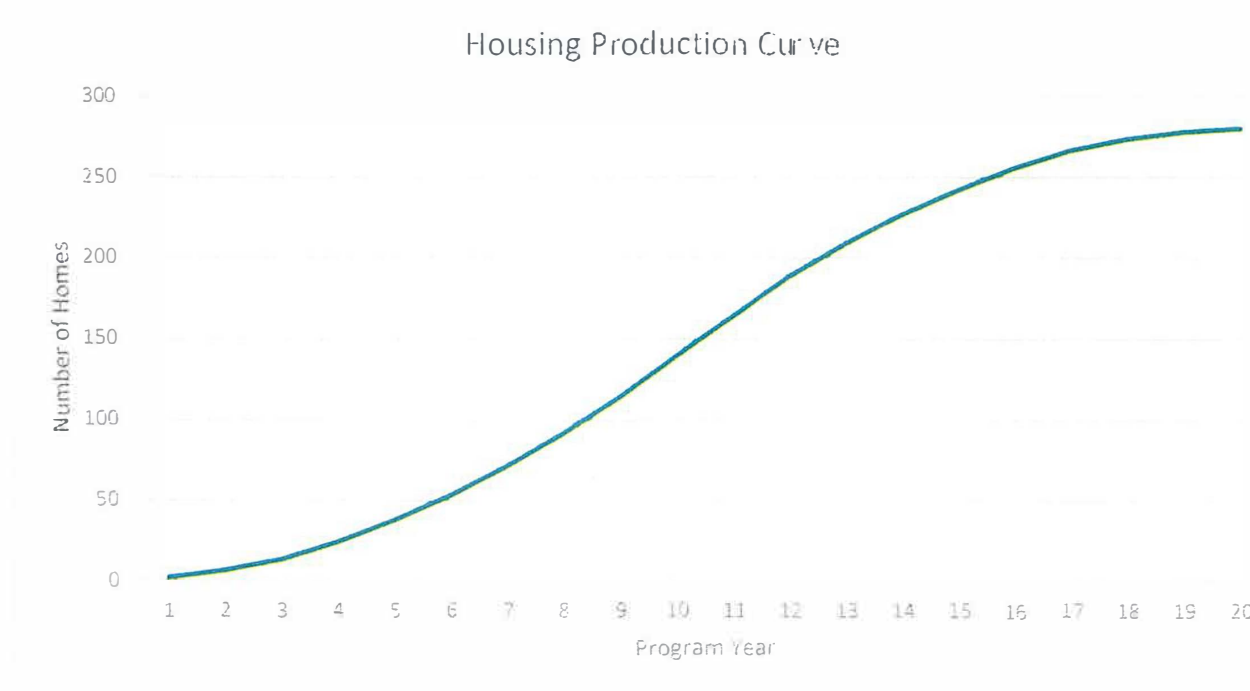


Figure 4. S-curve for anticipated housing production within the URA Plan Area

Housing production will likely be more staccato, with some years receiving more development and others less. This will not impact the total expenditures under the program or anticipated completion dates, but it will affect the timing of the cash flows, as described in Section 6.

All projects within the Plan Area will be completed within 20 years of the program adoption or by FYE 2043.

Table 5. URA Program Expenditures by Year of Execution

Year	1	2	3	4	5	6	7	8	9	10
% Take Rate	0.0080	0.0160	0.0240	0.0400	0.0480	0.0560	0.0640	0.0720	0.0800	0.0880
New Buildings and Renovations	2	4	7	11	13	16	18	20	22	25
Program 1) Planning and Code Assistance	\$1.120	\$2.240	\$3.360	\$5.600	\$6.720	\$7.840	\$8.960	\$10.080	\$11.200	\$12.320
Program 2) Land acquisition and due diligence	\$2.240	\$4.480	\$6.720	\$11.200	\$13.440	\$15.680	\$17.920	\$20.160	\$22.400	\$24.640
Program 3) Predevelopment incentives	\$2.240	\$4.480	\$6.720	\$11.200	\$13.440	\$15.680	\$17.920	\$20.160	\$22.400	\$24.640
Program 4) Infrastructure investment	\$11.200	\$22.400	\$33.600	\$56.000	\$67.200	\$78.400	\$89.600	\$100.800	\$112.000	\$123.200
Program 5) Land development incentives	\$11.200	\$22.400	\$33.600	\$56.000	\$67.200	\$78.400	\$89.600	\$100.800	\$112.000	\$123.200
Program 6) SDC Payments	\$16.800	\$33.600	\$50.400	\$84.000	\$100.800	\$117.600	\$134.400	\$151.200	\$168.000	\$184.800
Program 7) New construction incentives	\$19.983	\$41.224	\$63.725	\$109.355	\$135.003	\$161.910	\$190.075	\$219.500	\$250.183	\$282.125
Program 8) Renovation Incentives	\$2.100	\$4.332	\$6.697	\$11.492	\$14.188	\$17.015	\$19.975	\$23.067	\$26.292	\$29.649
Program 9) Research and development activities	\$22.075	\$44.149	\$66.224	\$110.373	\$132.447	\$154.522	\$176.596	\$198.671	\$220.745	\$242.820
Program 10) Manuf. Home Preservation/Dev.	\$1.379	\$2.844	\$4.397	\$7.545	\$9.315	\$11.172	\$13.115	\$15.145	\$17.263	\$19.467
Annual Program Expenses	\$90,336	\$182,150	\$275,442	\$462,765	\$559,753	\$658,218	\$758,162	\$859,583	\$962,483	\$1,066,860

Year	11	12	13	14	15	16	17	18	19	20
% Take Rate	0.0880	0.0880	0.0720	0.0640	0.0560	0.0480	0.0400	0.0240	0.0160	0.0080
New Buildings and Renovations	25	25	20	18	16	13	11	7	4	2
Program 1) Planning and Code Assistance	\$12.320	\$12.320	\$10.080	\$8.960	\$7.840	\$6.720	\$5.600	\$3.360	\$2.240	\$1.120
Program 2) Land acquisition and due diligence	\$24.640	\$24.640	\$20.160	\$17.920	\$15.680	\$13.440	\$11.200	\$6.720	\$4.480	\$2.240
Program 3) Predevelopment incentives	\$24.640	\$24.640	\$20.160	\$17.920	\$15.680	\$13.440	\$11.200	\$6.720	\$4.480	\$2.240
Program 4) Infrastructure investment	\$123.200	\$123.200	\$100.800	\$89.600	\$78.400	\$67.200	\$56.000	\$33.600	\$22.400	\$11.200
Program 5) Land development incentives	\$123.200	\$123.200	\$100.800	\$89.600	\$78.400	\$67.200	\$56.000	\$33.600	\$22.400	\$11.200
Program 6) SDC Payments	\$184.800	\$184.800	\$151.200	\$134.400	\$117.600	\$100.800	\$84.000	\$50.400	\$33.600	\$16.800
Program 7) New construction incentives	\$289.049	\$295.973	\$247.825	\$225.325	\$201.565	\$176.547	\$150.270	\$92.050	\$62.626	\$31.942
Program 8) Renovation Incentives	\$30.377	\$31.104	\$26.044	\$23.680	\$21.183	\$18.554	\$15.792	\$9.674	\$6.581	\$3.357
Program 9) Research and development activities	\$242.820	\$242.820	\$198.671	\$176.596	\$154.522	\$132.447	\$110.373	\$66.224	\$44.149	\$22.075
Program 10) Manuf. Home Preservation/Dev.	\$19.944	\$20.422	\$17.100	\$15.547	\$13.908	\$12.182	\$10.369	\$6.351	\$4.321	\$2.204
Annual Program Expenses	\$1,074,990	\$1,083,119	\$892.840	\$799,548	\$704,777	\$608,529	\$510,803	\$308,699	\$207,277	\$104,378

Section 6. Money required for the URA and the anticipated year in which indebtedness will be retired

The Plan assumes 200 new homes will be built, 50 existing homes will be substantially renovated, and 30 manufactured homes will be refurbished or replaced using the urban renewal incentive program, for a total of 280 dwelling units or buildings improved (Table 4). Estimated assessed values and the percentage of each unit type in the program were used to determine a unit ratio and composite assessed value for forecasting cash flows (Table 6).

Table 6. Buildings improved within the URA Plan Area

No. of Units	Program	Estimated Assessed Value	Unit Ratio	Composite Assessed Value
200	New Home	\$178,417	0.714285714	\$127,440.51
50	Renovation	\$35,000	0.178571429	\$6,250.00
30	Manufactured Home	\$114,900	0.107142857	\$12,310.71
280			1.0000	\$146,001

Specific assumptions for the cost estimates are described below, with all values expressed in constant 2023 dollars. The inflation index is shown in Exhibit C.

Program assumptions for Program incentives for new home construction (all values in 2023 constant dollars):

- ▶ Average real market value of new homes: \$232,900
- ▶ Changed property ratio for residential construction: 0.7660
- ▶ Average assessed value of new homes: \$178,417
- ▶ Average assessed value of existing lots: \$30,000
- ▶ Average net increase in assessed value per home: \$178,417
- ▶ Average renovated assessed value: \$35,000
- ▶ Total number of new homes participating in the program: 280
- ▶ Duration of program: 20 years

This Report assumes no more than 25 homes are built in any given year. This is a 25x increase over the Town's average production and would be considered an extreme increase in productivity. This Report assumes production gradually increases from 2 units up to 25 over a ten-year period, remains at 25 units per year for three years, and then gradually declines until the program is retired in year 20 (Table 4).

Based on these assumptions, the annual cash flow (Exhibit C) remains negative for the program's life until Year 20, with cash flow deficits after expenses ranging from \$65,336 up to \$4,729,942 (the Plan's maximum indebtedness). This cash flow forecast will fluctuate and improves in years when fewer homes are built and decreases in years with more production.

Section 7. Plan Feasibility and Financial Analysis

The complete financial analysis for the Plan is included in Exhibit C. Because the Plan is based on incentivizing homes after they are constructed and realized on the tax rolls, there is no real mechanism for determining the Plan is infeasible. In other words, if no new homes are built and no buildings are improved, the total cash outflow will be zero, and the URA will only manage the increment based on the frozen tax base, which cannot increase by more than three percent annually.

The assumed Frozen Base assessed value of the URA is \$37,664,107. Under this “No Growth” scenario, the frozen base will generate \$18,960 in gross tax receipts in Year 1, which increases three percent annually to \$33,246 in gross tax receipts in Year 20, for a total of \$509,454 in gross taxes imposed from the frozen base over the life of the URA. This gross amount is subject to compression and deductions as affected by the Real Market Values of the properties within the URA boundaries and town limits.

This Report assumes a modest Real Market Value growth rate of 3.15 percent in the Plan Area and that all 280 units are constructed or improved during the 20-year program life. This results in Program Revenue of \$6,040 in Year One, increasing to \$1,292,271 in Year 20, and cumulative (Gross) TIF receipts of \$11,661,258 in 2023 dollars. Combining the frozen base and cumulative TIF revenues results in \$12,170,713 in anticipated cumulative TIF before compression and deductions.

Section 8. Fiscal Impacts to Local Tax Jurisdictions

The Pre- and Post-URA Gross Taxes Imposed are shown in Table 7. Before the URA Plan is implemented, the Pre-URA gross taxes imposed across all jurisdictions were just over \$2.78M. In Year 21, following the retirement of the Plan, the Post-URA Gross Taxes Imposed are just under \$7.5M, resulting in a net increase to the tax base of 2.76 times its original gross taxes imposed. In other words, the URA Plan is anticipated to raise tax revenues by 2.76 times their original amount in 20 years. Deferred Tax Revenue equals the Gross Tax Impacts to each jurisdiction.

Table 7 Pre-URA and Post-URA Gross Taxes Imposed

Tax Jurisdiction	Rate	Pre-URA Gross	Post -URA Gross	Deferred Tax Revenue
County General Fund	3.7619	\$567,890	\$1,591,153	\$1,023,263
County Library	0.4546	\$68,626	\$192,280	\$123,654
County Extension	0.2392	\$36,109	\$101,173	\$65,064
Health District	2.0311	\$306,612	\$859,085	\$552,473
Lake Cemetery District	0.2289	\$34,554	\$96,817	\$62,262
Town of Lakeview	6.5437	\$987,826	\$2,767,758	\$1,779,932
Lakeview School District 7	4.5724	\$690,242	\$1,933,967	\$1,243,725
Lake County ESD	0.6364	\$96,070	\$269,175	\$173,105
Subtotal (Gen Government)	13.2594	\$2,001,617	\$5,608,266	\$3,606,649
Subtotal (Education)	5.2088	\$786,312	\$2,203,142	\$1,416,830
All	18.4682	\$2,787,929	\$7,811,408	\$5,023,479

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Section 9. Relocation Report

No properties are proposed for relocation under the Plan. This section will be updated if the Plan is amended to include relocation.

This Report will remain in Draft form until the confer and consult process is completed, and the URA Board approves or rejects local agency comments.

Exhibit A. Tax Lots included in the URA Plan Area

[Enclosed]

JALF 2023

Neighborhood	In URA	Map and Tax Lot	ZIP	Situs	Acres	MKT_Land	MKT_Imp	L:R Ratio	AV
NEXT Renewables	Yes	39520E00004700F1	97630	184053 KADRMAS RD	53.28	\$47,820	\$0	0.0	\$37,650
NEXT Renewables	Yes	39520E00004700F2	97630	184053 KADRMAS RD	21.74	\$81,730	\$98,110	1.2	\$115,160
NEXT Renewables	Yes	39520E00004800F3	97630	18403 KADRMAS LANE	0.54	\$50,420	\$155,170	3.1	\$104,200
NEXT Renewables	Yes	39520E00004900	80538	18281 KADRMAS ROAD	26.33	\$143,160	\$0	0.0	\$143,160
NEXT Renewables	Yes	39520E00005001	97630	18225 KADRMAS RD	5.56	\$67,650	\$174,580	2.6	\$166,270
Mitchell Tiny Homes	Yes	39520E09B000110	97132	UNDETERMINED SITUS ADDRESS	0.15	\$24,670	\$0	0.0	\$14,360
Mitchell Tiny Homes	Yes	39520E09B000111	97132	UNDETERMINED SITUS ADDRESS	0.21	\$29,850	\$0	0.0	\$16,810
Mitchell Tiny Homes	Yes	39520E09B000112	97132	18933 ROBERTA AVE	0.17	\$27,070	\$173,200	6.4	\$117,470
Mitchell Tiny Homes	Yes	39520E09B000113	97630	18925 ROBERTA RD	0.17	\$27,070	\$173,200	6.4	\$117,470
Mitchell Tiny Homes	Yes	39520E09B000114	97630	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E09B000115	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E09B000116	97132	18905 ROBERTA AVE	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E09B000117	97132	18905 ROBERTA RD	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E09B000118	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E09B000119	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E09B000120	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E09B000121	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E09B000122	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E09B000123	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E09B000124	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E09B000125	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E09B000126	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E09B000127	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E09B000128	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E09B000129	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E09B000130	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Mitchell Tiny Homes	Yes	39520E09B000131	97132	UNDETERMINED SITUS ADDRESS	0.17	\$27,070	\$0	0.0	\$15,250
Future Commercial Development	Yes	39520E09D000201	97630	UNDETERMINED SITUS ADDRESS	5	\$21,820	\$0	0.0	\$20,650
North Lakeview	Yes	39520E10CA00301	97630	942 N 12TH ST	0.57	\$38,000	\$42,080	1.1	\$62,070
North Lakeview	Yes	39520E10CA00400	97630	945 N 12TH ST	0.3	\$32,440	\$105,110	3.3	\$101,910
North Lakeview	Yes	39520E10CA00600	97630	937 N 12TH ST	0.1	\$17,940	\$50,270	2.8	\$62,570
North Lakeview	Yes	39520E10CA00700	97601	926 N 11TH ST	0.38	\$34,640	\$43,640	1.3	\$53,440
North Lakeview	Yes	39520E10CA00800	97630	842 N 11TH ST	0.27	\$31,380	\$86,840	2.1	\$76,320
North Lakeview	Yes	39520E10CA00900	97630	942 N 11TH ST	0.2	\$25,270	\$42,000	1.5	\$51,550
North Lakeview	Yes	39520E10CA01100	97630	1070 N J ST	0.11	\$19,290	\$39,070	1.7	\$41,670
North Lakeview	Yes	39520E10CA01101	97630	1030 N J ST	0.1	\$17,940	\$130,830	7.3	\$110,420
North Lakeview	Yes	39520E10CA01200	97630	947 N 11TH ST	0.37	\$34,440	\$72,730	2.1	\$82,860
North Lakeview	Yes	39520E10CA01300	97630	915 N 11TH ST	0.69	\$43,160	\$117,960	3.4	\$106,000
North Lakeview	Yes	39520E10CA01500	97630	843 N 10TH ST	0.31	\$32,820	\$122,260	3.7	\$109,480
North Lakeview	Yes	39520E10CA01600	97630	915 N 10TH ST	0.1	\$17,940	\$48,310	2.6	\$38,310
North Lakeview	Yes	39520E10CA01700	97630	921 N 10TH ST	0.1	\$17,940	\$22,340	1.2	\$30,930
North Lakeview	Yes	39520E10CA01800	97140	935 N 10TH ST	0.15	\$23,970	\$54,860	2.3	\$55,650
North Lakeview	Yes	39520E10CA01900	97630	947 N 10TH ST	0.05	\$9,430	\$67,460	5.0	\$74,390
North Lakeview	Yes	39520E10CA02000	88103	846 N 10TH ST	0.13	\$21,770	\$84,770	3.9	\$59,130
North Lakeview	Yes	39520E10CA02100	89105	904 N J ST	0.07	\$13,380	\$8,940	0.7	\$10,115
North Lakeview	Yes	39520E10CA021500	97501	904 N J ST		\$0	\$43,600	0.0	\$43,600
North Lakeview	Yes	39520E10CA02200	97630	944 N 9TH ST	0.19	\$27,560	\$67,350	2.4	\$59,000
North Lakeview	Yes	39520E10CA02300	97630	938 N 9TH ST	0.15	\$23,970	\$115,250	4.3	\$94,930
North Lakeview	Yes	39520E10CA02400	97630	930 N 9TH ST	0.16	\$24,980	\$63,790	2.6	\$61,670
North Lakeview	Yes	39520E10CA02500	97630	921 N 9TH ST	0.16	\$24,980	\$104,030	4.2	\$84,960
North Lakeview	Yes	39520E10CA02600	97630	UNDETERMINED SITUS ADDRESS	0.16	\$24,980	\$22,000	0.9	\$22,490
North Lakeview	Yes	39520E10CA02700	97630	905 N 9TH ST	0.16	\$24,980	\$107,080	4.3	\$98,580
North Lakeview	Yes	39520E10CA02800	97630	844 N 9TH ST	0.16	\$24,980	\$79,920	3.2	\$69,980
North Lakeview	Yes	39520E10CA02900	97758	838 N 9TH ST	0.17	\$25,910	\$112,330	4.3	\$85,960
North Lakeview	Yes	39520E10CA03000	97630	830 N 9TH ST	0.15	\$24,980	\$104,290	4.2	\$87,270
North Lakeview	Yes	39520E10CA03100	97630	820 N 9TH ST	0.15	\$23,970	\$95,340	4.0	\$81,090
North Lakeview	Yes	39520E10CA03200	97630	810 N 9TH ST	0.2	\$28,270	\$111,900	4.0	\$83,680
North Lakeview	Yes	39520E10CA03300	97630	857 N H ST	0.71	\$44,060	\$82,340	1.4	\$83,060
North Lakeview	Yes	39520E10CA03400	97630	843 N 9TH ST	0.3	\$32,440	\$76,670	2.4	\$102,670
North Lakeview	Yes	39520E10CA03500	97630	905 N 9TH ST	0.15	\$23,970	\$50,300	2.5	\$61,937
North Lakeview	Yes	39520E10CA03600	97630	UNDETERMINED ADDRESS	0.16	\$24,980	\$4,590	0.2	\$12,390
North Lakeview	Yes	39520E10CA03700	97630	919 N 9TH ST	0.16	\$24,980	\$66,920	2.7	\$69,600
North Lakeview	Yes	39520E10CA03800	97630	937 N 9TH ST	0.4	\$34,950	\$145,260	4.2	\$94,790
North Lakeview	Yes	39520E10CA03801	97630	929 N 9TH ST	0.2	\$28,270	\$74,890	2.6	\$75,550
North Lakeview	Yes	39520E10CA03900	97630	808 N J ST	0.13	\$21,770	\$58,670	2.7	\$59,320
North Lakeview	Yes	39520E10CA04000	97630	938 N 8TH ST	0.13	\$21,770	\$60,500	2.8	\$60,350
North Lakeview	Yes	39520E10CA04100	97630	930 N 8TH ST	0.13	\$21,770	\$35,210	1.6	\$40,210
North Lakeview	Yes	39520E10CA04200	97424	925 N 8TH ST	0.13	\$21,770	\$70,330	3.2	\$66,440
North Lakeview	Yes	39520E10CA04300	97630	920 N 8TH ST	0.13	\$21,770	\$60,680	2.6	\$56,670
North Lakeview	Yes	39520E10CA04400	97630	912 N 8TH ST	0.13	\$21,770	\$60,450	2.8	\$38,240
North Lakeview	Yes	39520E10CA04500	97630	906 N 8TH ST	0.16	\$24,980	\$86,240	3.5	\$56,610
North Lakeview	Yes	39520E10CA04600	97408	848 N 8TH ST	0.13	\$21,770	\$59,570	2.7	\$47,940
North Lakeview	Yes	39520E10CA04700	97630	840 N 8TH ST	0.15	\$23,970	\$26,880	1.1	\$36,840
North Lakeview	Yes	39520E10CA04800	97630	830 N 8TH ST	0.17	\$23,370	\$101,390	3.6	\$84,890
North Lakeview	Yes	39520E10CA04900	97630	824 N 8TH ST	0.17	\$25,910	\$19,550	0.8	\$33,090
North Lakeview	Yes	39520E10CA04900	97630	824 N 8TH ST		\$0	\$2,080	0.0	\$2,080
North Lakeview	Yes	39520E10CA04901	97630	826 N 8TH ST	0.17	\$25,910	\$8,830	0.3	\$23,610
North Lakeview	Yes	39520E10CA04901P1	95551	722 N 8TH ST		\$0	\$2,350	0.0	\$2,350
North Lakeview	Yes	39520E10CA05000	97630	777 N H ST	0.21	\$28,910	\$57,430	2.0	\$51,670
North Lakeview	Yes	39520E10CA05100	97630	819 N 8TH ST	0.13	\$21,770	\$66,810	3.1	\$61,960
North Lakeview	Yes	39520E10CA05200	97630	825 N 8TH ST	0.13	\$21,770	\$81,680	3.8	\$79,790
North Lakeview	Yes	39520E10CA05300	97630	833 N 8TH ST	0.13	\$26,770	\$84,930	3.8	\$84,930
North Lakeview	Yes	39520E10CA05400	97630	844 N 8TH ST	0.24	\$30,470	\$65,960	2.0	\$67,670
North Lakeview	Yes	39520E10CA05500	97630	855 N 8TH ST	0.18	\$21,770	\$51,530	2.8	\$51,530
North Lakeview	Yes	39520E10CA05600	97630	914 N 8TH ST	0.13	\$21,770	\$22,250	1.0	\$18,940
North Lakeview	Yes	39520E10CA05700	97630	910 N 8TH ST	0.13	\$21,770	\$13,390	0.9	\$24,090

Neighborhood	In URA	Map and Tax Lot	ZIP	Situs	Acres	MKT_Land	MKT_Imp	HL Ratio	AV
North Lakeview	Yes	39520E10CA05800	97630	929 N 9TH ST	0.18	\$21,770	\$24,800	1.1	\$36,960
North Lakeview	Yes	39520E10CA05900	97630	780 N J ST	0.26	\$31,140	\$102,290	3.3	\$97,710
North Lakeview	Yes	39520E10CA06000	97140	790 N J ST	0.18	\$21,770	\$42,040	1.9	\$23,970
North Lakeview	Yes	39520E10CA06100	97630	918 MILLVIEW	0.2	\$23,270	\$93,020	3.3	\$92,380
North Lakeview	Yes	39520E10CA06200	97630	938 MILLVIEW	0.21	\$24,910	\$57,910	2.0	\$69,570
North Lakeview	Yes	39520E10CA06300	97630	938 MILLVIEW	0.17	\$25,910	\$69,690	2.7	\$63,960
North Lakeview	Yes	39520E10CA06400	97630	918 MILLVIEW	0.17	\$25,910	\$98,220	3.8	\$74,480
North Lakeview	Yes	39520E10CA06500	97630	906 MILLVIEW	0.17	\$25,910	\$113,950	4.4	\$102,120
North Lakeview	Yes	39520E10CA06600	89203	852 MILLVIEW	0.17	\$25,910	\$77,620	3.0	\$77,630
North Lakeview	Yes	39520E10CA06700	97424	840 MILLVIEW	0.17	\$25,910	\$72,500	2.8	\$76,710
North Lakeview	Yes	39520E10CA06800	97630	832 MILLVIEW	0.17	\$25,910	\$73,070	2.8	\$72,480
North Lakeview	Yes	39520E10CA06900	97630	822 MILLVIEW	0.17	\$25,910	\$72,530	2.8	\$68,400
North Lakeview	Yes	39520E10CA07000	97630	814 MILLVIEW	0.17	\$25,910	\$33,610	1.3	\$50,800
North Lakeview	Yes	39520E10CA07100	97630	763 N H ST	0.17	\$25,910	\$106,700	4.1	\$87,900
North Lakeview	Yes	39520E10CA07200	97739	764 N H ST	1.26	\$61,430	\$107,380	1.7	\$159,520
North Lakeview	Yes	39520E10CA07300	97739	764 N H #08 ST		\$0	\$2,020	0.0	\$2,020
North Lakeview	Yes	39520E10CA07400	97739	764 N H #10 ST		\$0	\$2,550	0.0	\$2,550
North Lakeview	Yes	39520E10CA07500	97739	764 N H #15 ST		\$0	\$2,100	0.0	\$2,100
North Lakeview	Yes	39520E10CA07600	97739	764 N H ST		\$0	\$3,020	0.0	\$3,020
North Lakeview	Yes	39520E10CA07700	97739	764 N H #19 ST		\$0	\$1,210	0.0	\$1,210
North Lakeview	Yes	39520E10CA07800	97739	UNDETERMINED SITUS ADDRESS	0.15	\$23,970	\$0	0.0	\$11,010
Lakeview Lumber	Yes	39520E10CC00100	82450	UNDETERMINED SITUS ADDRESS	20.79	\$181,040	\$8,4070	0.5	\$172,390
Lakeview Lumber	Yes	39520E10CC00200	97478	545 N J ST	0.15	\$23,970	\$3,760	0.2	\$27,500
Lakeview Lumber	Yes	39520E10CC00300	97630	541 N J ST	0.18	\$26,770	\$23,560	0.9	\$29,560
Lakeview Lumber	Yes	39520E10CC00400	97630	541 N J ST		\$0	\$35,950	0.0	\$35,950
Lakeview Lumber	Yes	39520E10CC00500	97630	541 N J ST	0.19	\$17,020	\$0	0.0	\$13,190
Lakeview Lumber	Yes	39520E10CC00600	97630	539 N J ST	0.18	\$26,770	\$56,890	2.1	\$61,260
Lakeview Lumber	Yes	39520E10CC00700	97630	531 N J ST	0.77	\$41,300	\$80,170	2.3	\$111,101
Lakeview Lumber	Yes	39520E10CC00800	97630	505 N J ST	0.29	\$32,010	\$33,760	1.1	\$53,860
Lakeview Lumber	Yes	39520E10CC00900	97630	535 N J ST	0.15	\$23,970	\$43,930	1.8	\$44,340
Lakeview Lumber	Yes	39520E10CC01000	97630	515 N J ST	0.15	\$23,970	\$57,570	2.4	\$57,430
Lakeview Lumber	Yes	39520E10CC01100	99362	525 N J ST	0.16	\$24,980	\$79,210	3.2	\$68,020
Lakeview Lumber	Yes	39520E10CC01200	97630	425 N J STREET	0.26	\$28,390	\$96,470	3.4	\$119,370
Lakeview Lumber	Yes	39520E10CC01300	98555	1018 N 4TH ST	0.16	\$32,440	\$145,010	4.5	\$109,490
Lakeview Lumber	Yes	39520E10CC01400	97630	1122 N D J STREET	0.16	\$24,370	\$48,230	2.0	\$72,600
Lakeview Lumber	Yes	39520E10CC01500	97630	UNDETERMINED SITUS ADDRESS	0.01	\$1,640	\$0	0.0	\$1,320
Lakeview Lumber	Yes	39520E10CC01600	97630	UNDETERMINED SITUS ADDRESS	0.05	\$7,800	\$0	0.0	\$3,280
Lakeview Lumber	Yes	39520E10CC01700	97630	UNDETERMINED SITUS ADDRESS	0.04	\$6,310	\$0	0.0	\$5,060
Lakeview Lumber	Yes	39520E10CC01800	97630	1026 PLATH ST	0.07	\$16,830	\$103,670	6.2	\$97,260
Lakeview Lumber	Yes	39520E10CC01900	97630	UNDETERMINED SITUS ADDRESS	0.48	\$36,710	\$35,120	1.0	\$55,920
Lakeview Lumber	Yes	39520E10CC02000	97630	UNDETERMINED SITUS ADDRESS	0.02	\$9,230	\$0	0.0	\$2,440
Lakeview Lumber	Yes	39520E10CC02100	97630	1100 NO 4TH ST	0.61	\$59,360	\$117,350	2.0	\$166,760
Lakeview Lumber	Yes	39520E10CC02200	97630	1180 NORTH 4TH ST	0.61	\$86,300	\$84,430	2.8	\$87,200
Lakeview Lumber	Yes	39520E10CC02300	82450	UNDETERMINED SITUS ADDRESS	1.78	\$147,720	\$43,830	0.3	\$18,530
N, 140	Yes	39520E10CD07000	97630	812 N 6TH ST	0.5	\$37,350	\$207,270	5.6	\$173,230
N, 140	Yes	39520E10CD07001	97630	UNDETERMINED SITUS ADDRESS	0.02	\$1,820	\$0	0.0	\$170
N, 140	Yes	39520E10CD07100	97630	598 N H ST	0.2	\$28,270	\$97,480	3.4	\$87,430
N, 140	Yes	39520E10CD07101	97630	523 N H ST	0.18	\$26,770	\$100,140	3.7	\$76,820
N, 140	Yes	39520E10CD07200	97630	512 N H ST	0.21	\$28,920	\$27,230	0.9	\$39,980
N, 140	Yes	39520E10CD07300	97630	512 N H (BACK PART) ST	0.32	\$33,160	\$140	0.0	\$16,910
N, 140	Yes	39520E10CD07400	97630	UNDETERMINED SITUS ADDRESS	0.32	\$33,160	\$0	0.0	\$17,990
N, 140	Yes	39520E10CD07402	97630	835 N 6TH ST	0.33	\$33,450	\$130,310	4.5	\$134,560
N, 140	Yes	39520E10CD07500	97630	UNDETERMINED SITUS ADDRESS	0.04	\$7,560	\$0	0.0	\$2,090
N, 140	Yes	39520E10CD07802	97630	917 N 6TH	0.33	\$33,150	\$74,650	2.2	\$84,160
N, 140	Yes	39520E10CD07803	97630	907 N 6TH	0.3	\$32,440	\$74,950	2.3	\$86,490
N, 140	Yes	39520E10CD07900	97630	528 N J ST	0.69	\$35,430	\$275,620	7.0	\$227,171
N, 140	Yes	39520E10CD07902	97630	935 N 6TH ST	0.16	\$24,980	\$45,330	1.8	\$39,840
N, 140	Yes	39520E10CD08000	97630	518 N J	0.48	\$36,710	\$28,230	2.3	\$86,160
N, 140	Yes	39520E10CD08001	97630	520 N J	0.46	\$26,150	\$166,940	6.5	\$154,470
N, 140	Yes	39520E10CD08100	97601	514 N J ST	0.13	\$21,770	\$24,700	1.1	\$35,150
N, 140	Yes	39520E10CD08200	97630	506 N J ST	0.26	\$31,140	\$81,950	2.6	\$87,720
N, 140	Yes	39520E10CD08300	97630	UNDETERMINED SITUS ADDRESS	0.3	\$23,470	\$0	0.0	\$23,470
N, 140	Yes	39520E10CD08400	97630	UNDETERMINED SITUS ADDRESS	0.2	\$17,700	\$54,300	3.1	\$72,000
N, 140	Yes	39520E10CD08500	97630	954 N 4TH ST	0.17	\$25,910	\$108,990	4.2	\$91,270
N, 140	Yes	39520E10CD08600	97630	940 N 4TH ST	0.11	\$19,200	\$27,660	1.4	\$24,570
N, 140	Yes	39520E10CD08700	97630	930 N 4TH ST	0.2	\$28,270	\$154,530	5.5	\$130,310
N, 140	Yes	39520E10CD08800	97630	UNDETERMINED SITUS ADDRESS	0.39	\$20,340	\$6,730	0.3	\$25,570
N, 140	Yes	39520E10CD08802	97630	UNDETERMINED SITUS ADDRESS	0.15	\$12,210	\$0	0.0	\$12,210
N, 140	Yes	39520E10CD08900	97630	910 N 4TH ST	0.68	\$64,170	\$144,860	2.3	\$196,300
N, 140	Yes	39520E10CD09200	97038	828 N 4TH ST	1.12	\$113,850	\$104,930	0.9	\$218,780
N, 140	Yes	39520E10CD09300	97640	816 N 4TH ST	0.23	\$90,020	\$87,160	2.9	\$76,670
N, 140	Yes	39520E10CD09400	97630	806 N 4TH ST	0.19	\$27,560	\$93,450	3.5	\$73,540
N, 140	Yes	39520E10CD09500	97630	425 N H ST	0.18	\$26,770	\$68,200	2.5	\$65,380
N, 140	Yes	39520E10CD09600	97630	437 N H ST	0.21	\$19,840	\$108,370	5.5	\$89,110
N, 140	Yes	39520E10CD09700	97630	505 N H ST	0.21	\$24,910	\$97,420	3.4	\$98,330
N, 140	Yes	39520E10CD09800	97630	435 N H ST	0.14	\$22,890	\$85,110	3.7	\$64,110
N, 140	Yes	39520E10CD09900	97590	728 N 4TH ST	0.18	\$16,810	\$0	0.0	\$15,400
N, 140	Yes	39520E10CD10000	97630	UNDETERMINED SITUS ADDRESS	0.3	\$38,590	\$0	0.0	\$36,320
N, 140	Yes	39520E10CD10100	97630	728 N 4TH ST	0.16	\$26,810	\$62,230	2.3	\$62,730
N, 140	Yes	39520E10CD10200	97630	UNDETERMINED SITUS ADDRESS	0.02	\$3,230	\$0	0.0	\$3,070
N, 140	Yes	39520E10CD10300	94931	UNDETERMINED SITUS ADDRESS	0.41	\$73,130	\$904,530	13.2	\$922,040
N, 140	Yes	39520E10CD10400	94931	716 N 4TH	0.33	\$11,810	\$0	0.0	\$11,810
N, 140	Yes	39520E10CD10500	94931	UNDETERMINED SITUS ADDRESS	0.01	\$1,640	\$0	0.0	\$190
Downtown Corridor	Yes	39520E10CD11000	97630	524 N G ST	1.72	\$79,490	\$1,147,370	14.4	\$1,116,890
Downtown Corridor	Yes	39520E10CD11800	95178	414 N G	0.89	\$61,010	\$1,197,300	13.1	\$1,292,310
Downtown Corridor	Yes	39520E10CD12000	97630	408 N 4TH G ST	0.18	\$31,550	\$101,870	3.2	\$223,370

Neighborhood	In URA	Map and Tax Lot	ZIP	Situs	Acres	MKT_Land	MKT_Imp	I:L Ratio	AV
Downtown Corridor	Yes	39520E15A0012101	89503	411 N F	0.24	\$39,320	\$21,010	7.2	\$262,330
Downtown Corridor	Yes	39520E15A001300	97708	UNDETERMINED SITUS ADDRESS	1.22	\$50,050	\$329,710	6.6	\$362,120
Downtown Corridor	Yes	39520E15A00101	97630	318 N F	1.09	\$124,040	\$627,340	5.1	\$719,870
Downtown Corridor	Yes	39520E15A003000	97708	UNDETERMINED SITUS ADDRESS	0.38	\$24,510	\$255,240	10.4	\$279,750
Downtown Corridor	Yes	39520E15A001500	75380	244 NORTH F ST.	1.2	\$136,560	\$1,026,840	7.5	\$1,113,430
Downtown Corridor	Yes	39520E15A001600	75380	UNDETERMINED SITUS ADDRESS	0.47	\$75,880	\$39,620	9.5	\$115,500
Downtown Corridor	Yes	39520E15A001700	75380	UNDETERMINED SITUS ADDRESS	0.25	\$34,270	\$17,070	0.5	\$51,340
Downtown Corridor	Yes	39520E15A001800	97630	508 N 2ND	0.26	\$35,200	\$252,330	7.2	\$287,530
Downtown Corridor	Yes	39520E15A002400	97636	UNDETERMINED SITUS ADDRESS	0.05	\$12,780	\$0	0.0	\$8,570
Downtown Corridor	Yes	39520E15A002500	97630	UNDETERMINED SITUS ADDRESS	0.01	\$1,760	\$0	0.0	\$1,760
Downtown Corridor	Yes	39520E15A002600	97636	410 NORTH 1ST ST.	0.39	\$29,330	\$0	0.0	\$29,330
Downtown Corridor	Yes	39520E15A002700	97630	126 N E ST	0.09	\$24,810	\$206,340	8.3	\$221,120
Downtown Corridor	Yes	39520E15A002800	97630	120 NORTH E ST.	0.05	\$16,590	\$60,310	3.6	\$76,900
Downtown Corridor	Yes	39520E15A002900	97630	112 N E ST	0.05	\$16,590	\$234,790	14.2	\$235,270
Downtown Corridor	Yes	39520E15A003000	97630	108 NORTH E ST.	0.11	\$26,470	\$748,120	9.4	\$268,284
Downtown Corridor	Yes	39520E15A003100	97630	102 NORTH E ST	0.09	\$24,810	\$129,100	5.2	\$137,690
Downtown Corridor	Yes	39520E15A003200	97630	508 N 1ST	0.2	\$41,320	\$159,470	3.9	\$200,790
Downtown Corridor	Yes	39520E15A003300	97630	115 NORTH E ST	0.05	\$10,890	\$140,740	12.9	\$144,830
Downtown Corridor	Yes	39520E15A003400	97630	117 NORTH E ST.	0.05	\$10,890	\$130,260	12.0	\$139,340
Downtown Corridor	Yes	39520E15A003500	98101	125 NORTH E ST	0.04	\$13,410	\$0	0.0	\$13,410
Downtown Corridor	Yes	39520E15A003600	98101	125 N E	0.06	\$19,690	\$907,100	46.1	\$874,850
Downtown Corridor	Yes	39520E15A003700	98101	UNDETERMINED SITUS ADDRESS	0.2	\$41,320	\$0	0.0	\$41,320
Downtown Corridor	Yes	39520E15A003800	77056	518 NORTH 1ST ST.	0.2	\$41,320	\$416,760	10.1	\$432,640
Downtown Corridor	Yes	39520E15A003900	97630	531 NORTH 1ST ST	0.03	\$11,170	\$67,410	5.1	\$62,500
Downtown Corridor	Yes	39520E15A004000	97630	525 NORTH 1ST ST.	0.07	\$40,240	\$135,590	13.2	\$139,180
Downtown Corridor	Yes	39520E15A004100	97630-0021	526 CENTER ST	0.33	\$51,040	\$94,310	1.7	\$142,670
Downtown Corridor	Yes	39520E15A004200	97605	25 N E ST	0.09	\$24,810	\$105,220	4.2	\$130,030
Downtown Corridor	Yes	39520E15A004300	97630	15 N E	0.11	\$26,470	\$99,440	3.8	\$125,910
Downtown Corridor	Yes	39520E15A004400	89709	111 NORTH E STREET	0.05	\$10,890	\$79,910	7.3	\$90,800
Downtown Corridor	Yes	39520E15A004500	97630	7 N E	0.04	\$13,410	\$99,870	7.4	\$88,820
Downtown Corridor	Yes	39520E15A004600	97630	1 N E ST	0.11	\$26,470	\$135,970	5.1	\$88,640
Downtown Corridor	Yes	39520E15A004700	97630	4 N E ST	0.1	\$25,810	\$120,330	4.7	\$146,140
Downtown Corridor	Yes	39520E15A004800	97630	8 N EST	0.06	\$19,690	\$79,110	3.7	\$51,412
Downtown Corridor	Yes	39520E15A004900	97630	12 N E ST	0.06	\$19,690	\$57,570	2.9	\$74,120
Downtown Corridor	Yes	39520E15A005000	97630	18 N O E ST	0.06	\$19,690	\$97,410	4.9	\$112,150
Downtown Corridor	Yes	39520E15A005100	97702	26 N E ST	0.04	\$13,410	\$83,620	6.2	\$92,850
Downtown Corridor	Yes	39520E15A005200	97702	26 N E ST	0.06	\$19,690	\$96,360	4.9	\$113,140
Downtown Corridor	Yes	39520E15A005300	97408	411 N 1ST ST	0.04	\$10,390	\$107,180	10.3	\$72,720
Downtown Corridor	Yes	39520E15A005400	97019-9718	404 N 1ST ST	0.06	\$15,290	\$76,300	5.0	\$87,600
Downtown Corridor	Yes	39520E15A005500	97630	410 CENTER ST	0.21	\$35,340	\$107,170	2.7	\$140,440
Downtown Corridor	Yes	39520E15A005700	91755	100 N D ST	0.62	\$36,540	\$275,490	7.6	\$238,090
Downtown Corridor	Yes	39520E15A005800	91741	UNDETERMINED SITUS ADDRESS	0.27	\$11,390	\$9,610	0.3	\$14,810
Downtown Corridor	Yes	39520E15A005900	85828	142 N D ST	0.17	\$90,190	\$51,070	1.7	\$47,270
Downtown Corridor	Yes	39520E15A006000	97756	UNDETERMINED SITUS ADDRESS	0.14	\$14,130	\$0	0.0	\$13,480
Downtown Corridor	Yes	39520E15A006100	97630	335 CENTER ST	0.14	\$44,130	\$67,860	3.4	\$81,125
Downtown Corridor	Yes	39520E15A006200	97630	411 CENTER ST	0.14	\$14,130	\$101,510	7.2	\$112,400
Downtown Corridor	Yes	39520E15A006300	97423	1 S E	0.12	\$27,820	\$94,160	11.5	\$345,980
Downtown Corridor	Yes	39520E15A006900	95608	9 S E ST	0.08	\$15,330	\$102,370	6.7	\$115,440
Downtown Corridor	Yes	39520E15A007000	97756	19 S E ST	0.1	\$12,140	\$142,220	11.7	\$145,870
Downtown Corridor	Yes	39520E15A007100	97883	23 S E ST	0.07	\$14,230	\$25,500	1.9	\$39,780
Downtown Corridor	Yes	39520E15A007200	97446	21 S E ST	0.07	\$10,240	\$121,680	11.9	\$27,770
Downtown Corridor	Yes	39520E15A007300	97636	UNDETERMINED SITUS ADDRESS	0.06	\$9,270	\$126,340	13.6	\$18,430
Downtown Corridor	Yes	39520E15A007500	97630	109 S I	0.23	\$43,860	\$138,200	2.6	\$166,060
Downtown Corridor	Yes	39520E15A007600	97630	UNDETERMINED SITUS ADDRESS	0.21	\$18,330	\$11,770	0.6	\$30,150
Downtown Corridor	Yes	39520E15A007700	97631	118 SOUTH E ST	0.12	\$13,030	\$97,420	2.9	\$50,600
Downtown Corridor	Yes	39520E15A007800	97630	UNDETERMINED SITUS ADDRESS	0.18	\$15,310	\$7,440	0.3	\$23,950
Downtown Corridor	Yes	39520E15A007900	97630	128 SOUTH E ST	0.11	\$22,450	\$67,250	4.6	\$65,320
Downtown Corridor	Yes	39520E15A008000	97630	138 S E ST	0.21	\$28,910	\$117,400	4.1	\$79,210
Downtown Corridor	Yes	39520E15A008100	97630	139 S F ST	0.25	\$30,850	\$155,210	5.0	\$94,250
Downtown Corridor	Yes	39520E15A008300	97630	245 NORTH F	0.28	\$22,490	\$764,800	31.0	\$70,160
Downtown Corridor	Yes	39520E15A008400	97630	UNDETERMINED SITUS ADDRESS	0.15	\$14,520	\$8,940	0.6	\$23,460
Downtown Corridor	Yes	39520E15A008500	97630	223 NORTH F ST	0.09	\$16,280	\$126,540	7.8	\$135,790
Downtown Corridor	Yes	39520E15A008600	97630	209 N F ST	0.24	\$47,280	\$289,960	6.1	\$322,910
Downtown Corridor	Yes	39520E15A008700	97630	630 N 2ND	0.16	\$24,990	\$64,100	2.6	\$68,470
Downtown Corridor	Yes	39520E15A008701	97630	UNDETERMINED SITUS ADDRESS	0.16	\$25,320	\$0	0.0	\$25,320
Downtown Corridor	Yes	39520E15A008800	97630	UNDETERMINED SITUS ADDRESS	0.09	\$12,630	\$57,620	4.6	\$67,090
Downtown Corridor	Yes	39520E15A008900	97630	230 NORTH G	0.17	\$25,910	\$152,720	5.9	\$110,590
Downtown Corridor	Yes	39520E15A009000	97630	TOWN OF LAKEVIEW	0.14	\$22,890	\$11,940	0.5	\$26,370
Downtown Corridor	Yes	39520E15A009100	97630	TOWN OF LAKEVIEW	0.14	\$14,130	\$9,430	0.7	\$23,090
Downtown Corridor	Yes	39520E15A009200	97630	251 NORTH F ST	0.14	\$30,020	\$28,280	0.9	\$54,920
Downtown Corridor	Yes	39520E15A009201	97630	251 NORTH F ST	0.09	\$15,390	\$10,780	0.7	\$26,170
Downtown Corridor	Yes	39520E15A009202	97630	242 NORTH G ST	0.15	\$14,520	\$6,100	0.4	\$20,620
Downtown Corridor	Yes	39520E15A009203	97630	242 N G ST	0.14	\$0	\$1,750	0.0	\$1,750
Downtown Corridor	Yes	39520E15A009300	97630	301 NORTH G ST	0.21	\$39,050	\$0	0.0	\$39,050
Downtown Corridor	Yes	39520E15A009400	95642	301 N G ST	0.06	\$11,470	\$42,790	3.7	\$33,570
Downtown Corridor	Yes	39520E15A009401	97630	UNDETERMINED SITUS ADDRESS	0.06	\$7,720	\$22,590	2.9	\$20,710
Downtown Corridor	Yes	39520E15A009500	97630	323 NORTH F ST	0.35	\$34,250	\$455,600	13.3	\$487,550
Downtown Corridor	Yes	39520E15A009501	97630	630 N 4TH	0.15	\$24,790	\$53,160	2.1	\$73,550
Downtown Corridor	Yes	39520E15A009502	97601	715 NORTH 4TH	0.34	\$55,620	\$166,060	3.0	\$173,470
Downtown Corridor	Yes	39520E15A009503	97317	335 N G STREET	0.24	\$30,470	\$87,980	2.9	\$86,720
Downtown Corridor	Yes	39520E15A009504	60332	UNDETERMINED SITUS ADDRESS	0.58	\$45,260	\$0	0.0	\$26,748
Downtown Corridor	Yes	39520E15A009505	97630	UNDETERMINED SITUS ADDRESS	0.16	\$24,370	\$0	0.0	\$22,490
Downtown Corridor	Yes	39520E15A009506	97630	UNDETERMINED SITUS ADDRESS	0.29	\$37,800	\$0	0.0	\$37,800
Downtown Corridor	Yes	39520E15A009507	97630	316 N G	0.17	\$62,010	\$374,550	5.7	\$415,710
Downtown Corridor	Yes	39520E15A009508	97630	728 N 2ND	0.13	\$22,440	\$74,090	3.4	\$94,254
Downtown Corridor	Yes	39520E15A009509	97702	281 NORTH N ST	0.08	\$10,140	\$0	0.0	\$9,640

Neighborhood	In URA	Map and Tax Lot	ZIP	Situs	Acres	MKT_Land	MKT_imp	I:L Ratio	AV
Downtown Corridor	Yes	39520E15BA02601	97603	740 NORTH 2ND ST.	0.23	\$19,650	\$243,370	12.4	\$251,630
Downtown Corridor	Yes	39520E15BA02700	89702	232 N H ST	0.28	\$31,540	\$97,990	3.1	\$81,640
Downtown Corridor	Yes	39520E15BA02800	83615	240 N H ST	0.17	\$25,910	\$97,540	1.4	\$58,112
Downtown Corridor	Yes	39520E15BA02900	97630	242 N H ST	0.17	\$25,910	\$70,900	2.7	\$71,450
Downtown Corridor	Yes	39520E15BA03000	97630	301 NORTH G ST	0.81	\$72,160	\$918,660	12.7	\$990,820
Downtown Corridor	Yes	39520E15BA03100	60192	UNDETERMINED SITUS ADDRESS	0.4	\$30,610	\$0	0.0	\$30,610
Downtown Corridor	Yes	39520E15BA03200	97630	330 N H ST	0.2	\$26,270	\$53,840	1.9	\$55,010
Downtown Corridor	Yes	39520E15BA03300	97630	338 N H ST	0.21	\$28,910	\$62,900	2.2	\$48,290
Downtown Corridor	Yes	39520E15BA03400	97601	729 N 4TH	0.38	\$34,650	\$0	0.0	\$12,070
Downtown Corridor	Yes	39520E15BA03500	97601	739 N 4TH ST	0.18	\$26,770	\$0	0.0	\$13,800
Downtown Corridor	Yes	39520E15BA11600	97720	799 N 2ND	0.17	\$25,610	\$120,560	4.7	\$139,900
Downtown Corridor	Yes	39520E15BA11700	97630	731 N 2ND ST	0.19	\$27,560	\$132,250	4.8	\$107,900
Downtown Corridor	Yes	39520E15BA11800	97601	123 N G	0.24	\$33,320	\$905,240	9.2	\$338,560
Downtown Corridor	Yes	39520E15BA11900	97630	103 N G ST	0.24	\$20,260	\$177,950	8.8	\$189,190
Downtown Corridor	Yes	39520E15BA12000	97630	738 N 1ST	0.16	\$24,880	\$905,680	12.2	\$223,260
Downtown Corridor	Yes	39520E15BA12001	97630	726 N 1ST ST	0.16	\$14,820	\$84,650	5.7	\$99,470
Downtown Corridor	Yes	39520E15BA12100	97630	UNDETERMINED SITUS ADDRESS	0.46	\$32,370	\$383,180	12.0	\$240,420
Downtown Corridor	Yes	39520E15BA12200	97630	733 N 1ST ST	0.15	\$23,870	\$176,310	7.4	\$191,890
Downtown Corridor	Yes	39520E15BA12300	97630	11 NORTH G ST	0.58	\$35,230	\$415,410	11.8	\$450,640
Downtown Corridor	Yes	39520E15BA12400	97630	628 N 1ST	0.03	\$10,170	\$93,860	9.2	\$102,014
Downtown Corridor	Yes	39520E15BA12500	97630	620 N 1ST ST	0.05	\$10,890	\$82,440	7.6	\$89,180
Downtown Corridor	Yes	39520E15BA12600	97601	628 N 1ST	0.15	\$30,850	\$177,510	5.8	\$204,238
Downtown Corridor	Yes	39520E15BA12700	97630	120 N G	0.08	\$15,390	\$46,090	3.0	\$61,480
Downtown Corridor	Yes	39520E15BA12800	96130	UNDETERMINED SITUS ADDRESS	0.08	\$15,350	\$3,760	0.2	\$19,150
Downtown Corridor	Yes	39520E15BA12900	96130	111 N G F ST	0.2	\$41,320	\$169,670	4.1	\$200,880
Downtown Corridor	Yes	39520E15BA13000	96130	119 NORTH F ST	0.1	\$25,810	\$166,930	6.5	\$182,010
Downtown Corridor	Yes	39520E15BA13100	97630	101 NORTH F ST	0.1	\$25,810	\$220,270	8.5	\$235,890
Downtown Corridor	Yes	39520E15BA13200	97630	28 NORTH G ST	0.21	\$42,890	\$146,540	3.4	\$181,730
Downtown Corridor	Yes	39520E15BA13300	97630	12 NORTH G ST.	0.21	\$18,380	\$800,100	16.3	\$890,200
Downtown Corridor	Yes	39520E15BA13400	97630	3 NORTH F ST	0.09	\$11,670	\$108,780	9.3	\$59,480
Downtown Corridor	Yes	39520E15BA13500	97401	9 NORTH F ST.	0.06	\$12,920	\$104,310	8.1	\$113,298
Downtown Corridor	Yes	39520E15BA13600	97630	21 NORTH F ST	0.06	\$12,920	\$66,490	5.1	\$77,531
Downtown Corridor	Yes	39520E15BA13700	97217	4442 15 N F ST	0.05	\$10,890	\$68,890	6.3	\$75,251
Downtown Corridor	Yes	39520E15BA13800	97630	21 NORTH F ST	0.1	\$25,810	\$89,650	3.5	\$110,730
Downtown Corridor	Yes	39520E15BA99800	97630	27 N F ST	0.05	\$10,890	\$65,800	6.1	\$69,580
Downtown Corridor	Yes	39520E15BB03600	97507	7410 1303 NO 4TH ST	1.96	\$157,150	\$527,160	3.4	\$610,380
Downtown Corridor	Yes	39520E15BB00100	79366	510 S 1ST ST	0.13	\$27,560	\$38,760	1.4	\$58,527
Downtown Corridor	Yes	39520E15BB00200	97630	24 SOUTH F ST	0.09	\$19,200	\$67,440	3.5	\$77,390
Downtown Corridor	Yes	39520E15BB00300	97630	UNDETERMINED SITUS ADDRESS	0.06	\$15,230	\$104,420	6.8	\$114,140
Downtown Corridor	Yes	39520E15BB00400	97630	14 SOUTH F ST	0.08	\$13,140	\$26,360	4.8	\$103,784
Downtown Corridor	Yes	39520E15BB00500	97630	609 CENTER ST	0.14	\$23,290	\$81,290	3.5	\$101,907
Downtown Corridor	Yes	39520E15BB00600	97630	619 CENTER	0.12	\$21,530	\$0	0.0	\$21,530
Downtown Corridor	Yes	39520E15BB00700	97637	629 CENTER	0.07	\$16,890	\$137,010	8.1	\$147,624
Downtown Corridor	Yes	39520E15BB00800	2347	UNDETERMINED ADDRESS	0.01	\$2,680	\$36,590	13.7	\$39,270
Downtown Corridor	Yes	39520E15BB00900	2347	17 SOUTH G ST	0.06	\$10,030	\$58,090	5.8	\$65,049
Downtown Corridor	Yes	39520E15BB01000	96121	25 S G ST	0.09	\$12,630	\$74,230	5.9	\$86,910
Downtown Corridor	Yes	39520E15BB01100	97630	35 G STREET SOUTH	0.32	\$21,530	\$81,890	3.8	\$103,460
Central Lakeview	Rev 1	39520E15DB03000	97630	558 S E ST	0.21	\$28,910	\$79,650	2.8	\$58,845
Central Lakeview	Rev 1	39520E15DB03100	97630	555 S E ST	0.14	\$22,890	\$54,290	2.4	\$38,970
Central Lakeview	Rev 1	39520E15DB03200	97630	535 S E ST	0.17	\$25,910	\$141,340	5.5	\$101,830
Central Lakeview	Rev 1	39520E15DB03300	97630	548 S E ST	0.18	\$26,770	\$119,430	4.4	\$85,140
Central Lakeview	Rev 1	39520E15DB03400	97630	558 S E ST	0.36	\$31,200	\$110,610	3.5	\$79,110
Central Lakeview	Rev 1	39520E15DB03500	97910-0078	555 S E ST	0.36	\$34,200	\$78,660	2.3	\$64,720
Central Lakeview	Rev 1	39520E15DB03600	89103	529 S 5TH ST	0.05	\$9,430	\$37,850	4.0	\$37,750
Central Lakeview	Rev 1	39520E15DB03700	97630	529 S 5TH ST	0.17	\$25,910	\$65,770	2.5	\$45,770
Central Lakeview	Rev 1	39520E15DB03800	97630	509 S 5TH ST	0.03	\$15,500	\$125,050	7.5	\$141,910
Central Lakeview	Rev 1	39520E15DB03900	97630	462 S E ST	0.14	\$22,890	\$121,700	8.4	\$122,340
Central Lakeview	Rev 1	39520E15DB04000	97630	452 S E ST	0.14	\$22,890	\$112,930	6.2	\$95,050
Central Lakeview	Rev 1	39520E15DB04100	97630	451 S E ST	0.18	\$26,770	\$62,450	2.3	\$62,240
Central Lakeview	Rev 1	39520E15DB05000	97630	455 S F	0.03	\$14,500	\$126,590	8.3	\$96,090
Central Lakeview	Rev 1	39520E15DB05100	97630	524 S 5TH ST	0.14	\$22,890	\$36,090	1.6	\$37,460
Central Lakeview	Rev 1	39520E15DC01400	97630	734 SO E ST	0.17	\$10,480	\$187,150	4.6	\$141,000
Central Lakeview	Rev 1	39520E15DC01401	97630	748 SO E ST	0.18	\$42,060	\$294,800	7.0	\$221,840
Central Lakeview	Rev 1	39520E15DC01402	97124	UNDETERMINED SITUS ADDRESS	0.18	\$42,060	\$0	0.0	\$13,500
Central Lakeview	Rev 1	39520E15DC03403	97124	UNDETERMINED SITUS ADDRESS	0.3	\$54,850	\$0	0.0	\$15,760
Central Lakeview	Rev 1	39520E15DC01404	97630	794 S E ST	0.29	\$54,210	\$227,990	4.2	\$142,800
Central Lakeview	Rev 1	39520E15DC01405	97630	828 SOUTH E	0.3	\$54,850	\$251,480	4.6	\$171,620
Central Lakeview	Rev 1	39520E15DC01406	97630	836 S E ST	0.77	\$62,940	\$200,340	3.2	\$146,530
Central Lakeview	Rev 1	39520E15DC01407	96003	UNDETERMINED SITUS ADDRESS	0.23	\$48,750	\$0	0.0	\$24,510
Central Lakeview	Rev 1	39520E15DC01408	96003	UNDETERMINED SITUS ADDRESS	0.24	\$49,820	\$0	0.0	\$13,950
Central Lakeview	Rev 1	39520E15DC01500	97630	716 S E ST	0.22	\$26,500	\$126,790	4.3	\$100,890
Central Lakeview	Rev 1	39520E15DC01600	97630	732 S E ST	0.23	\$30,020	\$133,220	4.4	\$93,410
Central Lakeview	Rev 1	39520E15DC01700	97630	646 S EST	0.17	\$25,910	\$237,210	9.2	\$159,070
Central Lakeview	Rev 1	39520E15DC01800	97630	644 S E ST	0.18	\$26,770	\$71,190	2.7	\$49,860
Central Lakeview	Rev 1	39520E15DC01900	97630	694 S E ST	0.29	\$32,010	\$182,490	5.7	\$192,750
Central Lakeview	Rev 1	39520E15DC02000	97630	616 S F ST	0.3	\$33,440	\$97,670	3.0	\$88,140
Central Lakeview	Rev 1	39520E15DC02100	97630	608 S E ST	0.36	\$84,200	\$76,680	2.2	\$81,180
Central Lakeview	Rev 1	39520E15DC02200	97630	601 S F ST	0.75	\$30,850	\$165,530	5.4	\$102,430
Central Lakeview	Rev 1	39520E15DC02300	97630	617 S F ST	0.25	\$30,850	\$215,010	0.8	\$49,310
Central Lakeview	Rev 1	39520E15DC02400	97630	627 S F ST	0.15	\$23,970	\$133,270	5.5	\$163,630
Central Lakeview	Rev 1	39520E15DC02500	97630	UNDETERMINED SITUS ADDRESS	0.15	\$23,970	\$0	0.0	\$12,730
Central Lakeview	Rev 1	39520E15DC02501	97630	627 S F ST	0.06	\$11,230	\$22,760	2.0	\$31,440
Central Lakeview	Rev 1	39520E15DC02801	97630	UNDETERMINED SITUS ADDRESS	0.02	\$3,800	\$0	0.0	\$1,720
Central Lakeview	Rev 1	39520E15DC02802	97630	UNDETERMINED SITUS ADDRESS	0.03	\$3,800	\$0	0.0	\$2,790
Central Lakeview	Rev 1	39520E15DC02901	97015	UNDETERMINED SITUS ADDRESS	0.04	\$6,310	\$0	0.0	\$3,250
Creskide Subdivision	Yes	39520E15AA01500	96021	UNDETERMINED SITUS ADDRESS	0.23	\$38,040	\$0	0.0	\$33,110

Neighborhood	In URA	Map and Tax Lot	ZIP	Situs	Acres	MKT_Land	MKT_Imp	I:L Ratio	AV
Creekside Subdivision	Yes	39S20E16AA03300		96022 UNKNOWN DISTRICT ADDRESS	0.23	\$36,040	\$0	0.0	\$33,110
Creekside Subdivision	Yes	39S20E16AA03400		96022 UNDETERMINED SITUS ADDRESS	0.19	\$32,280	\$0	0.0	\$29,660
Creekside Subdivision	Yes	39S20E16AA03500		96022 UNKNOWN DISTRICT ADDRESS	0.18	\$31,060	\$0	0.0	\$28,540
Creekside Subdivision	Yes	39S20E16AA03600		97630 1743 N 2ND ST	0.18	\$31,060	\$189,860	6.1	\$190,620
Creekside Subdivision	Yes	39S20E16AA03700		96022 UNKNOWN DISTRICT ADDRESS	0.18	\$31,060	\$0	0.0	\$28,540
Creekside Subdivision	Yes	39S20E16AA03800		96022 UNDETERMINED SITUS ADDRESS	0.18	\$31,060	\$0	0.0	\$28,540
Creekside Subdivision	Yes	39S20E16AA03900		96022 UNKNOWN DISTRICT ADDRESS	0.18	\$31,060	\$0	0.0	\$28,540
Creekside Subdivision	Yes	39S20E16AA04000		96022 UNDETERMINED SITUS ADDRESS	0.18	\$31,060	\$0	0.0	\$28,540
Creekside Subdivision	Yes	39S20E16AA04100		97630 1640 GREY GOOSE	0.33	\$38,530	\$263,630	6.8	\$246,290
Creekside Subdivision	Yes	39S20E16AA04200		96022 UNKNOWN DISTRICT ADDRESS	0.22	\$35,350	\$0	0.0	\$32,480
Creekside Subdivision	Yes	39S20E16AA04300		96022 UNDETERMINED SITUS ADDRESS	0.23	\$36,040	\$0	0.0	\$33,110
Creekside Subdivision	Yes	39S20E16AA04400		96022 UNKNOWN DISTRICT ADDRESS	0.19	\$32,280	\$0	0.0	\$29,660
Creekside Subdivision	Yes	39S20E16AA04500		96022 UNDETERMINED SITUS ADDRESS	0.19	\$32,280	\$0	0.0	\$29,660
Creekside Subdivision	Yes	39S20E16AA04600		97630 1720 DRAKE ST	0.19	\$32,280	\$217,910	6.8	\$194,300
Creekside Subdivision	Yes	39S20E16AA04700		96022 UNKNOWN DISTRICT ADDRESS	0.19	\$32,280	\$0	0.0	\$29,660
Creekside Subdivision	Yes	39S20E16AA04800		96022 UNDETERMINED SITUS ADDRESS	0.23	\$36,040	\$0	0.0	\$33,110
Creekside Subdivision	Yes	39S20E16AA04900		96022 UNKNOWN DISTRICT ADDRESS	0.25	\$37,170	\$0	0.0	\$34,160
Creekside Subdivision	Yes	39S20E16AA05000		97630 1715 DRAKE ST	0.39	\$40,860	\$244,810	6.0	\$219,810
Creekside Subdivision	Yes	39S20E16AA05100		97630 1745 DRAKE ST	0.21	\$34,580	\$226,300	6.5	\$193,690
Creekside Subdivision	Yes	39S20E16AA05200		97630 1765 DRAKE ST	0.21	\$34,580	\$223,380	6.5	\$198,489
Creekside Subdivision	Yes	39S20E16AA05400		96022 UNDETERMINED SITUS ADDRESS	0.22	\$35,350	\$0	0.0	\$32,480
Creekside Subdivision	Yes	39S20E16AA05500		97630 UNKNOWN DISTRICT ADDRESS	0.27	\$37,990	\$0	0.0	\$34,910
Creekside Subdivision	Yes	39S20E16AA05600		96022 UNDETERMINED SITUS ADDRESS	0.36	\$37,720	\$0	0.0	\$34,680
Creekside Subdivision	Yes	39S20E16AA05700		96022 UNKNOWN DISTRICT ADDRESS	0.2	\$33,160	\$0	0.0	\$30,740
Creekside Subdivision	Yes	39S20E16AA05900		96022 UNKNOWN DISTRICT ADDRESS	0.74	\$22,160	\$0	0.0	\$8,240
Medical Area	Yes	39S20E22BB05200		97630 1339 S 9TH	3.37	\$108,710	\$0	0.0	\$109,710
Medical Area	Yes	39S20E22BB05600		97609 UNDETERMINED SITUS ADDRESS	0.64	\$8,690	\$0	0.0	\$5,560
Medical Area	Yes	39S20E22BB05602		97733 UNDETERMINED SITUS ADDRESS	0.72	\$10,860	\$0	0.0	\$5,690
Medical Area	Yes	39S20E22BB05603		89045 UNDETERMINED SITUS ADDRESS	0.42	\$6,560	\$0	0.0	\$4,610
Medical Area	Yes	39S20E22BB05605		89045 UNDETERMINED SITUS ADDRESS	0.72	\$10,860	\$0	0.0	\$6,340
Medical Area	Yes	39S20E22BB05606		98877 UNDETERMINED SITUS ADDRESS	0.64	\$8,690	\$0	0.0	\$6,050
Medical Area	Yes	39S20E22BB05725		97620 UNDETERMINED SITUS ADDRESS	0.08	\$940	\$0	0.0	\$940
Medical Area	Yes	39S20E22BB05726		97620 UNDETERMINED SITUS ADDRESS	0.08	\$700	\$0	0.0	\$700
Medical Area	Yes	39S20E22BB05800		97620 UNDETERMINED SITUS ADDRESS	0.08	\$480	\$0	0.0	\$320
		378			220.25	\$10,711,420	\$36,625,070		\$37,664,107

Exhibit B. Plan Area Legal Description

[Draft Enclosed; Legal Description to be updated upon board approval following the confer and consult process.]

Lakeview Urban Renewal Plan – Legal Description

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH 4TH STREET (OREGON HIGHWAY 140) AND THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET; THENCE SOUTHERLY A DISTANCE OF 1310 FEET, MORE OR LESS, ALONG SAID EAST RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET; THENCE EASTERLY A DISTANCE OF 576 FEET, MORE OR LESS, ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH F STREET (U.S. HIGHWAY 395); THENCE SOUTHERLY ALONG SAID WEST-RIGHT-OF-WAY LINE A DISTANCE OF 3900 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH-RIGHT-OF-WAY OF SOUTH 9TH STREET AND THE WEST RIGHT-OF-WAY OF SOUTH F STREET (U.S. HIGHWAY 395); THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 2645 FEET, MORE OR LESS; THENCE SOUTHERLY A DISTANCE OF 58.58 FEET, MORE OR LESS, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTH 9TH STREET; THENCE SOUTH ALONG THE WEST BOUNDARY OF BLOCKS 296 AND 295 OF THE OREGON VALLEY LAND COMPANY'S SECOND ADDITION TO THE TOWN OF LAKEVIEW A DISTANCE OF 1246.72 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF BLOCK 295; THENCE EAST ALONG THE SOUTH LINE OF BLOCK 295 TO THE SOUTHEAST CORNER OF BLOCK 295; THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH M STREET A DISTANCE OF 1246.72 FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTH 9TH STREET; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 2500.6 FEET, MORE OR LESS, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF SOUTH 9TH STREET AND THE EAST RIGHT-OF-WAY OF SOUTH F STREET (U.S. HIGHWAY 395); THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 3300 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE SOUTH ADDITION TO THE TOWN OF LAKEVIEW; THENCE EASTERLY A DISTANCE OF 216 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2022-595, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE NORTHERLY A DISTANCE OF 357 FEET, MORE OR LESS, ALONG SAID WEST RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH 1ST STREET AND THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE EASTERLY A DISTANCE OF 543 FEET, MORE OR LESS ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED 2022-88; THENCE NORTHERLY A DISTANCE OF 112.5 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 215 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 12.5 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 2.66 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 110 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2016-1236, SAID CORNER BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET; THENCE NORTHERLY A DISTANCE OF 71.5 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH D STREET; THENCE NORTHERLY A DISTANCE OF 194 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF EVANS ALLEY AND THE EAST RIGHT-OF-WAY LINE OF NORTH D STREET; THENCE EASTERLY A DISTANCE OF 180 FEET, MORE OR LESS, ALONG THE SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2021-1450; THENCE NORTHERLY A DISTANCE OF 215.5 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2017-459; THENCE WESTERLY A DISTANCE OF 90.17 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2019-1321; THENCE NORTHEASTERLY A DISTANCE OF 24.62 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 70 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 79.83 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH D STREET; THENCE WESTERLY A DISTANCE OF 246 FEET, MORE OR LESS, ALONG SAID NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET AND THE

EAST RIGHT-OF-WAY OF NORTH E STREET; THENCE NORTHERLY A DISTANCE OF 90 FEET, MORE OR LESS, ALONG THE SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED 2021-93; THENCE EASTERLY A DISTANCE OF 100 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2021-93; THENCE NORTHERLY A DISTANCE OF 201.18 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED VOLUME 139, PAGE 578; THENCE EASTERLY A DISTANCE OF 115 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED VOLUME 139, PAGE 578; THENCE NORTHERLY A DISTANCE OF 449.81 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2012-1144; THENCE WESTERLY A DISTANCE OF 283 FEET, MORE OR LESS, TO A POINT ON THE NORTH END OF THE WEST RIGHT-OF-WAY LINE OF NORTH E STREET; THENCE NORTHERLY A DISTANCE OF 60 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED 2014-1953; THENCE WESTERLY A DISTANCE OF 85.02 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 12 FEET, MORE OR LESS; THENCE EASTERLY A DISTANCE OF 46.47 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 87.98 FEET, MORE OR LESS; THENCE EASTERLY A DISTANCE OF 22.5 FEET, MORE OR LESS, THE SOUTHEAST CORNER OF THE PARCEL SHOWN IN LAKE COUNTY RECORD SURVEY #6095; THENCE NORTHERLY A DISTANCE OF 199.87 FEET, MORE OR LESS; THENCE EASTERLY A DISTANCE OF 16.44 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 50 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 250 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH F STREET; THENCE NORTHERLY A DISTANCE OF 408 FEET, MORE OR LESS, ALONG THE SAID WEST RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH 6TH STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH F STREET; THENCE WESTERLY A DISTANCE OF 286 FEET, MORE OR LESS, ALONG THE SAID SOUTH RIGHT-OF-WAY, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH 6TH STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH G STREET (U.S. HIGHWAY 395); THENCE SOUTHERLY A DISTANCE OF 377.6 FEET, MORE OR LESS, ALONG THE SAID WEST RIGHT-OF-WAY LINE, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH 5TH STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH G STREET (U.S. HIGHWAY 395); THENCE N 89°56'50"W ALONG THE SOUTH RIGHT-OF-WAY LINE OF NORTH 5TH STREET 292 FEET MORE OR LESS TO THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET 374 FEET MORE OR LESS TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH 6TH STREET; THENCE WEST FOLLOWING THE SOUTH LINE OF NORTH 6TH STREET 682.59 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH J STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE 714 FEET, MORE OR LESS, TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NORTH J STREET AND THE NORTH RIGHT-OF-WAY LINE OF MILLVIEW STREET; THENCE EAST ALONG SAID NORTH-RIGHT-OF-WAY LINE A DISTANCE OF 682 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NORTH H STREET AND THE NORTH RIGHT-OF-WAY LINE OF MILLVIEW STREET; THENCE EAST A DISTANCE OF 60 FEET, MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET AND THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED RECORD 2018-001417 OF LAKE COUNTY RECORD OF DEEDS; THENCE N 89°07'02" E ALONG THE NORTH LINE OF THE PARCEL DESCRIBED IN DEED RECORD 2018-001417 A DISTANCE OF 285.5 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED RECORD 2018-001417; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 233 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PARCEL 1 AS PER LAKE COUNTY SURVEY #5913; THENCE SOUTH 89°14'46" WEST A DISTANCE OF 232.58 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 AS PER LAKE COUNTY SURVEY #5913, SAID CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET; THENCE WESTERLY 60 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH H STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 418 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN DEED VOLUME 2012-001229, SAID POINT IS ALSO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE FREMONT HIGHWAY AND THE WEST RIGHT-OF-WAY LINE OF NORTH H

STREET IN LAKEVIEW OREGON; THENCE NORTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF THE FREMONT HIGHWAY, U.S. HIGHWAY 395, A DISTANCE OF 699 FEET, MORE OR LESS, TO THE NORTH LINE OF THE UNRECORDED KELTY ADDITION OF THE TOWN OF LAKEVIEW; THENCE N 88°43' 00" W - ALONG THE NORTH LINE OF THE UNRECORDED KELTY ADDITION OF THE TOWN OF LAKEVIEW A DISTANCE OF 394 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE UNRECORDED KELTY ADDITION OF THE TOWN OF LAKEVIEW , THIS POINT ALSO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED RECORD 2018-001268 OF LAKE COUNTY RECORD OF DEEDS AND IS ON THE EAST RIGHT-OF-WAY LINE OF NORTH J STREET; THENCE WEST 60 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH J STREET; THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1284 FEET, MORE OR LESS; THENCE N 89°51' 47" W - 445.36 FEET TO A 2 INCH BRASS CAP AS NOTED ON RECORD SURVEY 6038; THENCE S 0° 06' 47" E - 157.00 FEET TO A 2 INCH BRASS CAP AS NOTED ON RECORD SURVEY 6038; THENCE N 89°50' 57" W - 463.04 FEET TO A 5/8" IRON ROD AS PER RECORD SURVEY 6102; THENCE S 00°06' 47" E -176.78 FEET TO A 5/8" IRON ROD AS PER RECORD SURVEY 6102; THENCE N89°00' 13" W - 147.87 FEET TO A 5/8" IRON ROD AS PER RECORD SURVEY 6102; THENCE S 00°06'47" E - 927.83 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTH 4TH STREET (OREGON HIGHWAY 140); THENCE WESTERLY ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1519 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 984 FEET, MORE OR LESS; THENCE EASTERLY A DISTANCE OF 487 FEET, MORE OR LESS; THENCE NORTHERLY A DISTANCE OF 1623 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 1831 FEET, MORE OR LESS; THENCE NORTHWESTERLY A DISTANCE OF 24 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 1, BOCK 284 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW, AND ALSO THE SOUTHEAST CORNER OF LOT 23 ON THE LOT LINE ADJUSTMENT RECORDED AS RECORD SURVEY 6186A; THENCE N 00°14' 58" E 1260.28 FEET TO THE NORTHEAST CORNER OF LOT 24 BLOCK 283 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN LAKEVIEW, AND ALSO THE NORTHEAST CORNER OF LOT 1 ON THE LOT LINE ADJUSTMENT RECORDED AS RECORD SURVEY 6186A; THENCE N 89° 45' 05" W - 134.99 FEET TO THE NORTHWEST CORNER OF BLOCK 283 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE S 00°14' 22" W - 1320.36 FEET TO THE NORTHWEST CORNER BOCK 285 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE S 89°47'07" E A DISTANCE OF 134.77 FEET TO THE NORTHEAST CORNER OF BOCK 285 OF THE OREGON VALLEY LAND COMPANY'S FIRST ADDITION TO THE TOWN OF LAKEVIEW; THENCE EASTERLY A DISTANCE OF 8 FEET, MORE OR LESS; THENCE SOUTHERLY A DISTANCE OF 2552 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF OREGON HIGHWAY 140; THENCE SOUTHERLY A DISTANCE OF 100 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OREGON HIGHWAY 140; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE 1537 FEET, MORE OR LESS, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF OREGON HIGHWAY 140 AND THE WEST RIGHT OF WAY LINE OF NORTH R STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 824 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NORTH R STREET AND THE NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF A DISTANCE OF 218 FEET; THENCE SOUTHERLY A DISTANCE OF 60 FEET TO THE NORTHWEST CORNER OF LOT 1 OF THE CREEKSIDE SUBDIVISION; THENCE SOUTH 0° 30' 34" WEST A DISTANCE OF 402.58 FEET TO THE SOUTHWEST CORNER OF LOT 25 OF THE CREEKSIDE SUBDIVISION; THENCE NORTH 90° 00' 00" EAST A DISTANCE OF 879.85 FEET TO THE SOUTHEAST CORNER OF TRACT "A" OF THE CREEKSIDE SUBDIVISION; THENCE NORTH 0° 07' 03" EAST A DISTANCE OF 401.39 FEET TO THE INITIAL POINT OF THE CREEKSIDE SUBDIVISION; THENCE NORTHERLY A DISTANCE OF 61.5 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH P STREET; THENCE WESTERLY ALONG SAID NORTH-RIGHT-OF-WAY LINE A DISTANCE OF 615 FEET MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTH 2ND STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH R STREET; THENCE NORTHERLY

ALONG SAID EAST-RIGHT-OF-WAY LINE A DISTANCE OF 824 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF OREGON HIGHWAY 140 AND THE EAST RIGHT-OF-WAY LINE OF NORTH R STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1204 FEET, MORE OR LESS; THENCE SOUTH 0° 37' 33" WEST A DISTANCE OF 124.89 FEET; THENCE SOUTH 89° 52' 53" WEST A DISTANCE OF 97.99 FEET; THENCE SOUTH 0° 42' 52" WEST A DISTANCE OF 66.76 FEET; THENCE SOUTH 88° 27' 56" EAST A DISTANCE OF 49.32 FEET; THENCE SOUTH 0° 46' 13" WEST A DISTANCE OF 98.84 FEET; THENCE SOUTH 89° 56' 01" EAST A DISTANCE OF 29.95 FEET; THENCE SOUTH 0° 00' 55" WEST A DISTANCE OF 102.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OR NORTH 3RD STREET; THENCE NORTH 89° 33' 36" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 264.47 FEET TO THE INTERSECTION OF THE NORTH-RIGHT-OF-WAY LINE OF NORTH 3RD STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH M STREET; THENCE NORTH 0° 26' 24" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 392.94 FEET TO THE INTERSECTION OF THE SOUTH-RIGHT-OF-WAY LINE OF NORTH 4TH STREET (OREGON HIGHWAY 140) AND THE WEST RIGHT-OF-WAY LINE OF NORTH M STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1692 FEET, MORE OR LESS, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH 4TH STREET (OREGON HIGHWAY 140) AND THE EAST RIGHT-OF-WAY LINE OF NORTH H STREET, AND THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH F STREET (U.S. HIGHWAY 395) AND THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET; THENCE SOUTHERLY A DISTANCE OF 225 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH 1ST STREET AND THE EAST RIGHT-OF-WAY LINE OF SOUTH F STREET (U.S. HIGHWAY 395); THENCE EASTERLY A DISTANCE OF 215 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH 1ST STREET AND THE WEST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE NORTHERLY A DISTANCE OF 225 FEET, MORE OR LESS, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET AND THE EAST RIGHT-OF-WAY LINE OF SOUTH E STREET; THENCE 215 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

Exhibit C. Financial Analysis of Plan

Included in the spreadsheet transmitted with this report.

**TOWN OF LAKEVIEW
ORDINANCE NO. 1120**

AN ORDINANCE OF TOWN OF LAKEVIEW GRANTING ZAYO GROUP, LLC, A DELEWARE LIMITED LIABILITY COMPANY, THE RIGHT AND PRIVILEGE TO PROVIDE AND OPERATE A TELECOMMUNICATIONS BUSINESS WITHIN THE TOWN OF LAKEVIEW, AND TO PLACE, ERECT, LAY, MAINTAIN, AND OPERATE IN, UPON, OVER, AND UNDER THE PUBLIC STREETS, ALLEYS, AVENUES, THOROUGHFARES, HIGHWAYS, PLACES, AND GROUNDS WITHIN THE TOWN OF LAKEVIEW, POLES, WIRES, OPTICAL FIBER CABLE, AND OTHER APPLIANCES AND CONDUCTORS FOR TELECOMMUNICATION SERVICES.

WHEREAS, Zayo Group, LLC a Delaware limited liability company (“Grantee”), desires to operate a certain telecommunications business within Town of Lakeview (“Grantor”), an Oregon municipal corporation,

WHEREAS, by passage of this Ordinance No. 1120 (this “Ordinance”), Grantor grants Grantee the right, privilege, and franchise to provide and operate a telecommunications business within Grantor’s incorporated limits, subject to the terms and conditions contained in this Ordinance.

NOW, THEREFORE, THE TOWN OF LAKEVIEW ORDAINS AS FOLLOWS:

1. DEFINITIONS.

Unless defined elsewhere in this Ordinance, capitalized terms contained in this Ordinance have the meanings assigned to them in the attached Appendix A.

2. GRANT OF FRANCHISE.

2.1 Grant of Franchise. Subject to the terms and conditions contained in this Ordinance, Grantor grants Grantee the right, privilege, and franchise to place, replace, erect, lay, maintain, repair, and operate the Facilities in, upon, across, and/or under the Right-of-Way for Grantee’s operation of the Telecommunications System within the Franchise Area. Notwithstanding anything contained in this Ordinance to the contrary, (a) Grantee’s use of the Right-of-Way is limited to the operation of the Telecommunications System within the Franchise Area, (b) Grantee will operate the Telecommunications System at all times subject to and in compliance with the Laws, and (c) nothing contained in this Ordinance will (i) abrogate Grantor’s right to perform any public works or public improvements of any description or nature whatsoever, (ii) constitute a waiver of any Laws, and/or (iii) waive and/or release Grantor’s rights in and to the Right-of-Way.

2.2 Franchise Non-Exclusive. The Franchise is and will be construed as a non-exclusive franchise. Grantor reserves the right to grant franchises, licenses, permits, and/or other similar rights to other persons to use and/or place, erect, lay, maintain, and/or operate in, upon, over, and/or under the Right-of-Ways for similar or different purposes allowed under this Ordinance.

2.3 Grantee’s Financial Capability. Grantee represents, warrants, and covenants to Grantor that Grantee has sufficient assets and net worth to ensure Grantee’s timely and complete payment and performance of its obligations under this Ordinance. Grantee will permit Grantor and Grantor’s Agents to inspect and copy any of Grantee’s books, accounts, records, and financial statements that Grantor may request upon the occurrence of an Event of Default. Grantee represents, warrants, and covenants that Grantee’s books, accounts, records, and financial statements will (a) fairly present the financial condition of Grantee as of the dates and periods specified, (b) be prepared in accordance with sound accounting practices (e.g., generally accepted accounting practices), (c) reflect the consistent application of sound accounting practices throughout the periods involved, (d) represent actual, bona fide transactions, and (e) be maintained in accordance with sound business practices, including, without limitation, the maintenance of an adequate system of internal accounting control.

3. LOCATION; RELOCATION; REMOVAL.

3.1 Location of Facilities. For any new construction of Facilities concerning or impacting any construction or development within the Franchise Area, Grantee, with permission from Grantor to occupy such Right-of-Way, will locate its Facilities underground in accordance with this Ordinance; provided, however, Grantee will not be required to locate the Facilities underground if all other utilities in the subject Right-of-Way are located aboveground. Whenever utility services are located or relocated underground within a particular Right-of-Way, Grantee will relocate its Facilities underground concurrently with the other affected utilities to minimize disruption of the Right-of-Way at Grantee's cost and expense. Notwithstanding anything contained in this Ordinance to the contrary, (a) Grantee will not be permitted to place, erect, lay, maintain, and/or operate its Facilities in, upon, over, and/or under any Town park, trail, open space, and/or similar areas, and (b) Grantor has the authority to prescribe which Right-of-Ways will be used by Grantee for the Facilities, and the location of the Facilities within the Right-of-Ways (whether such Facilities are newly constructed, replaced, repaired, and/or otherwise).

3.2 Relocation.

3.2.1 Grantee will, at Grantee's cost and expense, remove, relocate, change, and/or alter the position or location of any Facilities located within the Right-of-Way whenever Grantor determines that such removal, relocation, change, and/or alteration is necessary for any of the following reasons: (a) an Emergency; (b) construction, repair, installation, and/or maintenance of any Town and/or other public work or improvement; (c) Grantor's operations (or those of other governmental entities) in, on, and/or under the Right-of-Way requires the removal, relocation, change, and/or alteration of the Facilities; (d) removal, relocation, change, and/or alteration is pursuant to a beautification, streetscape, and/or other Town improvement project; and/or (e) public convenience and/or necessity (as reasonably determined by Grantor). If any moving and/or relocation work is done for or at the request of a private individual, entity, developer, and/or development, the costs of such moving or relocation work will be borne by the requesting private individual, entity, developer, and/or development. Nothing contained in this Ordinance will be construed in any way to prevent Grantor from sewerage, grading, planking, rocking, paving, repairing, altering, and/or improving any Right-of-Way in and/or on which the Facilities are or will be placed. Grantor will not require Grantee to remove or relocate its Facilities or vacate any Right-of-Way incidental to any public housing or renewal project under ORS Chapters 456 or 457 without reserving Grantee's right therein or without requiring Grantee to be compensated for the costs thereof.

3.2.2 Grantee will complete the removal, relocation, change, and/or alteration work described in Section 3.2.1 within thirty (30) days after Grantor's demand. Notwithstanding the immediately preceding sentence, if Grantor determines that removal, relocation, change, and/or alteration of the Facilities is due to an Emergency, Grantee will, at Grantee's cost and expense, complete such removal, relocation, change, and/or alteration work promptly, without delay, but in no event later than forty-eight (48) hours after Grantor's demand; provided, however, if Grantee is unable to complete the Emergency removal, relocation, change, and/or alteration of the Facilities within forty-eight (48) hours due to circumstances beyond Grantee's control, Grantee will exercise its best efforts to complete such removal, relocation, change, and/or alteration work expeditiously and without delay (but in no event later than ten (10) days after Grantor's demand).

3.3 Moving Aerials. Notwithstanding anything contained in this Ordinance to the contrary, whenever it becomes necessary to temporarily rearrange, remove, lower, and/or raise the Facilities to permit the passage of any building, machinery, and/or other object moved over any Right-of-Way (a "Temporary Adjustment"), Grantee will perform the Temporary Adjustment within seventy-two (72) hours after Grantee's receipt of written notice from the owner or contractor-mover desiring to move such building, machinery, and/or other object (the "Move Notice"). The Move Notice will (a) bear Grantor's written approval, (b) detail the route of movement of the building, machinery, and/or object, (c) provide that costs incurred by Grantee in making the Temporary Adjustment will be borne by the contractor-mover, (d) provide that the contractor-mover will indemnify and hold Grantee harmless for, from, and against all damages, claims, and/or causes of action caused directly or indirectly from the Temporary Adjustment, and (e) if required by Grantee, will be accompanied by cash deposit or a good and sufficient bond to pay any and all such costs as estimated by Grantee.

3.4 Maps. Contemporaneously with Grantee's filing of the Acceptance and continuing annually thereafter on the anniversary of the Effective Date, Grantee will provide Grantor, for Grantor's review and approval, an accurate map(s) certifying the horizontal and/or vertical location, size, and type of material for the Facilities (including, without limitation, Grantee's fiber optic cable) located within the Right-of-Way (or any portion thereof). The map(s) will show the horizontal location of the Facilities on a scale of three thousand five hundred feet (3,500') per inch or whatever standard scale Grantor determines necessary and appropriate. Notwithstanding anything contained in this Ordinance to the contrary, Grantee's maps provided under this Section 3.4 will be in a form reasonably and mutually acceptable to Grantor and Grantee.

4. CONSTRUCTION; INSTALLATION; AND OPERATION.

4.1 Telecommunications Facilities. Facilities will not interfere with Grantor's water mains, sewer mains, gas mains, and/or any other municipal uses of the Right-of-Way. Facilities will be erected and/or located so not to unreasonably interfere with the public's use of the Right-of-Way. Facilities will not interfere with the rights and reasonable convenience of property owners who own property that adjoins the Right-of-Way. Grantee will maintain, at Grantee's expense, all Facilities in a good, safe, working order, condition, and appearance and in compliance with the Laws. Grantee will perform all maintenance and repairs necessary to ensure Grantee's compliance with the immediately preceding sentence. If Grantee erects poles within the Right-of-Way for the purposes of providing and operating the Telecommunications System, to the extent technically feasible and subject to reasonable conditions relating to safety, Grantor may attach and maintain traffic signals, wires, control boxes, and similar items or equipment to the poles without cost or expense.

4.2 Construction Work. Except in the case of an Emergency, no less than fifteen (15) days prior to Grantee commencing (or causing any person to commence) any Construction Work within the Franchise Area, Grantee will (a) obtain all necessary construction permits concerning the proposed Construction Work, if any, including, without limitation, any permits required under Town's Municipal Code, if any, (b) file with Grantor maps, materials, documentation, a copy of the proposed work order, any necessary construction permits, and any other information or documentation requested by Grantor concerning the proposed Construction Work (including, without limitation, a description of the location of any Facilities), and (c) obtain Grantor's prior written consent to the proposed Construction Work. If Grantee is required to perform any Construction Work due to the occurrence of an Emergency, Grantee will be required to comply with Section 4.2(a), (b), and (c) as soon as practicable (but in no event later than five days after the occurrence of the Emergency). Grantee will conduct its operations and will perform all Construction Work, including, without limitation, any excavation and/or restoration work, in accordance with the following: (w) all Construction Work will be completed in a safe manner, taking into account all applicable traffic control rules and procedures; (x) all Construction Work will be completed so as to minimize disruption and interference of the Right-of-Way; (y) all Construction Work will be completed in accordance with this Ordinance and all applicable Laws; and (z) all Construction Work will be completed in a good workmanlike manner. Grantor will be permitted to inspect all Construction Work and demand correction of any incomplete or improper Construction Work.

4.3 Excavation Work; Restoration. Subject to the terms and conditions contained in this Ordinance and Town Ordinance No. 814, Grantee may make all needful excavations in the Right-of-Way for the purpose of placing, erecting, laying, repairing, renewing, replacing, and/or maintaining the Facilities. Before commencing any excavation work, Grantee must obtain an excavation permit in accordance with Town Ordinance No. 814. Notwithstanding the immediately preceding sentence, Grantee will not be required to submit a cash deposit, performance bond or other security for any excavation work (or any other Construction Work). Grantee is responsible for determining the existence and exact location of all utility services and facilities (including, without limitation, those located underground) to protect the integrity thereof and will pay all costs and expenses related thereto. Before commencing any excavation work (or any other Construction Work), Grantee will carefully study and confirm the accuracy of all lines, levels, and measurements, and their relation to benchmarks, property lines, and reference lines. If Grantee disturbs and/or causes another to disturb any Right-of-Way, Grantee will, at Grantee's cost and expense, replace or restore the Right-of-Way to the same condition to which the Right-of-Way existed prior to the disruption as soon as practicable and without unreasonable delay. If Grantee fails to timely

replace or restore any Right-of-Way to the same condition to which the Right-of-Way existed prior to the disruption within thirty (30) days following written notice of such failure from Grantor, Grantor may cause the replacement or restoration to be made at the expense of Grantee. Grantee will pay Town all costs and expenses incurred by Grantor to replace or restore the Right-of-Way to the condition to which the Right-of-Way existed prior to the disruption immediately upon Grantor's demand. The Telecommunications Systems will not unreasonably endanger or interfere with the safety of persons or property in Grantor's incorporated limits.

4.4 Contractors; Safety Requirements; Cleanup. Grantee is responsible for obtaining, at its cost and expense, all permits, licenses, and/or other forms of approval or authorization necessary to construct, operate, maintain, and/or repair the Telecommunications System, or any part thereof, prior to the commencement of any such activities. Construction, installation, and maintenance of the Telecommunications System will be performed in a safe, thorough, and reliable manner using materials of good and durable quality. Grantee will use only licensed and bonded contractors familiar with the Laws and of good reputation to perform all Construction Work and will diligently prosecute completion of all Construction Work. Grantee will, at its cost and expense, undertake all necessary and appropriate actions and efforts to maintain its work sites in a safe manner to prevent failures and accidents that may cause damage, injuries, and/or nuisances. To this end, Grantee will daily clean and remove from the Right-of-Way all rubbish, debris, and surplus materials caused by Grantee's operations.

4.5 Trimming of Trees and Shrubbery. Trees and shrubs will not be removed without Grantor's prior written authorization. Grantee will not damage roots of any tree by compacting or filling on or around its base or make excavations in the soil within a foot of the tree's roots unless appropriate measures are taken to prevent the exposed soil from drying out. After any excavation or grinding work, the ground will be restored to a smooth and level surface. Any required grinding of a stump will be completed promptly after removal of the tree or shrub (provided, however, in no event will the removal be completed later than seventy-two (72) hours after the tree or shrub removal). All "pruning" will be performed in a careful and systematic manner so as not to damage other parts of the plant or tree as a whole.

4.6 Hazardous Substances. Grantee will not cause and/or permit any Hazardous Substances to be spilled, leaked, disposed of, and/or otherwise released in, upon, across, and/or under the Right-of Way and/or any surrounding areas. Grantee will comply with all Environmental Laws and will exercise the highest degree of care in the use and handling of any Hazardous Substances and will take all practicable measures to minimize the quantity and toxicity of Hazardous Substances used and/or handled in, on, and/or over the Right-of-Way.

4.7 Oversight of Franchise. Grantor has the right to oversee and periodically inspect the construction, operation, repair, and/or maintenance of the Telecommunications System to determine compliance with the Laws and this Franchise. Nothing contained herein places any obligation and/or requirement that Grantor inspect. If Grantor makes any inspections, including those inspections permitted under Section 4.2, such inspections are made solely for Grantor's benefit and will not be deemed an acceptance or guaranty of any kind or nature related to the Telecommunications System, Facilities, Construction Work, and/or any portion or aspect thereof.

4.8 Removal of Facilities. Upon the termination of this Ordinance (and the Franchise granted hereunder) for any reason or no reason, Grantor may require Grantee to remove Facilities located in the Right-of-Way and/or otherwise located in the Franchise Area. Removal of the Facilities will be at Grantee's cost and expense. Upon removal, the Right-of-Way and all surrounding areas will be restored by Grantee to a condition substantially similar to that which the Right-of-Way and surrounding areas existed as of the Effective Date.

5. FRANCHISE FEES.

5.1 Payment of Franchise Fees. In consideration of the rights, privileges, and franchise granted by Grantor to Grantee under this Ordinance, Grantee will pay Grantor a franchise fee equal to seven percent (7%) of Gross Revenues (the "Franchise Fee(s)"). Grantee will pay the Franchise Fee in quarterly installments, which quarterly installments will be due on or before the last day of the month immediately following the end of each

calendar year quarter. Contemporaneously with each quarterly payment, Grantee will file with Grantor a sworn statement describing the total Gross Revenues Grantee received during the immediately preceding quarter (the "Accounting Statement"). Grantor's acceptance of any payments under this Section 5.1 will not constitute a waiver by Grantor of any Grantee breach under this Ordinance. Notwithstanding anything contained in this Ordinance to the contrary, upon ninety (90) days prior written notice to Grantee, Grantor may increase or decrease the Franchise Fee by resolution of the Council.

5.2 Inspection of Books and Records; Coordination. During the term of this Ordinance, and for a period of three years thereafter (or such longer period as may be required under any applicable Laws), Grantee will maintain adequate books, records, and files concerning the Telecommunications System and the Franchise. On ten (10) days' advance written notice to Grantee, Grantor may review such corporation books, records, documentation, and/or information Grantor reasonably determines necessary or appropriate to audit an Accounting Statement and/or ascertain Grantee's compliance with this Ordinance. Grantee will cooperate with Grantor in conducting any inspection and/or audit and will correct any discrepancies affecting Grantor's interest in a prompt and efficient manner. Grantor will bear the cost of any audit provided no irregularities are found (if Grantor discovers any irregularities, Grantee will bear the cost of Grantor's audit immediately upon Grantor's demand). Grantee will keep all its books, records, documentation, and/or information at office located at the address set forth in Appendix A. If Grantee provides any books, records, and/or information to Grantor that Grantee reasonably believes to be confidential or proprietary, and Grantee clearly and specifically identifies such books, records, and/or information as confidential or proprietary upon initial submission to Grantor, Grantor will take reasonable steps to protect the confidentiality of such books, records, and/or information subject to Grantor's obligations under Oregon's Public Records Law. Grantor will not be required to incur any costs to protect any confidential or proprietary books, records, and/or information, other than Grantor's routine internal procedures for complying with Oregon's Public Records Law.

5.3 Annexation. Grantor will exercise its reasonable efforts to provide notice of any annexation of territory, including a map of the annexed territory, a legal description of the boundary change, each site address to be annexed as recorded on county assessment and tax rolls, and a copy of the annexation ordinance within thirty (30) days after the annexation. Grantee's obligation to pay Franchise Fees on revenue generated by service to the newly annexed property will commence ten (10) days after Grantor's notice is provided.

6. INSURANCE; INDEMNIFICATION.

6.1 Insurance. Grantee, at its cost and expense, will obtain and maintain in full force and effect during the term of this Ordinance (and for a period of two years immediately thereafter) insurance coverage and their respective minimum limits: (a) workers' compensation insurance within statutory limits; (b) employer's liability insurance with limits of no less than \$1,000,000 per occurrence, \$2,000,000 in the aggregate; (c) comprehensive general liability insurance with limits of no less than \$3,000,000 for bodily injury or death to each person, \$3,000,000 for property damage resulting from any one accident, and \$3,000,000 for all other types of liability; and (d) automobile liability insurance for all owned, non-owned, and hired vehicles that are or may be used by Grantee and its employees with limits of \$1,000,000 for each person, \$3,000,000 for each accident. Each liability insurance policy Grantee is required to obtain and maintain under this Section 6.1 will name Grantor and its officers, employees, and agents as additional insureds. No cancellation, expiration, modification, or reduction in amount or scope of insurance coverage is permitted without providing Grantor thirty (30) days' prior written notice. All insurance Grantee is required to obtain and maintain under this Section 6.1 will be issued only by insurance companies licensed in Oregon. Prior to Grantor's execution and acceptance of this Ordinance, and at any other time thereafter within ten (10) days after Grantor's written request, Grantee will provide Grantor with certificates of insurance and endorsements evidencing Grantee's compliance with this Section 6.1. Notwithstanding anything contained in this Ordinance to the contrary, Grantor may increase the minimum levels of insurance Grantee is required to carry under this Ordinance as Grantor determines necessary or appropriate to ensure Grantee's coverage limits at least equal the applicable Oregon Tort Claims Act liability limits for state or local agencies by providing Grantee ninety (90) days' prior written notice.

6.2 Grantee Indemnification. Grantee will defend, indemnify, and hold Grantor and each Grantor employee, officer, agent, contractor, and representative harmless for, from, and against all claims, actions, proceedings, damages, liabilities, losses, and expenses of every kind, including, without limitation, attorney fees and costs, resulting from or arising out of, whether directly or indirectly, the following: (a) the acts or omissions of Grantee and/or its Agents, whether such acts or omissions are authorized, allowed, or prohibited by this Ordinance; (b) damage, injury, and/or death to person or property caused directly or indirectly by the acts or omissions of Grantee and/or its Agents; and/or (c) Grantee's breach and/or failure to perform any Grantee representation, warranty, covenant, and/or obligation under this Ordinance. Grantee's indemnification obligations provided in this Section 6.2 will survive the termination of this Ordinance.

7. TERM OF FRANCHISE.

7.1 Term of Franchise; Termination for Cause. Unless sooner terminated as provided in this Ordinance, this Ordinance (and the Franchise granted hereunder) will be in full force and effect for a period of ten years commencing on the Effective Date. This Ordinance may be terminated at any time by the parties' mutual written agreement. Notwithstanding anything contained in this Ordinance to the contrary, but subject to the notice requirements provided under Section 7.2, if applicable, Grantor may terminate this Ordinance (and the Franchise granted hereunder) by notice to Grantee on the occurrence of any of the following events (each an "Event of Default"): (a) Grantee fails to comply with any Law; and/or (b) Grantee breaches and/or otherwise fails to perform any Grantee representation, warranty, covenant, and/or obligation contained in this Ordinance.

7.2 Notice of Default. No party act or omission will be considered a default under this Ordinance unless and until the alleged defaulting party has received ten (10) days' prior written notice from the non-defaulting party specifying with reasonable particularity the nature of the default the non-defaulting party believes exist (the "Default Notice"). Commencing from the defaulting party's receipt of the Default Notice, the alleged defaulting party will have thirty (30) days within which to cure or remedy the default (the "Cure Period") before the defaulting party will be deemed in default of this Ordinance; provided, however, if the nature of the default is such that it cannot be completely remedied or cured within the Cure Period, there will not be a default by the alleged defaulting party under this Ordinance if the alleged defaulting party begins correction of the default within the Cure Period and thereafter proceeds with reasonable diligence to effect the remedy as soon as practicable. Subject to the immediately preceding sentence, if the alleged defaulting party is the Grantee and Grantee fails to cure or remedy the Event of Default(s) within the Cure Period, the non-defaulting party may terminate this Ordinance based on such Event of Default(s) and may pursue all rights and remedies available to the non-defaulting party under this Ordinance and/or applicable Law. Notwithstanding anything contained in this Ordinance to the contrary, (a) a non-defaulting party is not required to provide, and the alleged defaulting party is not entitled to receive, a Default Notice upon the alleged defaulting party's commitment of a default under this Ordinance for which the alleged defaulting party has previously received a Default Notice within the immediately preceding twelve (12) months (commencing from the date of the previous default), and (b) no Default Notice is required to be provided by Grantor to Grantee for Grantee's failure to timely pay the Franchise Fee.

7.3 Remedies. If a party breaches and/or otherwise fails to perform any of its terms, covenants, conditions, and/or obligations under this Ordinance, the non-defaulting party may, in addition to any other remedy provided to the non-defaulting party under this Ordinance, pursue all remedies available to the non-defaulting party at law or in equity. All available remedies are cumulative and may be exercised singularly or concurrently. Termination of this Ordinance will not constitute a waiver or termination of any rights, claims, and/or causes of action a party may have against the other party.

8. MISCELLANEOUS.

8.1 Assignment or Transfer of Franchise. Subject to the terms and conditions contained in this Ordinance, Grantee will not Transfer all or any part of the Facilities, Grantee's interest in or to this Franchise, and/or the Telecommunications System without Grantor's prior written consent, which consent will not be unreasonably withheld, conditioned, and/or delayed. If Grantor consents to a Transfer, the following will apply: (a) the terms and conditions of this Ordinance (and the Franchise) will in no way be deemed to have been waived or modified; (b) consent will not be deemed consent to any further Transfer; (c) acceptance of any Franchise Fees by Grantor from any other person will not be deemed to be a waiver by Grantor of any provision of this Ordinance; (d) Grantee will pay all fees, costs and expenses incurred by Grantor in considering and/or consenting to a Transfer or assignment; and (e) no Transfer relating to this Ordinance, whether with or without Grantor's consent, will modify, relieve, and/or eliminate any liabilities and/or obligations Grantee may have under this Ordinance. Grantor may consent to subsequent assignments, subletting, and/or amendments or modifications to this Ordinance with assignees of Grantee without notifying Grantee, or any successor of Grantee, and without obtaining its or their consent thereto and such action will not relieve Grantee of any liability under this Ordinance. Subject to the terms and conditions contained in this Section 8.1, this Ordinance will be binding on the parties and their respective heirs, executors, administrators, successors, and assigns and will inure to their benefit.

8.2 Severability; Conflict; Governing Law; Venue. If all or any portion of this Ordinance is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, or superseded by any federal, state, and/or local legislation, rules, regulations, and/or decisions, the remainder of this Ordinance will not be affected but will be deemed as a separate, distinct, and independent provision, and such holding will not affect the validity of the remaining portions hereof, and each remaining provision of this Ordinance will be valid and enforceable to the fullest extent permitted by law. This Ordinance supersedes all Grantor ordinances, resolutions, and/or policies in conflict with this Ordinance (but only to the extent in conflict with this Ordinance). To the extent an inconsistency exists between the terms of this Ordinance (and the Franchise granted hereunder) and any other Town ordinance, the terms and provisions of this Ordinance (and Franchise) will control. If any federal, state, and/or local laws, rules, ordinances, and/or regulations preempt a provision or limit the enforceability of a provision of this Ordinance, then the provision will be read to be preempted to the extent and the time required by law. This Ordinance is subject to all applicable Laws. Any action or proceeding arising out of or concerning this Ordinance will be litigated in courts located in Lake County, Oregon, or the United States District Court for the District of Oregon. Each party consents and submits to the jurisdiction of any local, state, or federal court located in Lake County, Oregon, or the United States District Court for the District of Oregon.

8.3 Attorney Fees; Action by the Parties. If a suit, action, arbitration, or other proceeding of any nature whatsoever is instituted to interpret or enforce the provisions of this Ordinance, including, without limitation, any proceeding under the U.S. Bankruptcy Code and involving issues peculiar to federal bankruptcy law or any action, suit, arbitration, or proceeding seeking a declaration of rights or rescission, the prevailing party will be entitled to recover from the losing party its reasonable attorney fees, paralegal fees, expert fees, and all other fees, costs, and expenses incurred in connection therewith, as determined by the judge or arbitrator at trial, arbitration, or other proceeding, or on any appeal or review, in addition to all other amounts provided by law. In any action mandated or permitted by Grantor or Grantee under this Ordinance, such party will act in a reasonable, expeditious, and timely manner. Whenever the approval or consent of either Grantor or Grantee is required under this Ordinance, such consent will not be unreasonably withheld, conditioned, or delayed.

8.4 Compliance with Laws; Notices. Grantee will comply with all applicable Laws. The rights and privileges granted by Grantor to Grantee under this Ordinance extend only to the extent of Grantor's right or authority to grant a franchise to occupy and use the Right-of-Ways for the Facilities. All notices or other communications required or permitted by this Ordinance must be in writing, must be delivered to the parties at the addresses set forth in Appendix A, or any other address that a party may designate by notice to the other party, and are considered delivered upon actual receipt if delivered personally, by fax or email transmission (with electronic confirmation of delivery), or by a nationally recognized overnight delivery service, or at the end of the third business day after the date of deposit if deposited in the United States mail, postage pre-paid, certified,

return receipt requested.

8.5 Person; Interpretation; Expenses. For purposes of this Ordinance, the term "person" means any natural person, corporation, limited liability company, partnership, joint venture, firm, association, trust, unincorporated organization, government or governmental agency or political subdivision, or any other entity. All pronouns contained herein and any variations thereof will be deemed to refer to the masculine, feminine, or neutral, singular or plural, as the identity of the parties may require. The singular includes the plural and the plural includes the singular. The words "include," "includes," and "including" are not limiting. The word "or" is not exclusive. Reference to "days" means calendar days, with any deadline falling on a day other than a business day being extended to the next business day. Notwithstanding anything contained in this Ordinance to the contrary, Grantee will bear all fees, costs, and expenses incurred or arising out of Grantee's performance of its obligations under this Ordinance.

8.6 Entire Agreement; Corrections; Late Fees. This Ordinance contains the entire agreement and understanding between the parties with respect to the subject matter of this Ordinance and contains all the terms and conditions of the parties' agreement and supersedes any other oral or written negotiations, discussions, representations, or agreements. Grantee has not relied on any promises, statements, representations, or warranties except as set forth expressly in this Ordinance. This Ordinance may be corrected by order of the Council to cure editorial and clerical errors. If any Franchise Fees and/or other payment due from Grantee is not received by Grantor within ten (10) days after it is due, Grantee will pay a late fee equal to ten percent (10%) of the payment or Two Hundred Dollars (\$200.00), whichever is greater (a "Late Fee"). In addition, a charge of one and one-half percent (1.5%) per month on the amount past due (a "Late Charge") will be charged from the due date for such payment until the past due amount is paid in full. Grantor may levy and collect a Late Fee and/or a Late Charge in addition to all other remedies available for Grantee's failure to timely pay any Franchise Fees and/or other payment due from Grantee.

8.7 Grantee Acceptance. Grantee represents, warrants, and covenants the following to Grantor: (a) Grantee is a duly organized Delaware limited liability company, validly existing and operating under the laws of the State of Oregon; (b) Grantee has full power and authority to sign and deliver the Acceptance and to perform all of Grantee's obligations under this Ordinance; and (c) Grantee's obligations under this Ordinance are legal, valid, and binding obligations of Grantee, enforceable against Grantee in accordance with their terms. Within thirty (30) days after Grantor's passage of this Ordinance, Grantee will file with Grantor the written acceptance attached hereto as Exhibit A (the "Acceptance"). If Grantee fails to timely file the Acceptance with Grantor, this franchise (and the rights granted to Grantee herein) will be deemed null, void, and repealed by Grantor in all respects without further act by Grantor.

APPROVED AND ADOPTED by the Town Council of the Town of Lakeview and signed by the Mayor this ____ day of _____, 2023.

Ayes: _____
Nays: _____
Abstentions: _____
Absent: _____
Vacancies: _____

By: Raymond Turner, Mayor

ATTEST:

By: Dawn Lepori, Town Recorder

Appendix A
Definitions

“Acceptance” has the meaning assigned to such term under Section 8.7.

“Accounting Statement” has the meaning assigned to such term under Section 5.1.

“Agent(s)” means the affiliates, officers, directors, shareholders, members, managers, employees, agents, contractors, and/or subcontractors of the identified party or person.

“Construction Work” means any construction activity in, on, over, and/or under any Right-of-Way, including, without limitation, any excavation, maintenance, improvement, repair, extension, and/or relocation work.

“Council” means Grantor’s then elected legislative body (i.e., the Town council).

“Cure Period” has the meaning assigned to such term in Section 7.2.

“Default Notice” has the meaning assigned to such term in Section 7.2.

“Effective Date” means thirty (30) days from the date that the Council passes and approves this Ordinance, an in accordance with this Ordinance.

“Emergency” means a human created or natural event or circumstance that causes or threatens loss of life, injury, significant damage, and/or destruction to person or property, human suffering, or significant financial loss.

“Environmental Law(s)” means all federal, state, and/or local statutes, regulations, and/or ordinances, and/or any judicial or other governmental orders pertaining to the protection of health, safety, and/or the environment.

“Event of Default” has the meaning assigned to such term under Section 7.1.

“Facility(ies)” means all Grantee underground, surface, and/or aerial facilities necessary to provide Telecommunications Services into, within, and through the Franchise Area, including, without limitation, optical fiber cable, wires, conductors, appliances, conduits, pipes, cables, apparatus, ducts, poles, guys, anchors, vaults, pedestals, supports, fixtures, fiber optic cables, and related equipment; the term “Facility(ies)” does not include small wireless facilities and/or small-cell facilities.

“Franchise” means the franchise granted by Grantor to Grantee under this Ordinance.

“Franchise Area” means the present legal boundaries of Grantor as of the Effective Date and any additions thereto by annexation or other legal means.

“Franchise Fee(s)” has the meaning assigned to such term under Section 5.1.

“Grantee” has the meaning assigned to such term in the first recital, whose address is 1401 Wynkoop Street, Suite 500, Denver, Colorado 80202.

“Grantor” has the meaning assigned to such term in the first recital, whose address is 525 North 1st Street, Lakeview, Oregon 97630.

“Gross Revenue(s)” means all revenues (gross) Grantee receives directly or indirectly from Grantee’s provision of Telecommunications Services within the Franchise Area, less net uncollectibles, including, without limitation, revenues from the use, rental, and/or lease of the Facilities.

“Hazardous Substance(s)” means any hazardous, toxic, infectious, or radioactive substance, waste, or material as defined or listed by any Environmental Law, and will include petroleum oil and its fractions.

“Law(s)” means all applicable federal, state, county, and/or local laws, rules, regulations, codes, and ordinances, including, without limitation, the Americans with Disabilities Act of 1990 (“ADA”) and any regulations of any administrative agency thereof, all Environmental Laws and laws related to Hazardous Substances, all as heretofore or hereafter adopted, promulgated, and/or established from time to time.

“Late Charge” has the meaning assigned to such term under Section 8.6.

“Late Fee” has the meaning assigned to such term under Section 8.6.

“Move Notice” has the meaning assigned to such term under Section 3.3.

“Ordinance” has the meaning assigned to such term in the recitals.

“Right-of-Way(s)” means the public streets, alleys, avenues, thoroughfares, highways, places, and grounds located within the Franchise Area which are owned and/or controlled by Grantor.

“Temporary Adjustment” has the meaning assigned to such term under Section 3.3.

“Telecommunications Service(s)” means fiber optic two-way switched access and transport of voice, video, and/or data communications, including, without limitation, local exchange service, long distance telephone service, and internet access. Telecommunications Services do not include the following: (a) services directly related to internet access; (b) services provided by radio common carrier; (c) one-way transmission of television signals; (d) the provision of cable television; (e) surveying; (f) private telecommunications networks; and/or (g) communications of the customer which take place on the customer side of on-premises equipment.

“Telecommunications System” means the Facilities operated by Grantee in the Franchise Area which are necessary to provide Telecommunications Services.

“Town” means the Town of Lakeview, and Oregon municipal corporation whose address is 525 North 1st Street, Lakeview, Oregon 97630.

“Transfer” means any transfer and/or conveyance, including, without limitation, any sale, assignment, mortgage, sublet, lien, sublease, license, conveyance, and/or encumbrance, whether directly, indirectly, voluntarily, involuntarily, or by operation of law. The term “Transfer” includes the sale, assignment, encumbrance, or transfer – or series of related sales, assignments, encumbrances, and/or transfers – of fifty percent (50%) or more of the shares, membership units, and/or other ownership interest of Grantee, regardless of whether the sale, assignment, encumbrance, and/or transfer occurs voluntarily or involuntarily, by operation of law, or because of any act or occurrence.

Exhibit A
Acceptance

The forgoing Ordinance No. _____, approved and adopted by Town of Lakeview on _____, 2023 consisting of 11 pages, including this Exhibit A, is approved, accepted, and agreed upon by Grantee.

Dated: _____, 2023

Zayo Group, LLC,
a Delaware limited liability company

By: _____





TOWN OF LAKEVIEW TLT GRANT APPLICATION

Application Packet: **Please read before applying.**

OVERVIEW:

The Town of Lakeview TLT Grant provides funding for tourism-related projects in Lakeview. Eligible projects are those designed to increase tourism or can reasonably be expected to increase tourism, whether it be for an overnight or day-use visit.

The Town's definition of tourism is "economic activity resulting from tourists." A tourist is defined as "a person who, for business or pleasure, recreation, or participation in events related to the arts, heritage or culture, travels from the community in which that person is a resident to the Town of Lakeview."

Funding for the program comes from the Town of Lakeview's Transient Lodging Tax (TLT) funds as authorized by state law. ORS Section 320.300 to 320.350 and Town of Lakeview Ordinance #861.

OBJECTIVE:

Lakeview TLT Grants provide funding for tourism-related projects that have the potential to become significant and self-sustaining, and that align with the goals and priorities primarily outlined by the Town of Lakeview and secondarily by Lake County, and the county's goal-driven objectives as outlined at

https://www.lakecountyor.org/business/major_employers.php

Tourism goals for Lakeview include, but are not limited to:

- Drawing tourists to the Town of Lakeview, whether it be for overnight or day-use activities;
- Encouraging the use of Town of Lakeview businesses by tourists;
- Expanding tourism capabilities and enhanced services within the Town of Lakeview;
- Leverage of additional dollars and/or resources;
- Encouraging both overnight visits and day-use of the Town's natural areas, parks, recreation, restaurants, and other businesses.

ELIGIBILITY:

Lakeview TLT Grant funds may be awarded to public, private, or non-profit organizations whose project demonstrates an ability to benefit the greater public interests of tourism attractions, product development, expansion of services, promotion, and/or marketing and to work into sustainability.

Projects will be evaluated on the following attributes and qualities:

- Alignment with Town of Lakeview's established tourism goals and plans above;
- have a high likelihood of attracting tourists/visitors from outside Lakeview;
- inclusion of more than one community, lodging, or tourism partner;
- leverage of additional dollars and/or resources;
- are self-sustaining, have growth potential, or are capacity-building;
- are no more than 75% of the project's total budget;
- out-of-district advertising.

INELIGIBLE PROJECTS & EXPENSES:

- those providing profitability or benefits to a single lodging partner, business, or individual; or
- normal costs of doing business, including operating expenses for the business or non-profit organization;
- salaries, travel, and mileage;
- budget deficits;
- organizations that support political candidates or influence.

Note: Please read the below Approved Scope of Work, Project Ideas, Terms & Conditions, Dates & Timelines, and Review Materials for more information about this program and project eligibility.

- Applicants whose projects are selected must sign agreement acknowledging terms and conditions.
- Applicants who receive funding are financially responsible for funds awarded and execution of project.
- Reports are required for all projects that receive funding.
- Copies of invoices and receipts are required.

APPROVED SCOPE OF WORK:

The following summarizes the Areas of Focus from the Town of Lakeview's tourism priorities:

- Priority #1: Develop the tourism industry in ways that are socially, culturally, and ecologically responsible, particularly in support of nature-based activities and complementary interests, which differentiate the Town of Lakeview from visitors.
- Priority #2: Prioritize growth in tourism that improves economic conditions in the season and off-seasons (i.e. non-peak tourist months), and supports the economic stability of the workforce.
- Priority #3: Improves the Town of Lakeview's abilities to better accommodate tourists and enhance the visitor experience with new, enhanced, or better utilization of tourism-related facilities for increased year-round use.
- Priority #4: Provide marketing of the Town of Lakeview parks, attractions, and businesses.

Note: Events or activities supported with grant funds need to be:

- a) Open to the public;
- b) have the ability to attract visitors from outside the Town of Lakeview, and
- c) enhance the ability to become significant and self-sustaining.

The creation of facilities, assets, or infrastructure with grant funds must primarily be designed to benefit tourists and/or increase tourism activity within the Town. Any capital projects shall not provide a financial benefit or become the property of a private property owner. Any capital projects of a non-profit organization or by the Town of Lakeview may be considered if the Town has assurances of the long-term availability of the project to the public for at least 10 years and the project has a substantial purpose of supporting tourism or accommodating tourist activities.

TERMS & CONDITIONS:

- 1) Applicants must use the forms and templates provided by the Town of Lakeview (See Application and Review Packets). The reason for these forms and templates are to impart standardization and to provide clarity regarding the program's guidelines and objectives.
- 2) Submit six copies of your completed application for project review by the Town of Lakeview Town Council members.
- 3) Completed Applications must be submitted by the deadline dates to the Town of Lakeview TLT Grant Application, 525 North 1st Street, Lakeview, OR 97630.
- 4) Projects selected for funding will be tourism-related as defined in the OVERVIEW and fit within these TERMS & CONDITIONS. These may include, but not be limited to, an increase in overnight stays; numbers of attendees/participants from outside the area; increased capacity or sustainability of existing events/activities, or a demonstrable ability to get visitors to shop, dine, visit local heritage or cultural attractions, participate in recreational opportunities, or otherwise entice them to "linger longer" within the Town of Lakeview.
- 5) Submit at least three but no more than five Letters of Support from partners in the project and community members. These should be included with your completed application.

- 6) Submit a project budget with no more than 75% of the project funds being derived from the TLT funds, and showing funding commitment for the other 25% of the funds needed for the project.
- 7) Applicants whose projects have been selected for funding need to sign the Agreement for Access & Use of Grant Funds and submit it to the Town of Lakeview, Town Council before funds will be released.
- 8) Applicants who receive funds are required to provide a final report every 90 days from the execution of the TLT contract showing a progress report detailing the expenditure of funds and progress to accomplish the project, program, or event, what has been completed, and what remains to be completed. Copies of receipts and invoices are required with these reports.
- 9) Upon review of the final or the 90-day reports, the Town of Lakeview Town Council may request the return of funds if it finds that the funds are not being utilized in conformance with the Grant Award and contract. The Town of Lakeview Town Council may also require changes to a project to bring it into compliance.
- 10) All projects receiving funding shall be completed within a year of the disbursement of funds. Applicants shall return any unexpended funds to the Town of Lakeview.
- 11) Extensions are possible, but they are only granted for projects that experience unforeseen or unexpected delays, or for extenuating circumstances beyond the control of the Applicant. Extensions will be granted generally for no more than 90-days after review by the Town of Lakeview Town Council. Extensions are not available as "carry-overs" for funds remaining undisbursed at the end of the fiscal year. In cases where an extension is warranted, a written request shall be submitted to the Town of Lakeview Town Council.
- 12) Failure to comply with the Terms & Conditions of this agreement, and documents referenced herein, may result in a) an inability to receive the Town of Lakeview TLT Grant funds in the future, b) being required to return funds, and/or c) having future allocations reduced by an appropriate amount.

DATES & TIMELINES:

Completed grant applications must be received by the Town of Lakeview Town Council before the 15th day of the following month. Any incomplete application will be disqualified. Thus, it is critical to be as complete as possible in your submission to avoid delays in the granting process.

The Town of Lakeview's Town Council will review Grant Applications at a work session. Decisions from the work session will go to Town Council during the last regular meeting in each quarter. In the case of incomplete application packets or questions that need to be addressed, the Town Council will make their recommendations as soon as possible after their meeting once their questions have been addressed. The Town of Lakeview Town Council has the final say as to the awarding of the TLT Grant Funding monies. Monies will only be awarded at the discretion of the Town of Lakeview Town Council.

Completed Applications should be sent to

**The Town of Lakeview - TLT Grant Application
% Town Hall
525 North 1st Street Lakeview, OR 97630**

If you have questions please contact

Town of Lakeview, Town Manager at (541) 947-2029

Grants are limited to funds available.

Note: Incomplete applications will be disqualified. Separate applications are required for each project, even if an applicant is submitting multiple proposals. Funds are awarded on a competitive basis. Strong applications are those that provide enough information for the review committee to weigh it against other proposals and that successfully take into account the evaluation criteria. You may use as many sheets of additional paper as necessary to explain your project.

TLT GRANT APPLICATION

Date Submitted: 9/15/2023

Name of Project: Dark Skies - Ring of Fire Festival and follow-up

Location of Project: Lakeview Library and Fairgrounds

Funding Amount Requested: \$7175 Project Total Cost: \$25,709

Applicant Name (person): Natasha Horsfall

Name of Organization: Lake County Chamber of Commerce

Relationship of Applicant to Organization: Dark Skies Coordinator

Phone Number: 608-658-9814 Email: nehorsfall@gmail.com

Website: _____

Describe your project (500 words or less):

Lakeview, as a gateway community to the proposed dark sky sanctuary, holds an abundance of opportunity for dark sky tourism. While the Dark Sky Coordinator has begun work on dark sky tourism development, additional funding is required to support dark sky activities, events, and even infrastructure into the future. The Dark Sky Initiative currently encompasses the upcoming eclipse event, informational displays that offer consistent messaging, and lakeview library community activities.

The Ring of Fire Festival is a way for residents and visitors to safely and enjoyably view the upcoming annular eclipse. It will be on the lawn of the fairgrounds on the morning of October 14th from 8am to 12pm. People can bring chairs and blankets to view the eclipse with eclipse glasses being provided. The Chamber is currently partnering with First Friday vendors as well as the Lyon's Club pancake breakfast and look forward to partnering with the Town of Lakeview. There will be an area with tables and chairs set up for multiple kids activities. Visitors can take a fun picture at the photo booth area and families can step into a portable planetarium created utilizing a yurt and decoration. The Old Time Fiddlers will be providing live music while people enjoy their time at the festival.

The Lakeview Library is looking forward to offering a dark sky activity before the week of the eclipse to educate and excite residents about this celestial event. Past dark sky activities at the library have resulted in high numbers of participants and the Chamber looks forward to bringing more opportunities to the library during the eclipse and the rest of this year.

The Chamber will set up an informational dark sky booth at the Ski Hill on Friday and also during the Ring of Fire Festival on Saturday. Post eclipse these informational resources will be available at the Chamber for visitors. Dark Sky tourism is a sustainable form of tourism because it spreads out visitors seasonally, geographically, and even over the course of a day. The State of Oregon anticipates 80,000 visitors will travel to the region to view the annular eclipse and having multiple viewing sites will allow a more personalized experience, prevent overcrowding, and be more sustainable.

An eclipse event, informational displays, and library activities all add to the base of dark sky tourism development in Lakeview. If residents are excited about their dark skies then visitors will be as well. Through collaboration and consistent dark sky messaging Lakeview is setting itself up for a sustainable flow of tourism.

How do you propose measuring the increased tourism activity brought about by this project? (500 words or less):

Indicators of project success can be measured by counting the number of participants present at dark sky events. Calculating the average length of stay at local lodges compared to a non-dark sky event weekend of the previous year. Utilizing visitor surveys at the Chamber and dark sky events to get direct information on visitor satisfaction, reason for visiting, and if they plan to return for more events in the future. The number of Facebook or website visits/shares related to dark sky events is also an indicator of increased participation.

Please provide information as to the funding sources for the remaining 25% of the project and the amount of funds committed to the project from each funding source (500 words or less):

Funding provided by Travel Southern Oregon:

- \$13,234 has been awarded to the Chamber for the Dark Sky Coordinator position to develop dark sky tourism in the County.
- \$5000 is going towards dark sky maps which will be used at information booths during events, available at the Chamber, and given to tourism businesses per request.

Funding from Ring of Fire Festival:

- \$300 estimated from Vendor fees

Additional Comments (500 words or less):

Applicant's Signature: _____

Natasha E Hoofall

Signature/Title/Organization of all Confirmed Partners: _____

[Signature], Director, Lake County Chamber

REVIEW: Your application/project will be evaluated and weighed by the Town of Lakeview Town Council against other proposals utilizing the below Review Sheet below and specified criteria. The Town Council will also consider proposals within the context of the program's Overview, Objectives, and Eligibility requirements. All projects selected for funding must comply with the program's Terms & Conditions, Guidelines, and Dates & Timelines.

Reviewer:

Date:

Reviewer Instructions:

Please evaluate each application using the outlined criteria and point distribution. Also, please consider them within the context of the program's Overview, Objectives, and Eligibility standards as provided. All projects selected for funding must comply with the Terms & Conditions, Guidelines, and Dates & Timelines of this program.

Applicant

Project:

(Circle one)

Can this project reasonably be accomplished within the program's timeline (enter date)? Y / N

Does this project align with established tourism goals and/or plans? Y / N

Does this project fit within the program's Overview, Objectives, and Eligibility standards? Y / N

MAX POINTS	Evaluation Criteria	Evaluators		Notes	Post Discussion Revised Score	
		Initial Score				
20	Likelihood of attracting visitors from outside the Town					
20	Compatible with Town priorities and guidelines					
15	Includes/involves multiple community/tourism partners					
15	Leverages additional dollars and/or community resources					
15	Project is self-sustaining, has growth potential, or is capacity					
15	The project has measurable or attainable or increased tourism for the Town					

100 Evaluator's Initial Scoring Total: _____ Post Discussion Scoring Total: _____

AGREEMENT: If your project is approved for funding, you will be required to sign the following agreement before funds will be disbursed to you. Applicants who receive funds are solely responsible for them, as well as for the timely execution of the project as detailed in the application. Recipients of funds are required to submit Mid-Year Progress and Year-End Reports on their projects and for providing copies of invoices and receipts.

Agreement to Receive/Use Town of Lakeview TLT Grant Funds

The undersigned agrees to all terms & conditions, guidelines, dates & timelines, and criteria as outlined and referenced in the **Application Packet**.

The undersigned assumes all responsibility for the funds they are to receive, and for completing the project in a timely manner as outlined in the application that was submitted.

The undersigned agrees to provide the reports as called for in the program's Terms & Conditions and to provide copies of receipts and invoices for work done on their project.

Name: NATASHA HORSFALL Title: DARK SKY COORDINATOR

Organization: LAKE COUNTY CHAMBER OF COMMERCE

Address: 126 NORTH E STREET, LAKEVIEW OR 97630

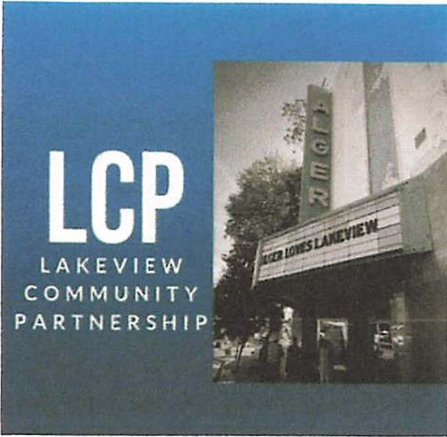
Project: DARK SKIES - RING OF FIRE FESTIVAL + FOLLOW-UP

Signature: Natasha E Horsfall

Email: NEHORSFALL@GMAIL.COM Phone: 608-658-9814

Funding					
description	unit cost	estimate qty	estimate amt	actual qty	actual amount
Dark Sky Coordinator	13,234.00	1	13,234.00		13,234.00
Dark Sky Map Grant	5,000.00	1	5,000.00		5,000.00
Requested Town of Lakeview Grant	7,175.00	1	7,175.00		7,175.00
Vendor Fees	15.00	20	300.00		300.00
			Total \$	25,709.00	Total \$ 25,709.00

Expenses				
	category	quantity	unit cost	amount
Dark Sky Coordinator	Staff	1	13,234.00	13,234.00
Dark Sky Map Grant	Marketing	1	5,000.00	5,000.00
Vendor Fees	Vendors	20	15.00	300.00
Fairgrounds Rental	Location	1	100.00	100.00
Eclipse Glasses	Supplies	2,000	1.00	2,000.00
Kids Crafts	Supplies	350	2.50	875.00
Equipment Rental	Supplies		2,000.00	2,000.00
Dark Sky Treats	Food & Drink		750.00	750.00
Decoration	Supplies		500.00	500.00
Information Display	Supplies		250.00	250.00
Marketing/Advertising	Marketing		200.00	200.00
Unexpected Costs	Other		500.00	500.00
				Total Expenses \$ 25,709.00



Mayor Ray Turner and Town Counselors:

Lakeview Community Partnership/Alger Theater supports the Dark Sky Initiatives Ring of Fire Festival during the annular eclipse, October 14th at the Lake County Fairgrounds. This event promotes our special place in the Outback for this spectacular opportunity to witness a phenomena that will not return for decades.

The Ring of Fire Festival is positioned with LCP's 2nd Annual Cowboy Poetry Gathering to bring attention to our unique "Outback" Oregon experience for travelers and community members alike. What a better way to link our rural and Western way of life to the dark night skies where storytelling all began,

Please consider supporting the Ring of Fire Festival event that will celebrate our unique community and showcase the bounty of recreational opportunities for new and familiar visitors to Lakeview!

Sincerely,

Ginger Casto
Administrative Coordinator
Lakeview Community Partnership

**Lake County Libraries
26 South G Street
Lakeview, OR 97630
lakecountylibrary.org**

September 5, 2023

Lakeview Town Hall
525 North 1st Street
Lakeview, Oregon 97630

Dear Town of Lakeview,

The Lake County Library District is writing to you in support of the Dark Sky Initiative and application for funding. This year the library partnered with the Dark Sky Coordinator to offer educational activities and learning opportunities to residents of Lakeview. Despite having no budget or funding for these types of events, the Dark Sky Coordinator worked to make them happen.

During Dark Sky Week children were able to participate in making their own constellation wall decoration while learning about what a star is and how they form constellations. During our summer reading program children were able to learn about the solar system we live in and create a diagram of the sun and planets. The week of the Annular Eclipse the library will partner again to educate participants on what causes an eclipse and why it's a special event.

The library district supports the efforts of the Dark Sky Initiative because it brings the community together and highlights the unique opportunity of learning more about astronomy in our rural location. Our rural area is perfect for viewing and educating the community about the night sky and all the wonders of space.

The Chambers mission for this initiative is to celebrate and protect our dark skies through outreach, education, and events that attract visitors to the area while building a sense of pride within the community. The Lake County Library District will work with the Dark Sky Coordinator to continue offering educational opportunities and events at the Lakeview Library in support of this mission.



Marsha Richmond, Director
Lake County Library District
(541)947-6019
director@lakecountylibrary.org

Tall Town Bike & Camp
Your home for active sports in the Oregon Outback
11 September 2023

Address to:
Lakeview Town Hall
525 North 1st Street
Lakeview, Oregon 97630

Dear Town of Lakeview,
On behalf of Tall Town Bike & Camp, please accept this letter of support for the Dark Sky Coordinator in their application for funding the Dark Sky Initiative.

Travel Oregon's economic report states that since 2021 not only has there been an increase in how often people travel, but they are traveling to more remote locations. As Lakeview is next to the proposed dark sky sanctuary boundary we can utilize dark sky tourism to our advantage. The annular eclipse, occurring in October, offers a great opportunity to educate the public and bring people together to experience this celestial event. By supporting the Dark Sky Initiative, you will be creating a foundation for the many dark sky events in the future.

The mission of this initiative is to celebrate and protect our dark skies through outreach, education, and events that attract visitors to the area while building a sense of pride within the community. Tall Town Bike & Camp supports this mission by working with the Dark Sky Coordinator in connecting residents and visitors alike to dark sky resources and viewing opportunities in the area.

I have been fortunate enough to live in the path of totality for two full solar eclipses and have seen firsthand the incredible tourism draw these events have. Even people with no sustained interest in astronomy or solar phenomena will travel to view what is for many a once in a lifetime event. As I am sure this body is aware, outdoor recreation tourism is low-hanging fruit. With a minimal investment in infrastructure we can draw tourists, most of whom are middle- to upper-income, to our region so they can enjoy the vast open spaces we are blessed with in our area. While here they will eat in our restaurants, sleep in our motels, by gas at our service stations. When they go home, the money they spent stays here in our economy.

Sincerely,



Thomas Batty, Owner, Tall Town Bike & Camp

503-314-6095, thombatty@live.com

ORDINANCE NO. 870

AN ORDINANCE PROHIBITING THE PRACTICE OF FEEDING, BAITING, AND/OR MAINTAINING WILDLIFE IN ANY AREA SUBJECT TO THE JURISDICTION OF THE TOWN OF LAKEVIEW; AND EFFECTIVE DATE.

WHEREAS, the Town of Lakeview, an Oregon municipal corporation ("Town"), has all the powers that the constitutions, statutes, and common law of the United States and Oregon expressly or impliedly grant or allow Town; and

WHEREAS, Town's citizens value wildlife and want to maintain healthy and wild populations of deer, elk, bear, and other wildlife that are not dependent upon or hazardous to humans; and

WHEREAS, feeding deer, elk, bear, and other wildlife results in artificially high concentrations of animals, increases human-wildlife conflicts, and compromises the health and safety of humans and wildlife; and

WHEREAS, it is in the best interest of the health, safety, and welfare of Town's citizens to prohibit the feeding, baiting, and/or maintaining of wildlife in any area subject to the jurisdiction of Town.

NOW, THEREFORE, the Town of Lakeview ordains as follows:

1. Findings. The above-stated findings are hereby adopted.
2. Short Title. This Ordinance No. _____ may be referred to as the "Wildlife Control Ordinance" and will be cited and referred to herein as this "Ordinance."
3. Purpose. The purpose of this Ordinance is to prohibit the feeding, baiting, and/or maintaining of wildlife within Town's jurisdictional limits so as to protect the public health, safety, and welfare of humans and property, and to prescribe penalties for failing to comply.
4. Definitions. For purposes of this Ordinance, the following terms and phrases have the meanings assigned to them below:

"Attractant(s)" means any substance, including, without limitation, food, garbage, and/or salt lick, which draws or attracts wildlife to a particular location.

"Town manager" means Town's town manager or his or her designee.

"Council" means the Lakeview Town Council.

"Feed" means a substance composed of grain, mineral, salt, fruit, vegetable, hay, and/or

any other food material or combination of these materials, whether natural or manufactured, that may attract wildlife and/or stray or feral cats.

“Person” means any natural person, corporation, limited liability company, partnership, joint venture, firm, association, trust, unincorporated organization, government or governmental agency, political subdivision, and/or any other entity.

“Person responsible” means (a) the owner, agent, occupant, lessee, tenant, and/or other person having possession or control of the property upon which the subject nuisance exists, and/or (b) the person who causes the subject nuisance to come into, or continue in, existence.

“Waterfowl” means any bird that frequents the water or lives around river, lakes, and/or other bodies of water, including, without limitation, ducks, geese, swans, and herons.

“Wildlife” includes any animal which is not normally domesticated including, without limitation, bears, coyotes, deer, elk, foxes, groundhogs, opossums, raccoons, skunks, turkeys, and waterfowl.

5. Feeding, Baiting, and Maintaining Wildlife Prohibited; Notice; Abatement.

- 5.1 The following is hereby declared to be a public nuisance and unlawful: (a) feeding, baiting, and/or maintaining any wildlife, including, without limitation, hand feeding or setting out food to be left attended or unattended, which creates or has the potential to create a hazard to the public health, safety, and/or welfare of humans and/or property; (b) leaving, storing, and/or maintaining any feed or attractant in a manner and location accessible to any wildlife which creates or has the potential to create a hazard to the public health, safety, and/or welfare of humans and/or property; and/or (c) feeding stray or feral cats if such feeding creates or has the potential to create a hazard to the public health, safety, and/or welfare of humans and/or property.
- 5.2 A person who violates Section 5.1 of this Ordinance may be issued a written notification by the town manager requiring the person to remove the food, garbage, bait, and/or other attractant within three days of notification. A person who receives a written notice under this Section 5.2 will immediately remove the food, garbage, bait, and/or other attractant as directed.
- 5.3 Any nuisance described in this Ordinance that is allowed to continue by any person responsible for a period of more than three days after notification by the town manger under Section 5.2 may be subject to Town’s nuisance abatement and enforcement procedures and penalties and/or any other rights and remedies available to Town, including, without limitation, Town’s rights and remedies provided under this Ordinance.

Notwithstanding anything contained in this Ordinance to the contrary, if the town manger reasonably determines that a nuisance described in this Ordinance imminently threatens and/or endangers the public health, safety, and/or welfare of humans and/or property, the town manager may cause such nuisance to be summarily abated.

- 5.4 If any part or area within Town's jurisdictional limits experiences the presence of wildlife and/or feral cat populations that endangers, threatens, and/or creates a hazard to the health, safety, and/or welfare of humans and/or property, Town may take those steps authorized by the appropriate regulatory agency to disperse or otherwise control the offending wildlife and/or feral cats.
6. Exceptions; Feral Cats. The The prohibitions described in Section 5 do not apply to the following: (a) feeding birds, other than waterfowl, utilizing a bird feeder that can be accessed only by birds; (b) feeding livestock in normal agricultural operations; and/or (c) feeding wildlife kept under a valid license or permit issued by the Oregon Department of Fish and Wildlife, and in compliance with all applicable federal, state, and local laws, regulations, and ordinances, by the person who is the legal owner or guardian of such wildlife. Nothing in this Ordinance will prohibit the actions of an authorized agent of the State of Oregon lawfully engaged in a wildlife or waterfowl management program. Any person feeding stray or feral cats may be required to cooperate with any humane program (which is supported by or operating under the auspices of local governmental authorities) that traps stray and feral cats for the purpose of spaying/neutering the cats, immunizing the cats from rabies, and then returning the cats to their environment in the general vicinity in which they were trapped.
7. Investigations and Complaints; Property Entry. Upon receiving a complaint by one or more persons alleging a violation of this Ordinance, an authorized Town agent may investigate the complaint to determine if there has been a violation of this Ordinance. The town manager, or a person authorized by the town manager, may enter upon the property to abate a nuisance described in this Ordinance and/or to otherwise enforce this Ordinance.
8. Enforcement; Penalties. This Ordinance will be enforced by any sworn peace officer authorized to enforce the laws of Town and any other Town official authorized to administer Town's land use, development, nuisance, building, and/or other regulations as a civil infraction. In addition, Town may initiate appropriate suit or legal action in a court of competent jurisdiction to enforce this Ordinance and the Town will be entitled to collect from any person violating this Ordinance the Town's attorney fees and other fees, costs, and expenses incurred by Town to enforce this Ordinance.

If the Town elects to proceed with treating a violation of this Ordinance as a civil infraction the Town will follow the following procedure:

- (1) The first violation of this Ordinance will be addressed by the issuance of warning letter or citation to the person violating this Ordinance;
- (2) The second violation of this Ordinance by the same person will incur a \$115.00 fine;
- (3) The third violation of this Ordinance by the same person will incur a \$165.00 fine;
- (4) The fourth violation by the same person will incur a \$265.00 fine; and,
- (5) The fifth violation and any subsequent violation of this Ordinance will incur a fine of \$440.00 per violation.

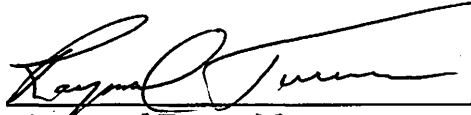
Each violation, and each day that a violation continues, constitutes a separate civil infraction. The remedies available under this Ordinance are not exclusive of any other remedies available under any applicable federal, state, and/or local laws, regulations, and/or ordinances. It is within Town's discretion to seek cumulative remedies for a violation of this Ordinance. Nothing in this Ordinance will be construed to relieve a person from complying with any applicable federal, state, and/or local laws, regulations, and/or ordinances. Failure of any person responsible to receive a notice required under this Ordinance and/or an error in the name or address of the person responsible will not render the notice void and in such case the notice will be sufficient.

9. Interpretation; Severability; Errors. All pronouns contained in this Ordinance and any variations thereof will be deemed to refer to the masculine, feminine, or neutral, singular or plural, as the identity of the parties may require. The singular includes the plural and plural includes the singular. The word "or" is not exclusive. The words "include," "includes," and "including" are not limiting. Any reference to a particular law, rule, regulation, code, or ordinance includes the law, rule, regulation, code, or ordinance as now in force and which may hereafter be amended. The provisions of this Ordinance are hereby declared severable. If any section, subsection, sentence, clause, and/or portion of this Ordinance is for any reason held invalid, unenforceable, and/or unconstitutional, such invalid, unenforceable, and/or unconstitutional section, subsection, sentence, clause, and/or portion will (a) yield to a construction permitting enforcement to the maximum extent permitted by applicable law, and (b) not affect the validity, enforceability, and/or constitutionality of the remaining portion of this Ordinance. This Ordinance may be corrected by order of the council to cure editorial and/or clerical errors.

10. EFFECTIVE DATE. The effective date of this Ordinance will be July 1, 2020.

(End of ordinance—signature page immediately follows)

This Ordinance was PASSED and ADOPTED by the Lakeview Town Council by a vote of 5 for and 0 against and APPROVED by the Mayor on this 11 day of MAY, 2020.


Raymond Turner, Mayor

ATTEST:


Dawn Lepori, City Recorder

