CITY CENTER REVITALIZATION PLAN AND REPORT

AN URBAN RENEWAL PROGRAM OF THE CITY OF MEDFORD, OREGON

Substantially Amended May 6, 2006

MEDFORD URBAN RENEWAL AGENCY
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CITY CENTER REVITALIZATION
PLAN AND REPORT

AN URBAN RENEWAL PROGRAM OF THE CITY OF MEDFORD, OREGON

Adopted by Medford City Council Ordinance No. 6213, October 20, 1988
Minor Amendment No. 1 by MURA Board Resolution No. 89-1, February 6, 1989
Minor Amendment No. 2 by MURA Board Resolution No. 89-10, November 10, 1989
Substantial Amendment No. 1 by Medford City Council Ordinance No. 6962, August 15, 1991
Substantial Amendment No. 2 by Medford City Council Ordinance No. 7480, September 16, 1993
Minor Amendment No. 3 by MURA Board Resolution No. 94-19, June 27, 1994
Substantial Amendment No. 3 by Medford City Council Ordinance No. 7716, August 18, 1994
Minor Amendment No. 4 by MURA Board Resolution No. 95-17, April 10, 1995
Minor Amendment No. 5 by MURA Resolution No. 96-02-03, February 12, 1996
Substantial Amendment 4 by Medford City Council Ordinance No. 1998-74, May 26, 1998; and Medford City Council Ordinance No. 1998-128, June 5, 1998 (Repeals Ordinance No. 1998-74); and Medford City Council Ordinance No. 1998-132, June 5, 1998
Minor Amendment No. 6 by MURA Board Resolution No. 98-10-21, October 12, 1998
Minor Amendment No. 7 by MURA Board Resolution No. 01-06-17, June 11, 2001
Minor Amendment No. 8 by MURA Board Resolution No. 01-06-20, June 11, 2001
Minor Amendment No. 9 by MURA Board Resolution No. 01-06-21, June 11,2001
Minor Amendment No. 10 by MURA Board Resolution No. 01-06-22, June 11, 2001
Minor Amendment No. 11 by MURA Board Resolution No. 02-08-28, August 13, 2002
Minor Amendment No. 12 by MURA Board Resolution No. 03-01-02, January 14, 2003
Minor Amendment No. 13 by MURA Board Resolution No. 03-07-38, July 8, 2003
Minor Amendment No. 14 by MURA Board Resolution No. 04-07-30, July 27, 2004
Minor Amendment No. 15 by MURA Board Resolution No. 05-12-34, December 13, 2005
Minor Amendment No. 16 by MURA Board Resolution No. 05-12-35, December 13, 2005
Minor Amendment No. 17 by MURA Board Resolution No. 05-12-36, December 13, 2005
Minor Amendment No. 18 by MURA Board Resolution No. 05-12-37, December 13, 2005
Minor Amendment No. 19 by MURA Board Resolution No. 05-12-38, December 13, 2005
Substantial Amendment No. 5 by Medford City Council Ordinance No. 2006-82, May 6, 2006
Minor Amendment No. 20 by MURA Board Resolution No. 06-12-32, December 12, 2006
Minor Amendment No. 21 by MURA Board Resolution No. 2011-030, October 27, 2011
Minor Amendment No. 22 by MURA Board Resolution No. 2011-031, October 27, 2011
(Continued)

Minor Amendment No. 23 by MURA Board Resolution No. 2011-032, October 27, 2011
Minor Amendment No. 24 by MURA Board Resolution No. 2011-033, October 27, 2011
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4. Medford Urban Renewal Agency Board recommendation of approval of Substantial Amendment No. 1, Resolution No. 91-9, dated June 3, 1991.
5. Medford City Council adoption of Substantial Amendment No. 1, Ordinance 6962, dated August 15, 1991
6. Medford City Council adoption of Substantial Amendment No. 2, Ordinance 7480, dated September 16, 1993.
7. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 3, Resolution No. 94-19, dated June 27, 1994.

8. Medford Urban Renewal Agency Board recommendation of approval of Substantial Amendment No. 3, Resolution No. 94-20, dated June 27, 1994.
9. Medford City Council adoption of Substantial Amendment No. 3, Ordinance No. 7716, dated August 18, 1994.
10. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 4, Resolution 95-17, dated April 10, 1995.
11. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 5, Resolution No. 96–02-03, dated February 12, 1996.
12. Medford City Council requests assistance in renovation of the Craterian Theatre, Project No. 19-CCRP, Resolution No. 8036, dated March 21, 1996.
13. Medford Urban Renewal Agency Board recommendation of approval of Option 1, Section 454, Subsection (2)(a) of SB 1215, Resolution No. 98-04-04, dated April 13, 1998.
14. Medford City Council adoption of Substantial Amendment No. 4, Ordinance No. 1998-74, dated May 26, 1998; and Medford City Council adoption of Ordinance No. 1998-128, dated June 5, 1998 (repeals Ordinance 1998-74); and
    Medford City Council adoption of Ordinance No. 1998-132, dated June 5, 1998 related to Substantial Amendment No. 4.
15. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 6, Resolution No. 98-10-21, dated October 12, 1998.
16. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 7, Resolution No. 01-06-17, dated June 11, 2001.
17. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 8, Resolution No. 01-06-20, dated June 11, 2001.
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27. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 18, Resolution No. 05-12-37, December 13, 2005.
28. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 19, Resolution No. 05-12-38, December 13, 2005.

29. Medford Urban Renewal Agency Board recommendation of approval of Substantial Amendment No. 5, Resolution No. 06-03-06, dated March 14, 2006.
30. Medford City Council adoption of Substantial Amendment No. 5, Ordinance No. 2006-82, dated May 6, 2006.
31. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 20, Resolution No. 06-12-32, December 12, 2006.
32. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 21, Resolution No. 2011-030, October 27, 2011.
33. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 22, Resolution No. 2011-031, October 27, 2011.
34. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 23, Resolution No. 2011-032, October 27, 2011.
35. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 24, Resolution No. 2011-33, October 27, 2011.
36. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 25, Resolution No. 2013-011, April 18, 2013.

PART ONE

SECTION 100 - INTRODUCTION

The City Center Revitalization Plan is a 576.51 acre, Urban Renewal Plan for the City of Medford, Oregon. The Urban Renewal Area is located entirely within the incorporated City of Medford and consists of a single geographic area of the City with a total 1988-89 taxable true cash value of $125,553,500.

This Plan consists of two parts--Part 1, Text and Part 2, Exhibits, and has been prepared by the Board of Directors of the Medford Urban Renewal Agency pursuant to the provisions of Chapter 457 of the Oregon Revised Statutes, the Oregon Constitution and all other applicable state and local laws.

SECTION 110 - CITY/AGENCY RELATIONSHIP

The Governing Body (Council) of the City of Medford on February 4, 1988, by Ordinance Number 6058, declared that blighted areas exist within the City and that there is a need for an urban renewal agency to function within the City. The City Council, by the approval of such Ordinance Number 6058, and in accordance with the provisions of ORS 457.045-(2), appointed a Board of Directors of the Urban Renewal Agency consisting of nine (9) members. Pursuant to ORS 457.035, the Urban Renewal Agency is, "…a public body corporate and politic…". The relationship between the City of Medford, an Oregon Municipal Corporation, and the Medford Urban Renewal Agency, a public body corporate and politic, shall be as contemplated by Chapter 457 of the Oregon Revised Statutes. Nothing contained in this Plan, nor the City's supplying of services or personnel, nor the budgeting requirements of this Plan shall in any way be construed as departing from or disturbing the relationship contemplated by Chapter 457 of the Oregon Revised Statutes.

SECTION 200 – DEFINITIONS

As used in the construction of this Plan, unless the context requires otherwise, the following definitions shall apply:

201. AGENCY means the Medford Urban Renewal Agency which, in accordance with the provisions of Chapter 457 of the Oregon Revised Statues is the Urban Renewal Agency of the City of Medford, Jackson County, Oregon.

202. AGENCY BOARD or BOARD means the Board of Directors of the Medford Urban Renewal Agency.

203. AREA means the geographic portion of the City which encompasses the City Center Revitalization Area--an urban renewal area conceived pursuant to the provisions of ORS Chapter 457.

204. BOARD OF COUNTY COMMISSIONERS means the governing body of Jackson County.

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

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

1. Defective design and quality of physical construction;
2. Faulty interior arrangement and exterior spacing;
3. Overcrowding and a high density of population;
4. Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or
5. Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;

B. An economic dislocation, deterioration or disuse of property resulting from faulty planning;

C. The division or subdivision and sale of property or lots or irregular form and shape and inadequate size or dimensions for property usefulness and development;

D. The layout of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;

E. The existence of inadequate streets and other rights-of-way, open spaces and utilities;

F. The existence of property or lots or other areas which are subject to inundation by water;

G. A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;

H. A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or

I. A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

206. CITY means the City of Medford, Jackson County, Oregon.

207. CITY CENTER, as used in this Plan, means that geographic area of the City of Medford, which is included in the City Center Revitalization Area -- an urban renewal area -- and which is more fully described in Section 300 and Exhibits 1 and 2 of this Plan.

208. CITY COUNCIL or COUNCIL means the governing body of the City of Medford.

209. COMPREHENSIVE PLAN means the Land Use Plan of the City of Medford including all of its policies, procedures and implementing provisions.

210. COUNTY means Jackson County, Oregon.

211. EXHIBIT means an attachment, either narrative or graphic, to this Urban Renewal Plan as set forth in Part 2 of this Plan.

212. ORS means Oregon Revised Statutes (State Law). ORS 457 is the chapter which regulates the renewal of blighted areas within the State of Oregon.

213. PLAN means the City Center Revitalization Plan, an Urban Renewal Plan of the City of Medford, Oregon.

214. REDEVELOPER means a party who acquires real property from the Board of the Urban Renewal Agency for the purposes of developing or redeveloping such property in conformity with the provision of this Urban Renewal Plan.

215. REVITALIZATION PLAN means the City Center Revitalization Plan, and the Urban Renewal Plan of the City of Medford.

216. STATE means the State of Oregon, including its various departments, divisions and agencies.

217. TAX INCREMENT FINANCING means a method of financing indebtedness incurred by the Board of Directors of the Medford Urban Renewal Agency in preparing and implementing the City Center Revitalization Plan. Such tax increment method is authorized by ORS Sections 457.420 through 457.450 and provides that the tax proceeds, if any, realized from an increase in the taxable assessed value of real and personal property within the Revitalization Area above that existing on the County tax roll last equalized prior to the effective date of the Medford City Council Ordinance approving the Urban Renewal Plan shall be paid into a special fund of the Agency's Board of Directors. Such special fund shall be used to pay the principal and interest on indebtedness incurred by the Board in financing or refinancing the preparation and implementation of the approved Urban Renewal Plan including the administration of the Board's activities.

218. TAXING BODY means City of Medford, Jackson County, Jackson County Education Service District, Jackson County Historical Fund, Jackson County Library, Jackson County School District 549C, Jackson County Vector Control, and Rogue Valley Transit District, each of which levies ad valorem taxes within the boundaries of the Urban Renewal Area.

219. TEXT means Part 1 of the Urban Renewal Plan for the City Center Revitalization Plan.

220. U.R. means urban renewal as in Urban Renewal Boundary, Urban Renewal Area, etc.

221. URBAN RENEWAL LAW means Chapter 457 of the Oregon Revised Statutes as it exists on the effective date of this Urban Renewal Plan or as it may be amended from time-to-time by action of the Oregon Legislature.

222. URBAN RENEWAL PLAN means the Plan for the City Center Revitalization Area--an Urban Renewal Area of the City of Medford, Oregon.

SECTION 300 – LEGAL BOUNDARY DESCRIPTION

The legal description of the boundaries of the Urban Renewal Area is set forth in Part 2 of this Plan as follows:

301. Exhibit 1 – Narrative Legal Description of Urban Renewal Area.

302. Exhibit 3 – Graphic (Map) Description of Urban Renewal Area.

SECTION 400 - MISSION STATEMENT, GOALS AND OBJECTIVES OF THE MEDFORD URBAN RENEWAL AGENCY FOR THE CITY CENTER REVITALIZATION PLAN.

401. MISSION STATEMENT

The mission of the Urban Renewal Agency's Board is to eliminate blight and depreciating property values in areas within the Agency's jurisdiction and in the process, attract aesthetically pleasing, job producing private investments that will improve and stabilize property values and protect the Area's historic places and values.

402. GOALS AND OBJECTIVES

To accomplish its mission the Agency's Board will develop and implement an urban renewal program known as the City Center Revitalization Plan, the goals and objectives of which are:

A. To resolve the problems created by existing blighted conditions so that unused and underused properties can be placed in productive condition and utilized at their highest and best use.

B. To enhance opportunities for residential, civic, cultural, business and tourist-related property to be developed, redeveloped, improved, rehabilitated and conserved in ways which will:

1. Insure a more attractive, functional and economically viable central city;

2. Encourage the expansion and development of businesses that will produce jobs for the people of Medford and Jackson County, and

3. Increase property values so that the Area will contribute its fair share to the costs of public services, provided by the City, County, Schools, Library, Vector Control, Historic and Transit Districts.

4. Conserve historically significant places and properties.

C. Be responsive to the needs and the concerns of all people of the City of Medford and Jackson County in the details of preparing and implementing the Urban Renewal Plan;

D. To encourage the maximum amount of public involvement and citizens participation in the formation and implementation of the Urban Renewal Plan by:

1. Explaining and discussing the details of the Urban Renewal process:
   a. To the public at town hall type gatherings;

b. To invite special interest groups, public service organizations, public bodies and the general public to Board meetings;

c. Circulating periodic newsletters;

d. Cooperating with the print and electronic news media by being available to discuss the Urban Renewal Plan and process.

2. Meeting with the administrations and boards of the eight affected taxing bodies to explain the long-term benefits of the Urban Renewal program and its relationship to their fiscal concerns, and

3. Being available to discuss the details of the Urban Renewal Plan with service, professional, fraternal and labor organizations.

E. To provide an adequate amount of properly located off-street parking in the downtown area including a plan and program to effectively pay for, manage, and maintain such parking;

F. To create positive linkages among the three sectors of the Urban Renewal Area--i.e., the Downtown, the South Interchange area and the residential - mixed-use area to the north;

G. To cooperate and coordinate with the Rogue Transit District in their efforts to improve transportation services in the Urban Renewal Area;

H. To place underground present overhead utilities that are located in areas of maximum pedestrian activity;

I. To cooperate and coordinate with the program to improve Bear Creek and the Bear Creek Greenway and to recognize the positive values and benefits that these improvements will have on the revitalization of the Urban Renewal Area.

J. To improve the visual appearance, capacity and traffic flow of streets within the Urban Renewal Area that carry the major share of vehicular and pedestrian traffic;

K. To cooperate with property owners in the rehabilitation of their buildings and property;

L. To install coordinated street furniture, night lighting and landscaping in areas of maximum pedestrian concentration, including the Core Area's alleys;

M. To construct, install or replace publicly owned utilities such as water, storm drains, and sanitary sewers where existing facilities are inadequate, undersized or otherwise substandard; and

N. To leverage the Agency's financial resources to the maximum extent possible with other public and private investment and other public and private funding sources.

403. RELATIONSHIP OF PLAN TO LOCAL OBJECTIVES

This Plan is intended to further the objectives of the City's Comprehensive Plan. Further, within the City's Central Area, this Plan is intended to improve land uses, traffic flow, off-street parking, pedestrian amenities, the water, sewer and storm drain systems and other public improvements.

404. CONSISTENCY WITH CITY'S COMPREHENSIVE PLAN

This Plan has been prepared in conformity with the City's adopted Comprehensive Plan including its goals, policies, procedures and implementing provisions.

405. CONSISTENCY WITH ECONOMIC DEVELOPMENT POLICY[16]

The purpose of the Economic Element of the City's Comprehensive Plan is to determine the city's economic goals and policies concerning commercial and industrial development within the city and urban growth boundary.

The Urban Renewal Plan is in conformity with the goals and policies of the City's Economic Element.

[16] Minor Amendment No. 11, Resolution No. 02-08-28, 8/13/02

SECTION 500 – LAND USE PLAN

The use and development of all land within the Urban Renewal Area shall comply with the following provisions:

501. LAND USE DESIGNATIONS[16]

The land use designations of the City's Comprehensive Plan which affect the Urban Renewal Plan Area are delineated on Exhibit 3 of Part 1 of this Plan and are described in full in Chapter 10 of the City's Land Development Code and generally as follows:

Zoning Ordinance Section No.	Use and Designation
	RESIDENTIAL:
10.310-1	SFR-6 and SFR-10, Single-Family Residential 6 and 10 dwelling units per gross acre (see Section 10.310-1 of the Land Development Code for complete description).
10.311	MFR-20, Multiple-Family Residential 20 dwelling units per gross acre (see Section 10.311 of the Land Development Code for complete description).
10.312	MFR-30, Multiple-Family Residential 30 dwelling units per gross acre (see Section 10.312 of the Land Development Code for complete description).
	COMMERCIAL:
10.326	Service Commercial and Professional Office, C-S/P. (see Section 10.326 of the Land Development Code for complete description).
10.327	Neighborhood Commercial, C-N (see Section 10.327 of the Land Development Code for complete description).
10.328	Community Commercial, C-C. (see Section 10.328 of the Land Development Code for complete description).
10.328-1	Regional Commercial, C-R (see Section 10.328-1 of the Land Development Code for complete description.

[16] Minor Amendment No. 11, Resolution No. 02-08-28, 8/13/02

10.329 Heavy Commercial, C-H. (see Section 10.329 of the Land Development Code for complete description).

INDUSTRIAL

10.330 Light Industrial District, I-L. (see Section 10.330 of the Land Development Code for complete description).

Each of the above commercial and industrial districts are designed to service a general commercial or industrial land use category which is compatible with and based upon locational requirements characteristic of that land use. Each commercial and industrial district is designed to function as a group of independently owned and operated facilities or as an integrated center.

10.331 GENERAL INDUSTRIAL DISTRICT, I-G (see Section 10.331 of the Land Development Code for complete description).

OVERLAY DISTRICTS:

10.339 Bear Creek District, B-C (see Section 10.339 through 10.365 of the Land Development Code for complete description).

10.358 Central Business District, C-B (see Section 10.358 of the Land Development Code for complete description).

10.401-10.411 Historic Preservation Overlay District (see Section 10.401-10.411 of the Land Development Code for complete description).

In addition to the above described zoning districts, there are four (4) others which are applied in the Urban Renewal Area. However, none of the four affect platted tax lots--they all affect only public streets and the I-5 Freeway rights-of-way. These four zoning districts include:

SFR-6 and SFR-10, Single Family Residential - 6 or 10 dwelling units per gross acre;

I-H, Heavy Industrial District; and

F, Freeway Overlay District

The four districts occur at the boundary of the Urban Renewal Area where the boundary is established at the opposite side of streets while zone boundaries, generally, are established at the centerline of streets and other rights-of-way.

502. The City's acknowledged Comprehensive Plan and its implementing ordinances, codes, policies, regulations, including the "Downtown Design Guidelines" as they exist on the effective date of this Urban Renewal Plan or as they may be amended from time to time are incorporated hereby by reference as if they were included in full.

503. The use, development or redevelopment of all and within the Urban Renewal Area shall comply with the provisions of the City's Comprehensive Plan, implementing Ordinances, codes, policies, and regulations described in Sections 501 and 502 above, and with all other applicable Federal, State, County and City regulations.

504. The City's Land Development Code and all applicable Building and Safety Codes as they exist on the effective date of this Urban Renewal Plan or as they may be amended from time to time, are hereby made a part of this Urban Renewal Plan as though included in full.

SECTION 600 – URBAN RENEWAL ACTIVITIES

In order to achieve the goals and objectives of this Plan, the following activities, subject to the availability of appropriate funding, may be undertaken by the Agency's Board, or caused to be undertaken by others, in accordance with applicable Federal, State, County and City laws, policies and procedures and in compliance with the provisions of this Plan.

601. URBAN RENEWAL PROJECTS AND IMPROVEMENT ACTIVITIES

A. The following projects and activities are deemed necessary to:

1. Eliminate blighting conditions and influences;
2. Reverse presently depreciating property values;
3. Make the Area attractive for stabilization, expansion, rehabilitation or redevelopment of existing businesses, industries and housing;
4. Create a physical, visual and economic environment that will attract new, job producing development on the Area's substantial vacant land; and to
5. Further the objectives of the Urban Renewal Plan as set forth in Section 400.

B. All public improvements herein proposed shall be complete with all required appurtenances and shall be constructed and implemented in conformance with the approved standards and policies of the City of Medford.

C. With funds available to it, the Board of Directors of the Medford Urban Renewal Agency may fund in full, in part, a proportionate share, or cause to be funded, the following numbered projects and activities:

1. **SOUTH INTERCHANGE AREA:**[3]

a. Acquire right-of-way for the widening and construction of improved access on Stewart Avenue including the construction of a railroad crossing on Stewart Avenue, west of U.S. Highway 99. See Section 601 (C)(1)(f), below;

b. Design and install a water delivery system;

c. Design and install a sanitary sewer collection and transmission system;

d. Design and install a storm drainage collection and transmission system; and

e. Assist the City of Medford in determining the appropriate use or uses for the South Interchange Area and provide assistance in the

[3] Substantial Amendment No. 1, Ordinance No. 6962, 8/15/91

assemblage of diversely owned public and private property including, if required, the acquisition of property and assistance in the relocation of present occupants to other appropriate sites.

f. The railroad crossing discussed in Section 601(C)(1)(a), above, is located in unincorporated territory, under the jurisdiction of Jackson County and outside the current boundary of the Urban Renewal Area. Unless the land area which includes such railroad crossing is annexed into the City of Medford and unless such land area is annexed into the boundary of the Urban Renewal Area, the Board shall not authorize the use of its funds to install and construct such railroad crossing. The annexation of the land area incorporating such railroad crossing shall be considered a substantial change to this Plan and shall be accomplished in conformance with the provisions of Section 1203 of this Plan.

2. **OFF-STREET PARKING FACILITIES:**[3] [16]

All public parking constructed under the provisions of this Section shall comply with the objectives and policies of the City of Medford Comprehensive Plan and the City of Medford Transportation System Plan as applies to the City Center, and with the applicable standards set forth in the Land Development Code.

As used in this section the term "parking facility" refers to a parking lot, a parking structure, or any combination thereof. During the planning and design phase of any parking facility the Agency will prepare a written parking analysis to define the service area, determine the demand for parking within the service area, the parking mix (leased vs. free), operating costs, and parking duration (long-term vs. short-term). Based on the parking analysis a determination will be made on whether to construct a parking lot, a parking structure, a combination thereof, or a phased development.

a. South Holly Street Facility. Design and construct a parking facility on the southeast corner of Eighth Street between Fir Street and Holly Street.

b. East Sixth Street Facility. Design and construct a parking facility on the southwest corner of Riverside Avenue and Sixth Street.

c. South Central Avenue Facility A. Expand to the south and east the existing public parking facility at the southwest corner of Eighth Street and Central Avenue.

[3] Substantial Amendment No. 1, Ordinance No. 6962, 8/15/91
[16] Minor Amendment No. 11, Resolution No. 02-08-28, 8/13/02

d. North Holly Street Facility. Design and construct a parking facility, in the vicinity of Sixth Street and Holly Street.

e. West Sixth Street Facility. Design and construct a parking facility on the east side of Grape Street between Fifth and Sixth Streets. [5]

f. West Main Street Facility. Design and construct a parking facility on Main Street between the Southern Pacific railroad tracks and Fir Street.[6]

g. South Riverside Facility A. Design and construct a parking facility on the NW corner of Riverside Avenue and 10th Street.[12]

h. North Front Street Facility. Design and construct a parking facility on the NE corner of 6th Street and Front Street. [15]

i. South Riverside Facility B. Design and construct a parking facility on the NE corner of Riverside Avenue and 10th Street.[14]

j. West Riverside Facility: Design and construct a parking facility on the west side of Riverside Avenue between 8th Street and 9th Street.[18]

k. South Riverside Facility C: Design and construct a parking facility located at 225 South Riverside Avenue.[24]

3. **UNDERGROUND EXISTING POLE MOUNTED UTILITY SYSTEMS.**

Design and construct underground concrete encased duct banks, vaults and other necessary appurtenances in the Downtown Core Area (Exhibit 4) to replace existing overhead electrical, telephone and cable systems. Such concrete encased duct banks, vaults and other appurtenances shall be designed and constructed in conformity with standards of the serving utility company and with the provisions of State and local laws. Where possible, such underground systems shall be located under publicly dedicated alleys or other public rights-of-way.

4. **RECONSTRUCT ALL CURBS, GUTTERS AND SIDEWALKS AND INSTALL PEDESTRIAN AMENITIES IN THE DOWNTOWN CORE AREA (EXHIBITS 4 AND 5) CONSISTENT WITH THE CITY'S DOWNTOWN DESIGN GUIDELINES.**

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[5] Minor Amendment No. 3, Resolution No. 94-19, 6/27/94
[6] Substantial Amendment No. 3, Ordinance No. 7716, 8/18/94
[12] Minor Amendment No. 7, Resolution No. 01-06-17, 6/11/01
[15] Minor Amendment No. 10, Resolution No. 06-06-22, 6/11/01
[14] Minor Amendment No. 9, Resolution No. 01-06-21, 6/11/01
[18] Minor Amendment No. 13, Resolution No. 03-07-38, 07-08-03
[24] Minor Amendment No. 25, Resolution No. 2013-011, 4/18/13

In conjunction with such reconstruction, the Board shall provide appropriate trees, planting beds, an irrigation system, night lighting, benches, drinking fountains and such other items of street furniture as the Board may deem appropriate to establish a comfortable, safe and pleasant pedestrian environment with a visual consistency throughout.

5. **PAVING STONE CROSS-WALKS.**
To define the pedestrian paths at all Downtown Core Area intersections, prepare appropriate base materials and containment curbs for the installation of approved type colored-concrete paving stones.

6. **PEDESTRIANIZE ALLEYS.**
In the alleys noted on Exhibit 5, install the same paving stones described in Project No. 5. Encourage the owners of the abutting, privately owned open spaces to cooperate and extend the same paving materials from the line common with the alley and their property to the backs of their buildings. Provide trees, irrigation systems and appropriate items of street furniture consistent with those installed in Project No. 4. The elements shown on Exhibit 5 are conceptual only and each segment needs to be studied and designed in detail.

7. **VOGEL PLAZA**
As a forecourt to the Craterian Performing Arts Theatre, Vogel Park will be reconstructed to complement the Theatre and to provide an attractive downtown open space and plaza where groups of people may congregate for special events. The concept shown on Exhibit 5 is only conceptual and a more thoroughly studied solution needs to be prepared. The materials used should be consistent with those employed in Projects numbers 4, 5 and 6.

8. **RIVERSIDE AVENUE SIDEWALKS AND PEDESTRIAN AMENITIES.**
Construct new curbs, gutters and sidewalks on both sides of Riverside Avenue between Tenth Street and McAndrews Road. Further, trees and an irrigation system shall be planted and installed on both sides. The two blocks, between Sixth and Eighth Streets shall be constructed consistent with the improvements in Project No. 4. Sidewalks on Riverside Avenue are narrow and modifications will have to be made.

9. **GROWER'S MARKET.**
Assist the Heart of Medford Association (H.O.M.A.) in their opportunity of working with Growers of the Rogue Valley to locate a permanent site for establishing a Grower's Market. Such site may include the ground floor area of the parking structure at Main and Fir Streets or such other permanent location as the Board, H.O.M.A. and the Grower's may determine. The location should consider the unique characteristics of the

Grower's needs, protection under various weather conditions, shopper's accessibility and the adaptability of the space for alternate uses when not occupied by the Growers.

10. **COOPERATE AND ASSIST IN THE TASK OF IMPROVING STREAM FLOW IN BEAR CREEK, SOUTH OF THE PRESENT DAM.**
This could include assisting with the cost of modifying the dam structure to accommodate such stream flow improvements.

11. **MAIN STREET - TO SIXTH STREET CONNECTION.**[3]
To allow Main Street to accommodate two-way traffic, Sixth Street may be converted to a one-way, west bound street. To accomplish this, a connection between Main Street and Sixth Street would be required--See Amended Exhibit 5 dated August 15, 1991. The Board may acquire the required right-of-way, relocate businesses displaced and assume the costs of engineering and construction.

This project is contingent upon the proper street designation of Sixth Street in the City's Comprehensive Plan.

12. **SITE IMPROVEMENTS ADJACENT TO THE SPARTA BUILDING.**
In the design of Project No. 11, the Sparta Building shall be retained. In the process, a residual land area would result which would be landscaped and off-street parking would be provided. The Board may provide such landscaping and off-street parking and offer the residual property for sale to the owners of the Sparta Building at fair market value as determined by a qualified appraiser.

13. **THE CENTRAL AVENUE-TO-FRONT STREET-TO CENTRAL AVENUE CONNECTIONS.**
To allow Central Avenue to accommodate two-way traffic through the Downtown Core Area, a north and south transition realignment would be required to accommodate the one-way, south bound traffic. Precise, engineered alignments would be prepared in the vicinity of Third Street at the north and Tenth Street at the south. The Board may acquire the required right-of-way, relocate businesses displaced and assume the costs of engineering and construction. The Board may landscape appropriate portions and may dispose of the remaining residual land at fair market value as determined by a qualified appraiser.

[3] Substantial Amendment No. 1, Ordinance 6962, 8/15/91

14. **TRAFFIC SIGNAL MODIFICATIONS, SIGNAL MOUNTING STANDARDS AND IMPROVED DRIVING SURFACES AT RAILROAD CROSSINGS.**[16]

As a result of the implementation of project numbers 3, 8, 11 and 13, traffic signals and signal mounting standards (poles) would be required on Sixth, Main and Eighth streets--between Riverside Avenue and West Main Street, where Sixth and Main Street merge near Newtown Street. Further, the Board may cause to be installed improved driving surfaces and related crossing control equipment at the Jackson Street, Fourth Street, Sixth Street, Main Street, Eighth Street, and Tenth Street railroad crossings.

15. **PARKING LOT RESURFACING.**

The Board may assume the costs of engineering, paving and resurfacing publicly owned parking lots in the Urban Renewal Area. The Board shall encourage privately owned parking facilities to be developed or redeveloped consistent with the standards of the publicly owned lots. New public and private parking lots shall be required to install an irrigation system and plant trees at a ratio of not less than one tree for each six (6) parking spaces or fraction thereof. The trees shall be placed uniformly at street frontages and in the interior of such parking lots.

16. **MISCELLANEOUS PUBLIC WORKS.**

Throughout the life of this Urban Renewal Program, the Board, consistent with their priorities and financial resources, may assume the costs, or share of the costs, of engineering and constructing public works projects within the Urban Renewal Area to further the objectives of this Urban Renewal Plan. Such projects may include the installation or reconstruction of the following:

a. Storm Drains
b. Sanitary Sewers
c. Water Mains and Fire Hydrants
d. Rubberized Crossings on Public Streets at Railroad Tracks
e. Curbs or Curbs and Gutters
f. Sidewalks, including Irrigated Tree Plantings
g. Street Work
h. Alley Paving

17. **BEATTY MANZANITA PARK.**[25]

The Board may assume the costs of acquiring property, relocating occupants, preparing the site, designing and constructing a neighborhood park in the Beatty-Manzanita neighborhood bounded by East Jackson, North Riverside, Court/Central, and McAndrews Road. The Board shall

[16] Minor Amendment No. 11, Resolution No. 02-08-28, 8/13/02
[25] Minor Amendment No. 24, Resolution No. 2011-033, 10/27/11

coordinate this project with the City's Planning Commission and Parks and Recreation Commission.

18. **PROPERTY REHABILITATION LOANS.**
With funds available to it, the Board may establish below market interest rate loan programs for the rehabilitation of buildings within the Urban Renewal Area that are determined to be economically rehabitable. Prior to making any loans, the Board shall prepare and adopt a comprehensive rehabilitation loan plan which sets forth:

a. Criteria for eligibility;
b. Interest rates and terms of various type loans;
c. Procedures for recycling the funds as loan obligations are paid;
d. Procedures where loan payments are not paid or paid in an untimely manner;
e. Procedures and conditions for which deferred payment loans may be offered;
f. Procedures for administering and servicing the loan program; and
g. Such other procedures and conditions which the Board deems necessary.

19. **CRATERIAN THEATRE.** [7]
In the event the Craterian Theatre is placed in City of Medford ownership or the ownership of a non-profit organization leased to a non-profit organization established for the sole purpose of renovating, remodeling, operating and maintaining the theater as a non-profit community theater and in the event the City Council requests the Board of the Urban Renewal Agency to assist in the renovation and remodeling of such theater as an urban renewal activity, then:

a. The Theatre shall operate as a non-profit community theater for a period not less than 30 years or until January 1, 2025. In the event that the Theatre is sold or otherwise used for profit prior to the year 2025 then the City of Medford shall be reimbursed $20,000 per year for each remaining year to January 1, 2025.

b. Prior to funding any renovation or remodeling work the Board shall review and approve a three-year pro forma for the Craterian Theatre; and

c. To further protect the Board's investment in the renovation and remodeling work, the Craterian Theatre shall:

1. Be used to enhance the cultural opportunities of the region and to increase community pride by developing

[7] Minor Amendment No. 4, Resolution No. 95-17, 4/10/95

and operating a state of the art multi-purpose performance facility.

2. Provide a forum for community participation, a center for local, regional and national performing artists and to conduct programs which foster the development of performing arts.

3. If operated by a charitable non-profit organization that that organization be restricted to performing such acts as may be necessary and appropriate to carry out items 1 and 2 above and that said organization demonstrate its non-profit status and long-term right and ability to operate the Craterian Theatre as a community performing arts theater.

20. **MIDDLEFORD PARK.**[25]
The Board may assume the cost of acquiring property, relocating occupants, preparing the site, designing and constructing a commons (park) in the area generally bound by Sixth Street (south), Riverside Avenue (east), Central Avenue (west), and Jackson Street (north). It is the purpose of Middleford Park to provide a public common centered in a high density mixed-use re-development area. The Board shall coordinate this project with the City's Planning Commission and Parks and Recreation Commission.

21. **HOLLY THEATER**.[26]
Reopen the Holly Theater creating a live performance venue that honors the heritage of the building while having the functionality of a modern facility. The project is to be undertaken by the JPR Foundation. The project will fulfill historic preservation goals, support the arts, and attract patrons to the downtown core area.

22. **RANDALL THEATRE COMMUNITY THEATER**.[27]
Transform an empty warehouse into a community theater. The project is to upgrade the current building located at 10 East 3rd Street in Medford from a "class C" occupancy rating to a "class B" occupancy rating and eventually to a "class A" occupancy rating. This will support the arts and attract patrons to the downtown core area.

23. **DOWNTOWN FIRE STATION**.[28]
Construct a fire station within the Urban Renewal Area to include identification and resolution of City Comprehensive Plan and Land Development Code issues, purchase (if necessary), and engineering and

[25] Substantial Amendment No. 5, Ordinance No. 2006-82, 5/06/06
[26] Minor Amendment No. 21, Resolution No. 2011-030, 10/27/11
[27] Minor Amendment No. 22, Resolution No. 2011-031, 10/27/11
[28] Minor Amendment No. 23, Resolution No. 2011-032, 10/27/11

development of suitable land, design and construction of the fire station. This will serve the citizens of the City of Medford and the Urban Renewal Area by helping reduce response times and thereby reducing life and property loss and placing an aerial ladder closer to the high density high-rise core of the city and by providing second-tier emergency response support to additional locations within the Fire Department's service area. Additionally, a fire station within the Urban Renewal Area will provide centralized meeting facilities and will provide a command officer near the downtown core area.

602. ACQUISITION OF REAL PROPERTY

A. **INTENT:** It is the intent of this Plan to authorize the Board of the Urban Renewal Agency to acquire property within the Urban Renewal Area by any legal means to achieve the objectives of this Plan, and specifically, for any of the purposes listed in Subsection 602-B below.

B. **PURPOSE OF PROPERTY ACQUISITIONS.** Property acquisition, including limited interest acquisition is hereby made a part of this Plan and may be used by the Agency's Board of Directors to achieve the objectives of this Plan based on any one of the following criteria:

i. Where existing conditions do not permit practical or feasible rehabilitation of a structure, by its owner, and it is determined by the Board that acquisition of such properties and demolition or rehabilitation of the improvements thereon are necessary to remove substandard and blighting conditions;

ii. Where detrimental land uses or conditions such as incompatible uses, or adverse influences from noise, smoke or fumes exist, or where there exists over-crowding, excessive dwelling unit density or conversions to incompatible types of uses, and it is determined by the Board that acquisition of such properties and the rehabilitation or demolition of the improvements are necessary to remove blighting influences;

iii. Where it is determined by the Agency's Board of Directors that the property is needed to provide public improvements and facilities as follows:

a. Right-of-way acquisition for streets, alleys, bicycle paths or pedestrian ways.

b. Facilities for the benefit of the public which are to be developed by the Agency's Board, the City, or any other public entity;

c. Property acquisition for public, off-street parking facilities; or

d. Where the owner of real property within the boundaries of the Urban Renewal Area wishes to convey title of such property by legal means, including by gift.

iv. Where it is determined by the Agency's Board of Directors that a substantial public interest or the objectives of this Plan can be furthered by assembling property for development or redevelopment by a party other then the owners of record of such property, the Board may acquire such property.

C. PROPERTY WHICH MAY BE ACQUIRED.[3] [16]

In order to accomplish the following listed projects, the Agency Board may acquire certain real property as hereinafter described:

1. Project No. 1, SOUTH INTERCHANGE AREA. Jackson County Assessors Tax Map 37 1W 31A: Tax lots 1402, 1500-N, 1501-N[2], 1600, and 1700.

2. Project No. 2a, South Holly Street Facility. Jackson County Assessor Map 37 1W 30CB: Tax lots 5800, 5900, 6000, and 6400. The parking lot may have a portion of the parking spaces reserved for leased parking.

3. Project No. 2b, East Sixth Street Facility. Jackson County Assessor Tax Map 37 1W 30BB: Tax lots 8300, 8400, 8401 and 8500. The following additional tax lots may be acquired as shown on Jackson County Assessor Tax Map 37 1W 30BC: Tax lots 100 and 400 both currently city owned parking lots.

4. Project No. 2c, South Central Facility A. Jackson County Assessor Map 37 1W 30BC: Tax lots 8800, 8900, 9400, and 9500.

5. Project No. 2d, North Holly Street Facility. Jackson County Assessor Map 37 2W 25AD: Tax Lots 10200, 10300, 10600,[17]and 10800.

6. Project No. 2e, West Sixth Street Facility. Jackson County Assessor Map 37 2W 25AD: Tax lot 400.[4]

7. Project No. 2f, West Main Street Facility. Jackson County Assessor Map 37 1W 30BC: Tax Lots 4200 and 4300 and a portion of the Southern

[3] Substantial Amendment No. 1, Ordinance 6962, 8/15/91
[16] Minor Amendment No. 11, Resolution No. 02-08-28, 8/13/02
[2] Minor Amendment No. 2, Resolution No. 89-10, 11/10/89
[17] Minor Amendment No. 12, Resolution No. 03-01-02, 01-14-03
[4] Substantial Amendment No. 2, Ordinance No. 7480, 9/16/93

Pacific Railroad right-of-way on the west side of the main track, no tax lot number on the Tax Map.[6] [11]

8. Project No. 2g, South Riverside Facility A. Jackson County Assessor Map 37 1W 30BD: Tax Lot 7400.

9. Project No. 2h, North Front Street Facility. Jackson County Assessor Map 37 1W 30BB: Tax Lot 6200.

10. Project No. 2i, South Riverside Facility B. Jackson County Assessor Map 37 1W 30BD: Tax Lot 7100.

11. THE MAIN STREET TO SIXTH STREET CONNECTION. Jackson County Assessor Tax Map 37 1W 30BB: Tax lots 9300, 9400, 9500, 9600, 9700, 9800, 9900—and 10000.

12. Project No. 13, CENTRAL AVENUE – TO – FRONT STREET – TO – CENTRAL AVENUE CONNECTIONS. Jackson County Assessor Tax Map 37 2W 25AA: Tax lots 300, 400, 500 and 2300. Jackson County Assessor Tax Map 37 1W 30BC: Tax lots 10800, 10900, 11000, 11200, 11300, 11400, 11500 and 11600.[8]

13. Project No. 2j, West Riverside Facility, Jackson County Assessor Map 37 1W 30BC: Tax Lot 7600 and 37 1W 30BC 7700.[18] [19]

14. OTHER PROPERTIES WHICH MAY BE ACQUIRED.

The property acquisitions for all projects are not specifically known at this time. At such time as the specific acquisition needs of these projects are determined the provisions of Section 603 shall apply.

a. Project No. 13, Precise right-of-way needs in conjunction with the south Central Avenue-to-Front Street-to-Central Avenue connection have not yet been determined. Accordingly, the specific numbered tax lots to be acquired are not herein designated. See Exhibit 4. The provisions of Section 603 shall apply.

b. Project No. 17, Beatty-Manzanita Park. The precise location of a neighborhood park in the Beatty-Manzanita neighborhood bounded by East Jackson, North Riverside, Court/Central, and McAndrews Road has not yet been determined. Accordingly, the specific

[6] Substantial Amendment No. 3, Ordinance No. 7716, 8/18/94
[11] Minor Amendment No. 6, Resolution No. 98-10-21, 10/12/98
[8] Minor Amendment No. 5, Resolution No. 96-02-03, 2/12/96
[18] Minor Amendment No. 13, Resolution No. 03-07-38, 07/08/03
[19] Minor Amendment No. 14, Resolution No. 04-07-30, 07/27/04

numbered tax lots to be acquired are not herein designated. The provisions of Section 603 shall apply.[29]

c. Project No. 1, South Interchange Area. The precise engineering of the widening of Stewart Avenue, in the south interchange sector of the Urban Renewal Area has not yet been undertaken. Accordingly, the specific numbered tax lots to be acquired are not herein designated. The provisions of Section 603 shall apply.[16]

d. Project No. 20, Middleford Park. The precise location of a park in the vicinity of Sixth Street, Riverside Avenue, Jackson Street, and Central Avenue, has not yet been determined. Accordingly, the specific numbered tax lots to be acquired are not herein designated. The provisions of Section 603 shall apply.[25]

15. Project No. 4. Jackson County Assessor Map 37 1W 30BB: Tax Lot 7600.[20]

16. In accordance with Section 602, Subsection 4. Jackson County Assessor Map 37 1W 30BB: Tax Lot 2300.[21]

17. Project No. 4. Jackson County Assessor Map 37 1w 30BB: Tax Lot 5000.[22]

18. In accordance with Section 602, Subsection 4. Jackson County Assessor Map 37 1W 30BB: Tax Lot 3800, 37 1W 30BB: Tax Lot 3900, and 37 1W 30BB: Tax Lot 4000[23]

19. Project No. 2. Jackson County Assessor Map 37 1W 30BB: Tax Lot 2900, and 37 1W 30BB: Tax Lot 3600[24]

20. In accordance with Section 602, Subsection 4. Jackson County Assessor Map 37 1W 30BB: Tax Lot 4100[26]

21. Project No. 2. Jackson County Assessor Map 37 1W 30BD: Tax Lot 7100[32]

603. <u>BOARD'S PROCEDURES FOR IDENTIFYING PROPERTY TO BE ACQUIRED</u>

Project activities listed in Sections 601 or 602 may require acquisition of property not identified by the Board as of the effective date of this Plan. However, should such action be required by the Board, the following procedures shall be undertaken prior to such property acquisition:

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[16] Minor Amendment No. 11, Resolution No. 02-08-28, 8/13/02
[25] Substantial Amendment No. 5, Ordinance No. 2006-82, 5/6/06
[20] Minor Amendment No. 15, Resolution No. 05-12-34, 12/13/05
[21] Minor Amendment No. 16, Resolution No. 05-12-35, 12/13/05
[22] Minor Amendment No. 17, Resolution No. 05-12-36, 12/13/05
[23] Minor Amendment No. 18, Resolution No. 05-12-37, 12/13/05
[24] Minor Amendment No. 19, Resolution No. 05-12-38, 12/13/05
[26] Minor Amendment No. 20, Resolution No. 06-12-32. 12/12/06
[32]Minor Amendment No. 25, Resolution No. 2013-011, 4/18/13

A. First the Board shall determine the properties which may be acquired.

B. The Board, or its designated representative, shall then contact the owner or owners of the property at the address shown on the most current tax roll to inform the owners of the Board's interest in acquiring their property and the reasons for such interest.

C. The Board, at a regularly scheduled meeting, shall discuss the results of the contact with the owner of the affected property and determine whether or not to proceed with the acquisition process.

D. If it is in the Board's determination to proceed with the acquisition process, they shall set a time and place for a public hearing on the matter. The owners of the property which may be acquired shall be notified of such public hearing by registered mail, return receipt requested.

E. At the public hearing, the Board shall explain the public purpose, public interest or the plan objectives that would be furthered by such property acquisition. The Board shall then receive comment from the affected property owner, if any, and from the public at large.

F. After the owners and public have been heard, their comments shall be considered by the Board. The Board, by resolution shall then make a finding, based on the reasons for the acquisition, the content of the owners and public testimony whether or not to proceed with the acquisition.

G. If the Board's finding and determination is to proceed with the acquisition process, the Board, by resolution, shall cause a minor change to this Plan to be prepared in conformance with Section 1201. Such change shall consist of a map or maps and a legal description of the property to be acquired including a copy of the Board's finding described in subsection "F" above. The change shall be assigned an appropriate exhibit number and placed in the appendix of this Urban Renewal Plan.

H. The Board shall then proceed with the acquisition process.

604. PROPERTY ACQUISITION FOR UNSPECIFIED PURPOSES

If property acquisition, other than for the projects or activities identified in Sections 601 or 602, is considered by the Board, such property acquisition shall constitute a substantial change/amendment within the meaning of Section 1203 of this Plan and ORS 457.085 (2)(i).[16]

[16] Minor Amendment No. 11, Resolution No. 02-08-28, 8/13/02

605. RELOCATION ACTIVITIES

If in the implementation of this Plan, persons or businesses should be displaced by action of the Board, the Board shall provide assistance to such persons or businesses to be displaced. Such displacees will be contacted to determine their individual relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and relocation payments made in accordance with the requirements of ORS 281.045 – 281.105. Payments made to persons displaced from dwellings will be assured that they will have available to them habitable, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to occupants displaced.

Prior to the Board acquiring any property which will cause households, businesses, industries, offices or other occupants to be displaced, the Board will prepare, adopt and maintain a Relocation Policy, an outline of which is set forth herein as Exhibit 8 of Part 2. Such policy will be available to interested parties at the Agency's office and will set forth the relocation program and procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters.

606. PROPERTY DISPOSITION AND REDEVELOPER OBLIGATIONS

A. **PROPERTY DISPOSITION.** The Board is authorized to dispose of, sell, lease, exchange, subdivide, transfer, assign, pledge or encumber by mortgage, deed of trust, or otherwise any interest in real property which has been acquired by them in accordance with the provisions of this Plan and with the terms and conditions set forth in a Disposition and Development Agreement or other legal instrument as determined by the Board.

All real property acquired by the Board in the Urban Renewal Area, if any, shall be used or disposed of for development consistent with the goals and objectives and land use designations permitted in this Plan. The Board shall obtain fair re-use value for the specific uses to be permitted on the real property. Real property acquired by the Board may be disposed of without consideration (cost) to any other public entity in accordance with this Plan. All persons and entities obtaining property from the Board shall use the property for the purposes consistent with the goals and objectives designated in Section 402 of this Plan, and shall commence and complete development of the property within a period of time which the Board fixes as reasonable, and shall comply with other conditions which the Board deems necessary to carry out the goals and objectives of this Plan as stated in Section 402. Real property shall not be disposed of for the purpose of speculation.

The Board shall provide adequate safeguards to ensure that the provisions of this Plan will be carried out to prevent the recurrence of blight. All real property owned or leased by parties, shall be made subject to the provisions, and the goals and objectives, of this Plan. Leases, deeds, contracts, agreements, documents and

declarations of restrictions by the Board may contain restrictions, covenants, covenants running with the land, rights or reverter, conditions precedent or subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.[16]

B. **REDEVELOPER'S OBLIGATION.** Any redeveloper and his/her successors or assigns within the Urban Renewal Area, in addition to the other controls and obligations stipulated and required of the Redeveloper by the provisions of this Plan, shall also be obligated by the following requirements:

1. The Redeveloper shall obtain necessary approvals of proposed developments from all Federal, State and/or local agencies that may have jurisdiction on properties and facilities to be developed or redeveloped within the Urban Renewal Area;

2. The Redeveloper shall develop or redevelop such property in accordance with the land-use provisions and other requirements specified in this Plan;

3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Board or such of its agents as the Board may designate for review prior to distribution to appropriate reviewing bodies as required by the City.

4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Board;

5. The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or part thereof is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin in the sale, lease or occupancy thereof;

6. The Redeveloper shall accept all conditions and agreements as may be required by the Board. In return for receiving assistance from the Board, if any, the Board may require the redeveloper to execute a development agreement acceptable to the Board as a condition of the Board providing assistance; and

7. The Redeveloper shall maintain property under his/her ownership within the area in a clean, neat and safe condition.

607. <u>OWNER PARTICIPATION</u>.

Property owners within the Urban Renewal Area proposing to improve their properties and receiving financial and/or technical assistance from the Board shall do so in

[16] Minor Amendment No. 11, Resolution No. 02-08-28, 8/13/02

accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans and procedures of the City.

608. ADMINISTRATIVE ACTIVITIES AND SERVICES TO THE BOARD

A. The Board may hire its own staff or it may obtain its administrative support staff from the City of Medford and the City may provide the personnel necessary to staff the Urban Renewal Agency on such terms and conditions as the Board and the City may from time to time agree. In the event the Board elects to use City personnel in all or part of its staffing, the Board will evaluate and make recommendations to the City regarding their personnel support needs. The costs of Agency staffing recommendations shall be included in the annual budget proposal of the Board.

B. Further, the Board may retain and budget for the services of independent professionals, firms, or organizations to provide technical services such as, but not limited to:

1. Legal Counsel;

2. Preparation of market, feasibility or other economic studies or plans;

3. Preparation of design, architectural, engineering, landscape architectural, planning, redevelopment, or other developmental studies or plans;

4. Preparation of construction contract documents for Board's improvement activities by appropriately licensed professionals;

5. Providing accounting or audit services.

6. Providing special rehabilitation, restoration or renovation feasibility and cost analysis studies or plans;

7. Assisting in preparation of the annual financial report required under Section 800 of this Plan;

8. Property acquisition and disposition appraisals;

9. Licensed real estate professionals for real property acquisition, disposition or negotiation services;

10. Bond issuance and renewal financing consultants; and

11. Bond Legal Counsel.

C. The Board may prepare and adopt design standards, themes, guidelines and implementation procedures that would be applied in various sectors of the Urban Renewal Area as the Board deems appropriate to:

1. Assure architectural continuity and compatibility in new or remodeled buildings that are located in areas in which buildings with unique and distinctive historical or architectural character exists;

2. Advance the role of Bear Creek and the Bear Creek Greenway as a unique element of visual and civic value to the City and to the properties which abut the Creek. As such, promote the development and redevelopment of these abutting properties so as to advance and protect these values; and

3. Assure that the developments on the large vacant lands within the Urban Renewal Area will have a design consistency and will advance the objectives of this Urban Renewal Plan.

D. The Board may acquire, rent or lease office space within the Urban Renewal Area and may purchase, rent or lease office furniture, equipment and facilities necessary for it to conduct its affairs in the management and implementation of this Plan.

E. The Board may invest its reserve funds in interest-bearing accounts or securities consistent with the provisions of City, State and Federal law.

F. To implement this Plan, the Board may borrow money, accept advances, loans or grants from any legal source, issue urban renewal bonds (also known as tax allocation bonds, governmental bonds, qualified redevelopment bonds and tax increment bonds), and receive tax increment proceeds as provided for in Section 700 of this Plan. Regardless of the form of borrowing of funds, the approval of such borrowing shall comply with the provisions of the Board's adopted By-Laws and all applicable legal requirements.

G. Without limiting any other provision, power or authorization of this Plan, the Agency's Board shall have all of the powers and responsibilities allowed under the provisions of ORS Chapter 457.

609. REHABILITATION LOAN PROGRAM

The provisions of Section 601-C-18 shall apply.

SECTION 700 - MAXIMUM AMOUNT OF INDEBTEDNESS AND FINANCING OF URBAN RENEWAL MAXIMUM AMOUNT OF INDEBTEDNESS[9] [33]

In accordance with ORS 457.190(3)(c)(A) the maximum amount of indebtedness that may be incurred throughout the remaining duration of this Plan, commencing with fiscal year 1998-99 through fiscal year 2024-2025, shall not exceed $67,307,013. The Board of Directors of the Urban Renewal Agency may borrow money and accept advances, grants and any other legal form of financial assistance from the federal government, State, City, County, or other public body, or from any legal source, public or private, for purposes of undertaking and carrying out this Plan, or may otherwise obtain financing as authorized by ORS Chapter 457.

701. SELF LIQUIDATION OF COSTS OF URBAN RENEWAL INDEBTEDNESS (TAX INCREMENT FINANCING).[9] [25]

The projects may be financed, in whole or in part, by self-liquidation of the costs of urban renewal activities as provided in ORS 457.420 through 457.460. The ad valorem taxes, levied by a taxing body upon the taxable real and personal property situated in the Urban Renewal Area, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the increase, in the assessed value of property located in the urban renewal areas, or part thereof, over the assessed value specified in the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the Board of Directors of the Urban Renewal Agency and shall be used to pay the principal and interest on any indebtedness incurred by the Board to finance or refinance this Plan and any projects or activities authorized and undertaken pursuant to the provisions of this Plan.

The tax increment financing process, pursuant to ORS 457.420 through 457.460, shall be terminated no later than Fiscal Year 2024-2025. However, the tax increment collection process may be terminated prior to Fiscal Year 2024-25 should debts of the Agency be retired earlier.

Based on the most accurate estimates of Board costs and income which are possible to make during the preparation of this Plan, the tax increment process commencing in Fiscal Year 1998-99 may be terminated in Fiscal Year 2024-2025, following twenty-seven (27) years of tax increment collection of $67,307,013 which represents the maximum amount of indebtedness of this Plan as approved by the City Council in Ordinance No. 1998-128 on June 5, 1998.

Should the terminal year of tax increment proceeds collection be greater than the amount of debt to be retired, the surplus amount of such tax increment proceeds shall be prorated back to the affected taxing bodies as required by subsection (3) of ORS 457.450.

[9] Substantial Amendment No. 4, Ordinance No. 1998-128, 06/05/98
[25] Substantial Amendment No. 5, Ordinance No. 2006-82, 05/6/82

702. PRIOR INDEBTEDNESS

Any indebtedness permitted by law and incurred by the Board, or the City of Medford in connection with preplanning for this Urban Renewal Plan may be repaid from Board funds when and if such funds are available.

703. ANNUAL BUDGET

The Agency shall adopt and use a fiscal year ending June 30 accounting period. Each year, by July 1, the Board shall adopt a budget in conformance with the provisions of ORS 294 and ORS 457.460 which shall describe its source of revenue, proposed expenditures and activities.

The Agency shall submit its proposed budget to the Urban Renewal Agency's Budget Committee for its review and approval and the Board shall not undertake any activities nor expend any funds except as provided in the approved budget.

704. METHOD FOR COLLECTING AD VALOREM TAXES

Option 1 as set forth and described in ORS 457.435(2)(a) is hereby chosen as the method for collecting ad valorem property taxes sufficient to pay, when due, indebtedness issued or incurred to carry out the City Center Revitalization Plan as permitted by Section 11(16), Article XI of the Oregon Constitution.[9]

[9] Substantial Amendment No. 4, Ordinance No. 1998-132, 6/05/98

SECTION 800 – ANNUAL FINANCIAL STATEMENT REQUIRED

801. REQUIRED FINANCIAL STATEMENT[9]

ORS Section 457.460 required that the Board, by August 1 of each year, prepare a statement containing:

A. The amount of money actually received during the preceding fiscal year under subsection (4) of ORS 457.420 to 457.460 and from indebtedness incurred under ORS 457.420 to 457.460;

B. The purpose and amounts for which any money received under 457.420 to 457.460 and from indebtedness incurred under ORS 457.420 to 457.460 were expanded during the preceding fiscal year;

C. An estimate of monies to be received during the current fiscal year under ORS 457.420 to 457.460 and from indebtedness incurred under ORS 457.420 to 457.460;

D. A budget setting forth the purposes and estimated amounts for which the monies which have been or will be received under ORS 457.420 to 457.460 and from indebtedness incurred under ORS 457.420 to 457.460 are to be expended during the current fiscal year; and

E. 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 bodies included under ORS 457.430.

F. If the August 1 deadline to meet the provisions of ORS Section 457.460 is changed by the legislature, the Agency will conform to the new date to prepare the required statement.

802. STATEMENT FILED AND PUBLISHED

The statement required by subsection 801 shall be filed with the City Council and notice shall be published in the "Medford Mail Tribune", a newspaper of general circulation in the City, that the statement has been prepared and is on file with the City and with the Urban Renewal Agency and 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 September 1 of the year for which the statement is required. The notice shall summarize the information required under paragraphs A through D of subsection 801 and shall set forth in full the information required under paragraph E of subsection 801.

[9] Substantial Amendment No. 4, Ordinance No. 1998-128, 6/05/98

SECTION 900 – CITIZEN PARTICIPATION

The activities and projects identified in this Plan, the development of subsequent plans, procedures, activities and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of citizens, owners and tenants as individuals and organizations who reside within or who have financial interest within the Central City Revitalization Area and with the general citizens of the City.

SECTION 1000 – NON-DISCRIMINATION

In the preparation, adoption and implementation of this Plan, no public official or private party shall take any action or cause any persons, group or organization to be discriminated against on the basis of age, race, color, religion, sex, martial status or national origin.

SECTION 1100 – RECORDING OF PLAN

A copy of the City Council's Non-Emergency Ordinance approving this Plan under ORS 457.095 shall be sent by the Council to the Board of Directors of the Urban Renewal Agency. Following receipt of such Ordinance, this Plan shall be recorded by the Board with the Recording Officer of Jackson County.

SECTION 1200 – PROCEDURES FOR CHANGES OR AMENDMENTS IN THE APPROVED PRIVATE INVESTMENT INCENTIVE PLAN (URBAN RENEWAL PLAN)

The Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and on-going planning. The Plan may be changed, clarified, modified or amended as future conditions may warrant. Where, in the judgment of the Board the proposed modification will substantially change the Plan, the modification must be duly approved by the City Council in the same manner as the original Plan and in accordance with the requirements of State and local law. The provisions of ORS 457.095 and ORS 457.220 and of Section 1203 of this Plan shall apply.

The various types of Plan changes, clarifications, modifications or amendments and the official actions which shall be taken prior to their implementation, are as follows:

1201. MINOR CHANGES[16]

Minor changes shall not change any provision of this Plan which would modify the goals and objectives or basic procedural requirements, planning or engineering principles of this Plan. Such minor changes may include:

A. Clarification of language or the State Legislature's changes in ORS Chapter and Section references;

B. Clarification of written or graphic Exhibits to this Plan;

C. Modification in the location and scope of project improvements authorized by this Plan, resulting from detailed architectural, engineering or planning analysis.

D. The identification of property to be acquired as provided for in Sections 601, 602 and 603 of this Plan.

E. Such minor changes shall be made only by a duly approved resolution of the Board in which the details of the minor change shall be described.

1202. AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN OR TO ANY OF ITS IMPLEMENTING ORDINANCES.

From time to time during the implementation of this Urban Renewal Plan, the Planning Commission and City Council of the City of Medford may approve amendments or modifications to the City's Comprehensive Plan or to the codes, policies, procedures or ordinances which are established to implement such Comprehensive Plan. Further, the City Council may from time to time amend or approve new Building, Health Safety and other codes which affect the implementation of this Urban Renewal Plan.

[16] Minor Amendment No. 11, Resolution No. 02-08-28, 8/13/02

A. When such amendments, modifications or approvals have been officially adopted by the City Council, such amendments, modifications or approvals--which affect the provisions of this Urban Renewal Plan--shall, by this reference become a part of the Plan as if such amendments, modifications or approvals were herein stated in full.

B. The City Council shall forward to the Board copies of such Council actions as are herein above described and the Board shall prepare and approve a resolution recognizing that such City Council amendments, modifications or approvals are to be considered as minor changes to this Urban Renewal Plan as provided in Section 1201 above.

1203. SUBSTANTIAL CHANGES

Such substantial changes, if any, shall be approved by the City Council in the same manner as the Council's approval of the original plan and in compliance with the provisions of ORS 457.095 and ORS 457.220.

Substantial changes shall include the following:

A. Extension of the time period for collecting tax increment proceeds as provided in Subsection 701 of this Plan;

B. An increase or decrease of land area to the boundaries of this Urban Renewal Plan including that contemplated increased land area considered in Section 601-C-1-f;

C. Any change in any provision of this Plan which would modify the goals and objectives or the basic procedural, planning or engineering principals of this Plan; and

D. As set forth in Section 604, any acquisition undertaken in connection with projects or activities not identified in Sections 601 or 602 of this Plan.

E. An increase in the effective period of this Plan as set forth in Section 1301.

SECTION 1300 – DURATION AND VALIDITY OF APPROVED URBAN RENEWAL PLAN

1301. DURATION OF URBAN RENEWAL PLAN

This Plan shall remain in full force and effect until October 20, 2024, or until the maximum amount of indebtedness as set forth in Section 700 has been reached and all related debt service retired, whichever comes first.[9] [25]

1302. VALIDITY

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

[9] Substantial Amendment No. 4, Ordinance No. 1998-128, 6/05/98
[25] Substantial Amendment No. 5, Ordinance No. 2006-82, 5/6/06

PART 2 – EXHIBITS

CITY CENTER REVITALIZATION PLAN

An Urban Renewal Plan and Program
Of the City of Medford, Oregon

PLAN EXHIBITS:

1. Narrative Legal Description of Urban Renewal Area
2. Affected Tax Lots
3. Graphic (Map) Description of Urban Renewal Area
4. Zoning
5. Downtown Core Area Diagram
6. The Downtown Portion of the City Center Revitalization Plan A Concept Plan
7. Property Which May Be Acquired (Map)
8. ENR Index for Adjusting Cost Estimates of Agency Projects and Activities
9. Relocation and Real Property Acquisition Policy Outline
10. Relocation Information Summary for Businesses and Other Non-Residential Establishments

EXHIBIT 1[1]
LEGAL DESCRIPTION
OF THE
REVITALIZATION PLAN FOR MEDFORD'S CITY CENTER

Beginning at the corner common to sections 29, 30, 31, 32, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon;

1. thence south along section line between sections 31 and 32 to the southerly right of way line of Interstate 5 Freeway;
2. thence southeasterly along said right of way line to the southeast corner of tax lot 2600, Jackson County Tax Assessor's Plat 37 1W 32B, said corner also the intersection of the southern right-of-way line and the south line of D.L.C. 50;
3. thence west along said D.L.C. line to the northeast corner of Tax Lot 2900 (Deed Record Volume 262, page 34, Jackson County, Deed Record hereinafter referred to as DR), of said plat;
4. thence southerly along the east line of said lot 2900 and Tax Lot 3700 (DR Volume 262, page 34), of said plat, to the northerly right of way line of Belknap Road;
5. thence southwesterly along said line to the easterly right of way line of U.S. Highway No. 99;
6. thence northwesterly along the easterly right of way line of said U.S. Highway and Riverside Avenue to the northwest corner of Tax Lot 1100 (Official Record 82-16870, Jackson County, Official Record hereafter referred to as OR), Assessor's Plat 37 1W 31A;
7. thence east along north line of said lot 1100 to the west right of way line of Stewart Avenue;
8. thence northerly along said west right of way line to the south right of way line of Barnett Road;
9. thence west along said right of way line to a point of intersection with the south prolongation of the west right of way line of Interstate 5 Freeway;
10. thence northwesterly along said right of way to the southerly right of way line of 10th Street;
11. thence southwesterly along said right of way line to the intersection of the south prolongation of the west right of way line of Newton Street;
12. thence north along said line to the north right of way line of Main Street;
13. thence east along said right of way line to the southwest corner of Tax lot 8200 (OR 84-16500), Tax Assessor's Plat 37 2W 25AD;
14. thence north along west line of said lot and Tax Lot 8400 (DR Volume 290, page 315), of said plat, to the south end of alley right of way line;
15. thence west along said end of alley to the west right of way line thereof;
16. thence north along the said right of way line and prolongation to a point on the north right of way line of Fourth Street;
17. thence easterly to the west right of way line of Oakdale Avenue;
18. thence northerly along west right of way line of said Oakdale and Holly Street to the north right of way line of Jackson Street;

[1] Minor Amendment No. 1, Resolution No. 89-1, 2/06/89

19. thence east along said right of way line to the westerly line of Welch Street;
20. thence north along said right of way line to the southwesterly right of way line of the Southern Pacific Railroad;
21. thence northwesterly along said right of way line to the northerly right of way line of Clark Street;
22. thence easterly along the said northerly right-of-way line to the westerly right of way line of Central Avenue;
23. thence northwesterly along said right of way line to a point of intersection with the west prolongation of the north right of way line of Edwards Street;
24. thence east along said line to the west right of way line of Boardman Street;
25. thence north along said right of way line and prolongation to the north right of way line of Manzanita Street;
26. thence east on said right of way line to the southeast corner of Tax Lot 8000 (OR 83-00289), Tax Assessor's Plat 37 2W 24AD;
27. thence north along east line of the following Tax Lots, of said plat, 8000, 7900 (OR 88-25392), to the northerly corner of Lot 7900;

27a. thence west along the north line of said Tax Lot 7900 to the southeast corner of Tax Lot 8100 (OR 74-10219), of said 37 2W 24AD;

27b. thence north along east line of the following tax lots; of said plat, 8100 (OR 74-10219), 7800 (OR 72-06219), 7400 (OR 86-27031), 7300 (OR 81-18261), and 7200 (OR 81-18261), to the northwest corner of Tax Lot 6000 (OR 81-18261), of said plat;

28. thence east along north line of the following Tax Lots, of said plat, 6000 (OR 81-18261), 6100 (OR 81-18261), and 6200 (OR 81-18261), to the west right of way line of Beatty Street;
29. thence north along said right of way line and north prolongation to the north right of way line of McAndrews Road;
30. thence easterly along said right of way line to the easterly right of way line of Biddle Road;
31. thence southwesterly along said right of way line to the north right of way line of Jackson Street;
32. thence east to intersect with the north prolongation of the east right of way line of Hawthorne Street;
33. thence south along said right of way line to a point of intersection with the east prolongation of the north line of Tax Lot 2000 (OR 77-03591), Tax Assessor's Plat 37 1W 30BA;
34. thence westerly along said north line to the northwest corner, of said lot;
35. thence south along the west lines of the following Tax Lots, of said plat, 2000 (OR 77-03591), 1900 (OR 84-11562), 1800 (OR 67-09365), 1700 (OR 66-04130), 1600 (OR 88-21417), 1500 (OR 87-00788), 1400 (DR Volume 440, page 202), 1300 OR 82-12235), 1200 (OR 82-12235), and 1100 (OR 81-10748) to the north right of way line of East Main Street;
36. thence east along said right of way line to a point of intersection with the north prolongation of the east right of way line of Almond Street;
37. thence southerly along the said right of way line to the easterly right of way line of Interstate 5 Freeway;
38. thence southeasterly along said right of way line to the east line of section 30;

39. thence south along said section line to the point of beginning; containing 576.51 acres more or less laying entirely within the city limits of Medford, Jackson County, Oregon.

EXHIBIT 2
AFFECTED TAX LOTS

MAP NUMBER	LOT	ACCOUNT NO.			
371W19B	600	1-032799-3	371W19CB	603	1-060971-7
371W19B	700	1-032800-4	371W19CB	690	1-056752-4
371W19B	800	1-032802-1	371W19CB	700	1-032845-1
371W19B	900	1-032801-2	371W19CB	800	1-032846-9
371W19B	990	1-057132-2	371W19CB	900	1-032847-7
371W19CB	600	1-032842-8	371W19CB	990	1-032848-5
371W19CB	602	1-032844-4	371W19CB	1300	1-032849-3
371W19CB	1501	1-032850-9	371W19CC	1900	1-032889-1
371W19CB	1600	1-032851-7	371W19CC	2000	1-032890-6
371W19CB	1601	1-032852-5	371W19CC	2100	1-032891-4
371W19CB	1690	1-070364-4	371W19CC	2200	1-032892-2
371W19CB	1700	1-032853-3	371W19CC	2300	1-032893-1
371W19CB	1800	1-032854-1	371W19CC	2400	1-032894-9
371W19CB	1900	1-032855-8	371W19CC	2500	1-032895-5
371W19CB	2000	1-032856-6	371W19CC	2600	1-032896-3
371W19CB	2100	1-032857-4	371W19CC	2700	1-032897-1
371W19CB	2101	1-032858-2	371W19CC	2800	1-032898-0
371W19CB	2200	1-032859-1	371W19CC	2900	1-032899-8
371W19CB	2300	1-032860-6	371W19CC	3000	1-032900-1
371W19CB	2400	1-032861-4	371W19CC	3100	1-032901-9
371W19CB	2500	1-032862-2	371W19CC	3200	1-032902-7
371W19CB	2700	1-032863-1	371W19CC	3300	1-032903-5
371W19CB	2800	1-032864-9	371W30BA	2100	1-036822-3
371W19CB	2900	1-032865-5	371W30BB	100	1-036823-1
371W19CC	100	1-032866-3	371W30BB	400	1-036827-2
371W19CC	200	1-032867-1	371W30BB	500	1-036828-1
371W19CC	300	1-032868-0	371W30BB	600	1-036829-9
371W19CC	400	1-032869-8	371W30BB	700	1-036830-4
371W19CC	500	1-032870-1	371W30BB	800	1-036831-2
371W19CC	600	1-032871-0	371W30BB	900	1-036832-1
371W19CC	700	1-032872-8	371W30BB	1000	1-036833-9
371W19CC	801	1-072559-6	371W30BB	1100	1-036834-7
371W19CC	901	1-072560-1	371W30BB	1200	1-036835-3

371W19CC	1100	1-032876-9	371W30BB	1300	1-036836-1
371W19CC	1101	1-032877-7	371W30BB	1400	1-036837-0
371W19CC	1200	1-032878-5	371W30BB	1401	1-036838-8
371W19CC	1300	1-032880-9	371W30BB	1500	1-036840-0
371W19CC	1400	1-032881-7	371W30BB	1600	1-036841-8
371W19CC	1401	1-032882-5	371W30BB	1700	1-036842-6
371W19CC	1500	1-032883-3	371W30BB	1800	1-036843-4
371W19CC	1501	1-032884-1	371W30BB	1900	1-036844-2
371W19CC	1502	1-032885-8	371W30BB	2000	1-036845-9
371W19CC	1600	1-032886-6	371W30BB	2100	1-036846-7
371W19CC	1700	1-032887-4	371W30BB	2200	1-036847-5
371W19CC	1800	1-032888-2	371W30BB	2300	1-036848-3
371W30BB	2400	1-036849-1	371W30BB	6300	1-036888-1
371W30BB	2500	1-036850-7	371W30BB	6400	1-036889-9
371W30BB	2600	1-036851-5	371W30BB	6500	1-036890-4
371W30BB	2700	1-036852-3	371W30BB	6600	1-036891-2
371W30BB	2800	1-036853-1	371W30BB	6700	1-036892-1
371W30BB	2900	1-036854-0	371W30BB	6800	1-036893-9
371W30BB	3000	1-036855-6	371W30BB	6900	1-036894-7
371W30BB	3100	1-036856-4	371W30BB	7000	1-036895-3
371W30BB	3300	1-036857-2	371W30BB	7100	1-036896-1
371W30BB	3400	1-036858-1	371W30BB	7200	1-036897-0
371W30BB	3500	1-036859-9	371W30BB	7300	1-036898-8
371W30BB	3600	1-036860-4	371W30BB	7400	1-036899-6
371W30BB	3700	1-036861-2	371W30BB	7500	1-036900-9
371W30BB	3800	1-036863-9	371W30BB	7600	1-036901-7
371W30BB	3900	1-036864-7	371W30BB	7700	1-036902-5
371W30BB	4000	1-036865-3	371W30BB	7800	1-036903-3
371W30BB	4100	1-036866-1	371W30BB	7900	1-036904-1
371W30BB	4200	1-036867-0	371W30BB	8000	1-036905-8
371W30BB	4300	1-036868-8	371W30BB	8100	1-036906-6
371W30BB	4400	1-036869-6	371W30BB	8200	1-036907-4
371W30BB	4500	1-036870-0	371W30BB	8300	1-036908-2
371W30BB	4600	1-036871-8	371W30BB	8400	1-036909-1
371W30BB	4700	1-036872-6	371W30BB	8401	1-060875-1
371W30BB	4800	1-036873-4	371W30BB	8500	1-036910-6
371W30BB	4900	1-036874-2	371W30BB	8600	1-036911-4
371W30BB	5000	1-036875-9	371W30BB	8700	1-036912-2
371W30BB	5100	1-036876-7	371W30BB	8800	1-036913-1

371W30BB	5200	1-036877-5	371W30BB	8900	1-036914-9
371W30BB	5300	1-036878-3	371W30BB	9000	1-036915-5
371W30BB	5400	1-036879-1	371W30BB	9100	1-036916-3
371W30BB	5500	1-036880-7	371W30BB	9200	1-036917-1
371W30BB	5600	1-036881-5	371W30BB	9300	1-036918-0
371W30BB	5700	1-036882-3	371W30BB	9400	1-036919-8
371W30BB	5800	1-036883-1	371W30BB	9500	1-036920-3
371W30BB	5900	1-036884-0	371W30BB	9600	1-036921-1
371W30BB	6000	1-036885-6	371W30BB	9700	1-036922-0
371W30BB	6100	1-036886-4	371W30BB	9800	1-036923-8
371W30BB	6200	1-036887-2	371W30BB	9900	1-036924-6
371W30BB	10000	1-036925-2	371W30BC	2601	1-036962-7
371W30BB	10100	1-036926-1	371W30BC	2800	1-036963-5
371W30BB	10300	1-036927-9	371W30BC	2900	1-036964-3
371W30BB	10301	1-036928-7	371W30BC	3000	1-036965-0
371W30BB	10401	1-036929-5	371W30BC	3100	1-036966-8
371W30BB	10500	1-036930-1	371W30BC	3200	1-036967-6
371W30BB	10501	1-036931-9	371W30BC	3300	1-036968-4
371W30BB	10502	1-036932-7	371W30BC	3400	1-036969-2
371W30BB	10503	1-070060-4	371W30BC	3500	1-036970-6
371W30BC	100	1-036933-5	371W30BC	3501	1-071064-2
371W30BC	200	1-036934-3	371W30BC	3600	1-036971-4
371W30BC	300	1-036935-0	371W30BC	3700	1-036972-2
371W30BC	301	1-036936-8	371W30BC	3800	1-036973-1
371W30BC	400	1-036937-6	371W30BC	3900	1-036974-9
371W30BC	500	1-036938-4	371W30BC	4000	1-036975-5
371W30BC	600	1-036939-2	371W30BC	4100	1-036976-3
371W30BC	700	1-036941-4	371W30BC	4200	1-036977-1
371W30BC	800	1-036942-2	371W30BC	4300	1-036978-0
371W30BC	900	1-036943-1	371W30BC	4400	1-036980-3
371W30BC	1000	1-036944-9	371W30BC	4400	1-036981-1
371W30BC	1001	1-036945-5	371W30BC	4500	1-036982-0
371W30BC	1100	1-036946-3	371W30BC	4600	1-036983-8
371W30BC	1200	1-036947-1	371W30BC	4601	1-056849-7
371W30BC	1300	1-036948-0	371W30BC	4602	1-064387-5
371W30BC	1400	1-036949-8	371W30BC	4700	1-036984-6
371W30BC	1400	1-066451-3	371W30BC	5000	1-036985-2
371W30BC	1500	1-036950-3	371W30BC	5100	1-036986-1
371W30BC	1600	1-036951-1	371W30BC	5101	1-064388-3

371W30BC	1700	1-036952-0	371W30BC	5200	1-036987-9
371W30BC	1800	1-036953-8	371W30BC	5300	1-036988-7
371W30BC	2000	1-036955-2	371W30BC	5400	1-036989-5
371W30BC	2000	1-036956-1	371W30BC	5500	1-036990-1
371W30BC	2100	1-036957-9	371W30BC	5700	1-036992-7
371W30BC	2200	1-036958-7	371W30BC	5800	1-036993-5
371W30BC	2201	1-074851-9	371W30BC	5900	1-036994-3
371W30BC	2300	1-036959-5	371W30BC	6000	1-036995-0
371W30BC	2400	1-036960-1	371W30BC	6100	1-036996-8
371W30BC	2600	1-036961-9	371W30BC	6200	1-036997-6
371W30BC	6300	1-036998-4	371W30BC	10600	1-037038-8
371W30BC	6400	1-036999-2	371W30BC	10700	1-037039-6
371W30BC	6500	1-037000-2	371W30BC	10800	1-037040-0
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371W30BC	6700	1-037002-9	371W30BC	11000	1-037042-6
371W30BC	6800	1-037003-7	371W30BC	11100	1-037043-4
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371W30BC	7000	1-037005-1	371W30BC	11300	1-037045-9
371W30BC	7300	1-037006-0	371W30BC	11400	1-037046-7
371W30BC	7400	1-037007-8	371W30BC	11500	1-037047-5
371W30BC	7500	1-037008-6	371W30BC	11600	1-037048-3
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371W30BC	7700	1-037011-8	371W30BC	11700	1-037050-7
371W30BC	7800	1-037012-6	371W30BC	11700	1-076024-7
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371W30BC	8000	1-037014-2	371W30BD	3800	1-037088-1
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371W30BC	8400	1-037016-7	371W30BD	4000	1-037090-4
371W30BC	8500	1-037017-5	371W30BD	4100	1-037091-2
371W30BC	8600	1-037018-3	371W30BD	4200	1-037092-1
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371W30BD	6500	1-037114-9	371W30CB	5800	1-037266-4
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371W30BD	7500	1-037121-1	371W30CB	6500	1-037273-7
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371W30BD	7700	1-037124-6	371W31A	1200	1-037858-6
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371W30CB	201	1-065765-5	371W32B	300R1	1-038373-5
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371W30CB	4200	1-037250-0	371W32B	2700	1-038376-8
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371W30CB	4400	1-037252-6	371W32B	2900	1-048459-9
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371W30CB	5300	1-037261-5	372W24AD	600	1-038577-7
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372W24AD	1400	1-038583-3	372W24AD	5500	1-038625-4
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372W24AD	2300	1-038592-2	372W24AD	5703	1-059015-3
372W24AD	2400	1-038593-1	372W24AD	5704	1-059016-1
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372W24AD	2800	1-038597-1	372W24AD	6000	1-038632-9
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372W24AD	3100	1-038600-1	372W24AD	8200	1-062121-8
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372W24DA	4700	1-038788-5	372W24DA	8600	1-038826-3
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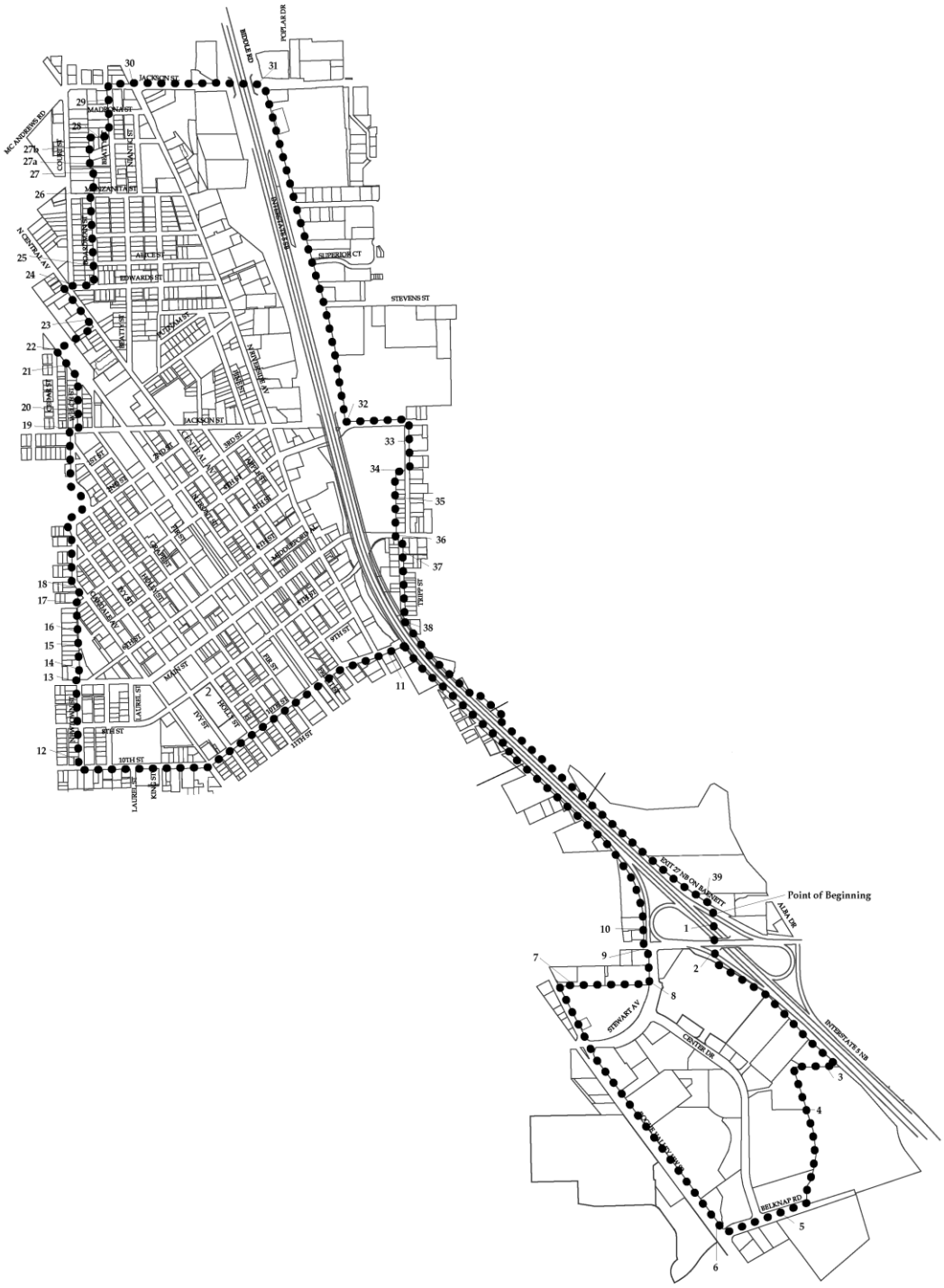


Exhibit 3
GRAPHIC DESCRIPTION OF URBAN RENEWAL AREA

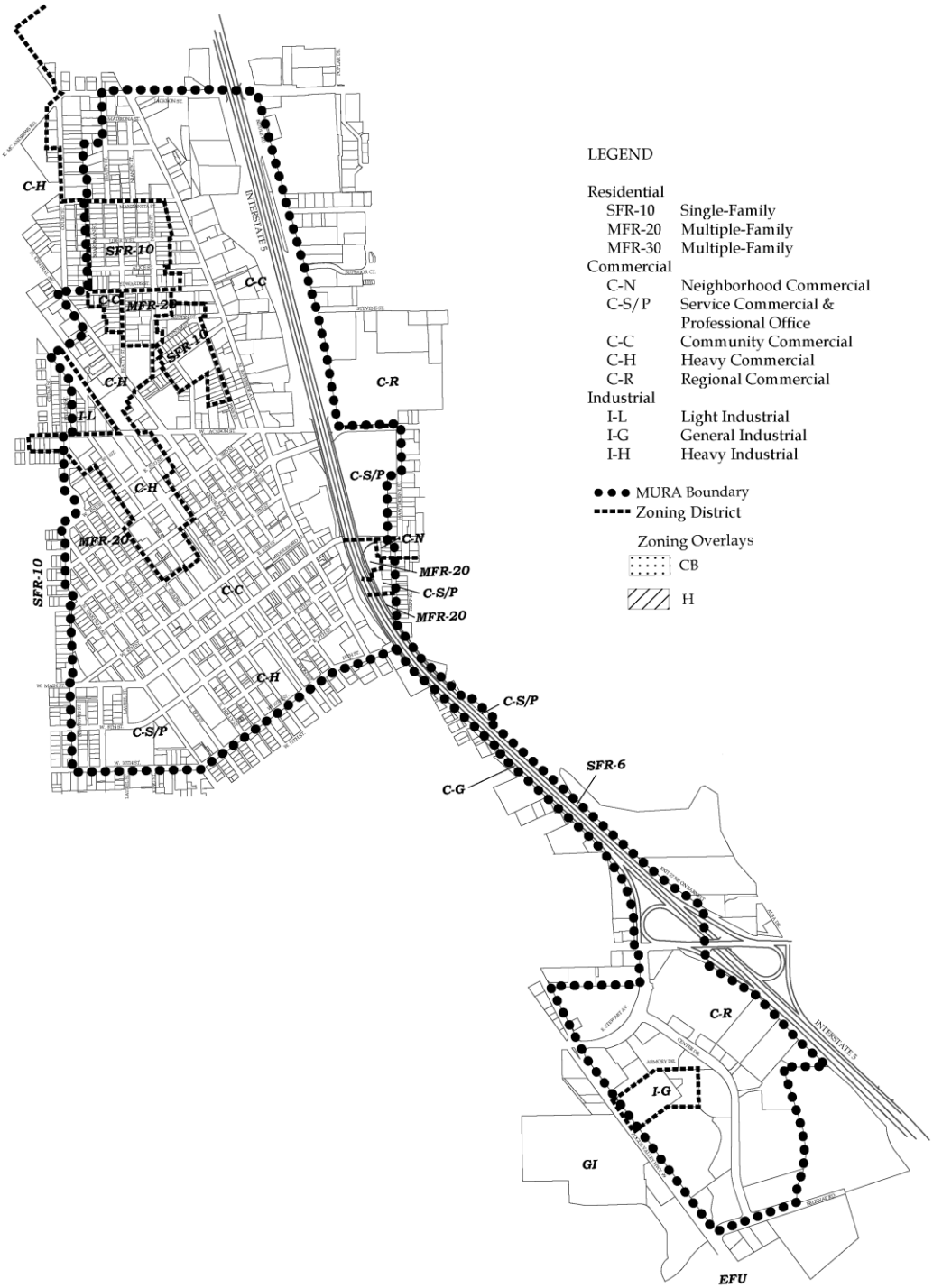
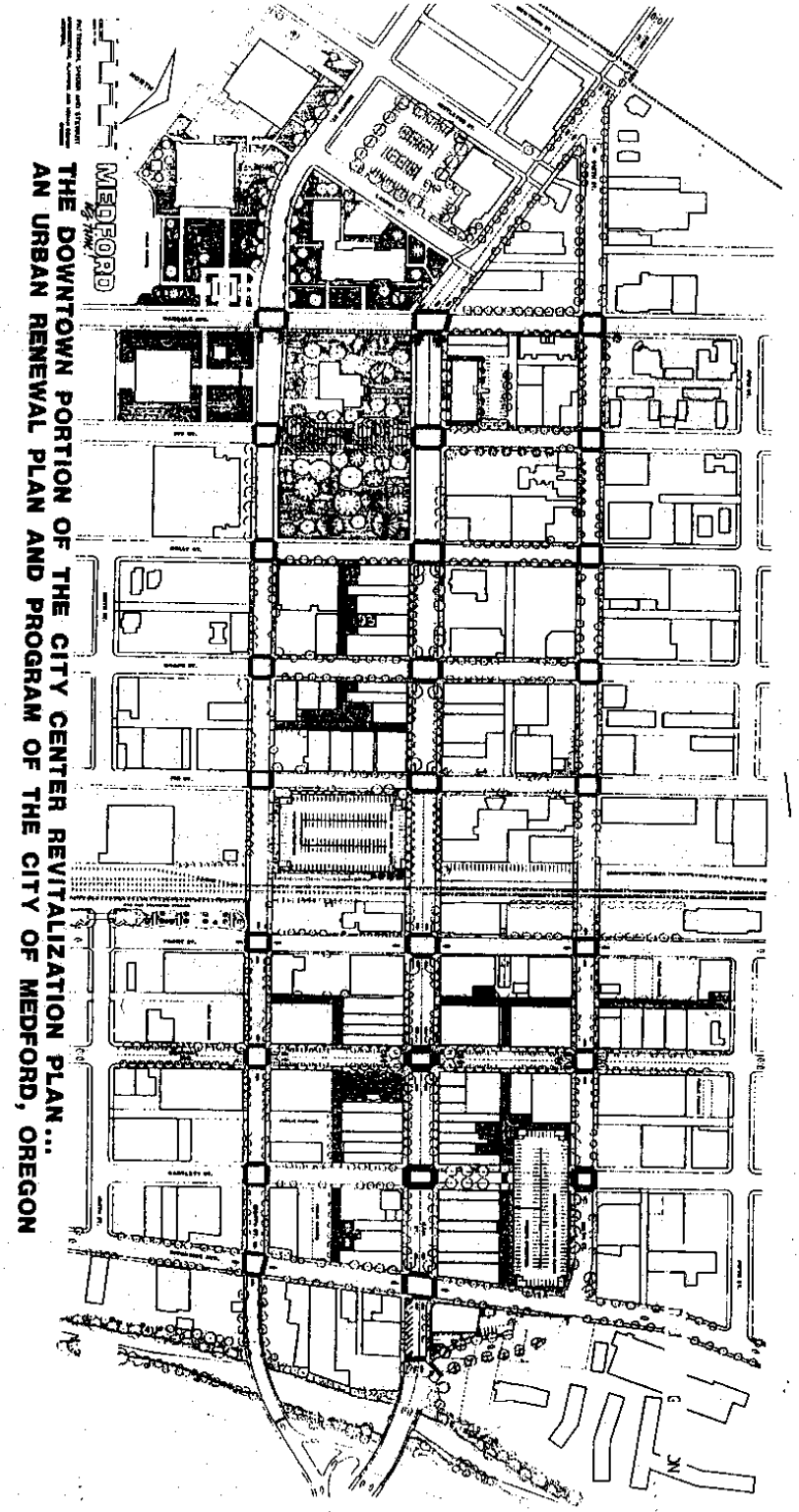


Exhibit 4
CITY CENTER ZONING MAP

Exhibit 5
DOWNTOWN CORE AREA

EXHIBIT 6 THE DOWNTOWN PORTION OF THE CITY CENTER REVITALIZATION PLAN A CONCEPT PLAN



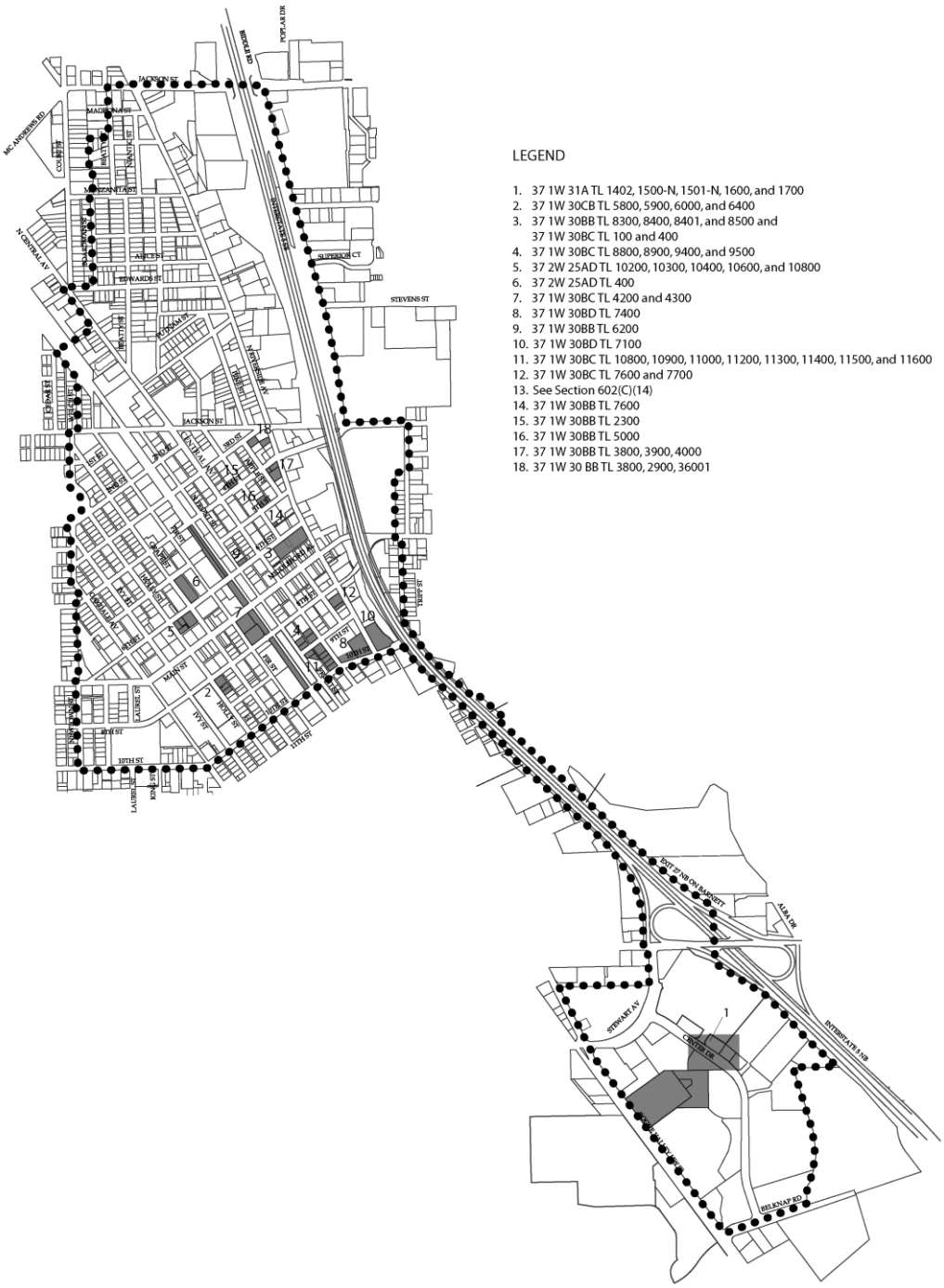


Exhibit 7
PROPERTY WHICH MAY BE ACQUIRED

EXHIBIT 8

ENR INDEX FOR ADJUSTING COST ESTIMATES OF AGENCY ACTIVITIES

The ENR Index for Construction Costs for Seattle (Northwest) will be used to adjust March 1, 1988 dollar figures to establish current dollar values for any subsequent year.

The ENR Index for Construction is published weekly by:

Engineering News Record
McGraw-Hill, Publisher
1221 Avenue of the Americas
New York, New York 10020
Phone: (212) 512-2000

The 1988 dollar figures used for construction estimates of projects and activities were established as of March 1, 1988 when the ENR Index equaled 4725.03. Annually, for the month of March of subsequent years, these construction cost estimates shall be adjusted upward or downward, as the case may be, by using the ENR Index for Construction reported for March of each subsequent year.

An example of how the indexing process is herein intended to function, using March 1987 and March 1988 figures, is as follows:

Index Point Change

Index points for March 1988	=	4725.03
Index points for March 1987	=	-4632.68
Equals Index Point Change	=	92.35 points

Index Percent Change

Index Point Change divided by		
March 1987 Index	=	
92.35 divided by 4632.68	=	0.0199344
0.0199344 X 100	=	1.99344%

Under this example, there is an increase in construction costs of 1.99344% between March 1987 and March 1988. Each $1,000 cost amount in 1987 would equate to a 1988 value of $1,019.93.

EXHIBIT 9

RELOCATION AND REAL PROPERTY ACQUISITION POLICY OUTLINE

Prior to the Board acquiring any property which will cause households, businesses, industries, offices, or other occupants to be displaced, the Board shall prepare, adopt and maintain a relocation and real property acquisition policy. Such policies shall comply with the provisions of ORS 281.045 through 281.105, with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and with this Policy Outline.

I. MOVING AND RELATED EXPENSES FOR RELOCATES

A. Whenever acquisition activity of the Board will result in the displacement of any person or business, the Board shall make a payment to any displaced person upon proper application as approved by the Board for:

1. Actual reasonable expenses in moving himself, his family, business, or other personal property;

2. Actual direct losses of tangible personal property as a result of moving or discontinuing a business, but not to exceed an amount equal to the reasonable expenses that would have been required to relocate such property, as determined by the Board; and

3. Actual reasonable expenses in searching for a replacement business.

B. Any displaced person eligible for payments under subsection A, above, who is displaced from a dwelling and who elects to accept the payments authorized by this subsection in lieu of the payments authorized by such subsection A may receive a moving expense allowance, determined according to a schedule established by the Board not to exceed $300; and a dislocation allowance of $200.

C. Any displaced person eligible for payments under subsection A, above, who is displaced from his place of business and who elects to accept the payment authorized by this subsection in lieu of the payment authorized by such subsection A, may receive a fixed payment in an amount equal to the average annual net earnings of the business, except that such payment shall not be less than $2,500 nor more than $10,000. In the case of a business no payment shall be made under this subsection unless the Board is satisfied that the business (1) cannot be relocated without a substantial loss of its existing patronage, and (2) is not a part of a commercial enterprise having at least one other establishment not being acquired by the Board which is engaged in the same or similar business. For the purposes of this subsection. The term “average annual net earnings” means one-half of any net earnings of the business, before Federal, State and local income taxes, during the two taxable years immediately preceding the taxable year in

which such business moves from the real property acquired for such project, or during such other period as the Board determines to be more equitable for establishing such earnings, and includes any compensation paid by the business to the owner, his spouse, or his dependents during such period.

II. REPLACEMENT HOUSING FOR HOMEOWNER

A. In regard to replacement housing for homeowners, the Board's Relocation Policy shall include the following:

1. In addition to payments otherwise authorized by the Relocation Policy, the Board shall make an additional payment not in excess of $15,000 to any displaced person who is displaced from a dwelling actually owned and occupied by such displaced person for not less than one hundred and eighty days prior to the initiation of negotiations for the acquisition of the property. Such additional payment shall include the following elements:

   a. The amount, if any, which when added to the acquisition cost of the dwelling acquired by the Board, equals the reasonable cost of a comparable replacement dwelling which is a decent, safe, and sanitary dwelling adequate to accommodate such displaced person, reasonably accessible to public services and places of employment and available on the private market. All determinations required to carry out this subparagraph shall be made in accordance with standards established by the Board making the additional payment.

   b. The amount, if any, which will compensate such displaced person for any increased interest costs which such person is required to pay for financing the acquisition of any such comparable replacement dwelling. Such amount shall be paid only if the dwelling acquired by the Board was encumbered by a bona fide mortgage which was a valid lien on such dwelling for not less than one hundred and eighty days prior to the initiation of negotiations for the acquisition of such dwelling. Such amount shall be equal to the excess in the aggregate interest and other debt service costs of that amount of the principal of the mortgage on the replacement dwelling which is equal to the unpaid balance of the mortgage on the acquired dwelling, over the remainder term of the mortgage on the acquired dwelling, reduced to discounted present value. The discount rate shall be the prevailing interest rate paid on savings deposits by commercial banks in the general area in which the replacement dwelling is located.

   c. Reasonable expenses incurred by such displaced person for evidence of title, recording fees, and other closing costs incident to

the purchase of the replacement dwelling, but not including prepaid expenses.

2. The additional payment authorized by this subsection shall be made only to such a displaced person who purchases and occupies a replacement dwelling which is decent, safe, and sanitary not later than the end of the one year period beginning on the date on which he received from the Board final payment of all costs of the acquired dwelling, or on the date on which he moves from the acquired dwelling, whichever is the later date.

B. The Board may, upon application by a mortgagee, insure any mortgage (including advances during construction) on a comparable replacement dwelling executed by a displaced person assisted under this section, which mortgage is eligible for insurance under any State or Federal law administered by such Board notwithstanding any requirements under such law relating to age, physical condition, or other personal characteristics of age, physical condition, or other personal characteristics of eligible mortgagors, and may make commitments for the insurance of such mortgage prior to the date of execution of the mortgage.

III. REPLACEMENT HOUSING FOR TENANTS AND CERTAIN OTHERS

A. In addition to amounts otherwise authorized by the Board's Relocation Policy, the Board shall make a payment to or for any displaced person displaced from any dwelling not eligible to receive a payment under Section II, above, which dwelling was actually and lawfully occupied by such displaced person for not less than ninety days prior to the initiation of negotiations for acquisition of such dwellings. Such payment shall be either:

1. The amount necessary to enable such displaced person to lease or rent for a period not to exceed four years, a decent, safe, and sanitary dwelling of standards adequate to accommodate such person in areas not generally less desirable in regard to public utilities and public and commercial facilities, and reasonably accessible to his place of employment, but not to exceed $4,000, or
2. The amount necessary to enable such person to make a down payment (including incidental expenses described in section II-A-1-c) on the purchase of a decent, safe, and sanitary dwelling of standards adequate to accommodate such person in areas not generally less desirable in regard to public utilities and public and commercial facilities, but not to exceed $4,000, except that if such amount exceeds $2,000, such person must equally match any such amount in excess of $2,000, in making the down payment.

B. If Federal funds are used by the Board, share costs of providing payments and assistance with the Federal Government in the manner and to the extent required

by sections 211 (a) and (b) of the Federal Uniform Relocation Assistance and real Property Acquisition Policy Act of 1970; and

C. Appoint such officers, enter into such contracts, utilize federal funds (if appropriate) for planning and providing comparable replacement housing, and take such other actions as may be necessary to comply with the conditions and requirements of such Federal Act.

IV. RELOCATION ASSISTANCE ADVISORY SERVICES

A. Whenever the acquisition of real property for a program or project undertaken by the Board will result in the displacement of any person, the Board shall provide a relocation assistance advisory program for displaced person which shall offer the services described in subsection (C) of this section. If the Board determines that any person occupying property immediately adjacent to the real property acquired is caused substantial economic injury because of the acquisition, he may offer such person relocating advisory services under such program.

B. Federal and State agencies administering programs which may be of assistance to displaced persons covered by the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 shall cooperate to the maximum extent feasible with the Board activity which may cause the displacement to assure that such displaced persons receive the maximum assistance available to them.

C. Each relocation assistance advisory program required by subsection (A) of this section shall include such measures, facilities, or services as may be necessary to appropriate in order to:

1. Determine the need, if any, of displaced persons, for relocation assistance.

2. Provide current and continuing information on the availability, prices and rentals, of comparable decent, safe, and sanitary sales and rental housing, and of comparable commercial properties and locations for displaced businesses;

3. Assure that, within a reasonable period of time, prior to displacement there will be available in areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and individuals displaced, decent, safe, and sanitary dwellings, as defined by the Board, equal in number to the number of and available to such displaced persons who require such dwellings and reasonably accessible to their places of employment, except that the Board may prescribe by regulation situations when such assurances may be waived;

4. Assist a displaced person displaced from his business in obtaining and becoming established in a suitable replacement location;

5. Supply information concerning Federal and State housing programs, disaster loan programs, and other Federal or State programs offering assistance to displaced persons; and

6. Provide other advisory services to displaced persons in order to minimize hardships to such persons in adjusting to relocation;

D. The Board shall coordinate relocation activities with project work, and other planned or proposed Board actions in the Urban Renewal Area or nearby areas which may affect the carrying out of relocation assistance programs.

V. HOUSING REPLACEMENT BY BOARD AS LAST RESORT

A. If a Board activity cannot proceed to actual construction because comparable replacement sale or rental housing is not available, and the Board determines that such housing cannot otherwise be made available, the Board may take such action as is necessary or appropriate to provide such housing by use of funds authorized for such project.

B. No person shall be required to move from his dwelling on account of any Board activity, unless the Board is satisfied that replacement housing, in accordance with Section IV-C-3, is available to such person.

VI. SPECIFIC RELOCATION PLANS

A specific Relocation Plan shall be prepared by the Board for any activity or project of the Board which will result in the displacement of any individual, family or business. Such specific Relocation Plan shall conform to the Relocation Policy prepared and adopted by the Board, and shall include the following:

A. A site occupant survey to identify relocation needs and ability to pay;

B. In the case of rehousing individuals or families, identify housing resources by numbers, size, rent or sales price expected to be available during the displacement period;

C. An acquisition and relocation time schedule;

D. An estimate of relocation costs; and

E. A specific Relocation Program.

VII. OTHER RELOCATION POLICIES

A. BUSINESS REQUIRED TO MAKE STATE TAX RETURNS AND RECORDS AVAILABLE FOR AUDIT.

To be eligible for relocation payment, a business must make its state income tax returns and its financial statements and accounting records available for audit for confidential use to determine the payment authorized.

B. DECISION ON BENEFITS; HEARING; REVIEW

Any person who applies for relocation benefits or assistance shall receive the Board's written decision on the application which shall include the statement of the amount awarded, if any, the statutory basis for the award, and the statement of any finding of fact that the public entity made in arriving at its decision. A person aggrieved by said written decision shall be entitled to a hearing substantially of the character required by ORS 183.415, 183.425, 183.450, 183.460 and 183.470, unless federal state or local law provides otherwise. Notice required by ORS 183.415 must be served within 180 days of the receipt of the written decision by the aggrieved party. The decision of the public entity shall be reviewable pursuant to ORS 183.480.

C. CONSTRUCTION

Nothing in ORS 281.060 to 281.090 shall be construed as creating, in any condemnation proceedings brought under the power of eminent domain, any element of value or of damage not in existence immediately prior to May 7, 1971.

D. FEDERAL LAW CONTROLS WHEN USING FEDERAL FUNDS

In any instance where the Board may receive federal financial assistance and is thereby required to comply with applicable federal laws and regulations relating to relocation assistance, such federal laws and regulations shall control should there be any conflict with ORS 281.045 to 281.060, 281.085 and ORS 381.105.

E. RELOCATION WITHIN NEIGHBORHOOD; NOTICE PRIOR TO MOVE; COSTS AND ALLOWANCES.

1. A public entity undertaking urban renewal shall make all reasonable efforts to insure that all displaced persons shall have the option to relocate within their urban renewal or development neighborhood or area and shall not be displaced, except temporarily as required by emergency, until appropriate residential units shall become available to them within their neighborhood or area and within their financial means.

2. Except as required by emergency, no displaced person shall be required to move from any real property without first having written notice from the Board at least 90 days prior to the date by which the move is required. In no case shall any displaced person be required to move until the Board notifies the person in writing of all costs and allowances to which such person may become entitled under federal, state or local law.

VIII. UNIFORM POLICY ON ACQUIRING REAL PROPERTY

A. In order to encourage and expedite the acquisition of real property by agreements with owners, to avoid litigation and relieve congestion in the courts, to assure consistent treatment for owners in the Urban Renewal Area, and to promote public confidence in Board's land acquisition practices, the Board shall, to the greatest extent practicable, be guided by the following policies:

1. The Board shall make every reasonable effort to acquire expeditiously real property by negotiation.

2. Real property shall be appraised before the initiation of negotiations, and the owner or his designated representative shall be given an opportunity to accompany the appraiser during his inspection of the property.

3. Before the initiation of negotiations for real property, the Board shall establish an amount which they believe to be just compensation therefore and shall make a prompt offer to acquire the property for the full amount so established. In no event shall such amount be less than the Board's approved appraisal of the fair market value of such property. Any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, will be disregarded in determining the compensation for the property. The Board shall provide the owner of real property to be acquired with a written statement of, and summary of the basis for, the amount they established as just compensation. Where appropriate the just compensation for the real property acquired and for damages to remaining real property shall be separately stated.

4. No owner shall be required to surrender possession of real property before the Board pays the agreed purchase price, or deposits with the court in accordance with section 1 of the Act of February 26, 1931 (46 Stat. 1421; 40 U.S.C. 258a), for the benefit of the owner, an amount not less than the agency's approved appraisal of the fair market value of such property, or

the amount of the award of compensation in the condemnation proceeding for such property.

5. The construction or development of a public improvement shall be so scheduled that, to the greatest extent practicable, no person lawfully occupying real property shall be required to move from a dwelling, or to move his business, without at least ninety days' written notice from the Board, of the date by which such move is required.

6. If the Board permits an owner or tenant to occupy the real property acquired on a rental basis for a short-term or for a period subject to termination by the Board on short notice, the amount of rent required shall not exceed the fair rental value of the property to a short-term occupier.

7. In no event shall the Board either advance the time of condemnation, or defer negotiations or condemnation and the deposit of funds in court for the use of the owner, or take any other action coercive in nature, in order to compel an agreement on the price to be paid for the property.

8. If any interest in real property is to be acquired by exercise of the power of eminent domain. The Board shall institute formal condemnation proceedings. The Board shall not intentionally make it necessary for an owner to institute legal proceedings to prove the fact of the taking of his real property.

9. If the acquisition of only part of a property would leave its Owner with an uneconomic remnant, the Board shall offer to acquire the entire property.

IX. BUILDINGS, STRUCTURES AND IMPROVEMENTS

A. Notwithstanding any other provision of law, if the Board requires any interest in real property in Urban Residential Area, the Board shall acquire at least an equal interest in all buildings, structures, or other improvements located upon the real property so acquired and which they require to be removed from such real property or which they determine will be adversely affected by the use to which such real property will be put.

B. Compensation:

1. For the purpose of determining the just compensation to be paid for any building, structure, or other improvement required to be acquired by subsection A of this section, such building, structure, or other improvement shall be deemed to be a part of the real property to be acquired notwithstanding the right or obligation of a tenant, as against the owner of any other interest in the real property, to remove such building, structure, or improvement at the expiration of his term, and the fair market

value which such building, structure, or improvement contributes to the fair market value of the real property to be acquired, or the fair market value of such building, structure, or improvement for removal from the real property, whichever is the greater, shall be paid to the tenant therefor.

2. Payment under this subsection shall not result in duplication of any payments otherwise authorized by law. No such payment shall be made unless the owner of the land involved disclaims all interest in the improvements of the tenant. In consideration for any such payment, the tenant shall assign, transfer, and release to the Board all his right, title, and interest in and to such improvements. Nothing in this subsection shall be construed to deprive the tenant of any rights to reject payment under this subsection and to obtain payment for such property interests in accordance with applicable law, other than this subsection.

X. EXPENSES INCIDENTAL TO TRANSFER OF TITLE TO THE BOARD OF THE URBAN RENEWAL AGENCY.

The Board, as soon as practicable after the date of payment of the purchase price or the date of deposit in court of funds to satisfy the award of compensation in a condemnation proceeding to acquire real property, whichever is the earlier, shall reimburse the owner, to the extent the head of such agency deems fair and reasonable, for expenses he necessarily incurred for:

A. Recording fees, transfer taxes, and similar expenses incidental to conveying such real property to the Board;

B. Penalty costs for prepayment of any preexisting recorded mortgage entered into in good faith encumbering such real property; and

C. The pro rata portion of real property taxes paid which are allocable to a period subsequent to the date of vesting title in the Board, or the effective date of possession of such real property by the Board, whichever is the earlier.

XI. LITIGATION EXPENSES.

A. The court having jurisdiction of a proceeding instituted by the Board to acquire real property by condemnation shall award the owner of any right, or title to, or interest in, such real property such sum as will in the opinion of the court reimburse such owner for his reasonable costs, disbursements, and expenses, including reasonable attorney, appraisal, and engineering fees, actually incurred because of the condemnation proceedings, if:

1. The final judgment is that the Board cannot acquire the real property by condemnation; or

2. The proceeding is abandoned by the Board.

B. Any award made pursuant to subsection A of this section shall be paid by the Board for whose benefit the condemnation proceeds are instituted.

C. In any instance where Federal funds are used by the Board, the court rendering a judgment for the plaintiff in a proceeding brought under section 1346 (a) (2) or 1491 of title 28, United States Code, awarding compensation for the taking of property by the Board or the Attorney General effecting a settlement of any such proceeding, shall determine and award or allow to such plaintiff, as a part of such judgment or settlement, such sum as will in the opinion of the court or the Attorney General reimburse such plaintiff for his reasonable costs, disbursements, and expenses, including reasonable attorney, appraisal, and engineering fees, actually incurred because of such proceedings.

EXHIBIT 10

FOR YOUR INFORMATION
THIS IS NOT AN EVICTION NOTICE

Relocation Information Summary
For
Businesses and Other Non-Residential
Establishments

INTRODUCTION

Relocation legislation written by the federal government, because of its wide scope, is somewhat complicated and difficult to read and interpret. For those of you affected by the Agency's property acquisitions, this leaflet summarizes the main provisions of relocation services and benefits. However, we urge you not to form advance opinions as to the benefits and amounts to which you may be entitled. Please arrange to speak with us about the details of your particular case. It is our duty and pleasure to assist you in every way we can.

1. PROJECT INFORMATION.

The Medford Urban Renewal Agency, acting for the City of Medford, has plans to build a parking structure at the intersection of Sixth Street and Bartlett Street in downtown Medford. The structure will be on the south side of Sixth Street and will extend across Bartlett Street, approximately one-half a block to both the east and west. The project is being referred to as the "Sixth and Bartlett Parking Structure".

During the execution of these plans, the Agency will be acquiring property, relocating businesses, clearing structures, providing interim parking for the area, constructing the parking structure, and making other public improvements.

2. GENERAL INFORMATION.

If your building is among those that will have to be vacated, you will need to consider a move to another location. However, every occupant will be given at least a 90-day advance notice and a schedule showing when the Agency expects to require possession of the property. No one lawfully occupying property will be required to vacate without the 90-day written notice unless that person's health or safety is in danger. The notice will be given before negotiations begin between the Agency and the property owners to buy the property or before steps are taken to condemn the property.

We will help you find other facilities suitable to your needs and will provide other help and services to ease any relocation problems you may encounter. We want to make this move as fair and easy for you as we can.

3. RELOCATION OFFICE.

A relocation service will be maintained for your convenience. The relocation staff is located in the offices of the Medford Urban Renewal Agency, Room 353 of Medford City Hall, 411 West Eighth Street. Office hours are 8:00 a.m. to 12:00 noon and 1:00 p.m. to 5:00 p.m., Monday through Friday. We will be happy to make appointments with you outside regular office hours if this would be more convenient for you.

We will be available in the Agency's office to answer any questions you may have about the relocation program and related matters. In addition, we will locate, inspect, and refer relocation sites or space for your consideration. We will also assist in the processing of any forms required by lending institutions, the Small Business Administration (SBA) and others in connection with the purchase or leasing of new premises. On your request we will arrange for the SBA to send you a letter describing the assistance they can offer.

4. ELIGIBILITY FOR RELOCATION PAYMENTS.

You may be eligible for a relocation payment for moving expenses, searching for a replacement site, or a fixed payment in lieu of actual moving expenses if you must meet the basic requirements described below. However, since the final determination of eligibility is complicated, you should write, visit or call us for further details. Please note that the eligibility to receive any of the benefits is not complete until you receive a written notice of eligibility from us.

DO NOT MOVE BEFORE YOU SEE US. YOU MAY RISK LOSING YOUR ELIGIBILITY FOR A RELOCATION PAYMENT IF YOU DO.

5. PAYMENTS NOT CONSIDERED AS INCOME.

No relocation payment received from us will be considered as income for the purpose of the Internal Revenue Code of 1954, now called the Internal Revenue Code of 1986, or for the purpose of determining eligibility for assistance under the Social Security Act or any other federal law, except for any federal law providing low-income housing assistance.

6. RELOCATION PAYMENT FOR MOVING EXPENSES.

Whether you hire someone to move your business or move it yourself, you must do two things:

1) Give us written notice of the approximate date when you will start to move or dispose of your personal property and a list of the items to be moved; and
2) Allow us to make reasonable and timely inspections of the personal property at both the old and the new sites and to monitor the move.

Eligible businesses and other non-residential establishments may receive a relocation payment for their verified reasonable and necessary moving costs and related expenses. The actual nonresidential 'moving' costs for which reimbursement may be made *under certain limitations*

and restrictions include transportation; personal property packing, crating, unpacking, uncrating, disconnecting, dismantling, removing, reconnecting, reassembling, storage, insurance, loss of value, direct loss caused by the move, uninsured losses, sales costs and purchase of substitutes; lost property replacement; licenses; fees; permits; professional services for planning the move, moving and installing personal property; relettering signs and stationery; searching for a replacement location; and other expenses not listed as ineligible.

The actual nonresidential 'reestablishment' expenses at the new location for which reimbursement may be made *under certain limitations and restrictions* include: real property repairs, modification to property or structures, construction or installation of exterior advertising sign, extension of utilities, paint, paneling, carpeting, feasibility studies, soils testing, marketing studies, advertising, professional leasing or purchasing services, certain increased operating costs during the first two years, utility impact fee, and certain other essential items not listed as ineligible in the complete Relocation Guidelines.

Alternatively, everyone eligible, except owners of an outdoor advertising display, may receive a Fixed Payment In Lieu Of Actual Moving Expenses (Fixed Payment). This Fixed Payment will be at least $1,000 but not more than $20,000 and is equal to the average annual net earnings of the business or non-residential concern. Certain restrictions apply to your eligibility to choose a Fixed Payment option. Please see us for those details.

7. SEARCHING FOR A BUSINESS REPLACEMENT LOCATION.

Businesses may be eligible for a payment to search for a replacement location, limited to $1,000. Included in this are certain costs for transportation, meals and lodging, reasonable time spent searching, and fees paid to a real estate broker or agent.

8. NOTICE OF INTENTION TO MOVE OR GO OUT OF BUSINESS.

Between 30 and 90 days before you plan to move, you must notify us, in writing, of your intention to move and the date on which you intend to start moving, or the date you intend to cease business and dispose of your movable property. Please include a general description of your property to be moved or disposed of. When we receive your notice, we will arrange with you for a mutually convenient time to inspect the property.

9. SUBMITTAL OF BIDS FOR MOVING AND RELATED COSTS.

Before you move, you must obtain three written bids (if moving costs will exceed $500) from reputable movers or general contractors or trades or crafts persons involved. The bids must be submitted to us at least 15 days before you start to move.

If you estimate that your moving expenses will be less than $500, you don't need three bids, but the maximum relocation payment you will receive will not exceed $500. We suggest you consult us in advance to confirm your estimate of moving expenses.

Bids submitted for moving should include the following information:

a. The penalty for false and fraudulent statements;
b. Provision for listing all service categories to be performed by each contractor;
c. Provision for a complete description of the scope of work to be performed in each service category; and
d. Provision for listing all inventory to be moved and all equipment to be moved and reinstalled.

Bids must also be obtained from reliable sources for charges for electrical, plumbing, carpentry, or other services needed for the disassembly, moving, reassembly, reconnection, or reinstallation of machinery and equipment. The bids should be broken down by number of persons required to perform the services and costs for labor and material. Lump sum estimates are not acceptable. Bids must be submitted before the start of any work and in enough time to allow for our review of the bids. Failure to provide acceptable bids and to otherwise observe the required procedures may result in forfeiture of your entire claim.

10. SELF-MOVES

If you want to move your business yourself, you must let us know when you submit written notice of your intent to move, at least 30 days before you begin moving. Payment for a self-move cannot exceed the lower of two acceptable bids or estimates obtained by the Agency unless the Agency determines that the documentation submitted by you justifies a larger amount. However, at the Agency's discretion, a payment for a low-cost or uncomplicated move may be based on a single bid or estimate. Also, you will still be subject to all of the requirements above.

Allowable expenses for a self-move may include:

Amounts paid for truck or equipment rental or hire. If vehicles or equipment owned by your business are used, a reasonable amount will be reimbursed to cover gas and oil and the cost of insurance and depreciation directly tied to the hours or days the equipment is used for the move.

Wages paid for the labor of persons who physically participate in the move. The labor may be performed by regular employees or owners of the business or persons hired to assist in moving. Labor costs are to be computed on the basis of actual hours worked at the hourly rate paid. The hourly rate may not exceed that paid by commercial movers or contractors in the locality for each profession or craft involved.

You must submit full documentation for all amounts claimed.

11. FILING OF CLAIM.

Any relocation payment for your moving expenses or direct loss of property because of the move, or Fixed Payment, will be made only after the completion of your move or the discontinuance of your business. The Agency may, if you demonstrate the need, issue and advance relocation payment in order to avoid or reduce a hardship to you.

After your move or upon the discontinuance of your business, you must submit a completed claim form to the Agency's office. Receipted bills or other evidence of costs incurred or property loss sustained must be documented and submitted with the claim. You must certify that your claim is true and accurate.

A claim for payment for moving expenses, actual direct loss of property, or a Fixed Payment should be filed within eighteen (18) months after:

For tenants, the date of displacement; or

For owners, the date of displacement or the date of the final payment for the acquisition of the real property, whichever is later.

We encourage you to call or visit the Agency's office for assistance in filing your claim. We will help you in every way we can so that your claim will be properly made. This way we can process your claim in the shortest possible time and speed up payment to you.

12. RENT

As stated earlier, if the property you are occupying is acquired by the Agency, we will give you at least 90 days' notice in writing of the time you will have to vacate the property. This notice will not be given until we have entered into negotiations with the owner to buy the property or to acquire the property through condemnation.

After the property is acquired, we will set an equitable rental rate that you will pay to us. The rent will be payable at our office in advance, monthly, on or before the first day of each month.

13. ACQUISITION OF REAL PROPERTY.

Every owner of property to be acquired for the project will be given an opportunity to sell the property directly to the Agency without litigation. When purchasing properties, it is our policy to pay fair prices and to treat all owners fairly and impartially. The compensation that will be offered to each owner will be based on **two separate appraisals** of the property made by competent, independent appraisers. In negotiating the terms of the agreement to purchase the property, the Agency will, to the extent permitted by the project's schedule, allow the owner to set the times for closing the sale and delivery of the right to possession. Condemnation will not be instituted unless necessary, and no property will be condemned until after every reasonable effort to purchase the property by negotiation has been exhausted.

14. EVICTION.

Legal Action to compel a resident to move will take place only as a last resort and only for one or more of the reasons listed below. (Such legal action, if necessary, will in no way affect the eligibility of the evicted person for relocation payments.)

a. A tenant fails to pay rent, except in those cases where failure to pay is based on the Agency's failure to keep the premises in a habitable condition;
b. A tenant is maintaining a nuisance or using the premises for illegal purposes;
c. A tenant materially breaches the rental agreement;
d. A tenant, without adequate reason, refuses to consider suitable housing units which meet the requirements of the relocation standards; or
e. Eviction is required under state or local law and cannot be prevented by the Agency or its staff.

As stated above, no one lawfully occupying property will be required to surrender possession without at least 90 days' advance notice from us. We are equipped to provide you with information about zoning, economic data, property availability and the possibility of relocating your business onto other sites in the urban renewal area.

15. APPEALS.

You may file a written appeal with the Medford City Council in any case in which you believe the Agency has failed to properly consider your application for assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

CONCLUSION:

When a business relocates, there are eligible and ineligible expenses. Please contact us for more information about the details. Also, a complete set of the Relocation and Property Acquisition Guidelines and Procedures may be obtained from the Agency's office.

We would like to repeat that we want to help you to move to a new location which is better than the one you now have. Studies have shown that many businesses have bettered themselves and increased their businesses by moving to a well-selected new location. In addition, moving may give you a chance to acquire or build improved facilities. We want to provide you with the assistance to which you are entitled. Your satisfaction with the moving process will make our jobs easier.

Thank you.

Executive Director
Medford Urban Renewal Agency

PART 3 – ORDINANACES AND RESOLUTIONS
(Adopting and Amending Plan)

CITY CENTER REVITALIZATION PLAN

An Urban Renewal Plan and Program of the City of Medford, Oregon

PART 3 – ORDINANCES AND RESOLUTIONS (Adopting and Amending Plan):

1. Medford City Council Adoption of Plan and Report, Ordinance No. 6213, dated October 20, 1988.
2. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 1, Resolution 89-1, dated February 6, 1989.
3. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 2, Resolution No. 89-10, dated November 20, 1989.
4. Medford Urban Renewal Agency Board recommendation of approval of Substantial Amendment No. 1, Resolution No. 91-9, dated June 3, 1991.
5. Medford City Council adoption of Substantial Amendment No. 1, Ordinance 6962, dated August 15, 1991
6. Medford City Council adoption of Substantial Amendment No. 2, Ordinance 7480, dated September 16, 1993.
7. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 3, Resolution No. 94-19, dated June 27, 1994.
8. Medford Urban Renewal Agency Board recommendation of approval of Substantial Amendment No. 3, Resolution No. 94-20, dated June 27, 1994.
9. Medford City Council adoption of Substantial Amendment No. 3, Ordinance No. 7716, dated August 18, 1994.
10. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 4, Resolution 95-17, dated April 10, 1995.
11. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 5, Resolution No. 96–02-03, dated February 12, 1996.
12. Medford City Council requests assistance in renovation of the Craterian Theatre, Project No. 19-CCRP, Resolution No. 8036, dated March 21, 1996.
13. Medford Urban Renewal Agency Board recommendation of approval of Option 1, Section 454, Subsection (2)(a) of SB 1215, Resolution No. 98-04-04, dated April 13, 1998.
14. Medford City Council adoption of Substantial Amendment No. 4, Ordinance No. 1998-74, dated May 26, 1998; and Medford City Council adoption of Ordinance No. 1998-128, dated June 5, 1998 (repeals Ordinance No. 1998-74); and Medford City Council adoption of Ordinance No. 1998-132, dated June 5, 1998.
15. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 6, Resolution No. 98-10-21, dated October 12, 1998.
16. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 7, Resolution No. 01-06-17, dated June 11, 2001.
17. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 8, Resolution No. 01-06-20, dated June 11, 2001.
18. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 9, Resolution No. 01-06-21, dated June 11, 2001.
19. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 10, Resolution No. 01-06-22, dated June 11, 2001.
20. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 11, Resolution No. 02-08-28, August 13, 2002.

21. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 12, Resolution No. 03-01-02, January 14, 2003.
22. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 13, Resolution No. 03-07-38, July 8, 2003.
23. Medford Urban Renewal Agency Board adoption of Minor Amendment No. No. 14, Resolution No. 04-07-30, July 27, 2004.
24. Medford Urban Renewal Agency Board adoption of Minor Amendment No. No. 15, Resolution No. 05-12-34, December 13, 2005.
25. Medford Urban Renewal Agency Board adoption of Minor Amendment No. No. 16, Resolution No. 05-12-35, December 13, 2005.
26. Medford Urban Renewal Agency Board adoption of Minor Amendment No. No. 17, Resolution No. 05-12-36, December 13, 2005.
27. Medford Urban Renewal Agency Board adoption of Minor Amendment No. No. 18, Resolution No. 05-12-37, December 13, 2005.
28. Medford Urban Renewal Agency Board adoption of Minor Amendment No. No. 19, Resolution No. 05-12-38, December 13, 2005.
29. Medford Urban Renewal Agency recommendation of approval of Substantial Amendment No. 5, Resolution No. 06-03-06, dated March 14, 2006.
30. Medford City Council adoption of Substantial Amendment No. 5, Ordinance No. 2006-82, dated May 6, 2006.
31. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 20, Resolution No. 06-12-32, December 12, 2006.
32. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 21, Resolution No. 2011-030, October 27, 2011.
33. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 22, Resolution No. 2011-031, October 27, 2011.
34. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 23, Resolution No. 2011-032, October 27, 2011.
35. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 24, Resolution No. 2011-33, October 27, 2011.
36. Medford Urban Renewal Agency Board adoption of Minor Amendment No. 25, Resolution No. 2013-011, April 18, 2013.

REPORT SECTION

An Urban Renewal Plan and Program of the City of Medford, Oregon

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INTRODUCTION

SECTION 457.095 – (3) of Oregon's Urban Renewal Law requires that the Urban Renewal Plan be accompanied by a report. This document shall constitute the required report to accompany the City Center Revitalization Plan--an Urban Renewal Plan, prepared pursuant to the provisions of ORS Chapter 457 by the Board of Directors of the City of Medford's Urban Renewal Agency.

The numbered chapter titles, at the beginning of each chapter are paraphrased from ORS 457.085 (3) and the text and the referenced tables and maps (contained in the Appendix of this Report) which follows the numbered chapter titles, addresses the required subject matter.

The definitions, set forth in Section 200 of the City Center Revitalization Plan--shall have the same meaning and use in this Report as they have in the above referenced Urban Renewal Plan.

CHAPTER I - A DESCRIPTION OF PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS IN THE URBAN RENEWAL AREAS OF THE PLAN AND THE EXPECTED IMPACT.

SECTION 100 – EXISTING PHYSICAL CONDITIONS

The Urban Renewal Area, which encompasses the City Center Revitalization Plan Area, contains a total land area of 576.51 acres. See Exhibit 1 (Appendix).

The City of Medford has a total land area within the incorporated City of 15,639 acres. The Urban Renewal Area (576.51 acres) represents 3.68% of the City's total area--which is less than the maximum 15% authorized by ORS 457-420 (2)(a)(B).

101. EXISTING USE OF LAND

A detailed parcel-by-parcel field inventory was documented in January through March 1988 to determine the use and condition of land and buildings within the Urban Renewal Area. The results of the inventory is summarized and ranked by major land use categories on Table 1 (Appendix) and in greater detail on Table 6. The first and third ranked categories--"Streets, freeway, Bear Creek and alleys" and "public"--constitute 280.57 acres (48.67%) of the total 576.51 acre Urban Renewal Area. The two categories of land use, quite properly, are not assessed for taxing purposes and underlie the need for the remaining 51.33% of the Area to be more effectively developed and redeveloped to off-set this large amount of land that contributes no taxes to the affected taxing bodies which levy taxes in the Urban Renewal Area.

The area bound by Sixth Street, Riverside Avenue, Jackson Street, and Central Avenue is dominated by automobile dealerships. Within the next three to five years many of the dealerships in this area will be relocating to a new auto-plex located on Highway 62 near the airport. Currently, the dealerships in this area occupy approximately 13 acres. Because of the number of acres, the typically small lot size, and the condition of the properties, reuse/redevelopment will present a challenge. For purposes of planning and identification this area is described as the Middleford Commons area.

Over the past five years the Downtown Core Area has realized significant improvements in land use. Rogue Community College and Jackson County Library have established a strong presence south of Eighth Street between Riverside Avenue and the railroad tracks, and have plans for the continued expansion of educational facilities in this area. Abutting the north edge of the Downtown Core the Agency is proceeding with the preparation of plans for the redevelopment of the Middleford Commons area. As a result of the activity, and inter-activity, of these areas with the Downtown Core Area it is timely to expand the Downtown Core Area to include both Middleford Commons area and the Entertainment/Education area (Exhibit 2).

102. UTILITY SYSTEMS

Most of the Area's publicly owned utility systems are old but in reasonably sound condition. However, updating, modifications and replacement of portions will be needed throughout the duration of this Plan. This is most critical in Tenth Street to McAndrews Road sector--particularly in the older downtown area.

A. WATER DISTRIBUTION SYSTEM

The Medford Water Commission estimates that approximately $1,250,000 (1988 dollars) will be needed to upgrade the water system in the Main Street and Downtown Areas throughout the duration of this Plan.

B. SANITARY SEWER SYSTEM

The sanitary sewer system is not adequate in the South Interchange Area for significant new uses to be developed on the area's substantial vacant land. The sewer system in the Downtown and north sectors is old but with a continuous maintenance program, is functioning satisfactorily. However, it is expected that some upgrading of the system will be required throughout the duration of this Plan.

C. STORM DRAINAGE SYSTEM

In the Downtown Core Area of the Urban Renewal Area, the system is old, well maintained and functioning satisfactorily. During the duration of this plan, portions of the system will require upgrading.

103. STREETS

Condition of the streets within the Urban Renewal Area varies from no improvements, to partial improvements, to full improvements in good condition.

Many of the Area's street curbs, gutters and sidewalks are broken and in need of replacement or repair. The crown of some street travel surface is at an elevation considerably higher than the tops of adjacent curbs. Several intersections do not have wheelchair ramps for handicap access from cross-walks to sidewalks. Most streets in the northern sector residential areas lack sidewalks.

Direct access to and from the Downtown Core Area and the Interstate 5 Freeway is lacking. While the Freeway is essentially the easterly boundary of the Urban Renewal Area, no on or off movements or linkage with Downtown streets exist. These deficiencies require Freeway users, destined for Downtown, to travel long distances which unnecessarily congests the local north-south streets and contributes to the valley's air pollution.

104. PROJECTS AND WORK ACTIVITIES NEEDED

In order to correct the blighted conditions existing in the Urban Renewal Area, including the inevitable loss of the automobile dealerships in the Middleford Commons area, a variety of public works activities required to correct conditions and allow the areas to be developed and redeveloped so that their capacity to pay taxes and support the cost of public services is realized. Such projects and related activities are described in Section 600 of the Urban Renewal Plan.

105. CONDITION OF STRUCTURES

Table 2 in the Appendix of this Report describes the condition of all structures by major land use categories.

Experienced people conducted an exterior survey of each structure within the Urban Renewal Area. Each structure was judged and classified into one of three condition categories as follows:

Condition

A. New buildings, near-new buildings or older buildings which have been subjected to a high degree of maintenance and care. Buildings which essentially comply with basic provisions of the City's and Oregon's Life Safety Codes.

B. Older buildings which exhibit certain code deficiencies but which with reasonable rehabilitation effort and continuing maintenance, could serve their owners for at least an additional 40 years, particularly those buildings which appear to be feasible for economic rehabilitation.

C. Older buildings which exhibit deficiencies which, to correct, would require substantial investment by their owners to the degree that rehabilitation may be inappropriate and uneconomic.

Within the Urban Renewal Area there exists 872 structures (Table 2). 15.48% were judged to be in Condition "A", 78.79% in Condition "B", and 5.73% Condition "C".

Within the Urban Renewal Area there exists 840 conventional dwelling units. Of the 840 dwelling units 13.81% were judged to be in Condition "A", 78.79% in Condition "B", and 5.73% Condition "C" units were found. See footnote with Table 2.

106. LAND USE ZONING

Map Exhibit 1, in the Appendix of this Report, describes current zoning within the Urban Renewal Area.

The use, development or redevelopment of all property within the Urban Renewal Area shall comply with the provisions of the Medford Comprehensive Plan and with all implementing ordinances, codes, policies and regulations as they exist on the date of approval of the Urban Renewal Plan or as they may be amended from time-to-time.

Tables 1 and 6 (Appendix) summarize the existing use of land within the Renewal Area. The net area (without streets) of the several zoning classifications, including "over-lay" districts, within the Urban Renewal Area are as set forth below:

Zoning Designation	Net* Land Area Acres	Percent of Net Area %	%
SFR-4	35.07	9.01	9.01
MFR-20	11.40	2.93	2.93
CL	0.52	0.13	0.13
CC	69.44	17.84	
CC, CB	68.96	17.72	40.92
CC, BC	8.50	2.18	
CC, CB, BC	12.38	3.18	
CG	26.34	6.77	
CG, CB	11.45	2.94	9.71
C-S/P	109.66	28.17	
C-S/P, CB	11.71	3.01	34.52
C-S/P, BC	13.00	3.34	
IL	3.13	.80	
IG	7.70	1.98	2.78
Total Net Area*	389.26	100.00	100.00

* Area exclusive of streets, alleys and freeway. See Section 500 of the Urban Renewal Plan.

107. DEMOGRAPHIC AND SOCIAL CONDITIONS

A. POPULATION

There are 840 dwelling units and 41 mobile homes housing approximately 2,100 people within the boundaries of the Urban Renewal Area. The 2,100 figure represents about 3.3% of the City's 2,000 certified population of 63,154.

Table 3 describes Medford's population growth from 1900 to 2005 and compares it with Jackson County and the State. In the 1990 to 2005 period, the City's growth was at a greater rate (51%) than the County's (33%) and greater than the State's (28%).

Table 4 describes the age distribution of the City's population and compares it with the State. In 2000 (Federal Census) the median age of the City's population was about the same as the State's--37.0 years compared with 36.3 years. The Urban Renewal Area's medial age was younger at 29.6 years.

B. HOUSEHOLD INCOME

2000 census figures show that the then median household income for the City of Medford was $36,481 compared with $40,916 for the State as a whole. The median income for Census Tract 1, which includes the Urban Renewal Area, was a low $16,186. Table 5 (Appendix) shows household income ranges for the City and the Urban Renewal Area. Within the Urban Renewal Area the median household income is 44.4% of the City's median household income.

By any standard of measurement, the annual incomes available to households and families within the Urban Renewal Area are considerably lower than for the City as a whole. Most incomes are below the recognized poverty level.

C. VALUE OF HOUSING

The 1988-89 County Assessor's True Cash Value figures for housing within the Urban Renewal Area are as follows:

298 Single-Family Dwelling Unit—average value	$31,040 each
54 Duplex Dwelling Units--average value	$20,655 each
286 Multi-Family Dwelling Units--average value	$16,910 each
181 Mixed-Type Dwelling Units--average value	$14,765 each

Three rental dwelling units have been scheduled to be eliminated within the Urban Renewal Area.

D. UNEMPLOYMENT

Unemployment data for the Urban Renewal Area is not available. In 1987 the following represents the high and low unemployment rates for Jackson County and the State of Oregon:

	County	State
High Rate	9.3% in January	8.7% in January
Low Rate	4.8% in November	5.1% in Sept/Oct

The City of Medford and Jackson County consistently have higher unemployment rates than the State and the State is consistently higher than the nation. However, these high and low rates are significantly better than reported for 1986.

108. ECONOMIC CONDITIONS – TRUE CASH VALUE OF PROPERTY

Table 6 (Appendix) for the Urban Renewal Area, shows the County assessed (not equalized) true cash value (TCV) of real property by land use category for 1988-89 fiscal year, the base year for the Urban Renewal Area. The total taxable TCV of land is $38,394,050, improvement value of $60,435,470 for a total of $98,754,520 excluding $75,000 in veterans exemptions. To this real property figure it is estimated that an additional $11,948,640 in State assessed, personal property and mobile home value exists.

The actual 1988-89 total, taxable true-cash value of property within the boundary of the Urban Renewal Area is estimated to be $125,553,500.

The total true cash value of the City of Medford for fiscal 1988-89 was $1,447,762,470. The actual true cash value of the Urban Renewal Area was $125,553,500 which represents 8.67% of the City's total and is well within the 15% maximum authorized by State Law--ORS 457.420 (2)(a)(A). In 2005 the true cash value for the City was $4,247,828,950 and the Urban Renewal Area was $285,982,075 representing 6.73% of the City's total.

109. ECONOMIC CONDITIONS--RATIO OF LAND TO IMPROVEMENT VALUES (L:I)

One measurement of the economic viability of existing development in urban areas is an analysis of the ratio of the value of land (L) to the value of improvements (I) on that land. Table 7 describes this ration (L:I) analysis by selected land uses as well as the per acre and per square foot values.

Using these ratios as yardsticks and comparing them with healthy, viable areas in other parts of Medford and with other Oregon cities, the Renewal Area is considerably lower.

Healthy residential areas average in the 1:3.0 to 1:6.0 range while viable commercial and rental housing areas range from 1:3.0 to 1:12.0.

To realize an appropriate return on investment, prudent developers of commercial and rental housing projects will attempt to create improvements which are at 5 to 8 times, or more, the value of the land--or an L:I ratio of 1:5.0 to 1:8.0 and more.

Lower valued areas in American cities usually require greater public services at greater costs than the higher valued areas. At the same time these lower valued areas generate fewer tax dollars to pay for these services. They, in fact, are being subsidized by the healthier sectors. This is the case in Medford's Urban Renewal Area.

American central business districts, historically, have contributed heavily to the costs of schools, parks, police, fire protection and other vital public services. When dislocation sets in and the values decrease, proportionate to other districts of the City, the tax-paying responsibility also shifts from these older areas to healthier ones. This condition is clearly evident in Medford.

The L:I ratio for taxable projects within the entire Urban Renewal Area is 1:1.68. It should be noted that all vacant and publicly-owned land is excluded from this L:I ratio analysis. As Table 7 shows, only "multiple family" and "financial" uses have L:I ratios in excess of 1:3.0.

110. ECONOMIC CONDITIONS--TCV OF AFFECTED TAXING BODIES

Tables 8 through 16 (Appendix) record the actual historical TCV, annual change, tax rates and tax proceeds for the affected taxing bodies for the period 1968-69 through 2004-05.

Jurisdiction	1988-89 Total TCV	Percent In Renewal Area
Jackson County	$4,295,539,996	2.58%
County Library	4,295,539,996	2.58
County Historical	4,295,539,996	2.58
County Vector Control	4,295,539,996	2.58
Ed. Serv. Dist. (ESD)	4,295,539,996	2.58
Rogue Trans. Dist. (RTD)	3,364,280,000	3.29
School Dist. 549C	1,947,731,416	5.68
City of Medford	1,475,665,289	7.50
Urban Renewal Area	125,553,500	N/A

The $125,553,500 figure is the original base year TCV of the Urban Renewal Area. As a result of Ballot Measure 50 the original base value was re-adjusted in 1996-97 to $106,696,724. Any increase in TCV within the Renewal Area above the actual base year figure (as determined by the County Tax Assessor) will be the figure multiplied by the combined tax rate of the eight taxing bodies for any subsequent year to produce tax

increment proceeds. These proceeds will be made available to the Urban Renewal Agency to discharge the costs of implementing the Urban Renewal Program.

Throughout the life of the tax increment process, the affected taxing bodies will continue to receive tax proceeds for the base year figure. When the tax increment process is terminated, the total accumulated increased TCV from the Urban Renewal Area will be released and all of it will be available to each of the affected taxing bodies.

CHAPTER II – FISCAL IMPACT OF THE URBAN RENEWAL PLAN IN LIGHT OF ADDED SERVICES OR INCREASED POPULATION

Improvements to the Urban Renewal Area's infrastructure should reduce the City's operation and maintenance costs presently experienced and encourage new job producing industries and businesses with their attendant higher assessed values.

Improvement in the area's vehicular traffic flow should result in a reduction of energy consumed per vehicular traffic mile with an attendant reduction in air pollution and travel time.

Rehabilitation and redevelopment of older buildings and making possible the private sector's development of new facilities on the area's vacant land should substantially improve the area's assessed value base allowing all affected taxing bodies a broader economic base on which to levy taxes when the tax increment process is terminated. See Chapter VI of this Report.

Since the Urban Renewal Area is predominantly zoned for commercial land uses, the affect on the Area's population is only minimum--(see below). However, increased retail, office and service development is expected to provide job opportunities for many of the City's unemployed and under employed. It is not anticipated that the Renewal Program, in itself, will attract a significant additional population to the City.

In January through March of 1988 there were 881 residential units (including 41 mobile homes) in the Renewal Area which housed approximately 1,666 people. If all vacant residentially designated property were developed to the maximum densities allowed, there could be an additional one hundred sevendwelling units constructed, housing an additional estimated 220 people. These estimates result from the following:

Residential Zone	Vacant Land Acres	DU's per Acre	DU's	Population
SF-4	3.04	4	12	26
MFR-20	.28	20	5	9
Totals	3.32	NA	17	35

Attention is called to Chapter VII where the impacts of collecting tax increment proceeds on the tax rates of the affected taxing bodies are discussed.

CHAPTER III – REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The City Center Revitalization Plan is a single, contiguous Urban Renewal Area containing 576.51 acres. Within these 576.51 acres, 280.57 acres (48.67%) is in streets, freeway and other public ownership. Another 15.37 acres (2.6%) is vacant and more acreage is underutilized.

The Urban Renewal Area also includes the City's declining Central Business District, the substantially vacant south interchange area and the old mixed use areas north and south of the Downtown Area.

The reasons for selecting the 576.51 acre Urban Renewal Area are:

A. To correct blighted conditions described in Chapter 1 of this Report;

B. To create an environment that will attract job producing, tax paying private investments in the Area;

C. To renew and redevelop those elements of the public infrastructure which will create an environment that is functionally efficient and visually attractive.

D. To revitalize a declining downtown area which will prosper and provide a place in the city's land use fabric in which people of the city and county can take pride and which pays its fair share of property taxes.

CHAPTER IV – THE RELATIONSHIP BETWEEN EACH PROJECT TO BE UNDERTAKEN UNDER THE PLAN AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

SECTION 400 – MAJOR PROJECTS TO BE UNDERTAKEN TO ELIMINATE BLIGHT

The major projects and activities are set forth in Section 600 of the Urban Renewal Plan. The relationship of these projects and activities to existing conditions is to eliminate blight and the cause of blight and to advance the Goals and Objectives of the Urban Renewal Plan. The numbered projects and activities are listed in Chapter V of this Report. The project and activity list includes the total estimated cost and source of funding to pay for their implementation. All improvement activities are expected to be completed during or before fiscal year 2015-16.

"Project" as referred to in ORS 457 means separate, noncontiguous areas which constitute a single urban renewal plan. This is not applicable to the Medford Urban Renewal Area since it is one, contiguous area.

CHAPTER V - THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEY TO PAY SUCH COSTS--THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT (OR ACTIVITY).[9]

SECTION 500 - ESTIMATED PROJECT AND ACTIVITY COSTS, SOURCE OF FUNDING AND COMPLETION DATES

As set forth in Section 601 of the Urban Renewal Plan, there are twenty (20) principal projects in the Urban Renewal Area--each having several project activities. A variety of public and private funding sources are expected to be utilized. The estimated project and activity costs and funding sources are set forth below for the twenty (20) projects. The actual completion date of each will depend on the actual flow of tax increment proceeds and other funding sources. However, all projects are estimated to be completed during or before fiscal year 2015-16--a 36 year period.

501. ESTIMATED COST OF PROJECTS AND ACTIVITIES--COST SHARING

A. IMPROVEMENT AND ACTIVITY COSTS, EXCLUSIVE OF ADMINISTRATION AND FINANCING COSTS

1. SOUTH INTERCHANGE AREA:

Agency Funds		$ 989,649
Other Funds		$ 591,528
	Total	$ 1,581,177

2. PARKING STRUCTURES[3]

Agency Funds		$31,334,900
Other Funds		$ 2,336,997
	Total	$33,671,897

3. UNDERGROUNDING POLE MOUNTED UTILITIES

Agency Funds		$ 103,550
Other Funds		$ 0
	Total	$ 103,550

[9] Substantial Amendment No.4, Ordinance No. 1998-128, 06/04/98
[3] Substantial Amendment No. 1, Ordinance No. 6962, 8/15/91

4. RECONSTRUCT ALL CURB, GUTTERS, SIDEWALKS, AND INSTALL PEDESTRIAN AMENITIES IN DOWNTOWN CORE AREA

Agency Funds		$ 8,952,689
Other Funds		$ 5,207,668
	Total	$14,160,357

5. PAVING STONE CROSSWALKS

Agency Funds		$ 150,000
Other Funds		$ 0
	Total	$ 150,000

6. PEDESTRIANIZE ALLEYS

Agency Funds		$ 39,179
Other Funds		$ 0
	Total	$ 39,179

7. VOGEL PLAZA

Agency Funds		$ 9,985
Other Funding		$ 0
	Total	$ 9,985

8. RIVERSIDE AVENUE CURBS, GUTTERS, AND PEDESTRIAN AMENITIES

Agency Funds		$ 0
Other Funds		$ 2,171,377
	Total	$ 2,171,377

9. MEDFORD GROWERS' AND CRAFTERS' MARKET

Agency Funds		$ 75,000
Other Funds		$ 0
	Total	$ 75,000

10. IMPROVE STREAM FLOW IN BEAR CREEK

Agency Funds		$ 575,711
Other Funds		$ 0
	Total	$ 575,711

11. DELETED

12. DELETED

13. DELETED

14. TRAFFIC SIGNAL MODIFICATIONS, SIGNAL STANDARDS, AND RUBBERIZED RAILROAD DRIVING SURFACES AT RAILROAD CROSSINGS

Agency Funds(TOTAL)		$ 1,762,540
Other Funds		$ 100,000
	Total	$ 1,862,540

15. PARKING LOT RESURFACING

Agency Funds (Public Lots)		$ 0
Other Funds		$ 276,054
	Total	$ 276,054

16. MISCELLANEOUS PUBLIC WORKS

Agency Funds		$3,001,916
Other Funds		$6,552,000
	Total	$9,553,916

17. BEATTY MANZANITA PARK

Agency Funds		$ 0
Other Funds		$ 500,000
	Total	$ 500,000

18. PROPERTY REHABILITATION LOANS (Excluding Loan Payment Proceeds)

Agency Funds		$ 708,900
Other Funds		$ 300,000
	Total	$ 1,008,900

19. CRATERIAN THEATRE

(completed)

20. MIDDLEFORD PARK

Agency Funds		$ 860,000
Other Funds		$ 1,702,000
	Total	$ 2,562,000

SUMMARY, CATEGORY "A" COSTS:

Total Project and Activities Costs	$68,301,643
Cost Sharing:	
Agency	$48,564,019
Other Funds	$19,737,624

B. OPERATING COSTS, EXCLUSIVE OF FINANCING COSTS.

1.	Administration and Special Services Figured at 18% of project costs:	
	Agency Funds Total	$ 8,607,132
2.	Principal Payments on Pre-1998 Debt	$10,135,862

C. MAXIMUM INDEBTEDNESS

Projects and Activities (Agency)	$48,564,019
Administration and Special Services	$ 8,607,132
Principal Payments on Pre-1998 Debt	$10,135,862
Maximum Indebtedness	**$67,307,013**

To further reduce the amount of tax increment proceeds needed to construct the above projects, the Urban Renewal Agency Board will continuously monitor the availability of State and Federal grants and other sources of revenue to aid in their funding. Also see Section 504 below.

502. ESTIMATED ANNUAL AND CUMULATIVE TAX INCREMENT PROCEEDS TO AGENCY

Table 17 (Appendix) shows the total annual and cumulative increased true cash value (TCV) expected to occur within the boundaries of the Urban Renewal Area for a duration of the Plan beginning with fiscal year 1998-99 and ending in fiscal year 2024-25. Further, Table 17 records the estimated annual combined tax rates for the eight affected taxing bodies for the same period and the resulting estimated annual and cumulative tax increment proceeds for the same period: through fiscal year 2024-25.

Note that the TCV is estimated to increase by $415,034,840 throughout the duration of the Plan. The combined tax rate is estimated to average $15.96 for the tax increment period between fiscal year 1998-99 through 2024-25. Annual tax increment proceeds to the Urban Renewal Agency is estimated to increase from $3,030,123 in fiscal year 1998-99 to a maximum of $6,376,439 in Fiscal Year 2011-12 . Beginning in Fiscal Year 2016-17 tax increment revenues will be collected only to the extent necessary to pay debt service. In Fiscal Year 2016-17 tax increment collections are estimated at less than $2,000,000. The cumulative tax increment income for the period from Fiscal Year 1998-99 to 2024-25 is estimated to be $85,699,330.

At the end of the tax increment period (FY 2024-25), the cumulative increased TCV from the Urban Renewal Area would be available to the affected taxing bodies. However, it is expected that commencing with Fiscal Year 2016-17 the Special Levy would be dropped and a significant percentage of the remaining tax increment revenue would be returned to the affected taxing districts.

503. AMOUNT OF TAX INCREMENT INCOME NEEDED BY THE URBAN RENEWAL AGENCY TO LEVERAGE WITH OTHER INCOME TO FUND IMPROVEMENT PROJECTS AND ACTIVITIES.

Table 17 describes the amount of estimated annual tax increment income through Fiscal Year 2024-25. As noted in Section 502, above, it is estimated that $85,699,330 in tax increment revenue will have been received by the Urban Renewal Agency between 1998-99 through 2024-25, which will have been used to finance the implementation of the Urban Renewal Plan.

The $86,450,302 tax increment figure will be leveraged to fund and finance an estimated $87,044,637 worth of projects and activities within the Urban Renewal Area. (See Table 21)

504. INDEX TO ADJUST PROJECT AND ACTIVITY DOLLAR VALUES

All dollar values discussed in Sections 501, 502, and 503 of this Report are stated in future value terms based on the schedule of projects as set forth in Table 21 and a projection of the ENR Construction Index as set forth in Table 23.

CHAPTER VI – THE ESTIMATED AMOUNT OF TAX INCREMENT MONEY REQUIRED IN EACH URBAN RENEWAL AREA UNDER O.R.S. 57.420 TO 457.440 AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED OR OTHERWISE PROVIDED FOR UNDER O.R.S. 457.440

SECTION 600. TAX INCREMENT PROCEEDS REQUIREMENTS TO RETIRE INDEBTEDNESS

The City Center Revitalization Plan consists of one contiguous urban renewal area. The estimated amount of tax increment proceeds required between Fiscal Years 1998-99 through 2024-25 ($86,450,302) is discussed in Chapter V. The estimated year in which indebtedness will be retired is fiscal year 2024-25.

The Urban Renewal Agency's authorized maximum indebtedness to implement the provisions of the Urban Renewal Plan is $67,307,013. Funds available to the Urban Renewal Agency are estimated to be:

Tax Increment Proceeds	$86,450,302
Interest on Funds	$ 2,680,244
Lease & Other Income	$ 4,833,394
TOTAL FUNDS AVAILABLE:	$93,963,940

These funds would be used to leverage the maximum indebtedness of $67,307,013 to complete all projects and activities by the Fiscal Year 2015-16. After Fiscal Year 2015-16, should there be a surplus of tax increment proceeds, ORS 457.450(3) requires that surplus funds, if any, will be turned over to the County for distribution, prorated, to the affected taxing bodies. It is anticipated that tax increment proceeds will begin a partial redistribution commencing in Fiscal Year 2016-17.

To realize the tax increment proceed generation of $86,450,302, the true cash value of the Urban Renewal Area is estimated to increase from a Base Year (FY 1988-89) TCV of $125,553,500 to a TCV of $521,731,564, an increase of $396,178,068[26]. If the improvements proposed in the Urban Renewal Plan were not implemented, most of this increase would not be possible.

All projects and activities will be completed no later than Fiscal Year 2015-16 at which time tax increment collections will be reduced to a level sufficient to pay only outstanding debt service obligations. When the tax increment process is terminated at the end of fiscal year 2024-25, the balance of the increase in TCV will be available to each of the affected taxing bodies. During the estimated 37-year period in which the tax increment process will be in place, the affected taxing bodies will continue to receive property taxes from the estimated adjusted Base Year Value of $106,696,724.

[26] See Table 17, Cumulative Increased TCV for Fiscal Year 2024-25

CHAPTER VII – A FINANCIAL ANALYSIS OF THE PLAN WITH SUFFICIENT INFORMATION TO DETERMINE FEASIBILITY

Chapter V describes the estimated costs required and the funding sources (including tax increment proceeds) expected to implement the Urban Renewal Plan. Chapter VI discusses the amount of tax increment proceeds required and the time period estimated to collect such proceeds.

Table 20 (Appendix) describes the estimated annual tax increment flow and the resulting borrowing and tax increment debt retirement capacity of the Urban Renewal Program. The estimated tax increment income available to the Agency, when combined with the other funding sources discussed in Chapter V, shows that the projects proposed in Section 600 of the Urban Renewal Plan and discussed in Chapter IV of this Report, are feasible and capable of adequate funding.

Another dimension of feasibility is the impact on the tax rates of the several affected taxing bodies. Table 17 (Appendix) shows the estimated increase in the taxable true cash value (TCV) within the Urban Renewal Area over a twenty year period. The majority of this increased value would not exist if the Renewal Program were not implemented.

Tables 18 and 19 report the difference in the combined tax rates of the affected taxing bodies with a renewal program in place and with no renewal program assuming the same budget requirements for the taxing bodies in each scenario.

Of significance in understanding the importance of the renewal process on the combined tax rates is the "spin-off" effect of the renewal program to values outside of the boundaries of the renewal area. In some Oregon cities with renewal programs in place, this spin-off increase in new true cash value stimulated by the renewal program becomes greater than the increased value within the renewal boundaries. In Medford this spin off effect may not be sufficient to lower the tax rate while the tax increment process is in place, but it most certainly will reduce it. See Table 18--columns 1 and 2, for a comparison of tax rates <u>with</u> and <u>without</u> renewal program.

As noted earlier in this Report, the True Cash Value of real property within the Urban Renewal Area has decreased in the period 1986-87 to 1988-89. As a result of Ballot Measure 50 the True Cash Value was again reduced in 1997-98 to a value of $106,696,724.

With no urban renewal program in Medford to correct the problems discussed in this report, the cost to provide services within the Urban Renewal Area can most definitely be expected to rise in relationship to property values - particularly in the Downtown Core Area.

With the passage of Ballot Measure 50 the real property tax system converted from a levy based system to a rate based system. Table 18 identifies the rates of each of the affected taxing districts. The rates as identified in Table 18 are not expected to increase and have been used as a conservative basis for projecting future tax increment revenue. As previously noted, the Special Levy is planned to terminate at the conclusion of Fiscal Year 2012-13. The affected taxing districts will begin to realize additional tax revenues from the Urban Renewal District beginning

Fiscal Year 2016-17. It is also estimated that the affected taxing district will realize over $38,000,000 in revenue from redistributed tax increment revenues from the Urban Renewal Area. Table 22 provides an estimate of the annual tax increment distribution to the urban renewal program and redistribution to affected taxing districts.

As with other cities which have implemented and completed urban renewal programs, the program does stimulate new development and renovation of existing property. In the process it creates substantial new taxable True Cash Value. Most of this NEW VALUE (TCV) SIMPLY WOULD NOT EXIST IF THERE WERE NOT AN URBAN RENEWAL PROGRAM.

In fact, Medford's Central city is declining in value. Without the injection of the public improvements proposed in the Urban Renewal Plan, this declining trend will continue and a shift in the taxing burden will continue to other areas of the City--particularly the residential sectors. "MEDFORD, IT'S TIME!"

CHAPTER VIII – RELOCATION REPORT WHICH SHALL INCLUDE:

AN ANALYSIS OF EXISTING RESIDENTS OR BUSINESSES REQUIRED TO RELOCATE PERMANENTLY OR TEMPORARILY AS A RESULT OF AGENCY ACTIONS UNDER ORS 457.170;

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 IN ACCORDANCE WITH ORS 281.045 TO 281.105;

AN ENUMERATION, BY COST RANGE, OF THE EXISTING HOUSING UNITS IN THE URABAN RENEWAL AREAS OF THE PLAN TO BE DESTROYED OR ALTERED AND NEW UNITS TO BE ADDED

SECTION 800. OCCUPIED PROPERTY TO BE ACQUIRED

The Board of Directors of the Urban Renewal Agency expects to acquire certain occupied property, described in Section 602-C of the Urban Renewal Plan and on Exhibit 5 (Appendix) to implement and further the objectives of the Urban Renewal Plan.

ORS 457 mandates that relocation assistance to occupied property be provided. Accordingly, subsection 605 of the Urban Renewal Plan requires the relocation provisions of ORS 281.045.106 be met and that relocation payments be made as provided by ORS 281.060.

Prior to the acquisition of any occupied property, the Board shall prepare and adopt relocation guidelines which shall be available to the public. See Exhibit 9 of the Plan.

801. <u>PROPERTIES WHICH MAY BE ACQUIRED</u>[3] [16]

As discussed in Section 602-C of the Urban Renewal Plan and as graphically delineated on Exhibit 5 (Appendix), the following properties are hereinafter described by Assessors Tax Map and Lot Numbers and a brief description of each.

1. Project No. 1, SOUTH INTERCHANGE AREA. Jackson County Assessors Tax Map 37 1W 31A: Tax lots 1402, 1500-N, 1501-N[2], 1600, and 1700.

2. Project No. 2a, South Holly Street Facility. Jackson County Assessor Map 37 1W 30CB: Tax lots 5800, 5900, 6000, and 6400. The parking lot may have a portion of the parking spaces reserved for leased parking.

3. Project No. 2b, East Sixth Street Facility. Jackson County Assessor Tax Map 37 1W 30BB: Tax lots 8300, 8400, 8401 and 8500. The following

[3] Substantial Amendment No. 1, Ordinance No. 6962, 08/15/91
[2] Minor Amendment No. 2, Resolution No. 89-10, 11/10/89
[16] Minor Amendment No. 11, Resolution No. 02-08-28, 8/13/02

additional tax lots may be acquired as shown on Jackson County Assessor Tax Map 37 1W 30BC: Tax lots 100 and 400 both currently city owned parking lots.

4. Project No. 2c, South Central Facility A. Jackson County Assessor Map 37 1W 30BC: Tax lots 8800, 8900, 9400, and 9500.

5. Project No. 2d, North Holly Street Facility. Jackson County Assessor Map 37 2W 25AD: Tax Lots 10200, 10300, 10600,[17]and 10800.

6. Project No. 2e, West Sixth Street Facility. Jackson County Assessor Map 37 2W 25AD: Tax lot 400.[4]

7. Project No. 2f, West Main Street Facility. Jackson County Assessor Map 37 1W 30BC: Tax Lots 4200 and 4300 and a portion of the Southern Pacific Railroad right-of-way on the west side of the main track, no tax lot number on the Tax Map.[6] [11]

8. Project No. 2g, South Riverside Facility A. Jackson County Assessor Map 37 1W 30BD: Tax Lot 7400.

9. Project No. 2h, North Front Street Facility. Jackson County Assessor Map 37 1W 30BB: Tax Lot 6200.

10. Project No. 2i, South Riverside Facility B. Jackson County Assessor Map 37 1W 30BD: Tax Lot 7100.

11. THE MAIN STREET TO SIXTH STREET CONNECTION. Jackson County Assessor Tax Map 37 1W 30BB: Tax lots 9300, 9400, 9500, 9600, 9700, 9800, 9900—and 10000.

12. Project No. 13, CENTRAL AVENUE – TO – FRONT STREET – TO – CENTRAL AVENUE CONNECTIONS. Jackson County Assessor Tax Map 37 2W 25AA: Tax lots 300, 400, 500 and 2300. Jackson County Assessor Tax Map 37 1W 30BC: Tax lots 10800, 10900, 11000, 11200, 11300, 11400, 11500 and 11600.[8]

13. Project No. 2j, West Riverside Facility, Jackson County Assessor Map 37 1W 30BC: Tax Lot 7600 and 37 1W 30BC 7700.[18] [19]

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[17] Minor Amendment No. 12, Resolution No. 03-01-02, 01-14-03
[4] Substantial Amendment No. 2, Ordinance No. 7480, 9/16/93
[6] Substantial Amendment No. 3, Ordinance No. 7716, 8/18/94
[11] Minor Amendment No. 6, Resolution No. 98-10-21, 10/12/98
[8] Minor Amendment No. 5, Resolution No. 96-02-03, 2/12/96
[18] Minor Amendment No. 13, Resolution No. 03-07-37, 7/08/03
[19] Minor Amendment No. 14, Resolution No. 04-07-30, 7/27/04

14. OTHER PROPERTIES WHICH MAY BE ACQUIRED.

The property acquisitions for all projects are not specifically known at this time. At such time as the specific acquisition needs of these projects are determined the provisions of Section 603 shall apply.

a. Project No. 13, Precise right-of-way needs in conjunction with the south Central Avenue-to-Front Street-to-Central Avenue connection have not yet been determined. Accordingly, the specific numbered tax lots to be acquired are not herein designated. See Exhibit 4. The provisions of Section 603 shall apply.

b. Project No. 17, Beatty-Manzanita Park. The precise location of a neighborhood park in the Beatty-Manzanita neighborhood bounded by East Jackson, North Riverside, Court/Central and McAndrews Road a has not yet been determined. Accordingly, the specific numbered tax lots to be acquired are not herein designated. The provisions of Section 603 shall apply.[25]

15. Project No. 4. Jackson County Assessor Map 37 1W 30BB: Tax Lot 7600.[20]

16. In accordance with Section 602, Subsection 4, Jackson County Assessor Map 37 1W 30BB: Tax Lot 2300.[21]

17. Project No. l4. Jackson County Assessor Map 37 1W 30BB: Tax Lot 5000.[22]

18. In accordance with Section 602, Subsection 4. Jackson County Assessor Map 37 1W 30BB: Tax Lot 3800, 37 1W 30BB: Tax Lot 3900, and 37 1W 30BB: Tax Lot 4000.[23]

19. Project No. 2. Jackson County Assessor Map 37 1W 30BB: Tax Lot 2900, and 37 1W 30BB: Tax Lot 3600.[24]

20. In accordance with Section 602, Subsection 4. Jackson County Assessor Map 37 1W 30BB: Tax Lot 4100.[26]

21. Project No. 2. Jackson County Assessor Map 37 1W 30BD: Tax Lot 7100.[27]

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[25] Minor Amendment No. 24, Resolution No. 2011-033, 10/27/11
[20] Minor Amendment No. 15, Resolution No. 05-12-34, 12/13/05
[21] Minor Amendment No. 16. Resolution No. 05-12-35, 12/13/05
[22] Minor Amendment No. 17, Resolution No. 05-12-36, 12/13/05
[23] Minor Amendment No. 18, Resolution No. 05-12-37, 12/13/05
[24] Minor Amendment No. 19, Resolution No. 05-12-38, 12/13/05
[26] Minor Amendment No. 20, Resolution No. 06-12-32, 12/12/06
[27] Minor Amendment No. 21, Resolution No. 2013-011, 4/18/13

The properties listed in 1 through 5, above, are expected to be acquired within the first six years of the implementation program. These properties will be used for constructing four surface parking lots and/or structures. The properties listed in 6 through 19, above, are expected to be acquired late in the program--after the year 2000-01.

802. HOUSING UNITS

A. POTENTIAL NEW HOUSING UNITS

The Urban Renewal Area is zoned predominantly for commercial use. There is, however, vacant land in two residential zoning classifications which, if developed to their maximum allowable densities, could produce 17 additional dwelling units as follows:

SRF- 4 Zone: 3.04 Acres x 4 DU/Acre x $70,000/DU	=	$ 840,000
MRF-20 Zone : 0.28 Acres x 20 DU/Acre x $55,000/DU	=	$ 250,000
17 Units	=	$1,090,000

In addition to the above dwelling units there are plans to construct residential units abutting the parking facility at Main Street and the railroad tracks. It is expected that this project will produce 90 dwelling units with an estimated value of $3,000,000.

B. EXISTING DWELLING UNITS

See Chapter I, Section 107-A and C of this report.

REPORT
ON
CITY CENTER REVITALIZATION

An Urban Renewal Plan and Program
of the City of Medford, Oregon

<u>EXHIBITS</u>

REPORT-- EXHIBITS:

1. Zoning within the Urban Renewal Area (Map).
2. Core Area Diagram.
3. Concept Plan – The Downtown Portion of the City Center Revitalization Plan
4. ENR Index for Adjusting Cost Estimates of Agency Projects and Activities.
5. Properties Which May Be Acquired (Map)

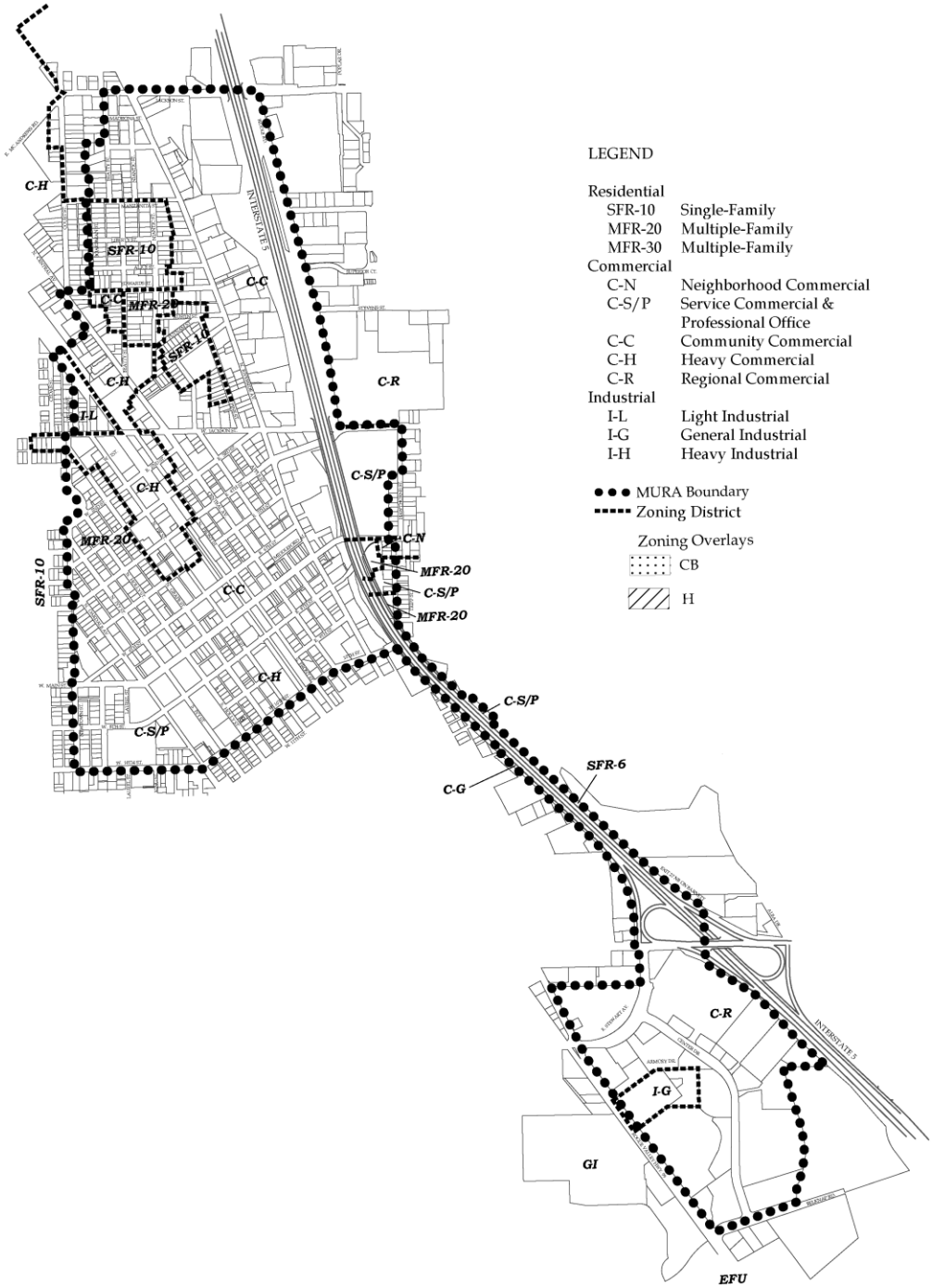

Exhibit 1
CITY CENTER ZONING MAP

Exhibit 2
DOWNTOWN CORE AREA

EXHIBIT 3

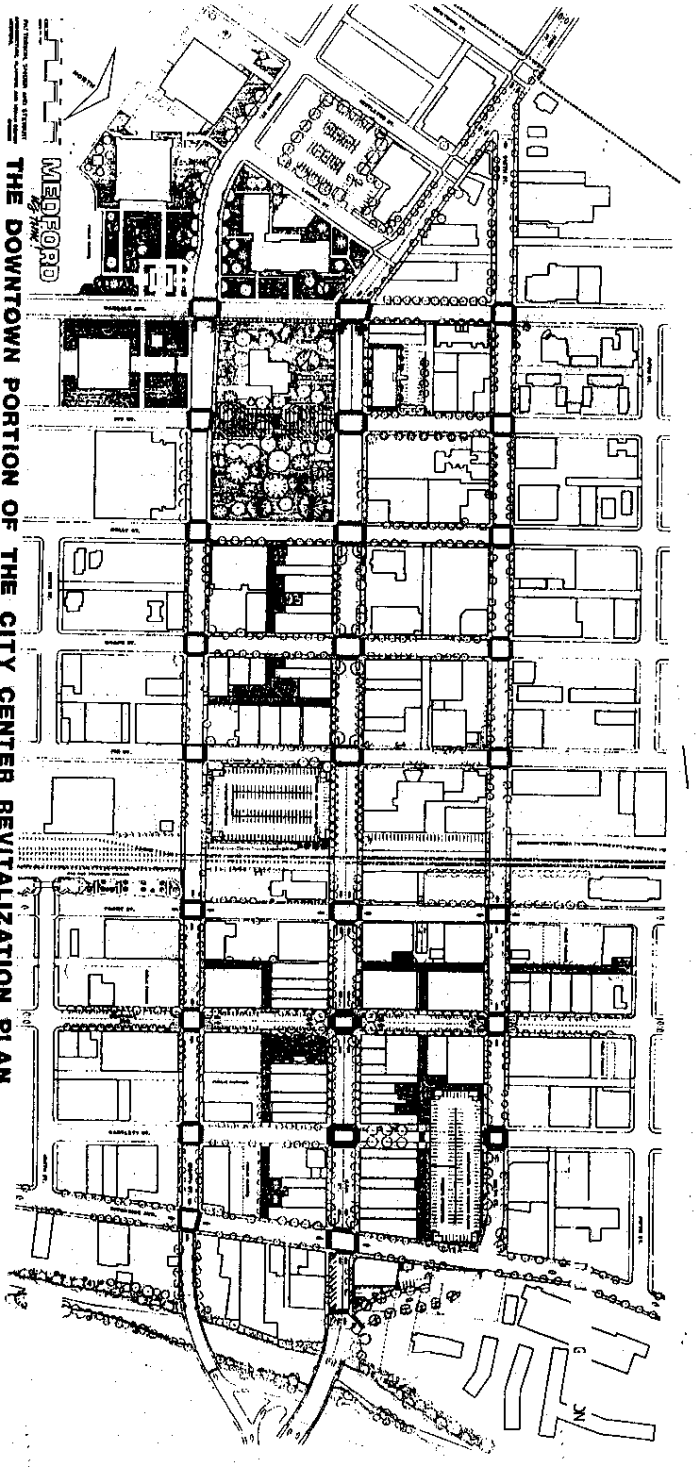
MEDFORD
THE DOWNTOWN PORTION OF THE CITY CENTER REVITALIZATION PLAN...
AN URBAN RENEWAL PLAN AND PROGRAM OF THE CITY OF MEDFORD, OREGON

EXHIBIT 4

ENR INDEX FOR ADJUSTING COST ESTIMATES OF AGENCY ACTIVITIES

The ENR Index for Construction Costs for Seattle (Northwest) will be used to adjust March 1, 1988 dollar figures to establish current dollar values for any subsequent year.

The ENR index for Construction is published weekly by:

Engineering News Record
McGraw-Hill, Publisher
1221 Avenue of the Americas
New York, New York 10020
Phone: (212) 512-2000

The 1998 dollar figures used for construction estimates of projects and activities were established as of March 1, 1988 when the ENR Index equaled 4725.03. Annually, for the month of March of subsequent years, these construction cost estimates shall be adjusted upward or downward, as the case may be, by using the ENR Index for Construction reported for March of each subsequent year.

An example of how the indexing process is herein intended to function, using March 1987 and March 1988 figures, is as follows:

Index Point Change

Index points for March 1988	=	4725.03
Index points for March 1987	=	- 4632.68
Equals Index Point Change	=	92.35 points

Index Percent Change

Index Point Change divided by March 1987 Index	=	
92.35 divided by 4632.68	=	0.0199344
0.0199344 x 100	=	1.99344%

Under this example, there is an increase in construction costs of 1.99344% between March 1987 and March 1988. Each $1,000 cost amount in 1987 would equate to a 1988 value of $1,019.93.

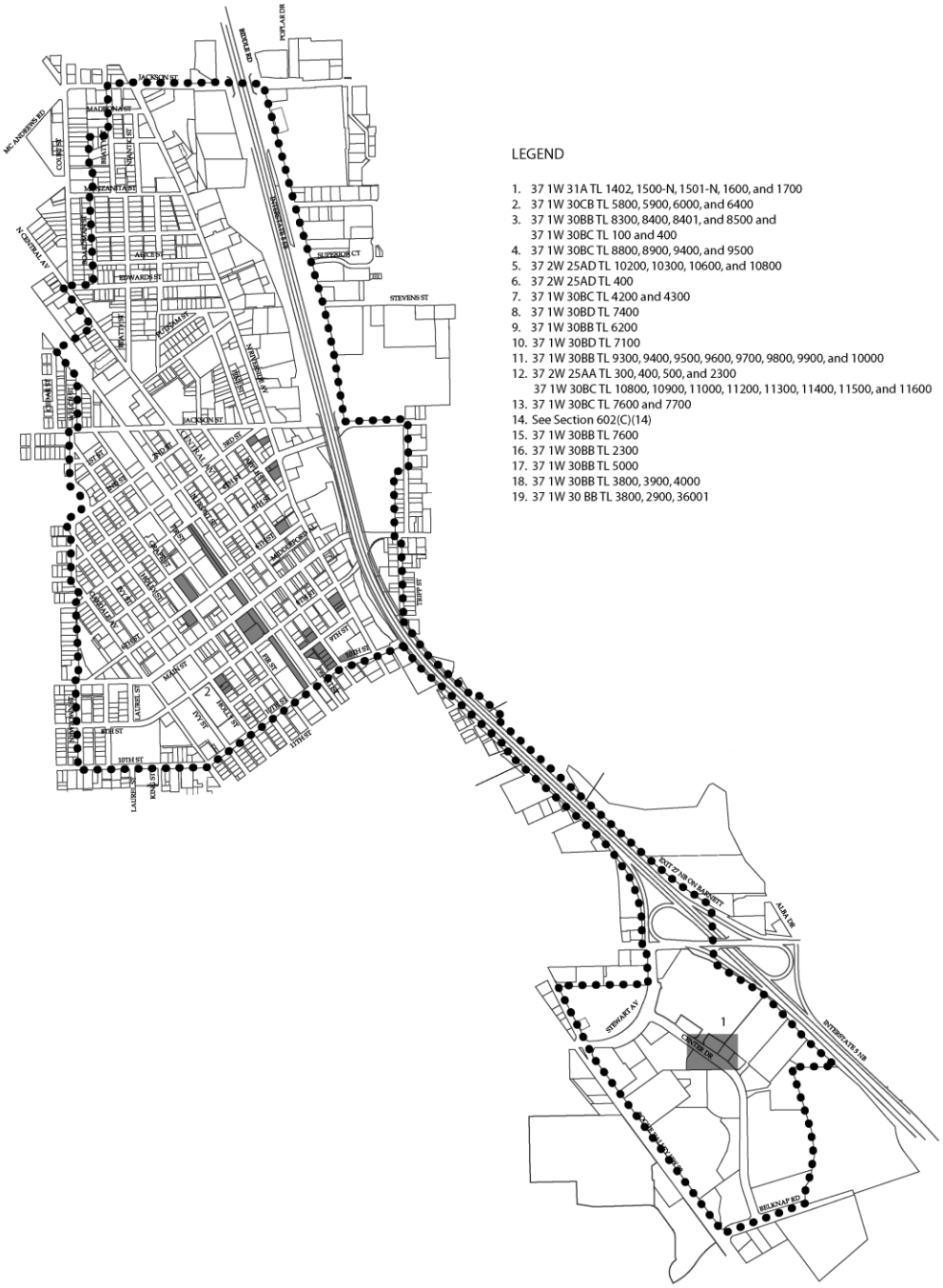

Exhibit 5
PROPERTY WHICH MAY BE ACQUIRED

REPORT
ON
CITY CENTER REVITALIZATION

An Urban Renewal Plan and Program
of the City of Medford, Oregon

<u>TABLES</u>

TABLES:

1. Urban Renewal Land Area by Major Land Use Categories
2. Condition of Structures by Use
3. Population Growth in the 20th Century
4. Age Distribution of the Population within the Urban Renewal Area Compared with City and State
5. Urban Renewal Area's Annual Household Income Compared with the City of Medford
6. True Cash Values (TCV) of Taxable Real Property within the Urban Renwal Area for fiscal Years 1987-88 and Estimated for 1988-99 by Land Use Category
7. Ratio of Improvement Value to Land Value, Value per Acre, and Value per Square Foot
8 History of Taxable Property Values, Tax Rates, and Tax Proceeds, Including Urban Renewal, for Jackson County
9. History of Taxable Property Values, Tax Rates, and Tax Proceeds, Including Urban Renewal, for Jackson Library District
10. History of Taxable Property Values, Tax Rates, and Tax Proceeds, Including Urban Renewal, for Jackson County Historical Fund
11. History of Taxable Property Values, Tax Rates, and Tax Proceeds, Including Urban Renewal for Jackson County Vector Control
12. History of Taxable Property Values, Tax Rates, and Tax Proceeds, Including Urban Renewal, for Jackson County Education Service District
13. History of Taxable Property Values, Tax Rates, and Tax Proceeds, Including Renewal, for Rogue Valley Transit District
14. History of Taxable Property Values, Tax Rates, and Tax Proceeds, Including Urban Renewal, for Jackson County School District 549C
15. History of Taxable Property Values, Tax Rates, and Tax Proceeds, Including Urban Renewal, for the City of Medford
16. History of Taxable Property Values, Tax Rates, and Tax Proceeds, Including Urban Renewal, for Rogue Community College
17. Estimates of Increased TCV within the Urban Renewal Area and the Resultant Tax Increment Proceeds Available to the Agency
18. Average Annual Tax Rates of the Affected Taxing Bodies Under the Option of a Renewal Program Versus No Renewal Program – 15 Year Averages
19. Combined Tax Rates of Seven Affected Taxing Bodies Under the Option of a Renewal Program Versus No Renewal Program
20. City of Medford Urban Renewal Program Projected Sources, Disposition of Funds and Maximum Indebtedness
21. Medford Urban Renewal Agency Estimated Projects and Activities Schedule, 1998 through 2016
22. Average Tax Collections by Taxing District With and Without Urban Renewal, Fiscal Years 2007 through 2025
23. E.N.R. Construction Cost Index (CCI)

TABLE 1

URBAN RENEWAL LAND AREA BY MAJOR LAND USE CATEGORIES JANUARY 1988[1]

Use	Acres	% of Total	Rank
Vacant	67.37	12%	Fourth
Residential	60.55	11%	Fifth
Commercial	107.25	19%	Second
Industrial	34.79	6%	Sixth
Public	93.32	16%	Third
Quasi-Public	13.29	2%	Seventh
Public Utility[2]	12.69	2%	Eighth
Streets, Freeway, Bear Creek	187.25	32%	First
Total	**576.51**	**100%**	

Source: Patterson, Snider & Stewart

[1] See Table 7 for greater detail

[2] Includes railroad right-of-way

TABLE 2

CONDITION OF STRUCTURES BY USE

	CONDITION OF ALL STRUCTURES						
	A		B		C		Total
Land Use Category	No.	%	No.	%	No.	%	No.
RESIDENTIAL	**27**	**6.25%**	**364**	**84.26%**	**41**	**9.49%**	**432**
Single-Family	4	1.34%	263	88.26%	31	10.40%	298
Duplex	6	22.22%	21	77.78%	0	0.00%	27
Multi-Family	9	21.95%	29	70.73%	3	7.32%	41
Mixed Types	8	12.31%	50	76.92%	7	10.77%	65
Mobile Home Park	0	0.00%	1	100.00%	0	0.00%	1
COMMERCIAL	**78**	**24.92%**	**229**	**73.16%**	**6**	**1.92%**	**313**
Office	19	40.43%	27	57.45%	1	2.13%	47
Service	25	24.04%	78	75.00%	1	0.96%	104
Retail	14	12.96%	90	83.33%	4	3.70%	108
Mixed Types	13	27.66%	34	72.34%	0	0.00%	47
Parking (Tax Lot)	1	100.00%	0	0.00%	0	0.00%	1
Financial	6	100.00%	0	0.00%	0	0.00%	6
INDUSTRIAL	**9**	**15.79%**	**46**	**80.70%**	**2**	**3.51%**	**57**
Light Industrial/Wholesale	9	19.15%	37	78.72%	1	2.13%	47
General	0	0.00%	1	100.00%	0	0.00%	1
Mixed Types	0	0.00%	8	88.89%	1	11.11%	9
PUBLIC	**12**	**42.86%**	**15**	**53.57%**	**1**	**3.57%**	**28**
ESD	1	50.00%	1	50.00%	0	0.00%	2
Parking (Tax Lot)	1	33.33%	2	66.67%	0	0.00%	3
Government Office	8	38.10%	12	57.14%	1	4.76%	21
Library	1	100.00%	0	0.00%	0	0.00%	1
Senior Center	1	100.00%	0	0.00%	0	0.00%	1
QUASI-PUBLIC	**4**	**12.90%**	**27**	**87.10%**	**0**	**0.00%**	**31**
Church	2	14.29%	12	85.71%	0	0.00%	14
Lodge/Union	1	16.67%	5	83.33%	0	0.00%	6
Office	1	50.00%	1	50.00%	0	0.00%	2
School - Private	0	0.00%	1	100.00%	0	0.00%	1
Other	0	0.00%	8	100.00%	0	0.00%	8
PUBLIC UTILITY	**5**	**45.45%**	**6**	**54.55%**	**0**	**0.00%**	**11**
Office, etc.	5	50.00%	5	50.00%	0	0.00%	10
Railroad ROW	0	0.00%	1	100.00%	0	0.00%	1
TOTALS	**135**	**15.48%**	**687**	**78.78%**	**50**	**5.73%**	**872**

Source: Patterson, Snider & Stewart

* There are 840 residential dwelling units situated within the 872 structures - 21 of which are in non-residential structures. Of the dwelling units:

116 (13.81%) are Condition "A"

667 (79.40%) are Condition "B"

57 (6.79%) are Condition "C"

In addition, there are 41 mobile homes and travel trailers, which by building code definition, are not considered . structures, but which are used as dwelling units. There are a total of 881 dwelling units housing an estimated 1,666 people.

TABLE 3

POPULATION GROWTH IN THE 20th CENTURY

	Medford			Jackson County			Oregon	
Year	**Population**	**Change**	**% of County**	**Population**	**Change**	**% of State**	**Population**	**Change**
1900	1,791		13%	13,698		3%	413,536	
1910	8,840	394%	34%	25,756	88%	4%	672,765	63%
1920	5,756	-35%	28%	20,405	-21%	3%	783,389	16%
1930	11,007	91%	33%	32,918	61%	3%	953,786	22%
1940	11,281	2%	31%	36,213	10%	3%	1,089,684	14%
1950	17,305	53%	30%	58,510	62%	4%	1,521,341	40%
1960	24,425	41%	33%	73,962	26%	4%	1,768,687	16%
1970	28,470	17%	30%	94,533	28%	5%	2,091,385	18%
1980	39,603	39%	30%	132,456	40%	5%	2,633,105	26%
1990	46,951	19%	32%	146,389	11%	5%	2,842,321	8%
2000	63,754	36%	35%	181,269	24%	5%	3,421,399	20%
2001	64,730	2%	35%	184,700	2%	5%	3,471,700	1%
2002	66,090	2%	35%	187,600	2%	5%	3,504,700	1%
2003	68,080	3%	36%	189,100	1%	5%	3,541,500	1%
2004	69,220	2%	36%	191,200	1%	5%	3,582,600	1%
2005	70,855	2%	36%	194,515	2%	5%	3,631,440	1%
1990 to 2005	23,904	51%	50%	48,126	33%	6%	789,119	28%

Source: U.S. Census Center for Research and Cenusus - Portland State University

TABLE 4

AGE DISTRIBUTION OF THE POPULATION WITHIN THE URBAN RENEWAL AREA COMPARED WITH CITY AND STATE, 2000 U.S. Census

	2000 Census of Population by Age*					
	Urban Renewal Area		City of Medford		State of Oregon	
Age	**No.**	**%**	**No.**	**%**	**No.**	**%**
Under 5 Years	217	10%	4,398	7%	223,005	7%
5 to 9	150	7%	4,652	7%	234,474	7%
10 to 14	118	6%	4,553	7%	242,098	7%
15 to 19	138	7%	4,193	7%	244,427	7%
20 to 24	227	11%	3,956	6%	230,406	7%
25 to 34	374	18%	8,064	13%	470,695	14%
35 to 44	345	16%	9,150	14%	526,574	15%
45 to 54	233	11%	8,521	13%	507,155	15%
55 to 59	70	3%	3,018	5%	173,008	5%
60 to 64	67	3%	2,214	4%	131,380	4%
65 to 74	87	4%	4,529	7%	219,342	6%
75 to 84	52	2%	4,230	7%	161,404	5%
85 Years +	22	1%	1,676	3%	57,431	2%
Median Age	29.6		37.0		36.3	
2000 Population	**2,100**	**100%**	**63,154**	**100%**	**3,421,399**	**100%**

* The Urban Renewal Area contains 93.1% of the population living in Medford's Census Tract No. 1

TABLE 5

URBAN RENEWAL AREA'S ANNUAL HOUSEHOLD INCOME COMPARED WITH THE CITY OF MEDFORD, 2000 U.S. Census

Household Income (1999 Dollars)	Urban Renewal Area No.	Urban Renewal Area %	City of Medford No.	City of Medford %
less than $10,000	262	30%	2,665	11%
$10,000 to $14,999	129	15%	1,748	7%
$15,000 to $19,999	185	21%	2,082	8%
$20,000 to $24,999	52	6%	2,036	8%
$25,000 to $29,999	65	7%	1,805	7%
$30,000 to $34,999	74	8%	1,680	7%
$35,000 to $39,999	43	5%	1,672	7%
$40,000 to $44,999	11	1%	1,511	6%
$45,000 to $49,999	7	1%	1,172	5%
$50,000 to $59,999	5	1%	2,303	9%
$60,000 to $74,999	26	3%	2,394	9%
$75,000 to $99,999	14	2%	2,114	8%
$100,000 to $124,999	-	0%	753	3%
$125,000 to $149,999	-	0%	366	1%
$150,000 to $199,999	-	0%	445	2%
$200,000 or more	-	0%	504	2%
Median Income	**$ 16,186**	**100%**	**$ 36,481**	**100%**
	44.4% of City			

TABLE 6

TRUE CASH VALUE (TCV) OF TAXABLE REAL PROPERTY WITHIN THE URBAN RENEWAL AREA FOR FISCAL YEARS 1987-88 AND ESTIMATED FOR 1988-89 BY LAND USE CATEGORY

		COUNTY ASSESSED TRUE CASH VALUE (TCV) OF REAL PROPERTY[1]					
			Fiscal Year 1988-89 (Not Equalized)				
Land Use Category	Land Area in Acres	Fiscal Year 1987-88 Total $	Land $	Improvement $	Veteran's Exemption $	Total $	
VACANT	67.37	$ 2,365,580	$ 2,402,070	$ -	$ -	$ 2,402,070	2
RESIDENTIAL							
Single-Family	40.06	$ 9,553,840	$ 4,576,260	$ 4,673,590	$ 75,000	$ 9,324,850	
Duplex	2.98	$ 1,160,610	$ 410,690	$ 705,220	$ -	$ 1,115,910	
Multi-Family	7.07	$ 4,621,400	$ 1,038,040	$ 3,797,680	$ -	$ 4,835,720	
Mixed Types	7.20	$ 2,738,200	$ 937,170	$ 1,735,120	$ -	$ 2,672,290	
Mobile Home Park[1]	2.91	$ 280,490	$ 61,550	$ 168,580	$ -	$ 230,130	3
Private Road	0.33	$ 17,970	$ 17,970	$ -	$ -	$ 17,970	
COMMERCIAL							
Office	10.47	$ 7,172,470	$ 2,104,270	$ 4,807,370	$ -	$ 6,911,640	
Service	34.11	$ 20,800,890	$ 6,900,040	$ 15,946,140	$ -	$ 22,846,180	
Retail	42.17	$ 22,467,040	$ 9,953,280	$ 11,317,290	$ -	$ 21,270,570	
Mixed Types	12.92	$ 10,093,800	$ 2,620,060	$ 6,998,640	$ -	$ 9,618,700	
Parking (Tax Lot)	5.53	$ 1,537,030	$ 1,161,180	$ 123,780	$ -	$ 1,284,960	
Financial	2.05	$ 5,597,590	$ 682,520	$ 4,466,440	$ -	$ 5,148,960	
INDUSTRIAL							
Light Ind./Wholesale	30.51	$ 7,298,510	$ 4,147,850	$ 3,468,590	$ -	$ 7,616,440	
General	2.39	$ 373,460	$ 280,580	$ 80,650	$ -	$ 361,230	
Mixed Types	1.89	$ 379,380	$ 212,890	$ 173,700	$ -	$ 386,590	
PUBLIC							
ESD	1.08	$ -	$ -	$ -	$ -	$ -	4
Park	30.33	$ -	$ -	$ -	$ -	$ -	4
Parking (Tax Lot)	9.18	$ -	$ -	$ -	$ -	$ -	4
Government Offices	49.89	$ 861,540	$ 218,010	$ 664,040	$ -	$ 882,050	5
Other Land Locked	0.11	$ -	$ -	$ -	$ -	$ -	4
Library	1.52	$ -	$ -	$ -	$ -	$ -	4
Senior Center	1.21	$ -	$ -	$ -	$ -	$ -	4
QUASI-PUBLIC							
Church	6.68	$ 128,320	$ 54,040	$ 50,850	$ -	$ 104,890	6
Lodge/Union	1.31	$ 248,170	$ 77,690	$ 170,480	$ -	$ 248,170	
Office	0.66	$ 415,000	$ 140,000	$ 260,000	$ -	$ 400,000	6
School - Private	0.21	$ 38,050	$ 6,860	$ 31,190	$ -	$ 38,050	
Other	4.43	$ -	$ -	$ -	$ -	$ -	4
PUBLIC UTILITY							
Offices, etc.	3.75	$ 1,220,150	$ 432,610	$ 754,540	$ -	$ 1,187,150	6
Railroad ROW	8.94	$ -	$ -	$ -	$ -	$ -	7
SUB TOTAL	**389.26**	**$ 99,369,490**	**$ 38,435,630**	**$ 60,393,890**	**$ 75,000**	**$ 98,904,520**	1
Streets, Freeway, Bear Creek	187.25	$ -	$ -	$ -	$ -	$ -	4
TOTALS	**576.51**	**$ 99,369,490**	**$ 38,435,630**	**$ 60,393,890**	**$ 75,000**	**$ 98,904,520**	8

Source: County Tax Assessor and Patterson, Snider & Stewart

[1] Values exclude: Mobile homes, personal property and state (centrally) assessed utilities. All of these values, estimated to be an additional $11,948,640, raises the estimated total taxable TCV to $110,703,160, which is about 7.5% of the City's total taxable TCV.

[2] Includes $41,580 of incidental value.

[3] Excludes the value of 41 mobile home units, estimated at 9=$98,100 (see footnote 1).

[4] Non-Assessed, Non-Taxed Property.

[5] Government functions leasing (renting) provate property.

[6] Quasi-Public functions leasing (renting) taxable property.

[7] Assessed by State (see footnote 1).

[8] The comparable 1986-87 and 1987-88 values, respectfully are: $98,280,510 and $99,369,490. The $98,754,520 value for 1988-89 includes a parcel of Federal Government land valued at $462,830 that was sold to a private party. Excluding this sale of property, the Urban Renewal Area is about equal to its value in 1986-87. The City of Medford, in the same two year period, had a TCV growt of 11.75%. In real terms, the Urban Renewal Area experienced more than a million dollar loss during the past year.

TABLE 7

RATIO OF IMPROVEMENT VALUE TO LAND VALUE, VALUE PER ACRE AND VALUE PER SQUARE FOOT FOR PROPERTY WITHIN THE URBAN RENEWAL AREA FORCOUNTY ASSESSED REAL PROPERTY, FY 1988-89

			Land and Improvements		
Land Use Category	Land Area in Acres	1988-89 Total Taxable TCV	$/Acre	$/Sq. Ft.	L:I Ratio (Rounded)
VACANT	67.37	$ 2,402,070	$ 35,655	$ 0.82	NA
RESIDENTIAL					
Single-Family	40.06	$ 9,174,850	$ 229,028	$ 5.26	1:1.02
Duplex	2.98	$ 1,115,910	$ 374,466	$ 8.60	1:1.72
Multi-Family	7.07	$ 4,835,720	$ 683,977	$ 15.70	1:3.66
Mixed Types	7.2	$ 2,672,290	$ 371,151	$ 8.52	1:1.85
Mobile Home Park[1]	2.91	$ 230,130	$ 79,082	$ 1.82	1:2.74
Private Road	0.33	$ 17,970	$ 54,455	$ 1.25	NA
COMMERCIAL					
Office	10.47	$ 6,911,640	$ 660,138	$ 15.15	1:2.28
Service	34.11	$ 22,846,180	$ 669,780	$ 15.38	1:2.31
Retail	42.17	$ 21,270,570	$ 504,401	$ 11.58	1:1.14
Mixed Types	12.92	$ 9,618,700	$ 744,481	$ 17.09	1:2.67
Parking (Tax Lot)	5.53	$ 1,284,960	$ 232,362	$ 5.33	1:0.11
Financial	2.05	$ 5,148,960	$ 2,511,688	$ 57.66	1:6.54
INDUSTRIAL					
Light Ind./Wholesale	30.51	$ 7,616,440	$ 249,637	$ 5.73	1:0.84
General	2.39	$ 361,230	$ 151,142	$ 3.47	1:0.29
Mixed Types	1.89	$ 386,590	$ 204,545	$ 4.70	1:0.82

Source: County Assessor and Patterson, Snider & Stewart

[1] Excludes 41 mobile home units.

TABLE 8

HISTORY OF TAXABLE PROPERTY VALUES, TAX RATES, AND TAX PROCEEDS FOR JACKSON COUNTY

	Fiscal Year	Property Value Without Urban Renewal	%Annual Growth	Tax Rate With Urban Renewal Per $1,000	Tax Rate Without Urban Renewal Per $1,000	Tax Proceeds [1]
	1968-69	$678,233,430	N/A	N/A	N/A	N/A
	1969-70	$717,367,804	5.8%	$0.73	$0.73	$523,678
	1970-71	$766,007,132	6.8%	$0.51	$0.51	$390,664
	1971-72	$809,524,026	5.7%	$0.75	$0.75	$607,143
	1972-73	$888,075,628	9.7%	$0.71	$0.71	$630,534
	1973-74	$1,006,965,183	13.4%	$0.67	$0.67	$674,667
	1974-75	$1,156,683,610	14.9%	$0.62	$0.62	$717,144
	1975-76	$1,350,737,570	16.8%	$0.62	$0.62	$837,457
	1976-77	$1,510,596,770	11.8%	$0.61	$0.61	$921,464
	1977-78	$1,689,783,018	11.9%	$0.36	$0.36	$608,322
	1978-79	$1,959,710,612	16.0%	$0.31	$0.31	$607,510
	1979-80	$2,591,901,222	32.3%	$0.24	$0.24	$622,056
	1980-81	$3,235,483,400	24.8%	$0.23	$0.23	$744,161
	1981-82	$3,612,500,600	11.7%	$0.24	$0.24	$867,000
	1982-83	$3,815,360,600	5.6%	$0.24	$0.24	$915,687
	1983-84	$3,738,501,100	-2.0%	$0.23	$0.23	$859,855
	1984-85	$3,862,581,000	3.3%	$0.23	$0.23	$888,394
	1985-86	$3,941,855,920	2.1%	$0.23	$0.23	$906,627
	1986-87	$4,008,969,290	1.7%	$0.23	$0.23	$922,063
	1987-88	$4,108,991,770	2.5%	$0.25	$0.25	$1,027,248
	1988-89	$4,231,462,680	3.0%	$0.24	$0.24	$1,011,320
*	1989-90	$4,399,978,750	4.0%	$0.24	$0.24	$1,069,195
*	1990-91	$4,886,148,200	11.0%	$0.23	$0.22	$1,099,872
*	1991-92	$5,698,569,880	16.6%	$0.21	$0.21	$1,198,266
*	1992-93	$6,277,179,800	10.2%	$0.19	$0.19	$1,200,167
*	1993-94	$6,841,925,000	9.0%	$0.19	$0.19	$1,316,044
*	1994-95	$7,525,439,705	10.0%	$0.19	$0.18	$1,407,051
*	1995-96	$8,370,505,952	11.2%	$0.64	$0.64	$5,379,500
*	1996-97	$8,935,191,999	6.7%	$1.11	$1.10	$9,910,093
*	1997-98 [2]	$8,039,161,498	-10.0%	NA[3]	$1.97	$16,166,002
*	1998-99	$8,413,039,772	4.7%	NA[3]	$1.97	$16,535,830
*	1999-00	$8,954,010,340	6.4%	NA[3]	$2.01	$17,996,665
*	2000-01	$9,497,826,006	6.1%	NA[3]	$2.28	$21,653,144
*	2001-02	$10,086,117,049	6.2%	NA[3]	$2.39	$24,136,078
*	2002-03	$10,583,879,844	4.9%	NA[3]	$2.38	$25,177,992
*	2003-04	$11,144,084,790	5.3%	NA[3]	$2.50	$28,220,109
*	2004-05	$11,765,900,908	5.6%	NA[3]	$2.47	$29,391,858
	Averages:		**8.4%**	**$0.40**	**$0.86**	

* Calculations after creation of Urban Renewal Agency.

(1) Values after creation of Urban Renewal Agency (beginning FY 1989-90) are Net Levy for Tax Rate Values.

(2) SB1215 Consolidation of County, Library and Historic Society

(3) With Ballot Measure 50, a rate based system replaced the levy based system, Urban Renewal no longer affects the rates of other taxing districts.

Source: Jackson County Tax Assessor, Jackson County, and Medford Urban Renewal Agency.

TABLE 9

HISTORY OF TAXABLE PROPERTY VALUES, TAX RATES, AND TAX PROCEEDS FOR JACKSON COUNTY LIBRARY

	Fiscal Year	Property Value Without Urban Renewal	%Annual Growth	Tax Rate With Urban Renewal Per $1,000	Tax Rate Without Urban Renewal Per $1,000	Tax Proceeds (1)
			~~ NO TAXES LEVIED PRIOR TO 1985-86 ~~			
	1985-86	$3,941,855,920	N/A	$0.38	$0.38	$1,497,905
	1986-87	$4,008,969,290	1.7%	$0.37	$0.37	$1,483,319
	1987-88	$4,108,991,770	2.5%	$0.36	$0.36	$1,479,237
	1988-89	$4,231,462,680	3.0%	$0.49	$0.49	$2,073,417
*	1989-90	$4,399,978,750	4.0%	$0.47	$0.47	$2,058,313
*	1990-91	$4,886,148,200	11.0%	$0.41	$0.41	$2,008,053
*	1991-92	$5,698,569,880	16.6%	$0.70	$0.70	$4,012,270
*	1992-93	$6,277,179,800	10.2%	$0.65	$0.64	$4,051,861
*	1993-94	$6,841,925,000	9.0%	$0.59	$0.59	$4,048,450
*	1994-95	$7,525,439,705	10.0%	$0.54	$0.53	$4,032,949
*	1995-96	$8,370,505,952	11.2%	$0.48	$0.48	$4,045,812
*	1996-97	$8,935,191,999	6.7%	$0.59	$0.58	$5,264,547
*	1997-98	NA(2)	NA(2)	NA(2)	NA(2)	NA(2)
*	1998-99	NA(2)	NA(2)	NA(2)	NA(2)	NA(2)
*	1999-00	NA(2)	NA(2)	NA(2)	NA(2)	NA(2)
*	2000-01	NA(2)	NA(2)	NA(2)	NA(2)	NA(2)
*	2001-02	NA(2)	NA(2)	NA(2)	NA(2)	NA(2)
*	2002-03	NA(2)	NA(2)	NA(2)	NA(2)	NA(2)
*	2003-04	NA(2)	NA(2)	NA(2)	NA(2)	NA(2)
*	2004-05	NA(2)	NA(2)	NA(2)	NA(2)	NA(2)
	Averages:		**7.8%**	**$0.50**	**$0.50**	

* Calculations after creation of Urban Renewal Agency.

(1) Values after creation of Urban Renewal Agency (beginning FY 1989-90) are Net Levy for Tax Rate Values.

(2) SB1215 Consolidated with County

Source: Jackson County Tax Assessor, Jackson County Library, and Medford Urban Renewal Agency.

TABLE 10

HISTORY OF TAXABLE PROPERTY VALUES, TAX RATES, AND TAX PROCEEDS FOR THE JACKSON COUNTY HISTORICAL SOCIETY

	Fiscal Year	Property Value Without Urban Renewal	% Annual Growth	Tax Rate With Urban Renewal Per $1,000	Tax Rate Without Urban Renewal Per $1,000	Tax Proceeds (1)
			~~ NO TAXES LEVIED PRIOR TO 1977-78 ~~			
	1977-78	$1,689,783,018	N/A	$0.23	$0.23	$388,650
	1978-79	$1,959,710,612	16.0%	$0.21	$0.21	$411,539
	1979-80	$2,591,901,222	32.3%	$0.16	$0.16	$414,704
	1980-81	$3,235,483,400	24.8%	$0.23	$0.23	$744,161
	1981-82	$3,612,500,600	11.7%	$0.24	$0.24	$867,000
	1982-83	$3,815,360,600	5.6%	$0.21	$0.21	$801,226
	1983-84	$3,738,501,100	-2.0%	$0.21	$0.21	$785,085
	1984-85	$3,862,581,000	3.3%	$0.23	$0.23	$888,394
	1985-86	$3,941,855,920	2.1%	$0.24	$0.24	$946,045
	1986-87	$4,008,969,290	1.7%	$0.25	$0.25	$1,002,242
	1987-88	$4,108,991,770	2.5%	$0.24	$0.24	$986,158
	1988-89	$4,231,462,680	3.0%	$0.24	$0.24	$1,011,314
*	1989-90	$4,399,978,750	4.0%	$0.24	$0.24	$1,037,467
*	1990-91	$4,886,148,200	11.0%	$0.21	$0.21	$1,047,403
*	1991-92	$5,698,569,880	16.6%	$0.21	$0.21	$1,195,254
*	1992-93	$6,277,179,800	10.2%	$0.22	$0.22	$1,406,779
*	1993-94	$6,841,925,000	9.0%	$0.23	$0.23	$1,551,078
*	1994-95	$7,525,439,705	10.0%	$0.22	$0.22	$1,685,792
*	1995-96	$8,370,505,952	11.2%	$0.22	$0.22	$1,860,898
*	1996-97	$8,935,191,999	6.7%	$0.23	$0.23	$2,079,157
*	1997-98	NA(2)	NA(2)	NA(2)	NA(2)	NA(2)
*	1998-99	NA(2)	NA(2)	NA(2)	NA(2)	NA(2)
*	1999-00	NA(2)	NA(2)	NA(2)	NA(2)	NA(2)
*	2000-01	NA(2)	NA(2)	NA(2)	NA(2)	NA(2)
*	2001-02	NA(2)	NA(2)	NA(2)	NA(2)	NA(2)
*	2002-03	NA(2)	NA(2)	NA(2)	NA(2)	NA(2)
*	2003-04	NA(2)	NA(2)	NA(2)	NA(2)	NA(2)
*	2004-05	NA(2)	NA(2)	NA(2)	NA(2)	NA(2)
	Averages:		**9.5%**	**$0.22**	**$0.22**	

* Calculations after creation of Urban Renewal Agency.

(1) Values after creation of Urban Renewal Agency (beginning FY 1989-90) are Net Levy for Tax Rate Values.

(2) SB1215 Consolidated with County

Source: Jackson County Tax Assessor, Jackson County Historical Society, and Medford Urban Renewal Agency.

TABLE 11

HISTORY OF TAXABLE PROPERTY VALUES, TAX RATES, AND TAX PROCEEDS FOR JACKSON COUNTY VECTOR CONTROL

	Fiscal Year	Property Value Without Urban Renewal	%Annual Growth	Tax Rate With Urban Renewal Per $1,000	Tax Rate Without Urban Renewal Per $1,000	Tax Proceeds (1)
	1968-69	$678,233,430	N/A	$0.08	$0.08	$54,259
	1969-70	$717,367,804	5.8%	$0.08	$0.08	$57,389
	1970-71	$766,007,132	6.8%	$0.09	$0.09	$68,941
	1971-72	$809,524,026	5.7%	$0.07	$0.07	$56,667
	1972-73	$888,075,628	9.7%	$0.05	$0.05	$44,404
	1973-74	$1,006,965,183	13.4%	$0.07	$0.07	$70,488
	1974-75	$1,156,683,610	14.9%	$0.07	$0.07	$80,968
	1975-76	$1,350,737,570	16.8%	$0.06	$0.06	$81,044
	1976-77	$1,510,596,770	11.8%	$0.06	$0.06	$90,636
	1977-78	$1,689,783,018	11.9%	$0.08	$0.08	$135,183
	1978-79	$1,959,710,612	16.0%	$0.05	$0.05	$97,986
	1979-80	$2,591,901,222	32.3%	$0.05	$0.05	$129,595
	1980-81	$3,235,483,400	24.8%	$0.05	$0.05	$161,774
	1981-82	$3,612,500,600	11.7%	$0.06	$0.06	$216,750
	1982-83	$3,815,360,600	5.6%	$0.07	$0.07	$267,075
	1983-84	$3,738,501,100	-2.0%	$0.07	$0.07	$261,695
	1984-85	$3,862,581,000	3.3%	$0.04	$0.04	$154,503
	1985-86	$3,941,855,920	2.1%	$0.06	$0.06	$236,511
	1986-87	$4,008,969,290	1.7%	$0.06	$0.06	$240,538
	1987-88	$4,108,991,770	2.5%	$0.07	$0.07	$287,629
	1988-89	$4,231,462,680	3.0%	$0.06	$0.06	$253,888
*	1989-90	$4,399,978,750	4.0%	$0.06	$0.06	$278,645
*	1990-91	$4,886,148,000	11.0%	$0.06	$0.06	$287,369
*	1991-92	$5,698,569,880	16.6%	$0.05	$0.05	$308,456
*	1992-93	$6,277,179,800	10.2%	$0.05	$0.05	$329,138
*	1993-94	$6,841,925,000	9.0%	$0.05	$0.05	$352,767
*	1994-95	$7,525,439,705	10.0%	$0.05	$0.05	$373,075
*	1995-96	$8,370,505,952	11.2%	$0.04	$0.04	$362,668
*	1996-97	$8,935,191,999	6.7%	$0.04	$0.04	$385,576
*	1997-98	$8,039,161,498	-10.0%	NA(2)	$0.04	$345,579
*	1998-99	$8,413,039,772	4.7%	NA(2)	$0.04	$354,189
*	1999-00	$8,954,010,340	6.4%	NA(2)	$0.04	$384,127
*	2000-01	$9,497,826,006	6.1%	NA(2)	$0.04	$407,457
*	2001-02	$10,086,117,049	6.2%	NA(2)	$0.04	$432,694
*	2002-03	$10,583,879,844	4.9%	NA(2)	$0.04	$454,048
*	2003-04	$11,144,084,790	5.3%	NA(2)	$0.04	$478,081
*	2004-05	$11,765,900,908	5.6%	NA(2)	$0.04	$506,493
	Averages:		**8.4%**	**$0.06**	**$0.06**	

* Calculations after creation of Urban Renewal Agency.

(1) Values after creation of Urban Renewal Agency (beginning FY 1989-90) are Net Levy for Tax Rate Values.

(2) With Ballot Measure 50, a rate based system replaced the levy based system, Urban Renewal no longer affects the rates of other taxing districts.

Source: Jackson County Tax Assessor, Jackson County Vector Control, and Medford Urban Renewal Agency.

TABLE 12

HISTORY OF TAXABLE PROPERTY VALUES, TAX RATES, AND TAX PROCEEDS FOR THE EDUCATION SERVICE DISTRICT

	Fiscal Year	Property Value Without Urban Renewal	%Annual Growth	Tax Rate With Urban Renewal Per $1,000	Tax Rate Without Urban Renewal Per $1,000	Tax Proceeds (1)
	1968-69	$678,233,430	N/A	$3.98	$3.98	$2,699,369
	1969-70	$717,367,804	5.8%	$4.41	$4.41	$3,163,592
	1970-71	$766,007,132	6.8%	$4.34	$4.34	$3,324,471
	1971-72	$809,524,026	5.7%	$4.36	$4.36	$3,529,525
	1972-73	$888,075,628	9.7%	$8.67	$8.67	$7,699,616
	1973-74	$1,006,965,183	13.4%	$3.97	$3.97	$3,997,652
	1974-75	$1,156,683,610	14.9%	$7.64	$7.64	$8,837,063
	1975-76	$1,350,737,570	16.8%	$3.33	$3.33	$4,497,956
	1976-77	$1,510,596,770	11.8%	$3.12	$3.12	$4,713,062
	1977-78	$1,689,783,018	11.9%	$2.97	$2.97	$5,018,656
	1978-79	$1,959,710,612	16.0%	$1.03	$1.03	$2,018,502
	1979-80	$2,591,901,222	32.3%	$0.83	$0.83	$2,151,278
	1980-81	$3,235,483,400	24.8%	$0.87	$0.87	$2,814,871
	1981-82	$3,612,500,600	11.7%	$0.96	$0.96	$3,468,001
	1982-83	$3,815,360,600	5.6%	$1.02	$1.02	$3,891,668
	1983-84	$3,738,501,100	-2.0%	$1.02	$1.02	$3,813,271
	1984-85	$3,862,581,000	3.3%	$1.01	$1.01	$3,901,207
	1985-86	$3,941,855,920	2.1%	$1.01	$1.01	$3,981,274
	1986-87	$4,008,969,290	1.7%	$1.05	$1.05	$4,209,418
	1987-88	$4,108,991,770	2.5%	$1.09	$1.09	$4,478,801
	1988-89	$4,231,462,680	3.0%	$1.11	$1.11	$4,696,924
*	1989-90	$4,399,978,750	4.0%	$1.13	$1.13	$4,978,515
*	1990-91	$4,886,148,200	11.0%	$1.05	$1.05	$5,138,280
*	1991-92	$5,698,569,880	16.6%	$0.97	$0.97	$5,525,799
*	1992-93	$6,277,179,800	10.2%	$0.94	$0.94	$5,897,767
*	1993-94	$6,841,925,000	9.0%	$0.92	$0.91	$6,302,371
*	1994-95	$7,525,439,705	10.0%	$0.90	$0.89	$6,753,558
*	1995-96	$8,370,505,952	11.2%	$0.87	$0.86	$7,298,132
*	1996-97	$8,935,191,999	6.7%	$0.88	$0.35	$3,198,738
*	1997-98	$8,039,161,498	-10.0%	NA(2)	$0.35	$2,833,443
*	1998-99	$8,413,039,772	4.7%	NA(2)	$0.35	$2,909,229
*	1999-00	$8,954,010,340	6.4%	NA(2)	$0.35	$3,155,393
*	2000-01	$9,497,826,006	6.1%	NA(2)	$0.35	$3,347,034
*	2001-02	$10,086,117,049	6.2%	NA(2)	$0.35	$3,554,348
*	2002-03	$10,583,879,844	4.9%	NA(2)	$0.35	$3,729,759
*	2003-04	$11,144,084,790	5.3%	NA(2)	$0.35	$3,927,175
*	2004-05	$11,765,900,908	5.6%	NA(2)	$0.35	$4,150,754
	Averages:		**8.4%**	**$2.26**	**$1.79**	

* Calculations after creation of Urban Renewal Agency.

(1) Values after creation of Urban Renewal Agency (beginning FY 1989-90) are Net Levy for Tax Rate Values.

(2) With Ballot Measure 50, a rate based system replaced the levy based system, Urban Renewal no longer affects the rates of other taxing districts.

Source: Jackson County Tax Assessor, Education Service District, and Medford Urban Renewal Agency.

TABLE 13

HISTORY OF TAXABLE PROPERTY VALUES, TAX RATES, AND TAX PROCEEDS FOR THE ROGUE VALLEY TRANSIT DISTRICT

	Fiscal Year	Property Value Without Urban Renewal	%Annual Growth	Tax Rate With Urban Renewal Per $1,000	Tax Rate Without Urban Renewal Per $1,000	Tax Proceeds (1)
			~~ NO TAXES LEVIED PRIOR TO 1977-78 ~~			
	1977-78	$1,169,580,656	N/A	$0.09	$0.09	$105,262
	1978-79	$1,419,274,482	21.3%	$0.24	$0.24	$340,626
	1979-80	$1,838,879,811	29.6%	$0.25	$0.25	$459,720
	1980-81	$2,286,657,300	24.4%	$0.28	$0.28	$640,264
	1981-82	$2,574,122,700	12.6%	$0.29	$0.29	$746,496
	1982-83	$2,730,504,700	6.1%	$0.21	$0.21	$573,406
	1983-84	$2,673,286,500	-2.1%	$0.23	$0.23	$614,856
	1984-85	$2,779,286,300	4.0%	$0.22	$0.22	$611,443
	1985-86	$2,817,268,250	1.4%	$0.22	$0.22	$619,799
	1986-87	$3,022,686,450	7.3%	$0.23	$0.23	$695,218
	1987-88	$3,119,012,990	3.2%	$0.24	$0.24	$748,563
	1988-89	$3,221,383,050	3.3%	$0.24	$0.24	$773,132
*	1989-90	$3,364,355,730	4.4%	$0.24	$0.24	$808,736
*	1990-91	$3,756,525,260	11.7%	$0.23	$0.23	$849,679
*	1991-92	$4,393,549,210	17.0%	$0.21	$0.21	$908,489
*	1992-93	$4,780,165,560	8.8%	$0.20	$0.20	$962,170
*	1993-94	$5,206,922,890	8.9%	$0.20	$0.19	$1,020,266
*	1994-95	$5,730,341,743	10.1%	$0.19	$0.19	$1,080,656
*	1995-96	$6,388,682,073	11.5%	$0.18	$0.18	$1,146,103
*	1996-97	$6,788,878,768	6.3%	$0.18	$0.18	$1,216,966
*	1997-98	$6,132,841,620	-9.7%	NA(2)	$0.17	$1,089,114
*	1998-99	$6,417,976,832	4.6%	NA(2)	$0.17	$1,111,594
*	1999-00	$6,831,409,297	6.4%	NA(2)	$0.18	$1,210,526
*	2000-01	$7,281,156,848	6.6%	NA(2)	$0.18	$1,290,221
*	2001-02	$7,711,453,216	5.9%	NA(2)	$0.18	$1,366,470
*	2002-03	$8,093,483,788	5.0%	NA(2)	$0.18	$1,434,165
*	2003-04	$8,505,757,597	5.1%	NA(2)	$0.18	$1,507,220
*	2004-05	$8,913,599,738	4.8%	NA(2)	$0.18	$1,583,059
	Averages:		**8.0%**	**$0.22**	**$0.20**	

* Calculations after creation of Urban Renewal Agency.

(1) Values after creation of Urban Renewal Agency (beginning FY 1989-90) are Net Levy for Tax Rate Values.

(2) With Ballot Measure 50, a rate based system replaced the levy based system, Urban Renewal no longer affects the rates of other taxing districts.

Source: Jackson County Tax Assessor, Rogue Valley Transit District, and Medford Urban Renewal Agency.

TABLE 14

HISTORY OF TAXABLE PROPERTY VALUES, TAX RATES, AND TAX PROCEEDS FOR THE MEDFORD SCHOOL DISTRICT 549C

	Fiscal Year	Property Value Without Urban Renewal	%Annual Growth	Tax Rate With Urban Renewal Per $1,000	Tax Rate Without Urban Renewal Per $1,000	Tax Proceeds (1)
	1968-69	$320,298,420	N/A	$16.06	$16.06	$ 5,143,993
	1969-70	$349,417,892	9.1%	$14.34	$14.34	$ 5,010,653
	1970-71	$381,467,111	9.2%	$13.68	$13.68	$ 5,218,470
	1971-72	$391,547,934	2.6%	$13.59	$13.59	$ 5,321,136
	1972-73	$417,752,896	6.7%	$8.91	$8.91	$ 3,722,178
	1973-74	$456,992,572	9.4%	$11.96	$11.96	$ 5,465,631
	1974-75	$505,383,264	10.6%	$8.97	$8.97	$ 4,533,288
	1975-76	$619,059,265	22.5%	$12.65	$12.65	$ 7,831,100
	1976-77	$728,747,148	17.7%	$11.71	$11.71	$ 8,533,629
	1977-78	$780,322,896	7.1%	$11.00	$11.00	$ 8,583,552
	1978-79	$909,924,698	16.6%	$10.42	$10.42	$ 9,481,415
	1979-80	$1,176,889,393	29.3%	$9.17	$9.17	$ 10,792,076
	1980-81	$1,465,879,600	24.6%	$10.72	$10.72	$ 13,482,809
	1981-82	$1,649,312,100	12.5%	$13.41	$13.41	$ 18,357,339
	1982-83	$1,756,628,800	6.5%	$12.53	$12.53	$ 18,587,918
	1983-84	$1,701,853,800	-3.1%	$12.36	$12.36	$ 19,057,631
	1984-85	$1,740,320,400	2.3%	$12.03	$12.03	$ 20,098,612
	1985-86	$1,756,712,780	0.9%	$11.92	$11.92	$ 20,940,016
	1986-87	$1,763,713,540	0.4%	$12.15	$12.15	$ 21,429,120
	1987-88	$1,847,942,520	4.8%	$12.21	$12.21	$ 22,563,378
	1988-89	$1,913,330,840	3.5%	$12.81	$12.81	$ 24,509,768
*	1989-90	$1,969,842,050	3.0%	$16.02	$15.97	$ 31,556,339
*	1990-91	$2,152,514,970	9.3%	$16.08	$16.02	$ 34,605,066
*	1991-92	$2,495,172,270	15.9%	$14.49	$14.39	$ 36,144,628
*	1992-93	$2,747,316,450	10.1%	$14.05	$13.90	$ 38,601,236
*	1993-94	$3,055,448,100	11.2%	$13.44	$13.22	$ 41,056,164
*	1994-95	$3,415,273,042	11.8%	$12.70	$12.40	$ 43,386,605
*	1995-96	$3,786,600,497	10.9%	$12.41	$12.10	$ 46,982,871
*	1996-97	$3,993,390,141	5.5%	$12.53	$5.30	$ 21,745,143
*	1997-98	$3,592,453,064	-10.0%	NA(2)	$5.13	$ 18,419,896
*	1998-99	$3,763,261,313	4.8%	NA(2)	$5.23	$ 19,668,309
*	1999-00	$3,977,056,893	5.7%	NA(2)	$5.24	$ 20,828,245
*	2000-01	$4,222,036,153	6.2%	NA(2)	$5.18	$ 21,857,059
*	2001-02	$4,433,688,653	5.0%	NA(2)	$5.14	$ 22,810,885
*	2002-03	$4,627,919,979	4.4%	NA(2)	$5.08	$ 23,502,429
*	2003-04	$4,836,108,425	4.5%	NA(2)	$4.99	$ 24,110,419
*	2004-05	$5,103,618,303	5.5%	NA(2)	$5.01	$ 25,566,909
	Averages:		**8.3%**	**$12.56**	**$10.89**	

* Calculations after creation of Urban Renewal Agency.

(1) Values after creation of Urban Renewal Agency (beginning FY 1989-90) are Net Levy for Tax Rate Values.

(2) With Ballot Measure 50, a rate based system replaced the levy based system, Urban Renewal no longer affects the rates of other taxing districts.

Source: Jackson County Tax Assessor Medford School District 549C, and Medford Urban Renewal Agency.

TABLE 15

HISTORY OF TAXABLE PROPERTY VALUES, TAX RATES, AND TAX PROCEEDS FOR THE CITY OF MEDFORD

	Fiscal Year		Property Value Without Urban Renewal	% Annual Growth	Tax Rate With Urban Renewal Per $1,000	Tax Rate Without Urban Renewal Per $1,000	Tax Proceeds [1]
	1968-69	1	$211,925,487	N/A	$8.03	$8.03	$1,701,762
	1969-70	2	$226,142,677	6.7%	$7.90	$7.90	$1,786,527
	1970-71	3	$252,788,033	11.8%	$7.32	$7.32	$1,850,408
	1971-72	4	$259,761,704	2.8%	$7.34	$7.34	$1,906,651
	1972-73	5	$275,360,746	6.0%	$6.98	$6.98	$1,922,018
	1973-74	6	$306,588,907	11.3%	$6.67	$6.67	$2,044,948
	1974-75	7	$342,539,458	11.7%	$6.25	$6.25	$2,140,872
	1975-76	8	$408,911,625	19.4%	$7.51	$7.51	$3,070,926
	1976-77	9	$491,577,048	20.2%	$7.20	$7.20	$3,539,355
	1977-78	10	$527,351,892	7.3%	$6.53	$6.53	$3,443,608
	1978-79	11	$633,917,694	20.2%	$5.96	$5.96	$3,778,149
	1979-80	12	$826,183,727	30.3%	$5.29	$5.29	$4,370,512
	1980-81	13	$1,034,814,400	25.3%	$5.41	$5.41	$4,803,381
	1981-82	14	$1,161,070,030	12.2%	$5.03	$5.03	$4,847,352
	1982-83	15	$1,256,176,900	8.2%	$5.19	$5.19	$5,505,767
	1983-84	16	$1,225,338,400	-2.5%	$4.51	$4.51	$5,006,806
	1984-85	17	$1,265,146,800	3.2%	$4.66	$4.66	$5,659,761
	1985-86	18	$1,288,700,650	1.9%	$4.46	$4.46	$5,747,605
	1986-87	19	$1,320,489,070	2.5%	$4.47	$4.47	$5,902,586
	1987-88	20	$1,389,122,930	5.2%	$5.55	$5.55	$7,709,632
	1988-89	21	$1,447,762,470	4.2%	$5.51	$5.51	$7,977,171
*	1989-90	22	$1,493,212,900	3.1%	$5.67	$5.65	$8,465,437
*	1990-91	23	$1,618,921,960	8.4%	$5.71	$5.69	$9,247,877
*	1991-92	24	$1,892,948,020	16.9%	$5.14	$5.09	$9,732,748
*	1992-93	25	$2,109,499,610	11.4%	$5.08	$5.01	$10,720,476
*	1993-94	26	$2,321,200,570	10.0%	$4.94	$4.83	$11,457,643
*	1994-95	27	$2,647,964,852	14.1%	$4.64	$4.50	$12,287,885
*	1995-96	28	$2,952,867,843	11.5%	$5.43	$5.25	$16,024,531
*	1996-97	29	$3,084,758,831	4.5%	$5.48	$5.30	$16,932,270
*	1997-98	30	$2,796,256,414	-9.4%	NA [2]	$5.43	$15,178,363
*	1998-99	31	$2,975,559,284	6.4%	NA [2]	$5.43	$16,147,170
*	1999-00	32	$3,197,879,140	7.5%	NA [2]	$5.41	$16,997,134
*	2000-01	33	$3,391,690,739	6.1%	NA [2]	$5.40	$17,877,854
*	2001-02	34	$3,584,799,333	5.7%	NA [2]	$5.40	$19,009,177
*	2002-03	35	$3,748,725,468	4.6%	NA [2]	$5.39	$19,808,172
*	2003-04	36	$3,959,222,931	5.6%	NA [2]	$5.39	$20,887,672
*	2004-05	37	$4,247,828,959	7.3%	NA [2]	$5.30	$22,541,609
	Averages:			**8.9%**	**$5.78**	**$5.66**	

* Calculations after creation of Urban Renewal Agency.

(1) Values after creation of Urban Renewal Agency (beginning FY 1989-90) are Net Levy for Tax Rate Values.

(2) With Ballot Measure 50, a rate based system replaced the levy based system, Urban Renewal no longer affects the rates of other taxing districts.

Source: Jackson County Tax Assessor, City of Medford, and Medford Urban Renewal Agency.

TABLE 16

HISTORY OF TAXABLE PROPERTY VALUES, TAX RATES, AND TAX PROCEEDS FOR ROGUE COMMUNITY COLLEGE

	Fiscal Year	Property Value Without Urban Renewal	%Annual Growth	Tax Rate With Urban Renewal Per $1,000	Tax Rate Without Urban Renewal Per $1,000	Tax Proceeds (1)
*	1996-97	$0	NA	$0.00	$0.00	$0
*	1997-98	$8,039,161,498	NA	NA(2)	$0.50	$4,051,737
*	1998-99	$8,413,039,772	4.7%	NA(2)	$0.50	$4,240,172
*	1999-00	$8,954,010,340	6.4%	NA(2)	$0.51	$4,591,617
*	2000-01	$9,497,826,006	6.1%	NA(2)	$0.51	$4,870,485
*	2001-02	$10,086,117,049	6.2%	NA(2)	$0.51	$5,172,161
*	2002-03	$10,583,879,844	4.9%	NA(2)	$0.51	$5,427,414
*	2003-04	$11,144,084,790	5.3%	NA(2)	$0.51	$5,714,687
*	2004-05	$11,765,900,908	5.6%	NA(2)	$0.51	$6,039,706
	Averages:		**5.6%**	**$0.00**	**$0.51**	

* Calculations after creation of Urban Renewal Agency.

(1) Values after creation of Urban Renewal Agency (beginning FY 1989-90) are Net Levy for Tax Rate Values.

(2) With Ballot Measure 50, a rate based system replaced the levy based system, Urban Renewal no longer affects the rates of other taxing districts.

Source: Jackson County Tax Assessor, Rogue Community College, and Medford Urban Renewal Agency.

TABLE 17

ESTIMATES OF INCREASED TCV WITHIN THE URBAN RENEWAL AREA AND THE RESULTANT TAX INCREMENT PROCEEDS AVAILABLE TO THE AGENCY

Fiscal Year	Tax Increment Year	Increased True Cash Value (TCV)		Combined Tax Rate $/$1,000	Special Levy $/$1,000	Tax Increment Proceeds			Tax Increment Year	Fiscal Year
		Total Annual	Cummulative			Annual Dividing Taxes	Annual Special Levy	Total Revenue		
1988-89	Base Year	$ 125,553,500	$ 125,553,500	Base Year	Base Year	Base Year	Base Year	Base Year	Base Year	1988-89
89-90	1	$ 5,825,930	$ 131,379,430	$24.07	$ -	$ 140,230	$ -	$ 140,230	1	89-90
90-91	2	$ 7,036,300	$ 132,589,800	$23.98	$ -	$ 168,730	$ -	$ 168,730	2	90-91
91-92	3	$ 17,332,570	$ 142,886,070	$21.98	$ -	$ 380,970	$ -	$ 380,970	3	91-92
92-93	4	$ 28,908,100	$ 154,461,600	$21.38	$ -	$ 618,055	$ -	$ 618,055	4	92-93
93-94	5	$ 49,849,930	$ 175,403,430	$20.56	$ -	$ 1,024,915	$ -	$ 1,024,915	5	93-94
94-95	6	$ 82,762,183	$ 208,315,683	$19.43	$ -	$ 1,608,069	$ -	$ 1,608,069	6	94-95
95-96	7	$ 97,133,040	$ 222,686,540	$20.27	$ -	$ 1,968,887	$ -	$ 1,968,887	7	95-96
96-97	8	$ 108,786,080	$ 234,339,580	$21.04	$ -	$ 2,288,446	$ -	$ 2,288,446	8	96-97
97-98	9	$ 105,462,986	$ 231,016,486	$13.72	$ 0.45	$ 1,447,395	$ 1,275,886	$ 2,723,281	9	97-98
98-99	10	$ 117,469,796	$ 224,166,520	$13.72	$ 0.46	$ 1,612,179	$ 1,417,944	$ 3,030,123	10	98-99
99-00	11	$ 128,764,786	$ 235,461,510	$13.74	$ 0.44	$ 1,769,305	$ 1,401,100	$ 3,170,406	11	99-00
2000-01	12	$ 142,093,096	$ 248,789,820	$13.94	$ 0.50	$ 1,980,920	$ 1,684,743	$ 3,665,662	12	2000-01
01-02	13	$ 149,882,896	$ 256,579,620	$14.02	$ 0.49	$ 2,101,418	$ 1,765,202	$ 3,866,621	13	01-02
02-03	14	$ 160,674,796	$ 267,371,520	$13.94	$ 0.51	$ 2,239,051	$ 1,906,296	$ 4,145,347	14	02-03
03-04	15	$ 159,229,415	$ 265,926,139	$13.96	$ 0.48	$ 2,223,480	$ 1,886,520	$ 4,109,999	15	03-04
04-05	16	$ 179,285,351	$ 285,982,075	$13.86	$ 0.50	$ 2,484,734	$ 2,187,622	$ 4,672,356	16	04-05
05-06	17	$ 186,494,407	$ 293,191,131	$13.86	$ 0.58	$ 2,584,645	$ 2,301,466	$ 4,886,111	17	05-06
06-07	18	$ 198,522,851	$ 305,219,575	$13.86	$ 0.54	$ 2,751,348	$ 2,226,174	$ 4,977,522	18	06-07
07-08	19	$ 210,551,295	$ 317,248,019	$13.86	$ 0.60	$ 2,918,051	$ 2,532,155	$ 5,450,206	19	07-08
08-09	20	$ 222,579,739	$ 329,276,463	$13.86	$ 0.59	$ 3,084,755	$ 2,569,571	$ 5,654,326	20	08-09
09-10	21	$ 234,608,183	$ 341,304,907	$13.86	$ 0.58	$ 3,251,458	$ 2,568,667	$ 5,820,125	21	09-10
2010-11	22	$ 246,636,626	$ 353,333,350	$13.86	$ 0.56	$ 3,418,162	$ 2,540,198	$ 5,958,360	22	2010-11
11-12	23	$ 258,665,070	$ 365,361,794	$13.86	$ 0.60	$ 3,584,865	$ 2,791,573	$ 6,376,439	23	11-12
12-13	24	$ 270,693,514	$ 377,390,238	$13.86	$ 0.33	$ 3,751,568	$ 1,558,812	$ 5,310,380	24	12-13
13-14	25	$ 282,721,958	$ 389,418,682	$13.86	$ -	$ 1,558,812	$ -	$ 1,558,812	25	13-14
14-15	26	$ 294,750,402	$ 401,447,126	$13.86	$ -	$ 1,558,812	$ -	$ 1,558,812	26	14-15
15-16	27	$ 306,778,846	$ 413,475,570	$13.86	$ -	$ 1,558,812	$ -	$ 1,558,812	27	15-16
16-17	28	$ 318,807,289	$ 425,504,013	$13.86	$ -	$ 1,558,812	$ -	$ 1,558,812	28	16-17
17-18	29	$ 330,835,733	$ 437,532,457	$13.86	$ -	$ 1,558,812	$ -	$ 1,558,812	29	17-18
18-19	30	$ 342,864,177	$ 449,560,901	$13.86	$ -	$ 1,558,812	$ -	$ 1,558,812	30	18-19
19-20	31	$ 354,892,621	$ 461,589,345	$13.86	$ -	$ 1,558,812	$ -	$ 1,558,812	31	19-20
2020-21	32	$ 366,921,065	$ 473,617,789	$13.86	$ -	$ 430,340	$ -	$ 430,340	32	2020-21
21-22	33	$ 378,949,509	$ 485,646,233	$13.86	$ -	$ 430,340	$ -	$ 430,340	33	21-22
22-23	34	$ 390,977,953	$ 497,674,677	$13.86	$ -	$ 430,340	$ -	$ 430,340	34	22-23
23-24	35	$ 403,006,396	$ 509,703,120	$13.86	$ -	$ 430,340	$ -	$ 430,340	35	23-24
24-25	36	$ 415,034,840	$ 521,731,564	$13.86	$ -	$ -	$ -	$ -	36	24-25
				$15.58				$ 94,648,604		

Note: The combined tax rates of the affected tax districts are estimated to produce the tax increment proceeds shown. Following the thirty-sixth (36th) year the tax increment process would be terminated and the increased TCV within the renewal area made available to each of the tax districts. After the twenty-fourth (24th) year the Special Levy will be terminated with a resulting average reduction to the tax payer of $0.51/$1,000 of assessed value.

TABLE 18

AVERAGE ANNUAL TAX RATES OF THE EIGHT AFFECTED TAXING BODIES UNDER THE OPTION OF A RENEWAL PROGRAM VERSUS NO RENEWAL PROGRAM

	1968-69 to 2024-25 Average Annual Tax Rates ($/$1,000 TCV)					
	With Renewal Program in Place		With No Renewal Program in Place		Average Increase with No Renewal Program	
Taxing Body	**$/$1,000**	**%**	**$/$1,000**	**%**	**$/$1,000**	**%**
Jackson County	$ 2.41	17%	$ 2.41	17%	$ -	0%
County Vector Control	$ 0.04	0%	$ 0.04	0%	$ -	0%
Rogue Valley Transit District	$ 0.18	1%	$ 0.18	1%	$ -	0%
City of Medford	$ 5.32	37%	$ 5.32	38%	$ -	0%
UR Special Levy	$ 0.51	4%	$ -	0%	$ 0.51	100%
Total Non-Schools	**$ 8.47**		**$ 7.95**		**$ 0.51**	
School District 549C	$ 5.04	35%	$ 5.04	36%	$ -	0%
Education Service District	$ 0.35	2%	$ 0.35	3%	$ -	0%
Rogue Community College	$ 0.51	4%	$ 0.51	4%	$ -	0%
Total Schools	**$ 5.91**		**$ 5.91**		**$ -**	
Total All Taxing Districts	**$ 14.37**	**100%**	**$ 13.86**		**$ 0.51**	**100%**

TABLE 19

COMBINED TAX RATES OF AFFECTED TAXING BODIES
HISTORICAL SUMMARY OF TAX RATES
PER $1,000 OF PROPERTY VALUE

	NON-SCHOOL TAXING DISTRICTS								SCHOOL DISTRICTS				COMBINED RATE APPLICABLE TO URBAN RENEWAL PROPERTY OVER FROZEN BASE
FISCAL YEAR	City of Medford	Jackson County	County Historic	County Library	County Vector	RV Transit	UR Special Levy	TOTAL NON-SCHOOL RATE	ESD	549C	RCC	TOTAL SCHOOL RATE	
1997-98	$5.41	$2.01	NA(2)	NA(2)	$0.04	$0.18	$ 0.45	**$8.09**	$0.35	$5.23	$0.51	**$6.09**	**$14.18**
1998-99	$5.41	$2.01	NA(2)	NA(2)	$0.04	$0.18	$ 0.46	**$8.10**	$0.35	$5.23	$0.51	**$6.09**	**$14.18**
1999-00	$5.41	$2.01	NA(2)	NA(2)	$0.04	$0.18	$ 0.44	**$8.08**	$0.35	$5.24	$0.51	**$6.10**	**$14.18**
2000-01	$5.40	$2.28	NA(2)	NA(2)	$0.04	$0.18	$ 0.50	**$8.40**	$0.35	$5.18	$0.51	**$6.04**	**$14.44**
2001-02	$5.40	$2.39	NA(2)	NA(2)	$0.04	$0.18	$ 0.49	**$8.50**	$0.35	$5.14	$0.51	**$6.01**	**$14.51**
2002-03	$5.39	$2.38	NA(2)	NA(2)	$0.04	$0.18	$ 0.51	**$8.50**	$0.35	$5.08	$0.51	**$5.94**	**$14.44**
2003-04	$5.39	$2.50	NA(2)	NA(2)	$0.04	$0.18	$ 0.48	**$8.59**	$0.35	$4.99	$0.51	**$5.85**	**$14.44**
2004-05	$5.30	$2.47	NA(2)	NA(2)	$0.04	$0.18	$ 0.50	**$8.49**	$0.35	$5.01	$0.51	**$5.87**	**$14.36**
2005-06	$5.30	$2.47	NA(2)	NA(2)	$0.04	$0.18	$ 0.58	**$8.57**	$0.35	$5.01	$0.51	**$5.87**	**$14.44**
2006-07	$5.30	$2.47	NA(2)	NA(2)	$0.04	$0.18	$ 0.54	**$8.53**	$0.35	$5.01	$0.51	**$5.87**	**$14.40**
2007-08	$5.30	$2.47	NA(2)	NA(2)	$0.04	$0.18	$ 0.60	**$8.59**	$0.35	$5.01	$0.51	**$5.87**	**$14.46**
2008-09	$5.30	$2.47	NA(2)	NA(2)	$0.04	$0.18	$ 0.59	**$8.58**	$0.35	$5.01	$0.51	**$5.87**	**$14.45**
2009-10	$5.30	$2.47	NA(2)	NA(2)	$0.04	$0.18	$ 0.58	**$8.57**	$0.35	$5.01	$0.51	**$5.87**	**$14.44**
2010-11	$5.30	$2.47	NA(2)	NA(2)	$0.04	$0.18	$ 0.56	**$8.55**	$0.35	$5.01	$0.51	**$5.87**	**$14.42**
2011-12	$5.30	$2.47	NA(2)	NA(2)	$0.04	$0.18	$ 0.60	**$8.59**	$0.35	$5.01	$0.51	**$5.87**	**$14.46**
2012-13	$5.30	$2.47	NA(2)	NA(2)	$0.04	$0.18	$ 0.33	**$8.31**	$0.35	$5.01	$0.51	**$5.87**	**$14.19**
2013-14	$5.30	$2.47	NA(2)	NA(2)	$0.04	$0.18	$ -	**$7.99**	$0.35	$5.01	$0.51	**$5.87**	**$13.86**
2014-15	$5.30	$2.47	NA(2)	NA(2)	$0.04	$0.18	$ -	**$7.99**	$0.35	$5.01	$0.51	**$5.87**	**$13.86**
2015-16	$5.30	$2.47	NA(2)	NA(2)	$0.04	$0.18	$ -	**$7.99**	$0.35	$5.01	$0.51	**$5.87**	**$13.86**
2016-17	$5.30	$2.47	NA(2)	NA(2)	$0.04	$0.18	$ -	**$7.99**	$0.35	$5.01	$0.51	**$5.87**	**$13.86**
2017-18	$5.30	$2.47	NA(2)	NA(2)	$0.04	$0.18	$ -	**$7.99**	$0.35	$5.01	$0.51	**$5.87**	**$13.86**
2018-19	$5.30	$2.47	NA(2)	NA(2)	$0.04	$0.18	$ -	**$7.99**	$0.35	$5.01	$0.51	**$5.87**	**$13.86**
2019-20	$5.30	$2.47	NA(2)	NA(2)	$0.04	$0.18	$ -	**$7.99**	$0.35	$5.01	$0.51	**$5.87**	**$13.86**
2020-21	$5.30	$2.47	NA(2)	NA(2)	$0.04	$0.18	$ -	**$7.99**	$0.35	$5.01	$0.51	**$5.87**	**$13.86**
2021-22	$5.30	$2.47	NA(2)	NA(2)	$0.04	$0.18	$ -	**$7.99**	$0.35	$5.01	$0.51	**$5.87**	**$13.86**
2022-23	$5.30	$2.47	NA(2)	NA(2)	$0.04	$0.18	$ -	**$7.99**	$0.35	$5.01	$0.51	**$5.87**	**$13.86**
2023-24	$5.30	$2.47	NA(2)	NA(2)	$0.04	$0.18	$ -	**$7.99**	$0.35	$5.01	$0.51	**$5.87**	**$13.86**
2024-25	$5.30	$2.47	NA(2)	NA(2)	$0.04	$0.18	$ -	**$7.99**	$0.35	$5.01	$0.51	**$5.87**	**$13.86**
Averages:	**$5.59**	**$1.41**	**$0.22**	**$0.50**	**$0.05**	**$0.19**	**$ 0.51**	**$7.52**	**$1.32**	**$8.87**	**$0.51**	**$10.44**	**$17.96**

Actual Rates
Estimated
In FY 1997-98, with Ballot Measure 50 consolidated with County rate.

Indicates no taxes levied in prior years
Source: Jackson County Tax Assessor and Medford Urban Renewal Agency.

TABLE 20

CITY OF MEDFORD URBAN RENEWAL PROGRAM
ESTIMATED SOURCES OF URBAN RENEWAL AGENCY'S FUNDS AND ANNUAL DISPOSITION OF SUCH FUNDS,
1997-98 THROUGH 2024-25

FUNDS AVAILABLE							DISPOSITION OF FUNDS					
Fiscal Year	Tax Increment Year	Annual TI Proceeds	Loans	Interest on Contingency Balance	Lease & Other Income	Total Fund Available	Projects and Activities	Personnel Services	Materials and Services	Annual Debt Service	Total Costs	Cash Balance Forward
1997-98	9	$ 2,723,281	$ 2,800,000	$ 199,372	$ 1,852,062	$ 7,574,715	$ 6,147,777	$ 239,399	$ 207,813	$ 791,629	$ 7,386,618	$ 188,097
1998-99	10	$ 3,030,123	$ -	$ 122,915	$ 459,531	$ 3,612,569	$ 2,250,862	$ 187,396	$ 170,845	$ 1,257,087	$ 3,866,190	$ (65,524)
1999-00	11	$ 3,170,406	$ 9,500,000	$ 102,327	$ 200,652	$ 12,973,385	$ 1,271,897	$ 237,510	$ 325,788	$ 1,241,810	$ 3,077,005	$ 9,830,856
2000-01	12	$ 3,665,662	$ -	$ 618,274	$ 204,171	$ 4,488,107	$ 963,826	$ 273,935	$ 303,711	$ 2,448,395	$ 3,989,867	$ 10,329,096
2001-02	13	$ 3,866,621	$ 600,000	$ 322,449	$ 350,619	$ 5,139,689	$ 3,413,512	$ 400,281	$ 248,128	$ 2,487,734	$ 6,549,655	$ 8,919,130
2002-03	14	$ 4,145,347	$ -	$ 156,028	$ 87,080	$ 4,388,455	$ 2,306,723	$ 387,969	$ 301,464	$ 1,729,229	$ 4,725,385	$ 8,582,200
2003-04	15	$ 4,109,999	$ 9,500,000	$ 126,731	$ 122,350	$ 13,859,080	$ 3,394,757	$ 372,821	$ 244,891	$ 1,777,286	$ 5,789,755	$ 16,651,525
2004-05	16	$ 4,672,356	$ -	$ 262,544	$ 191,381	$ 5,126,281	$ 13,409,820	$ 391,940	$ 327,167	$ 3,023,815	$ 17,152,742	$ 4,625,064
2005-06	17	$ 4,886,111	$ 3,488,000	$ 124,000	$ 148,200	$ 8,646,311	$ 4,825,479	$ 507,700	$ 394,700	$ 3,390,047	$ 9,117,926	$ 4,153,448
2006-07	18	$ 4,977,522	$ -	$ 51,549	$ 154,128	$ 5,183,199	$ 1,060,000	$ 380,775	$ 296,025	$ 2,557,184	$ 4,293,984	$ 5,042,663
2007-08	19	$ 5,450,206	$ -	$ 145,379	$ 160,293	$ 5,755,878	$ 4,189,000	$ 342,698	$ 266,423	$ 2,567,308	$ 7,365,428	$ 3,433,112
2008-09	20	$ 5,654,326	$ -	$ 37,754	$ 166,705	$ 5,858,784	$ 1,690,000	$ 308,428	$ 239,780	$ 2,572,413	$ 4,810,621	$ 4,481,276
2009-10	21	$ 5,820,125	$ -	$ 53,645	$ 173,373	$ 6,047,143	$ 500,000	$ 277,585	$ 215,802	$ 2,569,571	$ 3,562,958	$ 6,965,461
2010-11	22	$ 5,958,360	$ 4,000,000	$ 170,499	$ 180,308	$ 10,309,167	$ 3,200,000	$ 249,826	$ 194,222	$ 2,568,667	$ 6,212,715	$ 11,061,913
2011-12	23	$ 6,376,439	$ -	$ 185,154	$ 187,520	$ 6,749,113	$ 11,250,000	$ 249,826	$ 194,222	$ 3,386,931	$ 15,080,980	$ 2,730,046
2012-13	24	$ 5,310,380	$ 3,375,243	$ 1,624	$ 195,021	$ 8,882,268	$ 1,464,414	$ 199,861	$ 155,378	$ 4,322,098	$ 6,141,751	$ 5,470,563
2013-14	25	$ 1,558,812	$ -	$ -	$ -	$ 1,558,812	$ -	$ -	$ -	$ 1,558,812	$ 1,558,812	$ 5,470,563
2014-15	26	$ 1,558,812	$ -	$ -	$ -	$ 1,558,812	$ -	$ -	$ -	$ 1,558,812	$ 1,558,812	$ 5,470,563
2015-16	27	$ 1,558,812	$ -	$ -	$ -	$ 1,558,812	$ -	$ -	$ -	$ 1,558,812	$ 1,558,812	$ 5,470,563
2016-17	28	$ 1,558,812	$ -	$ -	$ -	$ 1,558,812	$ -	$ -	$ -	$ 1,558,812	$ 1,558,812	$ 5,470,563
2017-18	29	$ 1,558,812	$ -	$ -	$ -	$ 1,558,812	$ -	$ -	$ -	$ 1,558,812	$ 1,558,812	$ 5,470,563
2018-19	30	$ 1,558,812	$ -	$ -	$ -	$ 1,558,812	$ -	$ -	$ -	$ 1,558,812	$ 1,558,812	$ 5,470,563
2019-20	31	$ 1,558,812	$ -	$ -	$ -	$ 1,558,812	$ -	$ -	$ -	$ 1,558,812	$ 1,558,812	$ 5,470,563
2020-21	32	$ 430,340	$ -	$ -	$ -	$ 430,340	$ -	$ -	$ -	$ 1,558,812	$ 1,558,812	$ 4,342,092
2021-22	33	$ 430,340	$ -	$ -	$ -	$ 430,340	$ -	$ -	$ -	$ 430,340	$ 430,340	$ 4,342,092
2022-23	34	$ 430,340	$ -	$ -	$ -	$ 430,340	$ -	$ -	$ -	$ 430,340	$ 430,340	$ 4,342,092
2023-24	35	$ 430,340	$ -	$ -	$ -	$ 430,340	$ -	$ -	$ -	$ 430,340	$ 430,340	$ 4,342,092
2024-25	36	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 430,340	$ 430,340	$ 3,911,752
Totals		**$ 86,450,302**	**$ 33,263,243**	**$ 2,680,244**	**$ 4,833,394**	**$ 127,227,183**	**$ 61,338,067**	**$ 5,007,950**	**$ 4,086,359**	**$ 52,883,055**	**$ 123,315,431**	
Balance						**$ 127,227,183**						**127,227,183**

TABLE 21

MEDFORD URBAN RENEWAL AGENCY
ESTIMATED PROJECT AND ACTIVITIES SCHEDULE
1998 through 2016
MEASURED IN REAL TIME DOLLARS1

Project No.	Project Description	Agency Funding 1998-2016	Other Funding 1998-2016	Total Funding 1998-2016
1	South Interchange Area	$ 989,649	$ 591,528	$ 1,581,177
2	Off-Street Parking Facilities	$ 31,334,900	$ 2,336,997	$ 33,671,897
3	Underground Utility System	$ 103,550	$ -	$ 103,550
4	Streetscapes	$ 8,952,689	$ 5,207,668	$ 14,160,357
5	Paving Stone Cross-Walks	$ 150,000	$ -	$ 150,000
6	Pedestrianize Alleys	$ 39,179	$ -	$ 39,179
7	Vogel Plaza	$ 9,985	$ -	$ 9,985
8	Riverside Amenities	$ -	$ 2,171,377	$ 2,171,377
9	Grower's Market	$ 75,000	$ -	$ 75,000
10	Bear Creek Dam	$ 575,711	$ -	$ 575,711
11	Main/Sixth Re-Alignment	$ -	$ -	$ -
12	Sparta Building	$ -	$ -	$ -
13	Front/Central Re-Alignment	$ -	$ -	$ -
14	Signal Modification/RR Crossings	$ 1,762,540	$ 100,000	$ 1,862,540
15	Parking Lot Resurfacing	$ -	$ 276,054	$ 276,054
16	Miscellaneous Public Works	$ 3,001,916	$ 6,552,000	$ 9,553,916
17	Beatty/Manzanita Park	$ -	$ 500,000	$ 500,000
18	Property Rehabilitation Loans	$ 708,900	$ 300,000	$ 1,008,900
19	Craterian Theater	$ -	$ -	$ -
20	Middleford Commons Park	$ 860,000	$ 1,702,000	$ 2,562,000
TOTAL CAPITAL COST		**$ 48,564,019**	**$ 19,737,624**	**$ 68,301,643**
TOTAL OPERATING COST		$ 8,607,132	$ -	$ 8,607,132
PRINCIPLE PAYMENTS ON PRE-1998 DEBT		$ 10,135,862	$ -	$ 10,135,862
TOTAL PROGRAM COST		**$ 67,307,013**	**$ 19,737,624**	**$ 87,044,637**
MAXIMUM INDEBTEDNESS		**$ 67,307,013**		

[1] Real time dollars are based on estimated completion dates for each project as calculated in the 1998 Substantial Amendment.

TABLE 22

ESTIMATED AVERAGE TAX COLLECTIONS BY TAXING DISTRICT WITH AND WITHOUT URBAN RENEWAL, FISCAL YEAR 2013 THROUGH 2025

Taxing District	Total Tax Increment Distributed to Urban Renewal, 2013-2025	Average Annual Tax Increment to Urban Renewal, 2013-2025	Tax Increment After Termination of Urban Renewal 2025-26
Jackson County	$ 2,380,123	$ 198,344	$ -
Vector control	$ 39,504	$ 3,292	$ -
RVTD	$ 177,768	$ 14,814	$ -
City of Medford	$ 5,254,046	$ 437,837	$ -
549C	$ 4,977,518	$ 414,793	$ -
ESD	$ 345,661	$ 28,805	$ -
RCC	$ 503,677	$ 41,973	$ -
Total Tax Increment To Urban Renewal	**$ 13,678,297**	**$ 1,139,858**	$ -

Taxing District	Total Tax Increment Re-distributed to Tax Districts, 2013-2025	Average Annual Re-distributed Tax Increment, 2013-2025	Tax Increment After Termination of Urban Renewal 2025-26
Jackson County	$ 6,681,016	$ 556,751	$ 914,885
Vector control	$ 110,888	$ 9,241	$ 15,185
RVTD	$ 498,997	$ 41,583	$ 68,332
City of Medford	$ 14,748,134	$ 1,229,011	$ 2,019,580
549C	$ 13,971,917	$ 1,164,326	$ 1,913,286
ESD	$ 970,272	$ 80,856	$ 132,867
RCC	$ 1,413,825	$ 117,819	$ 193,606
Total Re-Distributed Revenue to Tax Districts	**$ 38,395,048**	**$ 3,199,587**	**$ 5,257,740**

EXHIBIT 23
ENR INDEX FOR ADJUSTING COST ESTIMATES OF AGENCY ACTIVITIES

The ENR Index for Construction Costs for Seattle (Northwest) will be used to adjust March 1, 1988 dollar figures to establish current dollar values for any subsequent year.

The ENR Index for Construction is published weekly by:

Engineering News Record
McGraw-Hill, Publisher
1221 Avenue of the Americas
New York, New York 10020
Phone: (212) 512-2000

The 1988 dollar figures used for construction estimates of projects and activities were established as of March 1, 1988 when the ENR Index equaled 4725.03. Annually, for the month of March of subsequent years, these construction cost estimates shall be adjusted upward or downward, as the case may be, by using the ENR Index for Construction reported for March of each subsequent year.

An example of how the indexing process is herein intended to function, using March 1987 and March 1988 figures, is as follows:

Index Point Change

Index points for March 1988	=	4725.03
Index points for March 1987	=	-4632.68
Equals Index Point Change	=	92.35 points

Index Percent Change

Index Point Change divided by
March 1987 Index

92.35 divided by 4632.68	=	0.0199344
0.0199344 X 100	=	1.99344%

Under this example, there is an increase in construction costs of 1.99344% between March 1987 and March 1988. Each $1,000 cost amount in 1987 would equate to a 1988 value of $1,019.93.