

ORDINANCE NO. 2016-2023

An Ordinance creating the State Street Local Improvement District and levying assessments upon all specially benefitted properties for the construction of street improvements, sidewalks and access

The City Council for the City of Hood River finds as follows:

WHEREAS, at the City Council's regular March 28, 2016 meeting, the City Engineer presented his report on the now complete State Street Urban Renewal Project No. 410 pursuant to HRMC 13.16.020, described the project, the public benefits and the project's special benefits that would accrue specifically to abutting properties in the form of sidewalks, improved access and related street improvements; and

WHEREAS, at its regular meeting on April 25, 2016, the City Council adopted Resolution 2016-16, pursuant to HRMC 13.16.030, by which the Council approved the City Engineer's Final Report on the State Street Urban Renewal Project No. 410, dated July 27, 2015, and declared its intent to form the State Street Local Improvement District ("State Street LID") pursuant to ORS 223.387 to 223.401 and HRMC chapter 13.16, and the Council scheduled a public hearing on the proposed local improvement district formation for May 23, 2016; and

WHEREAS, the City Engineer has calculated the actual final cost of the local improvements associated with the completed construction of the Urban Renewal Project No. 410 to be \$5,877,797.67, and has identified those abutting properties that are specially and tangibly benefitted by the State Street project improvements (the "specially benefitted properties"); and

WHEREAS, consistent with state law and HRMC chapter 13.16, the City Engineer provided an allocation of the final total construction cost of the State Street project divided equitably over all of the specially benefitted properties based on each property's liner street frontage. The total area of the State Street LID is 25.28 acres, consisting of 37 specially benefitted properties. The cost of the improvements and property-specific improvements allocated to each property where those improvements are located is set forth in the cost allocation in Exhibit A, attached hereto and by this reference incorporated herein; and

WHEREAS, at the Council's March 28, 2016 regular meeting, the City Engineer presented the proposed assessments to the City Council for review and approval; and

WHEREAS, at the conclusion of the March 28th meeting, the City Council accepted the Engineer's report and proposed assessments and, in accordance with HRMC 13.16.090, directed the City Engineer to notify by mail the owners of the specially benefited properties of the formation of the State Street LID and the cost allocated to each of the specially benefitted properties, and that a public hearing on the District's formation would be held before City Council on May 23, 2016; and

WHEREAS, on April 25, 2016 the City Council adopted Resolution No. 2016-16, in which it expressly accepted and approved the City Engineer's report (dated July 27, 2015) that

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had been presented on March 28, 2016 and directed the City Engineer to issue notice of the District's formation and a May 23, 2016 public hearing to each owner of the specially benefitted properties; and

WHEREAS, the notice of the proposed formation of the State Street LID and the May 23, 2016 public hearing on the district formation was provided, as required by HRMC 13.16.090, along with individually mailed notice of the proposed assessment to the owner(s) of each specially benefitted property, and each owner was allowed the opportunity to file a written objection to the assessment on or before May 18, 2016 and to testify on the proposed formation of the State Street LID at the May 23rd public hearing; and

WHEREAS, the City Council convened a duly noticed public hearing at its May 23, 2016 regular meeting to consider written objections to the proposed assessments, to hear any additional verbal testimony and objections, and to determine the amount of the final assessment for each specially benefitted property in the proposed State Street LID; and

WHEREAS, at the May 23rd hearing, the City Council received three remonstrances to the District's formation from three property owners in the proposed District, totaling 4.37 acres, which is less than two-thirds of the property in this proposed District needed to delay formation of the District under Section 35 of the Hood River Municipal Charter.

NOW, THEREFORE, based on the foregoing findings, the City Council for the City of Hood River Oregon ordains as follows:

Section 1 – State Street Local Improvement District formed. The Council hereby declares and creates the State Street Local Improvement District, consisting of the properties listed and illustrated in Exhibit A, attached hereto and by this reference made a part hereof.

Section 2 – Project Cost and allocation upon Specially Benefitted Properties. The City Council determines that each parcel of property described in Exhibit A is specially benefitted to the extent of the assessment set forth therein. The actual total project cost for the State Street Local Improvement District Project, consisting of street, sidewalk and driveway improvements is \$233,666.41, which is hereby assessed equitably upon all properties specially benefitted by these improvements according to the cost allocation set forth in Exhibit A.

Section 3 – Adoption of Engineering reports. The City Engineer's reports attached in Exhibit B, incorporated herein by this reference, are accepted, approved and made a part of the Council's record in these proceedings in support of this Ordinance.

Section 4 – Notice of Final Assessments and payment. Within 10 days of adoption of this Ordinance, the City Engineer shall provide individual mailed notice of the final assessments to the owners of the all specially benefitted properties, which shall be assessed in accordance with HRMC 13.16.140. Assessments that remain unpaid after 20 days following the Engineer's Notice shall become liens upon the respective lots, parts of lots or parcels of land against which the assessments are made. The Engineer's Notice

shall explain a property owner's right to financing of the unpaid assessment, in accordance with HRMC 13.16.140 and Section 5 of this Ordinance.

Section 5 – Financing of assessments and recordation of liens for unpaid balances. Any property owner who wishes to finance all or a portion of the assessment imposed herein may finance that assessment as provided in this section, consistent with HRMC 13.16.150 to 13.16.190 and ORS 223.205 to 223.295. To obtain such financing, the property owner must apply in writing and execute a promissory note to the City for the unpaid balance of the assessment that will be financed. The City Recorder shall record in the docket of City Liens, and elsewhere as appropriate, a statement of the unpaid assessment for each specially benefitted property to include the following:

- 5.1 A description of each parcel of property specially benefitted by the improvements constructed as part of the State Street Local Improvement District project;
- 5.2 The name of the record owner(s) of each specially benefitted property; and
- 5.3 The amount of unpaid assessment for each specially benefitted property as of the date the assessment is recorded in the City's lien docket or elsewhere as appropriate, a statement of interest accrual, and the date from which the accrual of interest begins.

Section 6 – Financing terms. The unpaid amount of all assessments financed as provided herein shall be subject to the following terms and conditions:

- 6.1 **Financing Period:** All assessment amounts up to \$10,000 and financed hereunder shall be paid in full no later than one year after entry of the assessment as a lien. All assessment amounts greater than \$10,000 and financed hereunder shall be paid in full no later than two years after entry of the assessment as a lien.
- 6.2 **Payments:** Annual payments shall be due by June 30 of each year, with the first installment due on June 30, 2017.
- 6.3 **Interest rate:** Zero percent interest for the first two years following entry of the assessment as a lien. All outstanding unpaid assessments remaining after June 30, 2019 shall accrue simple interest at the rate of prime plus 2.5% per year until paid in full.
- 6.4 **Late payment penalty:** A late payment penalty of \$100 shall be added each year for all assessments with an unpaid balance remaining after June 30, 2019.

Section 7 – Enforcement of assessment lien and foreclosure. Any assessment remaining unpaid two years after entry of the assessment as lien shall continue to accrue interest and the annual late payment penalty until paid in full, and may be foreclosed as provided in ORS 223.505 to 223.650. The proceeds from the payment or foreclosure of assessments levied pursuant to this ordinance shall be deposited to the city funds which advanced the cost of construction, engineering and related expenses for the State Street Urban Renewal Project 410, now the State Street LID, or which are used to retire any indebtedness

incurred as construction costs for the improvements associated with the State Street Urban Renewal Project 410, now the State Street LID.

Read for the first time: June 27, 2016.

Read for the second time and passed: July 11, 2016, to become effective 30 days after the second reading.



Paul Blackburn, Mayor

ATTEST:



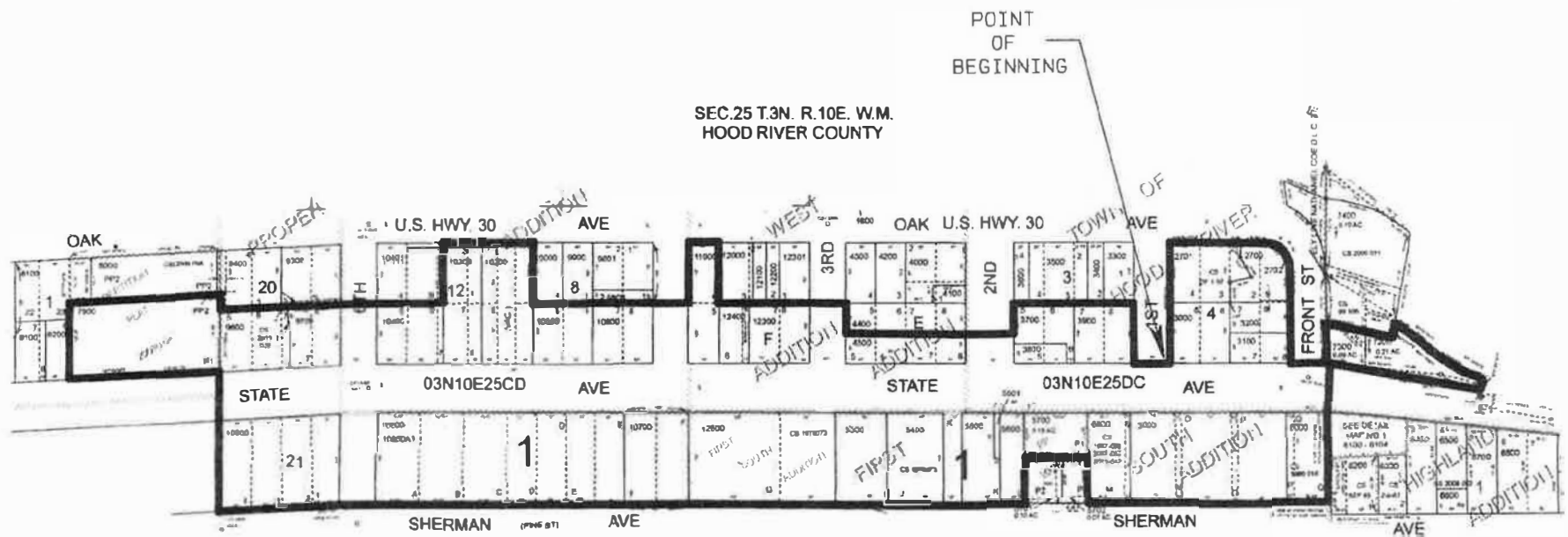
Jennifer Gray, City Recorder

EXHIBIT A

MAP EXHIBIT
STATE STREET LID AREA



NOT TO SCALE



**STATE STREET LOCAL IMPROVEMENT DISTRICT
LEGAL DESCRIPTION**

A parcel of land located in the South half of Section 25, Township 3 North, Range 10 East, Willamette Meridian, Hood River County, City of Hood River, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 5 of Block 4 of the Original Town of Hood River;

Thence Northerly to the Northwest corner of Block 4;

Thence Easterly along the North line of Block 4 to the beginning of a curve to the right, having a radius of 43 feet as defined in the Dedication in record Number 2014-00735;

Thence Southerly along said curve to the intersect of the East line of said Block 4;

Thence Southerly along the east side of said Block 4 to the Southeast corner of Block 4;

Thence Easterly to the Southwest corner of Parcel 2 as described in the deed with record number 892503;

Thence northerly along the west line of said parcel to the Northwest corner of said Parcel 2;

Thence easterly to the Southwest corner of a parcel described in the deed with record number 2007-03146;

Thence easterly along the south line of said parcel described in the deed with record number 2007-03146 to an angle point;

thence Northerly along the east line of said parcel described in the deed with record number 2007-03146 to the intersect of the Northeasterly line of Parcel 1 as described in the deed with record number 892503;

thence Southeasterly along said northeastern line of Parcel 1 to the southeast corner of said Parcel 1 and the North line of State Street;

thence Northwesterly along the north line of State Street to said Southwest corner of the Parcel 2 as described in the deed with record number 892503;

thence Southerly to the Northeast corner of Lot Q of Block 1 of the First South Addition to Hood River;

thence Southerly along the east line of said Lot Q to the Southeast corner of said Block 1;

thence Westerly along the south line of said Block 1 to the Southeast corner of the Partition Plat 2201-21P as depicted in County Survey 2002062;

Thence Northerly to the Southeast corner of Parcel 1 of said Partition Plat;

Thence Westerly to the Southwest corner of said Parcel 1;

Thence Southerly to the Southwest corner of said partition plat;

Thence Westerly along said south line of Block 1 of First South addition to Hood River to the Southwest corner of Lot A of the First South addition to Hood River Proper;

Thence Westerly to the Southeast corner of Block 21 of Hood River Proper;

Thence westerly to the Southwest corner of said Block 21;

Thence Northerly to the Northwest corner of said Block 21;

Thence Northerly to the Southwest corner of Block 20 of Hood River Proper and the Southeast corner of Parcel 1 of partition Plat 200804P as depicted in County Survey CS2008020;

Thence Westerly to the Southwest corner of said parcel 1;

Thence Northerly to the Northwest corner of said Parcel 1;

Thence Easterly to the Northeast corner of said parcel 1;

Thence southerly along the east line of said parcel 1 to the northwest corner of Lot 5 of Block 20 of Hood River Proper;

Thence Easterly to the Northeast corner of said Lot 8 of said Block 20;

Thence Easterly to the Northeast corner of Lot 6 of Block 12 of Hood River Proper;

Thence Easterly to a point 10 feet East of the Northwest corner of Lot 7 of said Block 12 as described in the deed with record number 2010-00847;

Thence Northerly to a point on the North line of said Block 12, said point being 10 feet East of the Northwest corner of lot 2 of said Block 12;

Thence Easterly to the Northwest corner of Lot 4 of Block 8 of Hood River Proper;

Thence Southerly to the Northwest corner of Lot 5 of said Block 8;

Thence Easterly to the Northeast corner of Lot 8 of said Block 8;

Thence Easterly to the Northwest corner of Lot 5 of Block F of The First West Addition to Hood River;

Thence Northerly to the Northwest corner of Lot 4 of said Block F;

Thence Easterly to the Northeast corner of said Lot 4;

Thence Southerly to the northeast corner of said Lot 5 of said Block F;

Thence Easterly to the Northeast corner of Lot 8 of said Block F;

Thence Easterly to the Northwest corner of Lot 5 of Block E of the First West Addition to Hood River;

Thence Southerly along the West line of said Lot 5 to the midpoint of the west line of said Lot 5;

Thence Easterly to the midpoint of the East line of Lot 8 of said Block E;

Thence Easterly to the midpoint of the west line of said Lot 5 of Block 3 of the Original Town of Hood River;

Thence Northerly to the Northwest corner of said Lot 5;

Thence Easterly to the Northeast corner of Lot 8 of said Block 3;

Thence Southerly to the Southeast corner of said Lot 8;

Thence Easterly to the Point of Beginning.

MAP NO	TL NO	OWNER/ADDRESS	SIDEWALK (SQ. FT.)	DRIVEWAY (SQ. FT.)	SPECIAL ASSESSMENT	ASSESSED VALUE	REVISED ASSESSMENT	DIFFERENCE
03N10E25CD	7900	HOOD RIVER COUNTY 601 STATE STREET	0	648		LAND IMP TOTAL	EXEMPT \$0 00	SIDEWALK DRIVEWAY SPECIAL \$0 00 \$4,536 00
0 72						TAXES		SUB TOTAL ENG/ADMIN \$4,536 00 \$803 87
						DELINQUENT NOT DELINQUENT		TOTAL \$5,339.87
03N10E25CD	9600	BRIGHT HOME, LLC 616 STATE STREET	1230	0		LAND IMP TOTAL	\$268,950.00 \$338,360.00 \$607,310.00	SIDEWALK DRIVEWAY SPECIAL \$5,535.00 \$0 00
0 28						TAXES	\$649 22	SUB TOTAL ENG/ADMIN \$5,535 00 \$980 91
						DELINQUENT NOT DELINQUENT	X	TOTAL \$6,515.91
03N10E25CD	9700	CRI, LLC 606 STATE STREET	690	452		LAND IMP TOTAL	\$206,150.00 \$226,760.00 \$432,910.00	SIDEWALK DRIVEWAY SPECIAL \$3,105.00 \$3,164.00
0 2						TAXES	\$9,698.59	SUB TOTAL ENG/ADMIN \$6,289.00 \$1,110.99
						DELINQUENT NOT DELINQUENT	X	TOTAL \$7,379.99
03N10E25CD	10200	HOOD RIVER COUNTY LIBRARY 502 STATE STREET	825	0		LAND IMP TOTAL	EXEMPT \$0 00	SIDEWALK DRIVEWAY SPECIAL \$3,712.50 \$0 00
0 39						TAXES		SUB TOTAL ENG/ADMIN \$3,712.50 \$657.93
						DELINQUENT NOT DELINQUENT		TOTAL \$4,370.43
03N10E25CD	10300	HOOD RIVER COUNTY LIBRARY 502 STATE STREET	715	0		LAND IMP TOTAL	EXEMPT \$0 00	SIDEWALK DRIVEWAY SPECIAL \$3,217.50 \$0 00
0 3						TAXES		SUB TOTAL ENG/ADMIN \$3,217.50 \$570.21
						DELINQUENT NOT DELINQUENT		TOTAL \$3,787.71
03N10E25CD	10400	STOLTZ, CHARLENE & JOHN 514 STATE STREET	760	340		LAND IMP TOTAL	\$242,000.00 \$375,490.00 \$617,490.00	SIDEWALK DRIVEWAY SPECIAL \$3,420.00 \$2,380.00
0 23						TAXES	\$2,950.86	SUB TOTAL ENG/ADMIN \$5,800.00 \$1,027.88
						DELINQUENT NOT DELINQUENT	X	TOTAL \$6,827.88

MAP NO.	TL NO.	OWNER/ADDRESS	SIDEWALK (SQ. FT.)	DRIVEWAY (SQ. FT.)	SPECIAL ASSESSMENT	ASSESSED VALUE	REVISED ASSESSMENT	DIFFERENCE
03N10E25CD	10500	HOOD RIVER COUNTY LIBRARY 502 STATE STREET	860	140		LAND IMP. TOTAL	EXEMPT SIDEWALK DRIVEWAY SPECIAL	\$3,870.00 \$980.00
0 23								
						TAXES	SUB TOTAL	\$4,850.00
							ENG/ADMIN	\$859.52
					DELINQUENT NOT DELINQUENT		TOTAL	\$5,709.52
								N/C
03N10E25CD	10600	FARWIG, JEANNE MARIE 212 4TH STREET	750	0		LAND IMP. TOTAL	SIDEWALK DRIVEWAY SPECIAL	\$3,375.00 \$0.00
0 23								
						TAXES	SUB TOTAL	\$3,375.00
							ENG/ADMIN	\$598.12
					DELINQUENT NOT DELINQUENT		TOTAL	\$3,973.12
								N/C
03N10E25CD	10700	RIVERSIDE COMMUNITY CHURCH 317 STATE STREET	1080	0		LAND IMP. TOTAL	SIDEWALK DRIVEWAY SPECIAL	\$4,860.00 \$0.00
0 37								
						TAXES	SUB TOTAL	\$4,860.00
							ENG/ADMIN	\$861.29
					DELINQUENT NOT DELINQUENT		TOTAL	\$5,721.29
								N/C
03N10E25CD	10800	EAGLE NEWSPAPERS, INC 419 STATE STREET	3839	878		LAND IMP. TOTAL	SIDEWALK DRIVEWAY SPECIAL	\$17,275.50 \$6,146.00
14 5								
						TAXES	SUB TOTAL	\$23,421.50
							ENG/ADMIN	\$4,150.76
					DELINQUENT NOT DELINQUENT		TOTAL	\$27,572.26
								(\$4,448.13)
03N10E25CD	10900	HOOD RIVER COUNTY 601 STATE STREET	1738	462		LAND IMP. TOTAL	SIDEWALK DRIVEWAY SPECIAL	\$7,821.00 \$3,234.00
1 5								
						TAXES	SUB TOTAL	\$11,055.00
							ENG/ADMIN	\$1,959.17
					DELINQUENT NOT DELINQUENT		TOTAL	\$13,014.17
								\$947.66
03N10E25CD	11800	CHEATHAM PROPERTIES LLC 315 & 317 OAK ST	500	0		LAND IMP. TOTAL	SIDEWALK DRIVEWAY SPECIAL	\$2,250.00 \$0.00
0 23								
						TAXES	SUB TOTAL	\$2,250.00
							ENG/ADMIN	\$398.75
					DELINQUENT NOT DELINQUENT		TOTAL	\$2,648.75
								N/C

MAP NO	TL NO	OWNER/ADDRESS	SIDEWALK (SQ. FT.)	DRIVEWAY (SQ. FT.)	SPECIAL ASSESSMENT	ASSESSED VALUE	REVISED ASSESSMENT	DIFFERENCE
03N10E25CD	12300	CANNERY, LLC 204 3RD STREET	1000	0		LAND \$220,000.00 IMP \$11,270.00 TOTAL \$231,270.00	SIDEWALK \$4,500.00 DRIVEWAY \$0.00 SPECIAL	
0.34						TAXES \$7,514.13 DELINQUENT X 3659.33 NOT DELINQUENT	SUB TOTAL \$4,500.00 ENG/ADMIN \$797.49 TOTAL \$5,297.49	N/C
03N10E25CD	12400	CANNERY, LLC 211 4TH STREET	400	100		LAND \$125,000.00 IMP \$0.00 TOTAL \$125,000.00	SIDEWALK \$1,800.00 DRIVEWAY \$700.00 SPECIAL	
0.11						TAXES \$8,208.85 DELINQUENT X NOT DELINQUENT	SUB TOTAL \$2,500.00 ENG/ADMIN \$443.05 TOTAL \$2,943.05	N/C
03N10E25CD	12500	HOOD RIVER COUNTY 601 STATE STREET	1584	360		LAND EXEMPT IMP \$0.00 TOTAL \$0.00	SIDEWALK \$7,128.00 DRIVEWAY \$2,520.00 SPECIAL	
0.84						TAXES DELINQUENT NOT DELINQUENT	SUB TOTAL \$9,648.00 ENG/ADMIN \$1,709.82 TOTAL \$11,357.82	(\$3,708.24)
3N10E25DC	2500	FRANCES M SCHLOSSER TRUSTEE 6 1ST STREET	800	0		LAND \$250,310.00 IMP \$103,850.00 TOTAL \$354,160.00	SIDEWALK \$3,600.00 DRIVEWAY \$0.00 SPECIAL	
0.19						TAXES DELINQUENT NOT DELINQUENT	SUB TOTAL \$3,600.00 ENG/ADMIN \$637.99 TOTAL \$4,237.99	N/C
3N10E25DC	2600	BMP, LLC 12 OAK ST	300	0		LAND \$170,320.00 IMP \$2,157,280.00 TOTAL \$2,327,600.00	SIDEWALK \$1,350.00 DRIVEWAY \$0.00 SPECIAL	
0.17		Agreement For Improvements - 2004				TAXES DELINQUENT NOT DELINQUENT	SUB TOTAL \$1,350.00 ENG/ADMIN \$239.25 TOTAL \$1,589.25	N/C
3N10E25DC	2700	SCOTT FREEMAN & TIM BELL 13 OAK STREET	1188	400		LAND \$165,780.00 IMP \$10,150.00 TOTAL \$175,930.00	SIDEWALK \$5,346.00 DRIVEWAY \$2,800.00 SPECIAL	
0.23						TAXES DELINQUENT NOT DELINQUENT	SUB TOTAL \$8,146.00 ENG/ADMIN \$1,443.63 TOTAL \$9,589.63	N/C

MAP NO	TL NO.	OWNER/ADDRESS	SIDEWALK (SQ. FT.)	DRIVEWAY (SQ. FT.)	SPECIAL ASSESSMENT	ASSESSED VALUE	REVISED ASSESSMENT	DIFFERENCE
3N10E25DC	2701	SCOTT FREEMAN 13 OAK STREET	301	350		LAND \$264,330.00 IMP \$303,860.00 TOTAL \$568,190.00	SIDEWALK \$1,354.50 DRIVEWAY \$2,450.00 SPECIAL	
0 23						TAXES	SUB TOTAL \$3,804.50 ENG/ADMIN \$674.23	
						DELINQUENT NOT DELINQUENT	TOTAL \$4,478.73	N/C
3N10E25DC	3000	SHEPPARD PROPERTIES, LLC 215 1ST ST	669	231		LAND \$220,000.00 IMP \$99,310.00 TOTAL \$319,310.00	SIDEWALK \$3,910.50 DRIVEWAY \$1,617.00 SPECIAL	
0 23						TAXES	SUB TOTAL \$5,527.50 ENG/ADMIN \$979.58	
						DELINQUENT NOT DELINQUENT	TOTAL \$6,507.08	\$738.70
3N10E25DC	3100	SHEPPARD PROPERTIES, LLC 214 FRONT ST	407	1232		LAND \$125,000.00 IMP \$238,310.00 TOTAL \$363,310.00	SIDEWALK \$1,831.50 DRIVEWAY \$8,624.00 SPECIAL	
0 11						TAXES	SUB TOTAL \$10,455.50 ENG/ADMIN \$1,852.92	
						DELINQUENT NOT DELINQUENT	TOTAL \$12,308.42	(\$1,030.66)
3N10E25DC	3200	SCOTT D FRANKE 210 FRONT ST 212 FRONT ST	420	100	\$3,049.00	LAND \$156,250.00 IMP \$203,970.00 TOTAL \$360,220.00	SIDEWALK \$1,890.00 DRIVEWAY \$700.00 SPECIAL	
0 11		Exempt - Easement Purchase County Recording No. 2013-02607				TAXES	SUB TOTAL \$2,590.00 ENG/ADMIN \$459.00	
						DELINQUENT NOT DELINQUENT	TOTAL \$0.00	EXEMPT
3N10E25DC	3700	CITY OF HOOD RIVER COLUMBIA ART GALLERY 207 2ND ST	0	120		LAND EXEMPT IMP TOTAL \$0.00	SIDEWALK \$0.00 DRIVEWAY \$840.00 SPECIAL	
0 16						TAXES	SUB TOTAL \$840.00 ENG/ADMIN \$148.86	
						DELINQUENT NOT DELINQUENT	TOTAL \$988.86	N/C
3N10E25DC	3800	CITY OF HOOD RIVER 211 2ND ST	485	400		LAND EXEMPT IMP TOTAL \$0.00	SIDEWALK \$2,182.50 DRIVEWAY \$2,800.00 SPECIAL	
0 07						TAXES	SUB TOTAL \$4,982.50 ENG/ADMIN \$883.00	
						DELINQUENT NOT DELINQUENT	TOTAL \$5,865.50	N/C

MAP NO	TL NO	OWNER/ADDRESS	SIDEWALK (SQ. FT.)	DRIVEWAY (SQ. FT.)	SPECIAL ASSESSMENT	ASSESSED VALUE	REVISED ASSESSMENT	DIFFERENCE
3N10E25DC	3900	CRAIG W SHEPPARD 102 STATE ST	737	363		LAND \$220,000.00 IMP \$145,080.00 TOTAL \$365,080.00	SIDEWALK \$3,316.50 DRIVEWAY \$2,541.00 SPECIAL	
0.23						TAXES	SUB TOTAL \$5,857.50 ENG/ADMIN \$1,038.07	
						DELINQUENT NOT DELINQUENT	TOTAL \$6,895.57	(\$10,813.35)
3N10E25DC	4500	PRINCETON (FORTY) EXCHANGE ACCOM LLC 215 3RD ST	1840	0		LAND \$220,000.00 IMP \$1,096,790.00 TOTAL \$1,316,790.00	SIDEWALK \$8,280.00 DRIVEWAY \$0.00 SPECIAL	
0.24		Waiver Of Remonstrance - 2015				TAXES	SUB TOTAL \$8,280.00 ENG/ADMIN \$1,467.38	
						DELINQUENT NOT DELINQUENT	TOTAL \$9,747.38	N/C
3N10E25DC	5300	HOOD RIVER COUNTY 601 STATE STREET	688	0		LAND EXEMPT IMP TOTAL \$0.00	SIDEWALK \$3,096.00 DRIVEWAY \$0.00 SPECIAL	
0.1						TAXES	SUB TOTAL \$3,096.00 ENG/ADMIN \$548.67	
						DELINQUENT NOT DELINQUENT	TOTAL \$3,644.67	N/C
3N10E25DC	5400	HOOD RIVER COUNTY 601 STATE STREET	752	0		LAND EXEMPT IMP TOTAL \$0.00	SIDEWALK \$3,384.00 DRIVEWAY \$0.00 SPECIAL	
0.32						TAXES	SUB TOTAL \$3,384.00 ENG/ADMIN \$599.71	
						DELINQUENT NOT DELINQUENT	TOTAL \$3,983.71	N/C
3N10E25DC	5500	CITY OF HOOD RIVER MEMORIAL PARK	0	0		LAND EXEMPT IMP TOTAL \$0.00	SIDEWALK \$0.00 DRIVEWAY \$0.00 SPECIAL	
0.2						TAXES	SUB TOTAL \$0.00 ENG/ADMIN \$0.00	
						DELINQUENT NOT DELINQUENT	TOTAL \$0.00	N/C
3N10E25DC	5501	PHILIP ORZECK 115 STATE ST	96	0		LAND \$16,880.00 IMP \$0.00 TOTAL \$16,880.00	SIDEWALK \$432.00 DRIVEWAY \$0.00 SPECIAL	
0.02						TAXES	SUB TOTAL \$432.00 ENG/ADMIN \$76.56	
						DELINQUENT NOT DELINQUENT	TOTAL \$508.56	N/C

MAP NO	TL NO	OWNER/ADDRESS	SIDEWALK (SQ FT)	DRIVEWAY (SQ FT)	SPECIAL ASSESSMENT	ASSESSED VALUE	REVISED ASSESSMENT	DIFFERENCE
3N10E25DC	5800	BEVERLY J CRON 115 STATE ST	320	0		LAND \$150,000.00 IMP \$401,420.00 TOTAL \$551,420.00	SIDEWALK \$1,440.00 DRIVEWAY \$0.00 SPECIAL	
0 14		Waiver Of Remonstrance - 1995				TAXES	SUB TOTAL \$1,440.00 ENG/ADMIN \$255.20	
						DELINQUENT NOT DELINQUENT	TOTAL \$1,695.20	N/C
3N10E25DC	5700	DOUGLAS GALLANT 1 SHERMAN	844	0	Future Utilities	LAND \$180,340.00 IMP \$0.00 TOTAL \$180,340.00	SIDEWALK \$3,798.00 DRIVEWAY \$0.00 SPECIAL \$5,696.00	
0 16		COUNTY Agreement For Improvements - July 11, 2002 Agreement For Improvements - July 30, 2002				TAXES	SUB TOTAL \$9,494.00 ENG/ADMIN \$1,682.53	
						DELINQUENT NOT DELINQUENT	TOTAL \$11,176.53	N/C
3N10E25DC	5800	SAGE PROPERTIES INVESTMENT CO, LLC 101 STATE ST	418	0		LAND \$214,200.00 IMP \$249,790.00 TOTAL \$463,990.00	SIDEWALK \$1,881.00 DRIVEWAY \$0.00 SPECIAL	
0 18		Waiver Of Remonstrance - 1995 Agreement For Improvements - 2005				TAXES	SUB TOTAL \$1,881.00 ENG/ADMIN \$333.35	
						DELINQUENT NOT DELINQUENT	TOTAL \$2,214.35	N/C
3N10E25DC	5900	CITY OF HOOD RIVER 211 2ND ST	1272	1032		LAND EXEMPT IMP TOTAL \$0.00	SIDEWALK \$5,724.00 DRIVEWAY \$7,224.00 SPECIAL	
0 9						TAXES	SUB TOTAL \$12,948.00 ENG/ADMIN \$2,294.65	
						DELINQUENT NOT DELINQUENT	TOTAL \$15,242.65	\$64.75
3N10E25DC	6000	ROBERT & JENNIFER ANN JONES 1 STATE ST	687	0	Replace Stairs	LAND \$292,350.00 IMP \$134,270.00 TOTAL \$426,620.00	SIDEWALK \$3,091.50 DRIVEWAY \$0.00 SPECIAL \$2,591.00	
0 31						TAXES	SUB TOTAL \$5,682.50 ENG/ADMIN \$1,007.05	
						DELINQUENT NOT DELINQUENT	TOTAL \$6,689.55	N/C

L:\Projects\410-State St Front to 6th\LID\Revised Final LID Assessments 5-24-16 - with acreage Preliminary Assessment 10-22-15

EXHIBIT B

July 27, 2015

FINAL REPORT

TO: Urban Renewal Agency

FROM: Devry A. Bell, State Street Project Engineer

RE: **STATE STREET URBAN RENEWAL PROJECT No. 410**

Agency members:

The following is the Engineer's Final Report on the State Street Urban Renewal Project. Improvements under this contract were done along State Street, Oak Street and Front Street; approximately 8 city blocks. This Project was awarded to Crestline Construction, LLC on June 12th, 2013 and Substantial Completion of the project determined to be April 10th, 2015. There is a two year warrantee period for this project that ends on April 10th, 2017.

The State Street Urban Renewal Project improvements consisted of demolition of existing road and sidewalks, replacement of sanitary sewer, storm sewer and water infrastructure, removal of an underground storage tank, elimination of a hollow sidewalk, placing electrical, telephone and television services underground, installation of concrete curb & gutter, sidewalks and driveways, installation of street lighting & other street amenities and the placement of base rock, leveling course and asphaltic concrete surfacing. In addition to the aforementioned improvements a new public restroom and covered bicycle hub was constructed as a change order to the original project. These improvements were a continuation of the Urban Renewal program and upgraded a portion of the downtown area of the City of Hood River. A conservative estimate for the life of these improvements is twenty-five years.

Actual construction costs of the State Street Urban Renewal Project are as follows:

I. PROJECT COSTS

<i>Item</i>	<i>Description</i>	<i>Units</i>	<i>Unit Price</i>	<i>Amount</i>
1	Mobilization	1 LS	\$210,000.00	\$210,000.00
2	Temp Protection & Direction of Traffic	1 LS	\$7,000.00	\$7,000.00
3	Temp Work Zone Traffic Control	1 LS	\$39,524.50	\$39,524.50
4	Temp Business Access Signs	108 SF	\$16.00	\$1,728.00
5	Erosion Control	1 LS	\$26,100.00	\$26,100.00
6	Pollution Control Plan	1 LS	\$1,000.00	\$1,000.00
7	Construction Survey Work	1 LS	\$11,000.00	\$11,000.00
8	Remove & Replace sidewalk amenities	1 LS	\$18,000.00	\$18,000.00
9	Removal of Pipes	1,147 LF	\$15.00	\$17,205.00
10	Removal of Curbs	4,345 LF	\$6.00	\$26,070.00
11	Removal of Walks & Driveways	3,702 SY	\$7.00	\$25,914.00

12	Removal of Surfacing	13,165 SY	\$2.00	\$26,330.00
13	Removal of Inlets	16 EA	\$420.00	\$6,720.00
14	Removal of Manholes	8 EA	\$640.00	\$5,120.00
15	Removal of Structures & Obstructions	1 LS	\$15,240.00	\$15,240.00
16	Removal of Barriers	1 LS	\$2,005.00	\$2,005.00
17	Foundation Excavation, include haul	1,484 CY	\$27.00	\$40,068.00
18	General Excavation, include haul	5,860 CY	\$22.00	\$128,920.00
19	12 inch Subgrade Stabilization	838 SY	\$22.00	\$18,436.00
20	CLSM Backfill (City of Hood River CDF)	105 CY	\$155.00	\$16,275.00
21	Subgrade Geotextile	100 SY	\$1.00	\$100.00
22	Not Used	0	\$0.00	\$0.00
23	Rock Excavation	717 CY	\$75.00	\$53,775.00
24	Trench Foundation	0 CY	\$55.00	\$0.00
25	Pipe bursting and HDPE Liner, 10 inch	840 LF	\$20.00	\$16,800.00
26	Service Line Reconnection, include CO (to new pipe bursting san Main)	15 EA	\$2,710.00	\$40,650.00
27	Service Line Reconnection, include CO (to new gravity san Main)	13 EA	\$2,530.00	\$32,890.00
28	8 Inch Sanitary Sewer pipe, all depths	788 LF	\$71.00	\$55,948.00
29	10 Inch Sanitary Sewer Pipe, all depths	424 LF	\$72.00	\$30,528.00
30	10 Inch Storm Sewer Pipe, all depths	804 LF	\$62.00	\$49,848.00
31	12 Inch Storm Sewer Pipe, all depths	8 LF	\$142.00	\$1,136.00
32	15 Inch Storm Sewer Pipe, all depths	2,180 LF	\$75.00	\$163,500.00
33	2-4 Inch PVC Pipe, Misc, all depths	331 LF	\$52.00	\$17,212.00
34	6-8 Inch PVC Pipe, Misc, all depths	572 LF	\$53.00	\$30,316.00
35	Video Inspection	7,000 LF	\$1.70	\$11,900.00
36	Concrete Sanitary Sewer Manholes	12 EA	\$3,060.00	\$36,720.00
37	Concrete Storm Sewer Manholes	16 EA	\$3,375.00	\$54,000.00
38	Standard clean out, include sleeve and cast iron cover	5 EA	\$500.00	\$2,500.00
39	Concrete Inlets, type: Ditch Inlet (DI)	1 EA	\$1,150.00	\$1,150.00
40	Concrete Inlets, type: Combination Curb Inlet (CCI)	2 EA	\$1,750.00	\$3,500.00
41	Concrete Inlets, type: Curb Inlet (CI)	11 EA	\$1,130.00	\$12,430.00
42	Catch Basins, type S (Without Curb) (CB)	3 EA	\$925.00	\$2,775.00
43	Catch Basins, type CG-2 (With Curb) (CB)	5 EA	\$1,250.00	\$6,250.00
44	Cleanout with Grate (GCO)	2 EA	\$900.00	\$1,800.00
45	Connection to Existing Structures	6 EA	\$800.00	\$4,800.00
46	Roof Drain Connections, include CO	5 EA	\$255.00	\$1,275.00

47	Trench Resurfacing, Permanent HMAC	0 SY	\$38.00	\$0.00
48	Trench Resurfacing, Temporary HMAC	0 SY	\$21.00	\$0.00
49	Under walk Basement Protection, 12 Oak St	1 LS	\$2,850.00	\$2,850.00
50	Retaining Wall - Courthouse & Riverside	527 LF	\$160.00	\$84,320.00
51	Retaining Wall - Double Wall - Stairs - 1st St to 2nd St	1 LS	\$1,017,000.00	\$1,017,000.00
51A	Mesh Slope Protections	3,500 SF	\$8.50	\$29,750.00
51B	Shotcrete Protections	600 SF	\$20.00	\$12,000.00
52	Retaining Wall - Stairs & Ramp - Asbury Church	1 LS	\$124,000.00	\$124,000.00
53	Retaining Wall - Front Street	1 LS	\$14,000.00	\$14,000.00
54	Rock Wall - Front Street & City Parking Area	1 LS	\$16,000.00	\$16,000.00
55	Cold Plane Pavement Removal, 0-2 Inch Deep	995 SY	\$9.00	\$8,955.00
56	3/4 Inch - 0 Aggregate Base	1,350 CY	\$35.00	\$47,250.00
57	1- 1/2 Inch - 0 Aggregate Base	4,912 CY	\$35.00	\$171,920.00
58	Level 2, 1/2 Inch Dense HMAC	3,458.9 TON	\$85.00	\$294,003.10
59	Extra for Asphalt Approaches	110 SY	\$21.00	\$2,310.00
60	Concrete Curbs, Curb & Gutter	4,345 LF	\$19.00	\$82,555.00
61	Concrete Driveways	10,183 SF	\$7.00	\$71,281.00
62	Concrete Walks	36,085 SF	\$4.50	\$162,382.50
63	Bollards - Decorative	12 EA	\$1,100.00	\$13,200.00
64	Place New Bike Racks	6 EA	\$600.00	\$3,600.00
65	Place New Trash Receptacles	3 EA	\$1,300.00	\$3,900.00
66	Place New Recycling Receptacles	3 EA	\$1,650.00	\$4,950.00
67	Place New Park Benches	12 EA	\$2,100.00	\$25,200.00
68	Permanent Striping & Pavement Markings	1 LS	\$27,000.00	\$27,000.00
69	Permanent Signing	1 LS	\$11,000.00	\$11,000.00
70	Roadway Illumination - Street Lights & Foundations	1 LS	\$25,000.00	\$25,000.00
71	Illumination - City Parking Lot & Walkway Lighting	1 LS	\$30,500.00	\$30,500.00
72	Illumination - Decorative lights on 3rd St (2)	1 LS	\$15,000.00	\$15,000.00
73	Holiday Lighting Electrical Outlet Installation	1 LS	\$17,000.00	\$17,000.00
74	Electrical Service Panel	2 EA	\$7,400.00	\$14,800.00
75	Roadway Beacon Assembly Removal & Reinstallation (Library)	1 EA	\$6,500.00	\$6,500.00
76	Set CALE Parking Ticket Terminals (City Provide Units, But not bases)	0 EA	\$400.00	\$0.00
77	Landscaping, Planter beds, include plants	250 EA	\$50.00	\$12,500.00
78	Landscaping, container, Round 36 Inch, Include Plants, Irrigation	12 EA	\$1,800.00	\$21,600.00

79	Landscaping, container, Round 30 inch, include plants, irrigation	11 EA	\$1,600.00	\$17,600.00
80	Landscaping, container, Rec 60x24 inch, include plants, irrigation	4 EA	\$2,500.00	\$10,000.00
81	Landscaping,(tree type) 2 inch caliper include tree pavers	10 EA	\$500.00	\$5,000.00
82	Facia restoration	200 SY	\$18.00	\$3,600.00
83	Irrigation system	1 LS	\$18,000.00	\$18,000.00
84	4" potable water pipe, fittings & couplings with class B backfill	55 LF	\$77.00	\$4,235.00
85	6" potable water pipe, fittings and couplings with class B backfill	145 LF	\$92.00	\$13,340.00
86	8" potable water pipe, fittings and couplings with class B backfill	2,355 LF	\$69.00	\$162,495.00
87	10" potable water pipe, fittings and couplings with class B backfill	28 LF	\$124.00	\$3,472.00
88	Extra trench excavation with class B backfill	0 CY	\$45.00	\$0.00
89	4" gate valve	2 EA	\$825.00	\$1,650.00
90	6" gate valve	6 EA	\$785.00	\$4,710.00
91	8" gate valve	22 EA	\$1,650.00	\$36,300.00
92	Resetting existing hydrants	2 EA	\$1,450.00	\$2,900.00
93	Install fire hydrant assembly, incl. valve	1 EA	\$5,200.00	\$5,200.00
94	2" water service connections	18 EA	\$2,400.00	\$43,200.00
95	Place drinking fountain	1 EA	\$6,750.00	\$6,750.00
96	Joint utility trenching	2,335 LF	\$26.00	\$60,710.00
97	Joint utility trenching street lights and city electrical	2,313 LF	\$14.00	\$32,382.00
98	Century link raceway & appurtenances	1 LS	\$112,000.00	\$112,000.00
99	Charter Comm. raceway & appurtenances	1 LS	\$59,000.00	\$59,000.00
100	Pacific power raceways, appurtenances	1 LS	\$45,000.00	\$45,000.00
101	Pacific power construction billing	1 LS	\$0.00	\$0.00
102	Hood river electrical coop raceway and appurtenances	1 LS	\$35,000.00	\$35,000.00
103	Street light & city electrical raceway & appurtenances	1 LS	\$12,500.00	\$12,500.00
104	Secondary service entrance 212 front street	1 LS	\$3,800.00	\$3,800.00
105	Secondary service entrance 214 front street	1 LS	\$6,700.00	\$6,700.00
106	Secondary service entrance 13 oak street	1 LS	\$3,800.00	\$3,800.00
107	Secondary service entrance 6 oak street	1 LS	\$10,500.00	\$10,500.00
108	Secondary service entrance 102 state street	1 LS	\$4,700.00	\$4,700.00
109	Secondary service entrance 202-210 state st	1 LS	\$6,800.00	\$6,800.00

110	Secondary service entrance 601 state st	1 LS	\$4,600.00	\$4,600.00
111	Secondary service to light pole at county parking area	1 LS	\$6,000.00	\$6,000.00
112	Under walk basement closure, 12 oak st	1 LS	\$19,000.00	\$19,000.00

CONTRACT ADDITIONS:

113	Alt 1 parking lot wall (Original Wall Value)	1 LS	\$304,000.00	\$304,000.00
114	CO 01 (Relocate DBL Wall, Reduce Street Scape)	1 LS	-\$183,250.00	-\$183,250.00
115	Remove existing County Stone Wall CO 02	1 LS	\$3,250.00	\$3,250.00
116	Rock slope protection County Wall CO 02	1,240 SF	\$30.71	\$38,080.40
117	Install Irrigation System CO 02	1,161 SF	\$6.57	\$7,627.77
118	Landscape County Courthouse Rock Slopes CO 02	1,161 SF	\$4.94	\$5,735.34
119	Electrical/telco services Gallant CO 02	1 LS	\$3,296.00	\$3,296.00
120	CO 03 County Wall Landscape, UST, Various CCD and COP's.	1 LS	\$95,385.55	\$95,385.55
121	Not Used (Price Adjustment)	0 EA	\$0.00	\$0.00
122	CO 04 Restroom & Bike Hub, East Side PPL	1 LS	\$284,843.50	\$284,843.50
123	CO 05 Various Price Adjustments COP's	1 LS	\$8,411.00	\$8,411.00
TOTAL CONSTRUCTION COSTS				\$4,975,108.67

OTHER COSTS ASSOICATED WITH PROJECT #410

Bell Design Company (Design & Inspection)	\$737,849.00
City of Hood River PW Administration **	\$143,840.00
ROW Purchase (Freeman).	\$21,000
TOTAL ACTUAL PROJECT #410 COSTS	\$5,877,797.67

** - URA will not reimburse City staff costs but these costs will be included as Legitimate LID reimbursables.

II. PROJECT COSTS - ASSESSED

Item No.	Description	Units	Unit Price	Amount
60.	Concrete Driveways	10,039 S.Y.	\$4.50	\$70,273.00
61.	Concrete Walks	30,610 S.Y.	\$7.00	\$137,745.00

CONTRACT ADDITIONS:

Special Assessment – Doug Gallant Extra Services 1 SHERMAN	\$5,696.00
Special Assessment – Robert and Jennifer Jones 1 STATE ST	\$2,591.00
SUBTOTAL ADJUSTED ASSESSED COSTS	\$216,305.00

PLUS: 14.83% Eng. Costs \$32,079.79

PLUS: 2.89% Admin Costs

\$6,253.80
TOTAL ASSESSED COSTS \$ 254,638.58

III. COMPARISON OF PROJECT COSTS WITH ENGINEER'S ESTIMATE

<u>Description</u>	<u>Total Project Costs</u>	<u>Engineer's Estimate</u>	<u>Percentage Over Estimate</u>
Project #410	\$4,975,108.67*	\$4,609,189.60	7.94%

* - This figure reflects the total construction project costs and does not include administration, engineering or other project related costs.

IV. METHOD OF ASSESSMENT

The assessment for sidewalk and driveway aprons is based on a square yard basis along the frontage of the property. Frontages were taken from the Hood River County Assessor's map or as measured in the field.

Special benefits, (Installation of special improvements such as additional services or stairways) shall be directly assessed to the property benefited.

The assessed costs are comprised of construction costs, engineering costs and administrative costs. Appendix "A" contains a final assessment roll based on this report.

V. BASIS OF ASSESSMENT

The project costs for the State Street Improvement project was charged against the capital improvement line item, under the General Fund of the Hood River Urban Renewal Agency. If a breakdown of the fund and costs charged to this fund is desired, please contact the finance department.

VI. DISCUSSION

The State Street Urban Renewal Project has been a fantastic example of the dynamic nature of publically funded projects in the City of Hood River. This project has seen many changes during its lifespan. This project has witnessed the changing of the guard of Two City Engineers, Four City Managers, Two City Finance Directors, Two Mayors, and an almost complete transformation of both the City Council and the Urban Renewal Agency. The Downtown Urban Renewal District was organized and started over 20-years ago. Since its inception, revenues have been collected to fund this project, silently growing every day.

Initial scoping and budgeting of this project was conducted by City Engineer David Bick in 2010. At that time the project consisted of three separate segments with the following budgets.

Oak and 1 st to State Street	\$929,696.60
State Street – Front to 6 th	\$3,239,029.92
State Street - Sewer and Water, 9 th to 13 th	<u>\$1,950,039.00</u>
Grand Total (20% Eng, 5% Admin, 15% Contingency).....	\$6,118,766.00

Initial Engineering Design began in 2011 by Bell Design Company. At that time the project was limited to State Street – Front to Oak and State Street - 9th to 13th, without the portion from Oak and 1st to State Street. Two things happened soon after the preliminary designs began that shaped the project into one project that spanned from Oak and 1st along Front Street and from Front Street to 6th Street and did not include State Street from 9th to 13th. The first being that portions of State Street from 9th to 13th were funded as a portion of Indian Creek Lift Station Project and would be reconstructed as part of that effort. The second being that the overhead utilities near Front Street needed to be put underground in order to eliminate overhead utilities on State Streets. These two issues helped to change direction of the design and project to become the 8 Block project that was eventually constructed. Initial designs had been completed for the projects that did not include the Oak and 1st to Street portion so an engineering contract amendment was awarded to refocus the project to its final 8 Block configuration.

Initial reviews and input by the Urban Renewal Advisory Committee suggested that several large retaining wall additions to the project be included in the project in order to increase the overall amount of parking spaces downtown. The costs for these walls had not been included within the original 2010 Budgets presented by David Bick. Initially designs for replacement of several historic walls along the frontage of the Hood River County Courthouse were considered but Hood River County was not able to fund the replacement of these walls prior to completion of the final plans so they were not included in the project at the time of award. Ultimately these included the addition of several wall segments. The following is a list of wall additions with their costs:

City Parking Lot Wall – Front to 1 st St	\$304,000.00
Double wall 1 st St to 2 nd Street.....	\$1,017,000.00
Seating Wall 2 nd Street to 4 th Street.....	\$84,320.00
<u>Asbury Church Wall</u>	<u>\$124,000.00</u>
Grand Total Extra Wall Costs	\$1,529,320.00

Following are the Engineer's Cost Estimate for the project and the two bids received at the bid opening on April 25th, 2013.

Engineer's Estimate.....	\$4,609,189.60
Crestline Construction, LLC	\$4,761,695.50
Tapani Inc.....	\$4,988,147.00

After deliberation by the Urban Renewal Agency regarding the amount of time it would take to pay off the loans required to pay off this project it was decided to ask Crestline Construction, LLC, the apparent low bidder, to revise their bid to reduce the overall project costs. Crestline suggested a significant change to the Double Wall between 1st and 2nd Street which effectively reduced the overall project award price. The project was awarded on June 12th, 2013.

State Street Urban Renewal Project No. 410 Contract Award Price *

Crestline Construction, LLC	\$4,761,695.50
After Change Order No. 1	\$4,448,545.50

*Awarded with Change Order No. 1 price reduction of \$313, 150.00

A significant change to the project was added by the Urban Renewal Agency for a new Restroom and Bicycle Hub. In addition to this change, there were several other change orders of note required throughout the duration of the project. The following is a list of significant change order upgrades and enhancements approved by the URA; some as at-will upgrades and some as the result of variations of existing underground conditions.

Restroom and Bicycle Hub	\$228,372.00
HR County failing wall removal, replacement with rock embankment.....	\$53,020.40
Additional Hood River County Courthouse Wall upgrades.....	\$26,927.00
Conduit for Removal of PPL Overhead Poles at East End	\$19,856.00

6 th Street Intersection waterline changes to avoid Phone Vault.....	\$25,074.15
Additional ODOT US30 requirements after bid award - 2 MH's.....	\$6,750.00
<u>Additional ODOT US30 requirements after bid award – 256 Tons ACP</u>	<u>\$21,760.00</u>
Total of all URA or ODOT Upgrades.....	\$381,759.55

The final total Project No. 410 Construction costs with all Change Order is:

State Street Urban Renewal Project No. 410 Contract Final Construction Cost

State Street Urban Renewal Project No. 410 \$4,975,108.67

Summary of Final Project No. 410 Construction Costs

State Street Urban Renewal Project No. 410 Contract Award and Final Prices

Initial Construction Award Price.....	\$4,761,695.50
<u>Final Construction Cost</u>	<u>\$4,975,108.67</u>
Total Combined Contract Increase.....	\$213,413.17

Project Overruns in Percentage

Total Percentage Overrun of Initial Award Price.....	4%
Total Percentage Overrun from Engineers Estimate.....	8%
Total Percentage Overrun without Significant Additions	4%

In closing, the overruns for this project are less than the standard 10% cost overrun limit used by the construction industry.

Respectfully submitted,



Devry A Bell, PE
Project Engineer.

APPENDIX A
ADJUSTED FINAL ASESMENT ROLL
BY TAX LOT

STATE STREET LOCAL IMPROVEMENT DISTRICT
ADJUSTED FINAL ASSESSMENT ROLL BY TAX LOT

MAP NO	TL NO	OWNER/ADDRESS	SIDEWALK (SQ. FT.)	DRIVEWAY (SQ. FT.)	SPECIAL ASSESSMENT	ASSESSED VALUE	PROPOSED ASSESSMENT
03N10E25CD	7900	HOOD RIVER COUNTY 601 STATE STREET	0	900		LAND IMP TOTAL TAXES DELINQUENT NOT DELINQUENT	EXEMPT \$0 00 SIDEWALK DRIVEWAY SPECIAL SUB TOTAL ENG/ADMIN TOTAL
							\$0 00 \$6,300 00 \$6,300 00 \$1,116 49 \$7,416.49
03N10E25CD	9600	BRIGHT HOME, LLC 616 STATE STREET	1230	0		LAND IMP TOTAL TAXES DELINQUENT NOT DELINQUENT	\$268,950 00 \$338,360 00 \$607,310 00 \$649 22 SIDEWALK DRIVEWAY SPECIAL SUB TOTAL ENG/ADMIN TOTAL
							\$5,535 00 \$0 00 \$5,535 00 \$980 91 \$6,515.91
03N10E25CD	9700	CRI, LLC 606 STATE STREET	540	450		LAND IMP TOTAL TAXES DELINQUENT NOT DELINQUENT	\$206,150 00 \$226,760 00 \$432,910 00 \$9,698 59 SIDEWALK DRIVEWAY SPECIAL SUB TOTAL ENG/ADMIN TOTAL
							\$2,430 00 \$3,150 00 \$5,580 00 \$988 89 \$6,568.89
03N10E25CD	10200	HOOD RIVER COUNTY LIBRARY 502 STATE STREET	850	0		LAND IMP TOTAL TAXES DELINQUENT NOT DELINQUENT	EXEMPT \$0 00 SIDEWALK DRIVEWAY SPECIAL SUB TOTAL ENG/ADMIN TOTAL
							\$3,825 00 \$0 00 \$3,825 00 \$677 87 \$4,502.87
03N10E25CD	10300	HOOD RIVER COUNTY LIBRARY 502 STATE STREET	650	0		LAND IMP TOTAL TAXES DELINQUENT NOT DELINQUENT	EXEMPT \$0 00 SIDEWALK DRIVEWAY SPECIAL SUB TOTAL ENG/ADMIN TOTAL
							\$2,925 00 \$0 00 \$2,925 00 \$518 37 \$3,443.37
03N10E25CD	10400	STOLTZ, CHARLENE & JOHN 514 STATE STREET	820	504		LAND IMP TOTAL TAXES DELINQUENT NOT DELINQUENT	\$242,000 00 \$375,490 00 \$617,490 00 \$2,950 86 SIDEWALK DRIVEWAY SPECIAL SUB TOTAL ENG/ADMIN TOTAL
							\$3,690 00 \$3,528 00 \$7,218 00 \$1,279 17 \$8,497.17

STATE STREET LOCAL IMPROVEMENT DISTRICT
ADJUSTED FINAL ASSESSMENT ROLL BY TAX LOT

MAP NO.	TL NO	OWNER/ADDRESS	SIDEWALK (SQ. FT.)	DRIVEWAY (SQ. FT.)	SPECIAL ASSESSMENT	ASSESSED VALUE	PROPOSED ASSESSMENT
03N10E25CD	10500	HOOD RIVER COUNTY LIBRARY 502 STATE STREET	860	140		LAND IMP TOTAL TAXES DELINQUENT NOT DELINQUENT	EXEMPT \$0 00 SUB TOTAL ENG/ADMIN TOTAL
							\$3,870 00 \$980 00 \$4,850 00 \$859.52 \$5,709.52
03N10E25CD	10600	FARWIG, JEANNE MARIE 212 4TH STREET	750	0		LAND IMP TOTAL TAXES DELINQUENT NOT DELINQUENT	\$220,000 00 \$301,140 00 \$521,140 00 \$3,345 37 X TOTAL
							\$3,375 00 \$0 00 \$3,375 00 \$598 12 \$3,973.12
03N10E25CD	10700	RIVERSIDE COMMUNITY CHURCH 317 STATE STREET	1080	0		LAND IMP TOTAL TAXES DELINQUENT NOT DELINQUENT	EXEMPT \$0 00 SUB TOTAL ENG/ADMIN TOTAL
							\$4,860 00 \$0 00 \$4,860 00 \$861 29 \$5,721.29
03N10E25CD	10800	EAGLE NEWSPAPERS, INC 419 STATE STREET	3540	1610		LAND IMP TOTAL TAXES DELINQUENT NOT DELINQUENT	\$477,290 00 \$2,045,180 00 \$2,522,470 00 \$2,921 73 X TOTAL
							\$15,930 00 \$11,270 00 \$27,200 00 \$4,820 39 \$32,020.39
03N10E25CD	10900	HOOD RIVER COUNTY 1601 STATE STREET	1780	320		LAND IMP TOTAL TAXES DELINQUENT NOT DELINQUENT	EXEMPT \$0 00 \$5,894 17 X TOTAL
							\$8,010 00 \$2,240 00 \$10,250 00 \$1,816 51 \$12,066.51
03N10E25CD	11900	CHEATHAM PROPERTIES LLC 315 & 317 OAK ST	500	0		LAND IMP TOTAL TAXES DELINQUENT NOT DELINQUENT	\$220,000 00 \$794,710 00 \$1,014,710 00 \$3,732 39 X TOTAL
							\$2,250 00 \$0 00 \$2,250 00 \$398 75 \$2,648.75

STATE STREET LOCAL IMPROVEMENT DISTRICT
ADJUSTED FINAL ASSESSMENT ROLL BY TAX LOT

MAP NO	TL NO	OWNER/ADDRESS	SIDEWALK (SQ. FT.)	DRIVEWAY (SQ. FT.)	SPECIAL ASSESSMENT	ASSESSED VALUE	PROPOSED ASSESSMENT
03N10E25CD	12300	CANNERY, LLC 204 3RD STREET	1000	0		LAND \$220,000 00 IMP \$11,270 00 TOTAL \$231,270 00 TAXES \$7,514 13 DELINQUENT X 3659.33 NOT DELINQUENT	SIDEWALK \$4,500 00 DRIVEWAY \$0 00 SPECIAL SUB TOTAL \$4,500 00 ENG/ADMIN \$797 49 TOTAL \$5,297.49
03N10E25CD	12400	CANNERY, LLC 211 4TH STREET	400	100		LAND \$125,000 00 IMP \$0 00 TOTAL \$125,000 00 TAXES \$8,208 85 DELINQUENT NOT DELINQUENT X	SIDEWALK \$1,800 00 DRIVEWAY \$700 00 SPECIAL SUB TOTAL \$2,500 00 ENG/ADMIN \$443 05 TOTAL \$2,943.05
03N10E25CD	12500	HOOD RIVER COUNTY 601 STATE STREET	1584	810		LAND EXEMPT IMP \$0 00 TOTAL \$0 00 TAXES DELINQUENT NOT DELINQUENT	SIDEWALK \$7,128 00 DRIVEWAY \$5,670 00 SPECIAL SUB TOTAL \$12,798 00 ENG/ADMIN \$2,268 06 TOTAL \$15,066.06
3N10E25DC	2500	FRANCES M SCHLOSSER TRUSTEE 6 1ST STREET	800	0		LAND \$250,310 00 IMP \$103,850 00 TOTAL \$354,160 00 TAXES DELINQUENT NOT DELINQUENT	SIDEWALK \$3,600 00 DRIVEWAY \$0 00 SPECIAL SUB TOTAL \$3,600 00 ENG/ADMIN \$637 99 TOTAL \$4,237.99
3N10E25DC	2600	BMP, LLC 12 OAK ST	300	0		LAND \$170,320 00 IMP \$2,157,280 00 TOTAL \$2,327,600 00 TAXES DELINQUENT NOT DELINQUENT	SIDEWALK \$1,350 00 DRIVEWAY \$0 00 SPECIAL SUB TOTAL \$1,350 00 ENG/ADMIN \$239 25 TOTAL \$1,589.25
3N10E25DC	2700	SCOTT FREEMAN & TIM BELL 13 OAK STREET	1188	400		LAND \$165,780 00 IMP \$10,150 00 TOTAL \$175,930 00 TAXES DELINQUENT NOT DELINQUENT	SIDEWALK \$5,346 00 DRIVEWAY \$2,800 00 SPECIAL SUB TOTAL \$8,146 00 ENG/ADMIN \$1,443 63 TOTAL \$9,589.63

Agreement For Improvements - 2004

STATE STREET LOCAL IMPROVEMENT DISTRICT
ADJUSTED FINAL ASSESSMENT ROLL BY TAX LOT

MAP NO.	TL NO.	OWNER/ADDRESS	SIDEWALK (SQ. FT.)	DRIVEWAY (SQ. FT.)	SPECIAL ASSESSMENT	ASSESSED VALUE	PROPOSED ASSESSMENT
3N10E25DC	2701	SCOTT FREEMAN 13 OAK STREET	301	350		LAND \$264,330.00 IMP \$303,860.00 TOTAL \$568,190.00	SIDEWALK \$1,354.50 DRIVEWAY \$2,450.00 SPECIAL
						TAXES	SUB TOTAL \$3,804.50 ENG/ADMIN \$674.23
					DELINQUENT NOT DELINQUENT		TOTAL \$4,478.73
3N10E25DC	3000	SHEPPARD PROPERTIES, LLC 215 1ST ST	840	160		LAND \$220,000.00 IMP \$99,310.00 TOTAL \$319,310.00	SIDEWALK \$3,780.00 DRIVEWAY \$1,120.00 SPECIAL
						TAXES	SUB TOTAL \$4,900.00 ENG/ADMIN \$868.38
					DELINQUENT NOT DELINQUENT		TOTAL \$5,768.38
3N10E25DC	3100	SHEPPARD PROPERTIES, LLC 214 FRONT ST	1090	918		LAND \$125,000.00 IMP \$238,310.00 TOTAL \$363,310.00	SIDEWALK \$4,905.00 DRIVEWAY \$6,426.00 SPECIAL
						TAXES	SUB TOTAL \$11,331.00 ENG/ADMIN \$2,008.08
					DELINQUENT NOT DELINQUENT		TOTAL \$13,339.08
3N10E25DC	3200	SCOTT D FRANK 210 FRONT ST 212 FRONT ST	420	100		LAND \$156,250.00 IMP \$203,970.00 TOTAL \$360,220.00	SIDEWALK \$1,890.00 DRIVEWAY \$700.00 SPECIAL
						TAXES	SUB TOTAL \$2,590.00 ENG/ADMIN \$459.00
					DELINQUENT NOT DELINQUENT		TOTAL \$3,049.00
3N10E25DC	3700	CITY OF HOOD RIVER COLUMBIA ART GALLERY 207 2ND ST	0	120		LAND EXEMPT IMP TOTAL \$0.00	SIDEWALK \$0.00 DRIVEWAY \$840.00 SPECIAL
						TAXES	SUB TOTAL \$840.00 ENG/ADMIN \$148.86
					DELINQUENT NOT DELINQUENT		TOTAL \$988.86
3N10E25DC	3800	CITY OF HOOD RIVER 211 2ND ST	485	400		LAND EXEMPT IMP TOTAL \$0.00	SIDEWALK \$2,182.50 DRIVEWAY \$2,800.00 SPECIAL
						TAXES	SUB TOTAL \$4,982.50 ENG/ADMIN \$883.00
					DELINQUENT NOT DELINQUENT		TOTAL \$5,865.50

STATE STREET LOCAL IMPROVEMENT DISTRICT
ADJUSTED FINAL ASSESSMENT ROLL BY TAX LOT

MAP NO	TL NO	OWNER/ADDRESS	SIDEWALK (SQ. FT.)	DRIVEWAY (SQ. FT.)	SPECIAL ASSESSMENT	ASSESSED VALUE	PROPOSED ASSESSMENT
3N10E25DC	3900	CRAIG W SHEPPARD 102 STATE ST	840	1609		LAND \$220,000 00 IMP \$145,080 00 TOTAL \$365,080 00	SIDEWALK \$3,780 00 DRIVEWAY \$11,263 00 SPECIAL
						TAXES	SUB TOTAL \$15,043 00
							ENG/ADMIN \$2,665 92
						DELINQUENT	
						NOT DELINQUENT	TOTAL \$17,708.92
3N10E25DC	4500	PRINCETON (FORTY) EXCHANGE ACCOM LLC 215 3RD ST	1840	0		LAND \$220,000 00 IMP \$1,096,790 00 TOTAL \$1,316,790 00	SIDEWALK \$8,280 00 DRIVEWAY \$0 00 SPECIAL
		Waiver Of Remonstrance - 2015				TAXES	SUB TOTAL \$8,280 00
							ENG/ADMIN \$1,467 38
						DELINQUENT	
						NOT DELINQUENT	TOTAL \$9,747.38
3N10E25DC	5300	HOOD RIVER COUNTY 601 STATE STREET	688	0		LAND EXEMPT IMP \$0 00 TOTAL \$0 00	SIDEWALK \$3,096 00 DRIVEWAY \$0 00 SPECIAL
						TAXES	SUB TOTAL \$3,096 00
							ENG/ADMIN \$548 67
						DELINQUENT	
						NOT DELINQUENT	TOTAL \$3,644.67
3N10E25DC	5400	HOOD RIVER COUNTY 601 STATE STREET	752	0		LAND EXEMPT IMP \$0 00 TOTAL \$0 00	SIDEWALK \$3,384 00 DRIVEWAY \$0 00 SPECIAL
						TAXES	SUB TOTAL \$3,384 00
							ENG/ADMIN \$599 71
						DELINQUENT	
						NOT DELINQUENT	TOTAL \$3,983.71
3N10E25DC	5500	CITY OF HOOD RIVER MEMORIAL PARK	0	0		LAND EXEMPT IMP \$0 00 TOTAL \$0 00	SIDEWALK \$0 00 DRIVEWAY \$0 00 SPECIAL
						TAXES	SUB TOTAL \$0 00
							ENG/ADMIN \$0 00
						DELINQUENT	
						NOT DELINQUENT	TOTAL \$0.00
3N10E25DC	5501	PHILIPORZECK 115 STATE ST	96	0		LAND \$16,880 00 IMP \$0 00 TOTAL \$16,880 00	SIDEWALK \$432 00 DRIVEWAY \$0 00 SPECIAL
						TAXES	SUB TOTAL \$432 00
							ENG/ADMIN \$76 56
						DELINQUENT	
						NOT DELINQUENT	TOTAL \$508.56

STATE STREET LOCAL IMPROVEMENT DISTRICT
ADJUSTED FINAL ASSESSMENT ROLL BY TAX LOT

MAP NO.	TL NO.	OWNER/ADDRESS	SIDEWALK (SQ. FT.)	DRIVEWAY (SQ. FT.)	SPECIAL ASSESSMENT	ASSESSED VALUE	PROPOSED ASSESSMENT
3N10E25DC	5600	BEVERLY J. CRON 115 STATE ST	320	0		LAND \$150,000.00 IMP \$401,420.00 TOTAL \$551,420.00	SIDEWALK \$1,440.00 DRIVEWAY \$0.00 SPECIAL
Waiver Of Remonstrance - 1995						TAXES	SUB TOTAL \$1,440.00 ENG/ADMIN \$255.20
						DELINQUENT NOT DELINQUENT	TOTAL \$1,695.20
3N10E25DC	5700	DOUGLAS GALLANT 11 SHERMAN	844	0	Future Utilities	LAND \$180,340.00 IMP \$0.00 TOTAL \$180,340.00	SIDEWALK \$3,798.00 DRIVEWAY \$0.00 SPECIAL \$5,696.00
COUNTY Agreement For Improvements - July 11, 2002 Agreement For Improvements - July 30, 2002						TAXES	SUB TOTAL \$9,494.00 ENG/ADMIN \$1,682.53
						DELINQUENT NOT DELINQUENT	TOTAL \$11,176.53
3N10E25DC	5800	SAGE PROPERTIES INVESTMENT CO, LLC 101 STATE ST	418	0		LAND \$214,200.00 IMP \$249,790.00 TOTAL \$463,990.00	SIDEWALK \$1,881.00 DRIVEWAY \$0.00 SPECIAL
Waiver Of Remonstrance - 1995 Agreement For Improvements - 2005						TAXES	SUB TOTAL \$1,881.00 ENG/ADMIN \$333.35
						DELINQUENT NOT DELINQUENT	TOTAL \$2,214.35
3N10E25DC	5900	CITY OF HOOD RIVER 211 2ND ST	1266	1028		LAND EXEMPT IMP TOTAL \$0.00	SIDEWALK \$5,697.00 DRIVEWAY \$7,196.00 SPECIAL
						TAXES	SUB TOTAL \$12,893.00 ENG/ADMIN \$2,284.90
						DELINQUENT NOT DELINQUENT	TOTAL \$15,177.90
3N10E25DC	6000	ROBERT & JENNIFER ANN JONES 1 STATE ST	687	0	Replace Stairs	LAND \$292,350.00 IMP \$134,270.00 TOTAL \$426,620.00	SIDEWALK \$3,091.50 DRIVEWAY \$0.00 SPECIAL \$2,591.00
						TAXES	SUB TOTAL \$5,682.50 ENG/ADMIN \$1,007.05
						DELINQUENT NOT DELINQUENT	TOTAL \$6,689.55

STATE STREET LOCAL IMPROVEMENT DISTRICT
ADJUSTED FINAL ASSESSMENT ROLL BY TAX LOT

MAP NO	TL NO	OWNER/ADDRESS	SIDEWALK (SQ. FT.)	DRIVEWAY (SQ. FT.)	SPECIAL ASSESSMENT	ASSESSED VALUE	PROPOSED ASSESSMENT
3N10E25DC	7200	CITY OF HOOD RIVER 211 2ND ST	1431	120		LAND IMP TOTAL TAXES DELINQUENT NOT DELINQUENT	SIDEWALK DRIVEWAY SPECIAL SUB TOTAL ENG/ADMIN TOTAL
						\$000 \$000 \$000 \$000 \$000 \$000	\$6,439.50 \$840.00 \$0.00 \$7,279.50 \$1,290.07 \$8,569.57
3N10E25DC	7300	CITY OF HOOD RIVER 211 2ND ST	420	0		LAND IMP TOTAL TAXES DELINQUENT NOT DELINQUENT	SIDEWALK DRIVEWAY SPECIAL SUB TOTAL ENG/ADMIN TOTAL
						\$000 \$000 \$000 \$000 \$000 \$000	\$1,890.00 \$0.00 \$0.00 \$1,890.00 \$334.95 \$2,224.95

Crestline Construction Final Construction Cost	=	\$4,975,108.67	
Bell Design Engineering Final Cost	=	\$737,849.00	2.89% City Admin
City Administrative Final Estimated Cost	=	\$ 143,840.00	14.83% Engineering
ENGINEERING/ADMINISTRATION PERCENTAGE		17.722%	
Square Foot Sidewalk Const. Cost	=	\$4.50	
Square Foot Driveway Const. Cost	=	\$7.00	

TOTAL OF L.I.D. CONSTRUCTION COSTS	\$216,305.00
TOTAL OF L.I.D. ENG/ADMIN COSTS	\$38,333.58
TOTAL OF ALL ASSESSMENTS (INCLUDING ENG/ADMIN)	\$254,638.58

City Administrative Final Estimated Cost
4 years
50 weeks/year
20 hours per week
\$ 35.96 \$ per hour total
\$ 143,840.00 Total Estimate

APPENDIX B

STATE STREET

LOCAL IMPROVEMENT DISTRICT

LEGAL DESCRIPTION

APPENDIX B

STATE STREET LOCAL IMPROVEMENT DISTRICT LEGAL DESCRIPTION

A parcel of land located in the South half of Section 25, Township 3 North, Range 10 East, Willamette Meridian, Hood River County, City of Hood River, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 5 of Block 4 of the Original Town of Hood River;

Thence Northerly to the Northwest corner of Block 4;

Thence Easterly along the North line of Block 4 to the beginning of a curve to the right, having a radius of 43 feet as defined in the Dedication in record Number 2014-00735;

Thence Southerly along said curve to the intersect of the East line of said Block 4;

Thence Southerly along the east side of said Block 4 to the Southeast corner of Block 4;

Thence Easterly to the Southwest corner of Parcel 2 as described in the deed with record number 892503;

Thence northerly along the west line of said parcel to the Northwest corner of said Parcel 2;

Thence easterly to the Southwest corner of a parcel described in the deed with record number 2007-03146;

Thence easterly along the south line of said parcel described in the deed with record number 2007-03146 to an angle point;

thence Northerly along the east line of said parcel described in the deed with record number 2007-03146 to the intersect of the Northeasterly line of Parcel 1 as described in the deed with record number 892503;

thence Southeasterly along said northeastern line of Parcel 1 to the southeast corner of said Parcel 1 and the North line of State Street;

thence Northwesterly along the north line of State Street to said Southwest corner of the Parcel 2 as described in the deed with record number 892503;

APPENDIX B

thence Southerly to the Northeast corner of Lot Q of Block 1 of the First South Addition to Hood River;

thence Southerly along the east line of said Lot Q to the Southeast corner of said Block 1;

thence Westerly along the south line of said Block 1 to the Southeast corner of the Partition Plat 2201-21P as depicted in County Survey 2002062;

Thence Northerly to the Southeast corner of Parcel 1 of said Partition Plat;

Thence Westerly to the Southwest corner of said Parcel 1;

Thence Southerly to the Southwest corner of said partition plat;

Thence Westerly along said south line of Block 1 of First South addition to Hood River to the Southwest corner of Lot A of the First South addition to Hood River Proper;

Thence Westerly to the Southeast corner of Block 21 of Hood River Proper;

Thence westerly to the Southwest corner of said Block 21;

Thence Northerly to the Northwest corner of said Block 21;

Thence Northerly to the Southwest corner of Block 20 of Hood River Proper and the Southeast corner of Parcel 1 of partition Plat 200804P as depicted in County Survey CS2008020;

Thence Westerly to the Southwest corner of said parcel 1;

Thence Northerly to the Northwest corner of said Parcel 1;

Thence Easterly to the Northeast corner of said parcel 1;

Thence southerly along the east line of said parcel 1 to the northwest corner of Lot 5 of Block 20 of Hood River Proper;

Thence Easterly to the Northeast corner of said Lot 8 of said Block 20;

Thence Easterly to the Northeast corner of Lot 6 of Block 12 of Hood River Proper;

Thence Easterly to a point 10 feet East of the Northwest corner of Lot 7 of said Block 12 as described in the deed with record number 2010-00847;

Thence Northerly to a point on the North line of said Block 12, said point being 10 feet East of the Northwest corner of lot 2 of said Block 12;

APPENDIX B

Thence Easterly to the Northwest corner of Lot 4 of Block 8 of Hood River Proper;

Thence Southerly to the Northwest corner of Lot 5 of said Block 8;

Thence Easterly to the Northeast corner of Lot 8 of said Block 8;

Thence Easterly to the Northwest corner of Lot 5 of Block F of The First West Addition to Hood River;

Thence Northerly to the Northwest corner of Lot 4 of said Block F;

Thence Easterly to the Northeast corner of said Lot 4;

Thence Southerly to the northeast corner of said Lot 5 of said Block F;

Thence Easterly to the Northeast corner of Lot 8 of said Block F;

Thence Easterly to the Northwest corner of Lot 5 of Block E of the First West Addition to Hood River;

Thence Southerly along the West line of said Lot 5 to the midpoint of the west line of said Lot 5;

Thence Easterly to the midpoint of the East line of Lot 8 of said Block E;

Thence Easterly to the midpoint of the west line of said Lot 5 of Block 3 of the Original Town of Hood River;

Thence Northerly to the Northwest corner of said Lot 5;

Thence Easterly to the Northeast corner of Lot 8 of said Block 3;

Thence Southerly to the Southeast corner of said Lot 8;

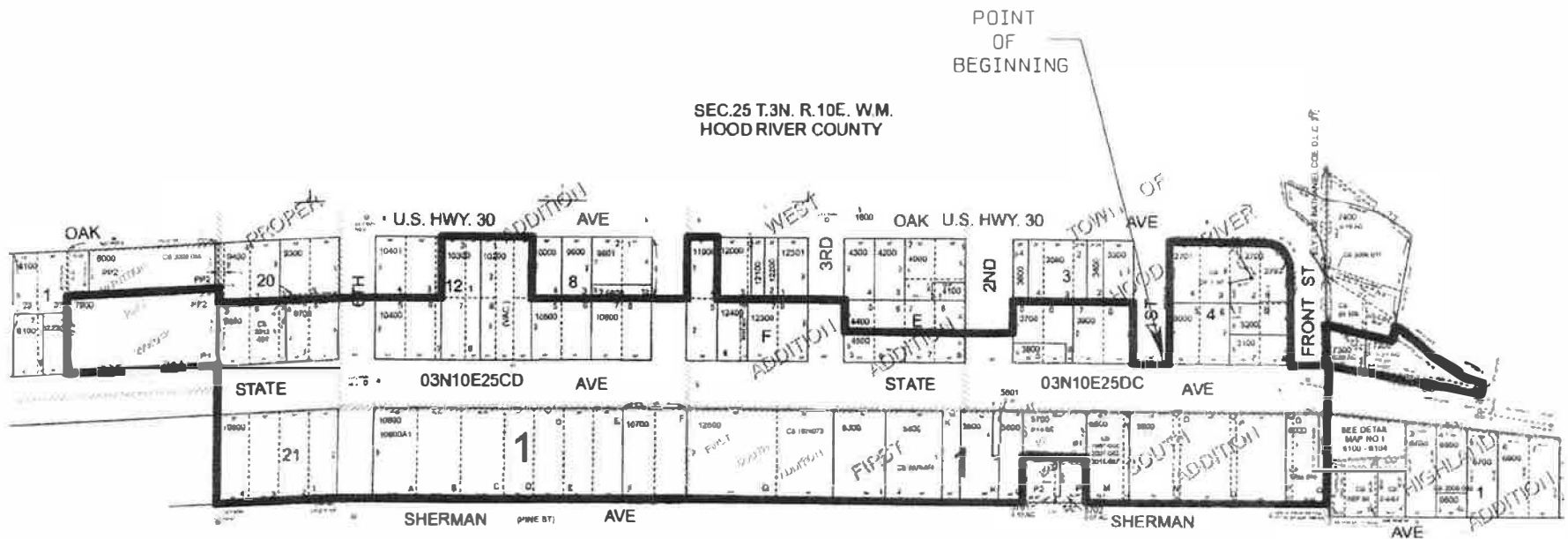
Thence Easterly to the Point of Beginning.

APPENDIX B

APPENDIX C

STATE STREET LID BOUNDARY MAP

APPENDIX C STATE STREET LID BOUNDARY MAP



CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: June 27, 2016

To: Honorable Mayor and Members of the City Council

From: Dev Bell, Bell Design Company; and Gary Lindemyer, Project Manager

Subject: State Street LID – Ordinance 2016-2023

Background: On April 25, 2016 the City Council adopted Resolution 2016-16 approving the engineers report for the formation of and declaring the Council's intent to form the State Street Local Improvement District. Thereafter, notice was personally mailed to the property owners proposed to be included in the LID and published in the Hood River News in accordance with HRMC Chapter 13.16.040. On May 23, 2016 a public hearing on the formation of the LID was held in accordance with HRMC 13.16.050. At the hearing less than the required the 2/3 of the property to be assessed provided written objection to the formation of the LID. Council extended the deadline to submit written objections for 24 hrs. in order to provide additional time for property owners to express their objections. One additional letter was received. Council authorized the City Manager to address possible errors in the assessment calculations in accordance with HRMC 13.16.200. There were errors found which required adjustment to some of the assessment amounts resulting in a reduction of the total assessed amount from \$254,638.58 to \$233,666.41.

Staff Recommendation: Based on receiving written objections from the owners of less than 2/3 of the property to be assessed, staff recommends adoption of Ordinance 2016-2023 authorizing assessment of those properties specially benefitting from the sidewalk and driveway improvements.

Suggested Motion: I move that we adopt Ordinance 2016-2023 approving the proposed assessments as revised and authorize assessment of the properties in accordance with the revised Engineer's proposed assessments.

Alternatives: Adopt the revised assessments, abandon the LID. If

Fiscal Impact: If approved the revised assessed value of the improvements is \$233,666.41. Collection of that sum will reimburse the Columbia-Cascade Urban Renewal District for costs incurred with these improvements.

Environmental Impact: None

Attachments: Ordinance 2013-2023, Engineer's revised Final Assessments, Map of State St. LID

June 20, 2016

STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Gary Lindemyer, Project Manager

RE: **STATE STREET URBAN RENEWAL PROJECT No. 410**

On April 25, 2016 the City Council adopted Resolution 2016-16 approving the engineers report for the formation of and declaring the Council's intent to form the State Street Local Improvement District. Thereafter, notice was personally mailed to the property owners proposed to be included in the LID and published in the Hood River News in accordance with HRMC Chapter 13.16.040. On May 23, 2016 a public hearing on the formation of the LID was held in accordance with HRMC 13.16.050.

There were three letters received prior to the deadline of May 18, 2016. Of these, two were from property owners objecting to the formation of the LID and the proposed assessments. The property represented by the objecting owners was 4.14 acres. One property owner objected verbally at the hearing, and Council decided to extend the deadline for written objections to close of business the following day (Tuesday, May 24 at 5PM). One additional letter was received that brought the total acreage of objecting property owners to 4.37. Two thirds of the acreage needed to delay the formation of the district is 16.68 acres.

A property owner questioned the assessment calculations due to an obviously incorrect assessment amount and Council authorized the City Manager to address possible errors in the assessment calculations in accordance with HRMC 13.16.200. There were errors found which required adjustment to some of the assessment amounts and the adjusted amounts are outlined in the revised assessment report attached to the cover sheet for this agenda item. In addition to the mathematical error on the driveway approach of the property owner mentioned above, some of the measurements included "bump out" areas that should not have been included.

The corrected assessments resulted in a reduction of the total assessed amount from \$254,638.58 to \$233,666.41.