

A RESOLUTION OF THE LEBANON URBAN RENEWAL AGENCY AUTHORIZING A MINOR AMENDMENT TO THE NORTHWEST LEBANON URBAN RENEWAL DISTRICT'S BOUNDARY) **RESOLUTION NO. 2020-17**
)
)
)
)

WHEREAS, the Lebanon City Council adopted the Northwest Lebanon Urban Renewal Plan ("Plan") on August 17, 1989; and

WHEREAS, amendments have been made to the Plan; and

WHEREAS, the Agency desires to further amend the Plan by removing property and right-of-way; and

WHEREAS, this removal of property and right-of-way does not compromise existing bond holder covenants; and

WHEREAS, this removal of property and right-of-way does not compromise the Agency's ability to pay off existing debt; and

WHEREAS, removal of property and right-of-way is allowed through a Minor Amendment; and

WHEREAS, this Minor Amendment has been prepared in conformance with the requirements of Section VII Redevelopment Plan Amendments of the Plan and ORS Chapter 457 and is attached hereto as Exhibit A; and

WHEREAS, a Minor Amendment requires approval by the Lebanon Urban Renewal Agency by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE LEBANON URBAN RENEWAL AGENCY AS FOLLOWS:


Section 1. The Agency hereby approves the Minor Amendment attached hereto as Exhibit A, and the revised legal description attached hereto as Exhibit B, which amend the Northwest Lebanon Urban Renewal Plan.

Section 2. This resolution is effective immediately upon the effective date of Ordinance No. 2950, Ordinance Bill No. 2020-10, approving the Mill Race Urban Renewal Plan.

Section 3. This resolution and legal description of the resulting Northwest Lebanon Urban Renewal Area will be transmitted to the Linn County Assessor.


Passed by the Lebanon Urban Renewal Agency and executed by the Chair on this 12th day of August 2020 by a vote of 5 yeas and 1 nays.

CITY OF LEBANON, OREGON



Paul R. Aziz, Chair
Jason Bolen, Vice Chair

ATTEST:



Kim Scheafer, MMC, City Recorder

Exhibit A

The Northwest Lebanon Urban Renewal Plan (“Plan”) is amended as follows:

The boundary of the Plan is adjusted by removing property and right of way. The acreage to be removed is shown in Table 1 and Figures 1 and 2. The boundary after the amendment is shown in Figures 3 and 4. The legal description is shown after the Figures.

The list of properties and right of way to be removed is shown below in Table 1.

Table 1 - Acreage to be Removed

Tax Lot #	Assessor's Account #	Acreage	
12S 02W 03A, tax lot 1200	169207	19.78	Mill Race
12S 02W 03A, tax lot 1204	945306	2.34	Mill Race
12S 02W 03A, tax lot 1800	169306	19.20	Mill Race
12S 02W 03A, tax lot 1900	169314	4.30	Mill Race
12S 02W 03A, tax lot 2000	169322	0.97	Mill Race
12A 02W 03A, tax lot 1901	*	1.57	Mill Race
12S02W03A, tax lot 02100	169363	1.40	Removed from any URD
12S02W03A, tax lot 02003	169355	0.53	Removed from any URD
12S02W03A, tax lot 02001	169330	1.00	Removed from any URD
Public Right of Way		2.57	Mill Race
TOTAL:		53.66	

*This parcel was created in 2019 and there is not yet an Assessor's ID number.

The Assessed Value and Acreage percentage to total Lebanon values is shown in Table 2. The City may have up to 25% of assessed value and acreage in urban renewal areas. This amendment complies with that restriction.

Table 2 - Assessed Value to Acreage

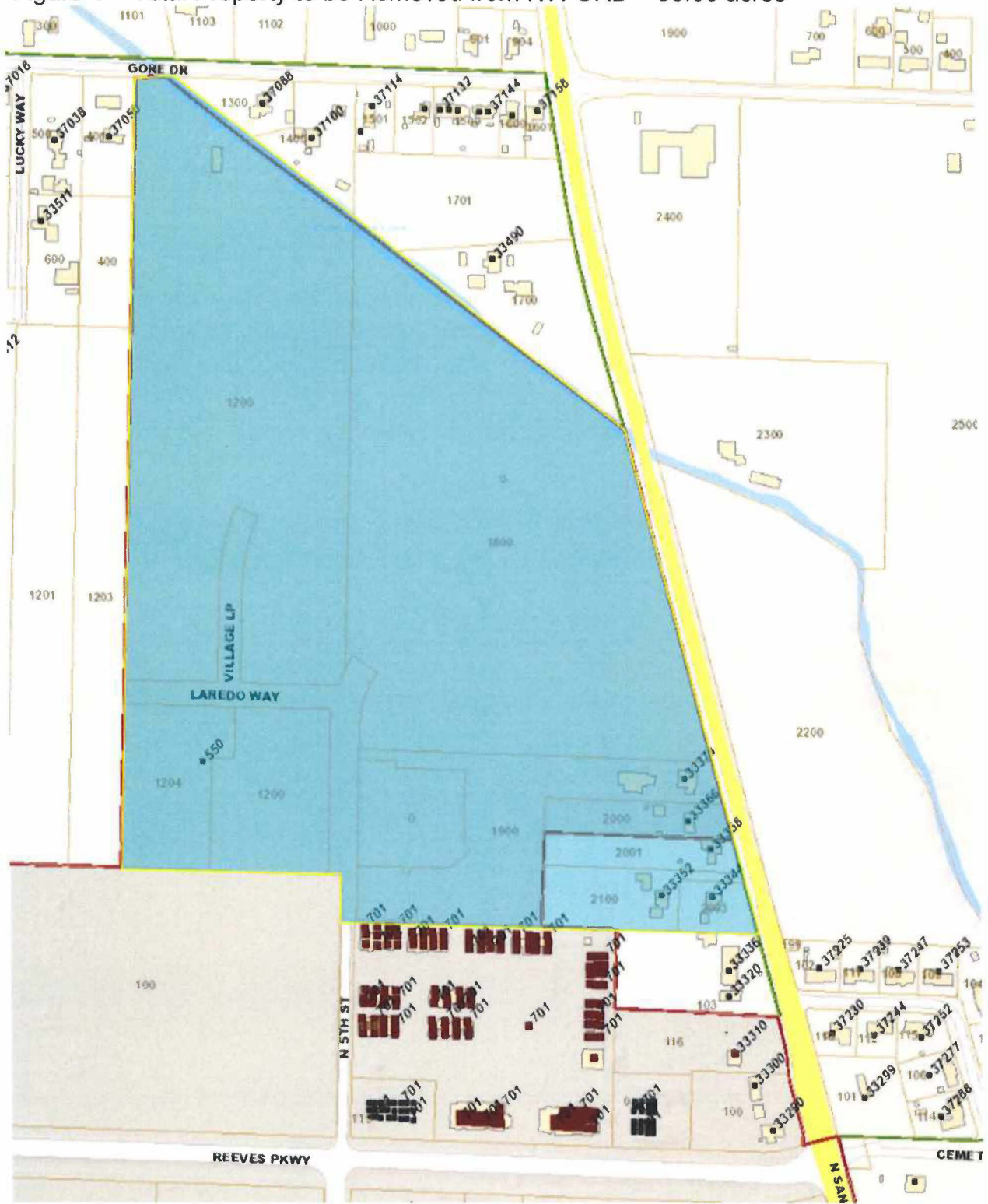
Urban Renewal Area	Frozen Base Assessed Value	Acreage	Excess Value
Northwest Lebanon	\$10,818,045*	570.31**	\$174,940,514
North Gateway	\$8,365,939	144.16	\$55,520,925
Cheadle Lake	\$23,436,198	295.45	\$25,631,124
Downtown	\$25,048,733	51.30	\$80,225
TOTAL: (A)	\$67,668,915	1,062.95	\$256,172,788
City of Lebanon (B)	\$1,261,832,878	4,603.86	
Excess value (C)	\$256,172,788		
City AV minus Excess Value	\$1,005,660,090		
Percentages	6.73%	23.05%	
	A/(B-C)	A/B	

*this will be reduced as the acreage is removed, but the assessor will establish that value at the time the amendment is received in their office

**after removal in this Amendment

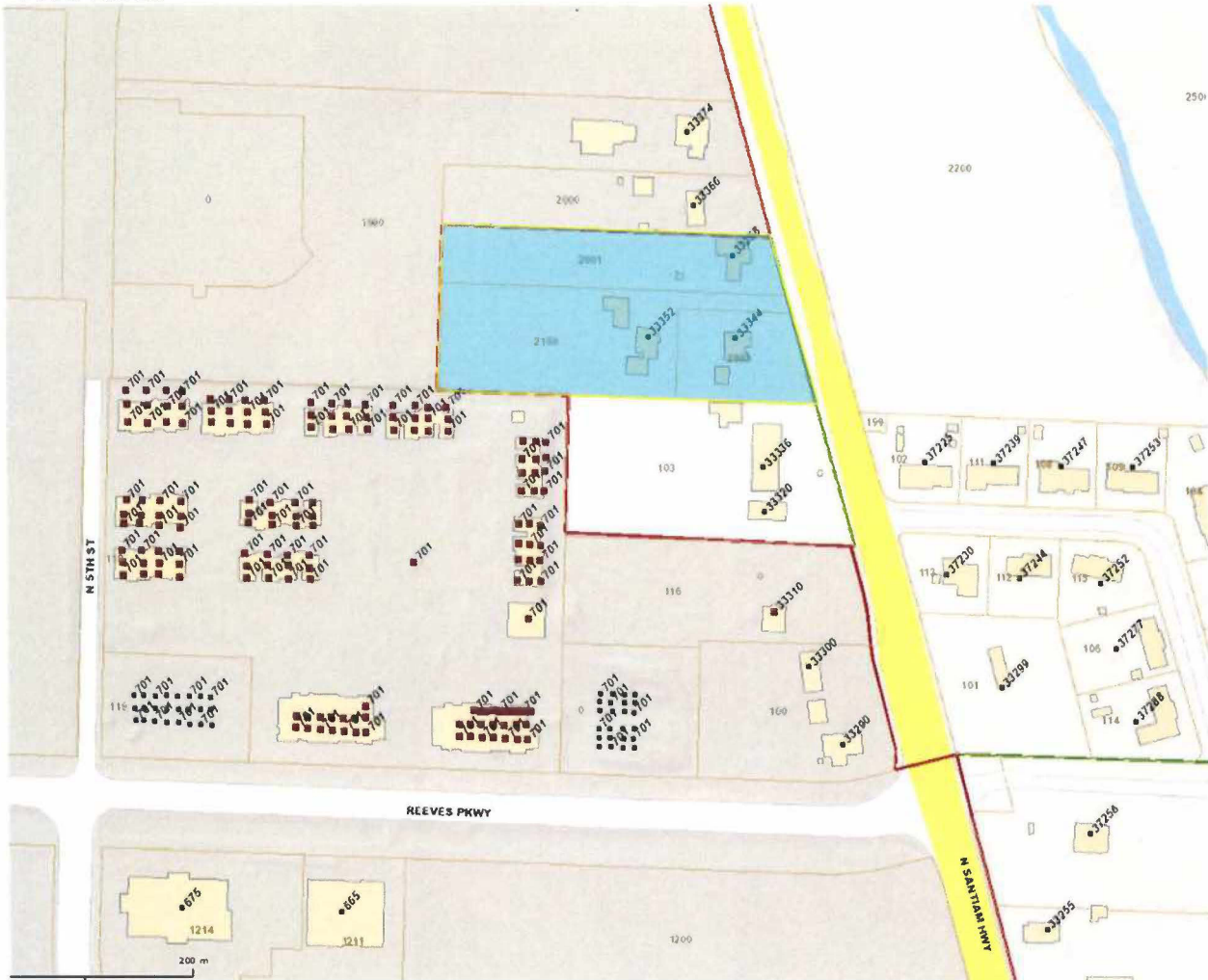
AV is using Linn County Assessor FY 2019/20 data. Acreage provided by City of Lebanon

Figure 1 – Total Property to be Removed from NW URD – 53.66 acres



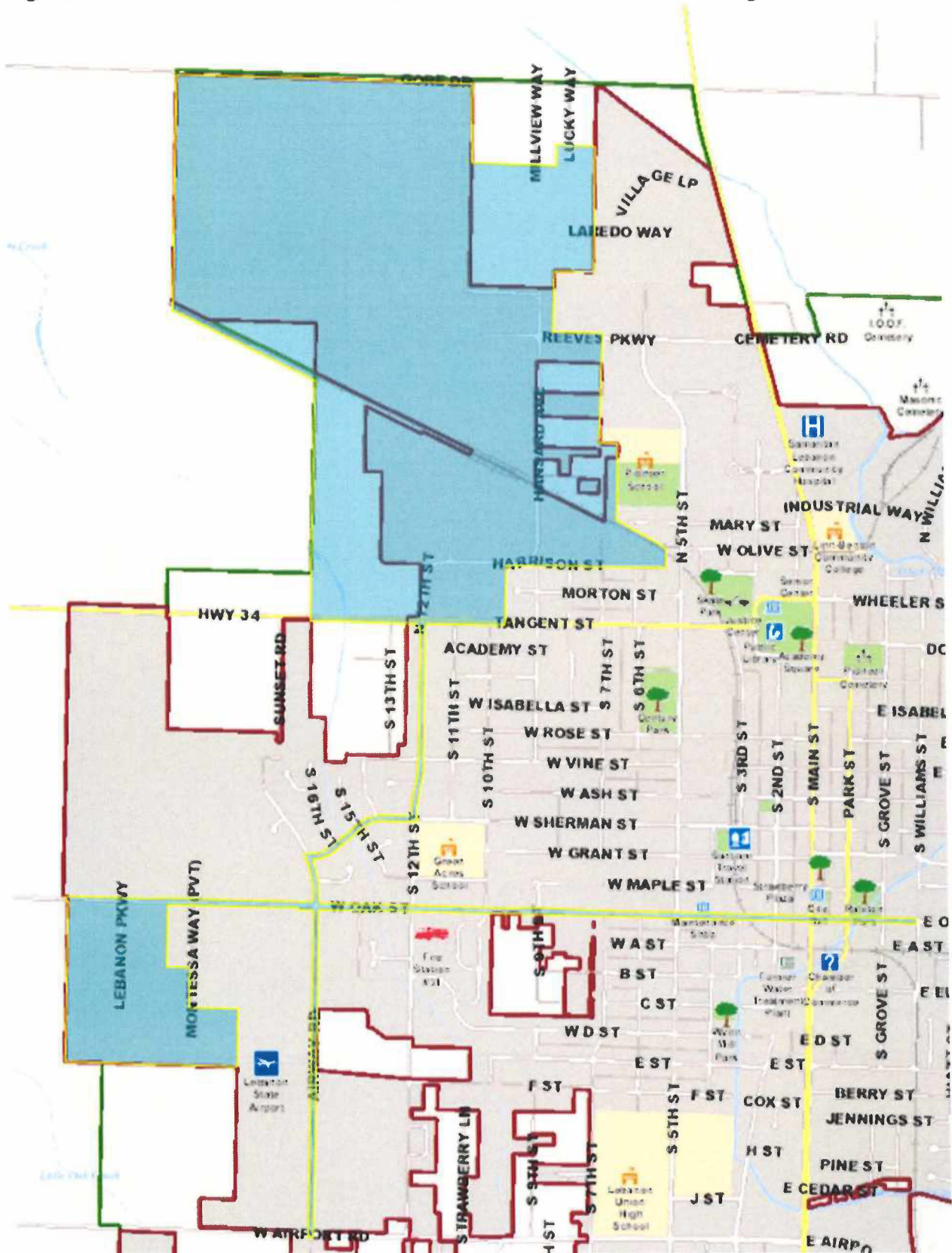
Source: City of Lebanon

Figure 2 – Acreage to be Removed and not included in the Mill Race Urban Renewal Area
- 2.93 acres



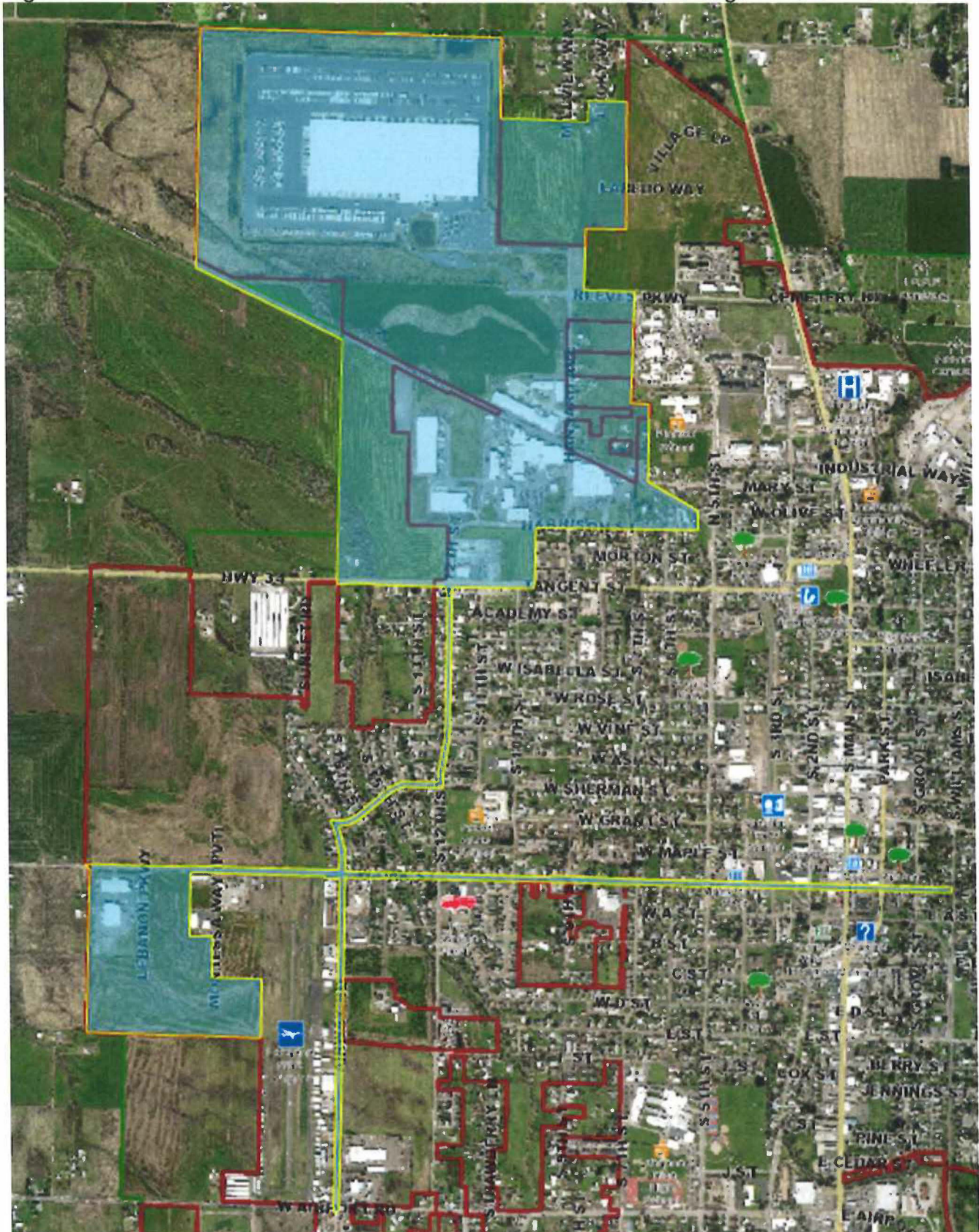
Source: City of Lebanon
Note: This is included in Figure 1

Figure 3 – NW Lebanon Urban Renewal Area After Removal of Acreage – 570.31 acres



Source: City of Lebanon

Figure 4 – NW Lebanon Urban Renewal Area After Removal of Acreage – Aerial View



Source: City of Lebanon

Exhibit B
Legal Description of NW URD

NORTHWEST LEBANON URBAN RENEWAL DISTRICT

NORTH PORTION OF NORTHWEST URD REVISED PER 2020 AMENDMENT

Beginning at the northwest corner of the William B. Gore DLC No. 38, which said point lies within the right of way of County Road No. 701 in Linn County, Oregon, and running thence North 89°56'56" East 3,238.53 feet along the north line of the west projection of said DLC; thence South 0°37'08" East 894.94 feet; thence North 89°56'56" East 931.38 feet; thence North 0°37'08" West 224.4 feet; thence North 89°56'56" East 429 feet to a point on the west line of Parcel 2 of Linn County Partition Plat No. 2020-29; thence along the west line of said Parcel 2 and extending along the west line of Parcel 1 of Linn County Partition Plat No. 2019-34, South 0°35'00" East 1,367.41 feet to the southwest corner of said Parcel 1 and also being on the north line of that property described in Linn County deed reference Microfilm Volume 1744- Page 550; thence, South 89°55' West 429 feet along the north line of that property described in Linn County deed reference Microfilm Volume 1744- Page 550 to a ½ inch iron pipe at the northwest corner of said property (per County Survey 2885); thence, South 0°35' East along the west line of said property 660 feet to a 3/4 inch iron pipe (per County Survey 2885) on the north right of way line of Reeves Parkway; thence, North 89°54'47" East along the north right of way line of Reeves Parkway 537.18 feet (per County Surveys 21373 and 2885); thence, South 0°16'48" East 130.00 feet (per County Survey 21373) to a 5/8 inch iron rod on the south right of way line of Reeves Parkway at the northwest corner Parcel 1 of Linn County Partition Plat No. 2013-06; thence along the west line of said Parcel 1, South 0°06'04" East 903.50 feet to the southwest corner of said Parcel 1 and also being the Northwest corner of Parcel 1 of Linn County Partition Plat No. 2001-24; thence following the west boundary of said Parcel 1 the following courses and distances; South 0°06'04" East 174.02 feet to westerly most southwest corner of said Parcel 1; thence North 89°42'15" East 200.37 feet to the interior corner of said Parcel 1; thence South 663.97 feet to the southwest corner of said Parcel 1; thence leaving the west boundary of said Parcel 1 and continuing South 183 feet more or less to the north line of Southern Pacific Railroad right of way; thence southeasterly, along said right of way, to a point North 0°08' East of the northeast corner of the Boslar Addition to Lebanon; thence southerly to the northeast corner of said Boslar Addition; thence West along the north lines of the Boslar Addition and Mountain View Addition to the northwest corner of the Mountain View Addition; thence continuing West 320.00 feet to a point on a northerly projection of the west line of the Hansard Manor Addition to Lebanon; thence South, along the projection of the said west line of the Hansard Addition and continuing along the west line of the Hansard Addition, 641.56 feet to the north line of Tangent Street; thence westerly, along the north line of said Tangent Street, 2,131.76 feet to a point that is Northerly 30.00 feet from the southwesterly corner of the Morgan Kees DLS No 43; thence northerly 2,634.49 feet to the north line of the Southern Pacific Railroad right of way; thence North 65°41'11" West along said northerly right of way line 1,731.6 feet to the west line of the William B. Gore DLC No. 38; thence northerly, along said west DLC line, 2,542.52 feet to the point of beginning.

AND

An area of land in the northwestern, western, and central portion of the City of Lebanon, Linn County, Oregon, lying in the Sections 9, 10, 11, and 16, Township 12 South, Range 2 West of the Willamette Meridian, more particularly described as follows:

Commencing at a point on the north right of way of Tangent Street which is Northerly 30.00 feet from the southwesterly corner of Morgan Kees DLC No. 43; thence easterly 1,194.48 feet along the north right of way line of Tangent Street, (Oregon Highway 34) to the POINT OF BEGINNING on the northerly projection of the westerly right of way line of 12th Street (per County Survey 21373); thence south along said 12th Street right of way projection 194.68 feet to a point being on the westerly right of way of 12th Street; thence east 10 feet along said right-of-way to the northeast corner of the land described in Linn County deed MF Volume 944- Page 484; thence South 1,319.72 feet along the westerly right of way line of 12th Street to the northwest corner of the intersection of 12th Street and Vine Street right of way; thence West 4.99 feet along the north right of way of said Vine Street; thence south along the projection of 12th Street right of way per Pletzer's Green Subdivision Plat (County Survey 12473) to the northeast corner of Lot 13 in Block 5 of said Pletzer's Green; thence southerly along the western right of way line of 12th Street per the aforementioned Pletzer's Green to the northwest corner of 12th Street and Sherman Street right of way intersection; thence westerly, more or less, along north Sherman Street right of way line (County Survey 12473 and County Survey 13688) to the westerly Airway Road right of way line (County Survey 13688 and County Survey 16448) as per Supplemental Plat of First Addition to Pletzer's Green; thence southerly along the western Airway Road right of line to the intersection of the northerly right of way line of Oak Street; thence West 1,708.49 feet along said north right of way line; thence South 9.69 feet to the southeast corner of land described in Linn County Deed 2017-22787 as Parcel 2 (County Survey 4230); thence West 1,018.63 feet along north Oak Street right of way line the southwest corner of aforementioned property; thence South 60 feet, more or less, to the south Oak Street right of way line; thence East 54.55 feet to the most westerly northwest corner of Parcel 1 of Linn County Partition Plat No. 2011-11; thence South 0°11'45" East 1,733.27 feet to the southwest corner of said Parcel 1; thence South 89°49'44" East 1,862.44 feet along the south line of John W. Bell DLC No. 51 to the southeast corner of said Parcel 1; thence North 00°13'03" West 632.97 feet; thence South 89°49'30" West 530.41 feet; thence North 00°12'30" West 496.50 feet; thence South 89°45'31" West 250.00 feet; thence North 00°12'30" West 616.26 feet to the southerly Oak Street right of way line; thence East 1,431.62 to a point that is northerly 10.00 feet from the northwest corner of Parcel 1 of Linn County Partition Plat No. 2014-55; thence South 10 feet to the northwest corner of Parcel 1 of Linn County Partition Plat No. 2014-55; thence East 158.00 feet to the northeast corner of Parcel 1 of Linn County Partition Plat No. 2014-55 and the westerly Airway Road right of way line; thence South 3,560.10 feet along said westerly right of way line to the projected intersection with the southerly Airport Road right of way line; thence East 60 feet, more or less, along the southerly Airport Road right of way; thence North 3,560.37 feet along the easterly Airway Road right of way to the intersection of the southerly Oak Street right of way line; thence East 480.75 feet to the easterly Gilbert Drive right of way line; thence North 10 feet to the southerly Oak Street right of way line; thence East 6,042.92 feet along said right of way line to the intersection of the westerly Williams Street right of way line; thence North 60 feet, more or less, to the northerly Oak Street right of way line; thence West 6,523.67 feet to the intersection of the easterly Airway Road right of way line; thence north along said Airway Road right of way line to the intersection of the southerly Sherman Street right of way line; thence easterly, more or less, along the Sherman Street right of way line to the southeastern intersection of the Sherman Street and 12th Street right of way line; thence north, more or less, along said 12th Street right of way to the intersection of the northerly Vine Street right of way line; thence West 5 feet, more or less, to the northeastern corner of the Vine Street and 12th Street intersection; thence North 1,514.38 feet to the projected northerly right of way intersection of Tangent

Street (Oregon Highway 34); thence West 60 feet, more or less, to the POINT OF BEGINNING.

TOTAL ACREAGE = 570.31 acres