

McMinnville Urban Renewal Advisory Committee

AGENDA

September 7, 2016

4:00 pm

McMinnville
Community
Development Center
Conference Room

- **Call to Order**
- **Welcome and Introductions:**
Cassie Sollars and Kyle Faulk
- **Action Items**
 - Approval of Minutes
 - July 6, 2016 (*Exhibit 1*)
 - August 3, 2016 (*Exhibit 2*)
 - Façade Improvement Grant
 - Financial Update
 - Proposed mural on the Union Block building (*Exhibit 3*)
- **Discussion Items**
 - Alpine Avenue Update
 - Fence Design (*Exhibit 4*)
 - Financial Update (*Exhibit 5*)
 - Next Steps – Developing a Strategic Five Year Plan
 - October 11, Joint URB/MURAC Meeting
- **Citizen Comments**
- **Committee Member Comments**
- **Staff Comments**
- **Next meeting**
 - October 5, 2016
- **Adjourn**



City of McMinnville
MURAC
Regular Meeting

July 6, 2016; 4:00pm
Community Development Center
McMinnville, Oregon

MEETING NOTES

Members Present: Ed Gormley, Walt Gowell, Kelly McDonald, and Wendy Stassens

Ex-Officio Members Present: Kem Carr, Scott Hill and Rebecca Quandt

Members Absent: Marilyn Worrix

Staff Present: Marcia Baragary, Mike Bisset, Martha Meeker, Doug Montgomery, and Ron Pomeroy

Guests Present: Jody Christensen (MEDP) and Kellie Menke (City Council)

1. Open Meeting / Overview

Chair Walt Gowell opened the meeting at 4:00pm and briefly highlighted the items listed on the meeting's agenda.

2. Action / Information Items

Approval of Meeting Notes – Walt Gowell asked if there were any corrections or additions to the meeting notes of June May 25, 2016. Hearing none, Kelly McDonald MOVED for approval of the meeting notes as submitted. The motion was SECONDED by Wendy Stassens, and passed unanimously.

Tax Increment Revenue Forecast Update Project – Doug Montgomery introduced the final draft Tax Increment Finance Forecast memorandum produced by Nick Popenuk, ECONorthwest economist, to the committee. In summary, the memorandum updates the 2012 forecast completed as part of the adopted Urban Renewal Plan and Report using assumptions that are more conservative than the prior effort. In so doing, the amount of forecast tax increment revenue totals are less but, arguably, reflect more accurately the near-term economic situation within the district.

In response to a question from Walt Gowell, Marcia Baragary stated that staff had shared this memorandum with the City's financial advisor for her opinion regarding the Agency's ability to move forward with plans to finance a \$2 million loan for the proposed Alpine Avenue project. The opinion of the financial advisor is that this remains feasible.

Following further discussion of the memorandum's forecast and its implication upon future Agency activities, and noting its consistency with prior committee direction, Ed Gormley MOVED that the report be approved as submitted. The motion was SECONDED by Wendy Stassens, and passed unanimously.

Committee Member Appointments – Doug Montgomery noted that with the recent resignation of members Jeb Bladine and Rob Stephenson, staff had conferred with Chair Walt Gowell and City Manager Martha Meeker to seek nominations to fill these vacant positions on the MURAC. Based upon those conversations, staff recommended to the committee that Cassie Sollars and Kyle Faulk be nominated to fill the vacant positions. The committee members voiced strong support for both individuals, noting their history of work on downtown related issues, and prior participation with the urban renewal project.

Ed Gormley MOVED to recommend the appointment of Cassie Sollars and Kyle Faulk to the MURAC. Kelly McDonald SECONDED the motion, which passed unanimously.

Alpine Avenue Project Direction – Mike Bisset and Doug Montgomery explained to the committee that the engineer's cost estimates for the Alpine Avenue project are within the total amount budgeted. However, the budget for that portion of the corridor referred to as the "Festival" district was over the amount budgeted from the transportation bond, while the section of the corridor referred to as the "Craft" district was under the budgeted amount that had been proposed for funding from tax increment revenues. Staff wishes to confirm that the MURAC and Agency wish to continue to provide its share of funding for the project, regardless of whether the money contributed would help fund more than the Craft District alone, as had been originally assumed. By motion, the MURAC agreed that this would be the case (Ed Gormley MOVED to support the Agency's continued financial participation of some \$2 million; the motion was SECONDED by Kelly McDonald and passed unanimously).

3. Adjournment

There being no other business, Chair Gowell adjourned the meeting at 4:45 pm.

City of McMinnville
4:00pm
MURAC
Regular Meeting

August 3, 2016;

Community Development Center
McMinnville, Oregon

MEETING NOTES

Members Present: Kelly McDonald, Wendy Stassens, and Marilyn Worrix

Ex-Officio Members Present: Kem Carr, and Rebecca Quandt

Members Absent: Ed Gormley, Walt Gowell, and Scott Hill

Staff Present: Marcia Baragary, Ron Pomeroy, and Heather Richards

Guests Present: Jody Christensen (MEDP), Jared Miller

1. Open Meeting / Overview

Chair Wendy Stassens opened the meeting at 4:00pm and briefly highlighted the items listed on the meeting's agenda.

McMinnville's new Planning Director, Heather Richards, was welcomed and introductions were provided.

2. Action / Information Items

Approval of Meeting Notes – Wendy Stassens asked if there were any corrections or additions to the meeting notes of July 6, 2016. Hearing none, Kelly McDonald MOVED for approval of the meeting notes as submitted. The motion was SECONDED by Wendy Stassens, and passed unanimously.

Façade Improvement Grants – Ron Pomeroy described the façade improvement grant application and the two reimbursement items that are before the MRUAC. He noted that the grant proposal for the Campbell Building would include removal of dry rot followed around the second-floor windows of the Grand Ballroom facing Third Street followed by repair and painting using colors that match the current color scheme. Staff recommended the grant application be approved in the amount of \$2,500 for expenses related to the work described.

Following discussion of this proposal by committee members, Kelly McDonald MOVED for approval of the grant application for the Campbell Building/Grand Ballroom as

recommended by staff; Marilyn Worrix SECONDED the motion, which was passed unanimously.

Regarding the façade improvement grant reimbursement request, Ron Pomeroy stated that the reimbursement request for the amount of \$1,582, submitted by Jeb Bladine representing the Bladine Family Limited Partnership, was for work completed on the News Register Building (locking security door and paint, and wooden sign repair/replacement). Staff noted that all work had been completed satisfactorily with the exception of some trim painting; although the paint had been purchased. Additionally, as the total amount of the matching funds expended exceeded that originally identified in the grant request, staff recommended approval of the reimbursement request.

Following discussion of this request by the committee members, it was unanimously agreed to reimburse the applicant the requested amount of \$1,582.

Regarding the façade improvement grant reimbursement for Ricardo Anutnez representing Pura Vida Cocina, Ron Pomeroy referred to a letter, included in the members' packets, from the Planning Department dated July 27, 2016, that identified a final submittal date of August 3, 2016, for receipts and other materials sufficient for the MURAC to provide the previously authorized grant amount of \$800. As of this date, no such material had been provided to either the Planning Department of the MURAC for consideration.

Following discussion of this situation by committee members, , Kelly McDonald MOVED to allow submittal of the necessary information to be submitted for consideration until 5:00 p.m., August 5, 2016; Wendy Stassens SECONDED the motion, which was passed unanimously. [Staff notes that, as of the date these minutes were put to paper (August 26, 2016), no such material has been provided for consideration.]

Alpine Avenue Update – As an informational item Marcia Baragary explained to the committee the financing options available regarding provision of TIF funds for implementation of the Alpine Avenue improvement project that is anticipated to go out for bid in late fall of 2016. There followed a general discussion of the option parameters. No action was taken.

3. Adjournment

There being no other business, Chair Stassens adjourned the meeting at 4:43 pm.



McMinnville Urban Renewal Agency
c/o Planning Department
 231 NE Fifth Street • McMinnville, OR 97128
 (503) 434-7311 Office • (503) 474-4955 Fax
www.ci.mcminnville.or.us

Office Use Only:

File No. _____

Date Received _____

Received by _____

Façade Improvement Grant Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name Corey + Tara Rich Phone Corey 971 237 2079

Contact Name _____ Phone Tara 971 237 7910
(If different than above)

Address 1005 NE COWLS ST.

City, State, Zip McMinnville OR 97128

Contact Email tcwrich@comcast.net

Property Owner Information

Property Owner Name Corey Rich (same) Phone _____
(If different than above)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email Corey@macyandson.com

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Business Name The Oak

Property Address 326 NE Davis St. McM OR 97128

Assessor Map No. R4 421 - BC - 05600

Project Information

Estimated Project Start Date: 24 SEPT Estimated Project Completion Date: 2 OCT

Grant Amount Requested (no more than \$2,500): \$ 500
 Applicant Matching Funds: \$ 500
 Total Project Costs: \$ 1,000

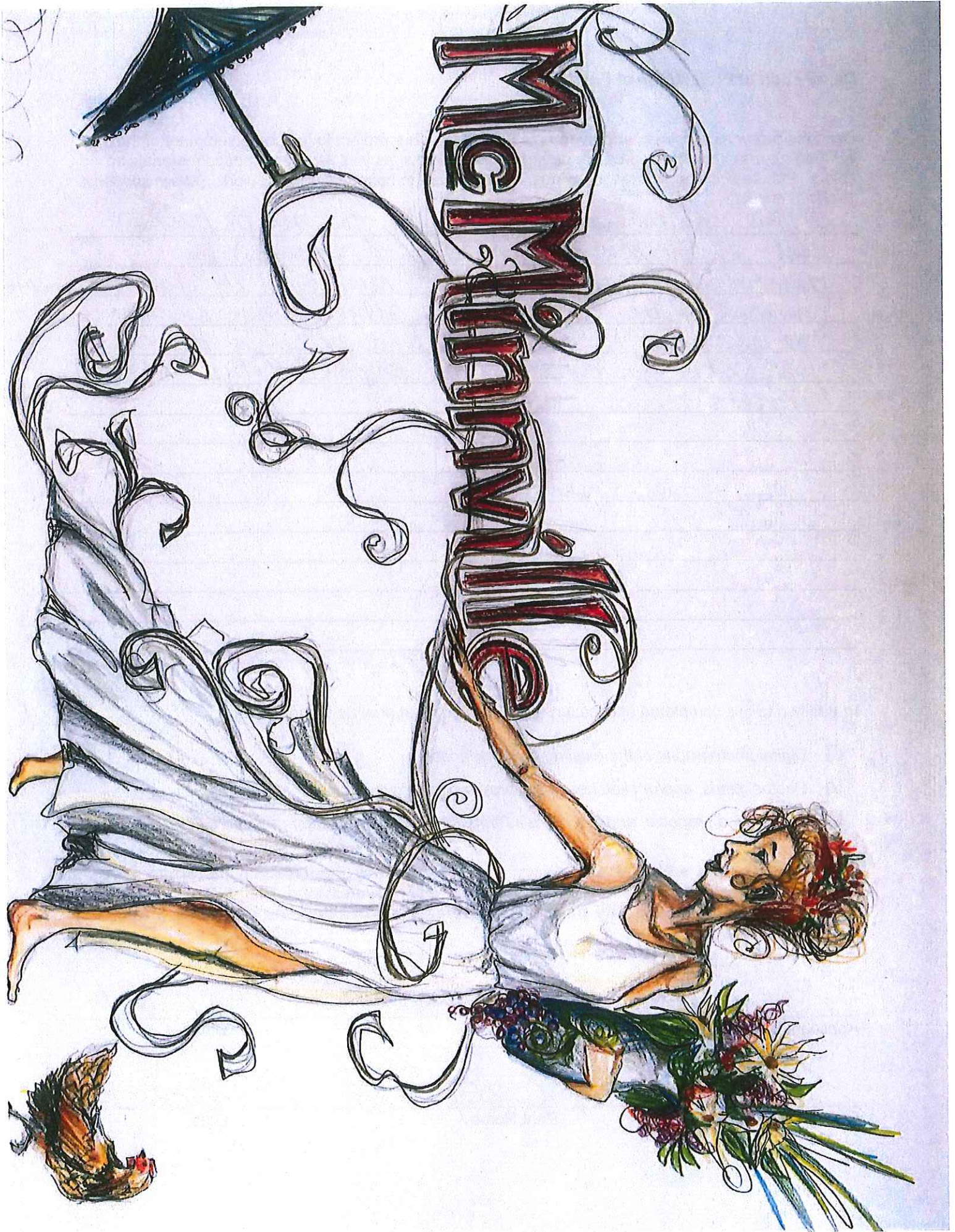
Note: The total grant amount requested should equal or exceed the matching funds total.

Project Budget

Attach documentation for costs such as contractor's bids or detailed estimate for materials and labor costs. (Attach additional sheets as needed)

Labor	Materials	Purpose (i.e. painting, awning, repair)	Estimated Cost
	Mural Paint		\$ 165.00 *See Merri Artist Bid
	Primer/Varnish	longevity of mural & conservation	\$ 75.00 LOWES
	Pressure washer	Prep	\$ 45.00 Bottens
	Brushes/rollers Plastic		\$ 50.00 - 75.00 Lowes/Merri Artist
	*Scaffolding		\$ 65.00 - 100.00 Bottens Rental
3 wks ~ 20 hrs/wk			\$ 500.00
			\$
			\$
Total Project Costs:			\$ 1,000

- * There is a possibility scaffolding will be donated by cellar ridge.
- * Brushes and other small necessities quoted from Lowes & The Merri Artist



Description of Project/Use of Funds

Describe below all proposed improvements included in your project to include a summary of the building's current condition, areas to be improved and how, as well as any proposed materials or colors. Please enclose pictures, drawings, as necessary to help describe the work. (Attach additional sheets as needed)

This project is to beautify the north facing wall of the Union Block Bldg (The Oak) by painting "McMinnville Women" mural. The current structural condition of the wall is good although by adding the art the beauty and town pride is greatly increased. See attached for proposed colors and materials.

In addition to this completed application, the applicant must provide the following:

- Digital photographs of the existing building façade.
- Photos, plans, and/or sketches of the proposed improvements
- Quotes, fee proposal, and any other information that supports the proposed budget.

I agree to comply with the guidelines and standards of the McMinnville Urban Renewal Agency's Façade Improvement Grant Program and I understand that this is a voluntary program, under which the City has the right to approve or deny any project or proposal or portions thereof.

Jana Rice
Applicant Signature

Tara Rich
Print Name

8-10-16
Date

[Signature]
Owner (if different) Signature

COREY RICH
Print Name

8-10-16
Date

3rd St. Mural

I first discovered the beauty of street art while I was studying art in Perth Australia. The city was covered with murals, you couldn't walk down a street without seeing some piece of artistry that enhanced or beautified the city amongst the towering gray walls. Perth City is one of the foremost cities in the developing street art movement around the world. I found a study that they did very interesting. There was one alleyway that was known for being kind of sketchy a lot of theft went on there, so the city decided to try something, they hired local artists to transform the alley covering it top to bottom with original murals. They strung lights across the top of the alley walls, and afterwards the amount of theft and vandalism went down almost completely! This along with my own personal experience of living in such a beautiful city convinced me of the power that street art has on the everyday life of a citizen. During the school I got the chance to go to India and complete murals in schools with a team of other artists. Seeing the faces of the children light up when they walked into their classroom that used to be a whitewashed wall was enough to convince me that I wanted to do this for the rest of my life. Art is the glue that holds us together, it is everywhere, whether we choose to recognize it or not. Labels on milk cartons, woodwork on chairs, logos and architecture, without art life would be bland. This has been my observation, when we create something we give a piece of ourselves to whatever it is we are creating. The society that recognizes and supports the individual in his or her pursuits of creativity flourishes, because the people feel they have something to offer. My passion is art; I believe it is something that not only enhances the appeal to the eye of the passer by, but also the very heart of the community. Art should not be locked away. A gallery is a beautiful place and many pieces of art belong in them, but art in my humble opinion should be just as much for the homeless man on the street as it is for the collector of Van Gogh. Why? Because it makes life worth living, it brings people together; the eye that it catches could be that of anyone of us, regardless of race or political and religious beliefs. It doesn't matter because it's out there for everyone to enjoy. It is a bookmark in history saying we were here, we lived, this was our people and our legacy and look how beautiful it was! This is why I am so passionate about street art! It is for all of us, and that's what life is about. Being there for each other, and admiring the beauty of the moment, what makes this time unique? This town? What do we want to leave behind? How do we want to encourage the young generations to aspire towards their dreams? This is one way I know of. This is my dream. That is why I want to paint this mural. It's just a small step, a small gift. But I would love the chance to give it. Although I was not born here I consider McMinnville to be my hometown. I love this city! I love the heart of the community to advance the arts through music festivals, markets, and even public art that is already going up all over the place! I really just want to jump on board and be apart of it, because I think it's fantastic.

Ashley Phillips

8/31/2016 Bid good through 2/1/2017

The Merri Artist, Inc.

421 NE 3rd St

McMinnville, OR 97128

Mural paint bid for Ashley Phillips

Item #	Description	Qty	List Price	Disc %	Net Price
CQ2879	MURAL PAINT GALLON POLAR WHITE	1	\$74.86	25%	56.15
CQ2853	MURAL PAINT 1/2 GAL STOP RED	1	\$41.92	25%	31.44
CQ2798	MURAL PAINT 1/2 GAL BLKTOP BLK	1	\$32.36	25%	24.27
CQ2475	MURAL PAINT 16OZ SND UNBLCH TITN	1	\$8.70	25%	6.53
CQ2458	MURAL PAINT 16OZ GLAM ROCK GOLD	1	\$12.31	25%	9.23
CQ2457	MURAL PAINT 16OZ MUD RAW UMBER	1	\$8.70	25%	6.53
CQ2456	MURAL PAINT 16OZ SCORCHED YELLOW	1	\$10.51	25%	7.88
CQ2451	MURAL PAINT 16OZ GO GREEN	1	\$10.51	25%	7.88
CQ2450	MURAL PAINT 16OZ DRT BRNT SIENNA	1	\$8.70	25%	6.53
CQ2399	MURAL PAINT 16OZ ICE BLUE	1	\$10.51	25%	7.88
				Total	164.31

Chainsaw 16" Electric	\$28.13	\$37.50
Chainsaw 16" Gas	\$39.00	\$52.00
Chainsaw 20" Gas	\$46.50	\$62.00
Chainsaw on Pole Extension	\$37.68	\$50.25
		\$67.00
		\$8.00

Compaction Equipment

4 Hour Day

Compactor Jumping Jack	\$59.25	\$79.00
Compactor Vibratory Plate	\$56.25	\$75.00
Double Drum Roller 36" CC900		\$219.00

Concrete Equipment

4 Hour Day

Bull Float and 2 handles		\$15.00
Chipping Hammer 30 LB Electric	\$33.75	\$45.00
Concrete Broom and 2 Handles		\$15.00
Concrete Mixer 2 or 3 CU Ft. Elec.		\$25.00
Concrete Mixer 6 CU Ft Gas		\$45.00
Concrete Saw 12" Hilti	\$48.75	\$65.00
Concrete Grinder 5" Hilti	\$16.87	\$22.50
Concrete Grinder 7" Hilti	\$26.25	\$35.00
Concrete Floor Grinder		\$150.00
Concrete Vacuum Hilti (Dustless)	\$48.75	\$65.00
Concrete Saw 12" Electric	\$37.50	\$50.00
Abrasive Blades 12"	\$8.50 (Purchase only)	
Concrete 12" Chain Saw		\$75.00
Partial Wear Charge		\$95.00
New Chain	\$395.00 (Purchase only)	
Concrete Saw 14"	\$52.50	\$70.00
Concrete Saw 14" Push, Gas	\$71.25	\$95.00
Abrasive Blades 14"	\$14.00 (Purchase only)	
Diamond Blade 14"	Min. Wear Charge \$25.00	
Core Drill	\$60.00	\$80.00
Core Drill Stand		\$45.00
Core Drill Bit Wear Charges	Vary (1"-6" Sizes Avail)	
Chipping Hammer 30 lb. Electric	\$40.50	\$54.00
Concrete Vibrator 10'		\$39.00
Concrete Vibrator 20'		\$47.00
Hand Trowel		\$10.00
Jack Hammer 60 LB. Electric	\$51.75	\$69.00
Steel Bit wear Charge		\$8.00
Jitterbug Tamp Type		\$8.50
Mortar Mixer 5 CU FT Gas		\$58.00
Roto Drill 1/2" SDS	\$27.00	\$36.00
Bits up to 1/2"		\$6.00
Bosch Hammer 5/8 and Larger	\$31.87	\$42.50
Bits 5/8" to 1"		\$7.50
Bits 1-1/8" to 2"		\$10.00
Bits 2-1/4 to 3"		\$20.00
Stud Gun Powder Actuated	\$20.25	\$27.00
Power Trowel F36/4	\$60.00	\$80.00
Rebar Cutter		\$12.00

Drills

4 Hour Day

Drill 1/2"	\$15.00	\$20.00
Drill 1/2" Hole Hawg	\$17.50	\$22.50

18" D/ 4" W		
Baretto Trac Trencher	\$135.00	\$175.00
36" D/ 6" W		
Ride On Trencher		\$278.00
4' Deep 6" Wide		
Trenching Shovel		\$8.00

Moving

4 Hour Day

Air Sled	\$21.75	\$29.00
Aluminum Ramp 10'	\$13.00	\$17.50
Appliance Dolly	\$13.50	\$18.00
Barrel/Piano Dolly	\$10.00	\$15.00
Deluxe Piano Polly	\$13.00	\$17.50
Hand Truck	\$10.00	\$15.00
Moving Pads (6)		\$8.00

Paint and Wallpaper

4 Hour Day

Airless Paint Sprayer		\$100.00
Power Washer 2700 PSI 95 LBS	\$45.00	\$65.00
Water Jet 20"	\$51.00	\$68.00
Parking Lot Striper		\$85.00
Heat Gun Paint Remover	\$14.25	\$19.00
Texture Gun	\$12.75	\$17.00
Texture Outfit	\$37.50	\$50.00
Wallpaper Steamer		\$31.00

Plumbing and

Electrical Equipment

4 Hour Day

Conduit Bender 1"		\$9.00
Conduit Bender 1/2" to 3/4"		\$8.00
Fish Tape 200'		\$10.00
Hand Snake 25'		\$16.00
Hand Snake 50'		\$26.00
Hydraulic Pipe Bender	\$35.00	\$55.00
Pipe Cutter 2"		\$10.50
Pipe Cutter 4"		\$12.50
Pipe Reamer		\$9.00
Pipe Threader 1 1/2" to 2"		\$17.00
Pipe Threader 1/4" to 1"		\$14.00
Pipe Vice		\$10.50
Power Snake 25'	\$44.50	\$59.50
Pistol Grip 25'	\$44.50	\$59.50
Power Snake 50'	\$42.00	\$74.50
Power Snake 100'	\$65.00	\$82.00
Power Threader	\$18.50	\$24.75
Toilet Snake		\$16.50
Water Ram	\$14.80	\$19.75

Pumps

4 Hour Day

3/4" 20 GPM	\$15.00	\$20.00
1 1/2" 60 GPM		\$30.00
1 1/2" Gas Powered		\$49.00
2" Trash Pump		\$55.00
3" Diaphragm or Trash Pump		\$70.00



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Scissor Lift 32' Rough Terrain	\$275.00	
Boom/man lift 45' Towable	\$217.00	
Scissor Lift 19'		\$150.00
Scissor Lift 26'		\$185.00
Scissor Lift 32' Rough Terrain		\$275.00
Telehandler 5519		\$325.00

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Air Equipment	4 Hour	Day	Ladders and Scaffolding	Day	Week
Air Compressor 1 1/2" HP Small		\$27.50	24' Aluminum Ext. Ladder	\$24.00	\$96.00
Air Compressor 1 1/2" HP Wheeled		\$32.50	28' Aluminum Ext. Ladder	\$27.00	\$108.00
Air Compressor 185 CFM		\$126.00	32' Aluminum Ext. Ladder	\$31.00	\$124.00
50' Air Hose (use w/ 185 comp.)		\$8.00	40' Aluminum Ext. Ladder	\$35.00	\$140.00
Air Jack Hammer 60 or 90 lb.	w/ Comp	\$42.50	6', 8', 10', 12', Alum. Step Ladder	\$10.00	\$40.00
Air Chipping Hammer 30lb.	w/ Comp	\$42.50	14' Aluminum Step Ladder		\$12.00
Air Hammer w/o Compressor		\$75.00	16' Aluminum Step Ladder	\$25.00	\$100.00
Air Nailer/Staples			10' Alum. Orchard Ladder	\$16.00	\$64.00
Air Finish Nailer 2 1/2"		\$25.00	12' Alum. Orchard Ladder	\$19.00	\$76.00
Air Roofing Nailer 1-3/4" Coil		\$25.00	14' Alum. Orchard Ladder	\$22.00	\$88.00
Air Stapler 7/16" W x 2" L		\$25.00	16' Alum. Orchard Ladder	\$25.00	\$100.00
Air Flooring Nailer		\$37.50	Ladder Stand Offs	\$8.00	\$32.00
Electric Stapler		\$18.00	Ladder Jacks (pair)	\$10.00	\$40.00
Hand Stapler		\$8.00	16' Aluminum Plank	\$22.50	\$90.00
			20' Aluminum Plank	\$24.00	\$96.00
			28' Aluminum Plank	\$35.00	\$140.00
			Roof Jacks	\$8.00	\$32.00
			ProJax 3'x6' Scaffolding	\$19.00	\$57.50
			Scaffold Section 5x5x7	\$16.00	\$20.00

Approx 2 weeks

Scissor Lift 32' Rough Terrain	\$275.00
Telehandler 5519	\$325.00

Scaffold Frame Each	\$5.00	\$6.25
Scaffold Brace Each	\$3.00	\$4.50
Scaffold Plank Each	\$5.00	\$6.25 x 2
Scaffold Casters Each	\$5.00	\$6.25
Scaffold Leveling Jack Each	\$5.00	\$6.25
Scaffold Safety Package	\$5.00	\$6.25

Air Or Electric

4 Hour Day

Impact Wrench 3/4" Elec.	\$22.50	\$30.00
Small Puller		\$10.50
Large Puller		\$15.00
Ridge Reamer		\$10.00
Ring Compressor		\$8.00
Sockets 1/2 to 1"		\$2.00
Torque Wrench 200 LB		\$15.00
Torque Wrench 600 LB	\$25.50	\$34.00
Transmission Jack	\$21.00	\$27.50
Valve Spring Compressor		\$10.00

Automotive

4 Hour Day

Axle Stands (Pair)		\$8.00
Battery Charger		\$12.00
Battery Jumper Cables		\$8.50
Bolt Cutters		\$11.00
Breaker Bar and Socket		\$8.00
Car Polisher		\$27.00
Bonnet Price (\$8.95)		
Coil Spring Compressor		\$22.50
Compression Tester		\$8.00
Cylinder Hone	\$28.12	\$12.50
Engine Hoist 7' 6" High		\$37.50
Engine Hoist 10' 2" High		\$42.50
Engine Repair Stand		\$10.00
Impact Wrench 1" Air	\$15.00	\$40.00
Impact Wrench 1/2"		\$20.00

Building and Hand Tools

2 Hour 4 Hour Day

Banding Tool	\$15.00	\$20.00
Deck Puller		\$8.00
Glass Suction Cup		\$8.00
Gravity Roller 30'		\$25.00
Dirt Conveyor 25'		\$36.00
Johnson Bar		\$17.00
Come a' Long		\$15.00
Level Builders (Transit)	\$29.25	\$39.00
Level, Laser Berger		\$60.00
Level, Laser (indoor)	\$54.00/WK	\$18.00
Magnetic Broom		\$12.50
Measuring Wheel		\$10.00
Pry Bar 6'		\$8.00
Saw Horse Each		\$5.00
Traffic Cones		\$1.00
Wheelbarrow		\$10.00

Chainsaws

2 Hour 4 Hour Day

Lawn and Garden

2 Hour 4 Hour Day

Aerator	\$45.00	\$60.00	\$80.00
Auger 1 Man Hydraulic		\$55.00	\$85.00
Auger 1 Man	\$33.00	\$44.00	\$74.00
Auger 2 Man		\$50.00	\$75.00
Auger Hand			\$10.00
Bark Dust Spreader		\$11.00	\$16.00
High Weed Mower	\$52.50	\$70.00	\$135.00
High Weed Mower Flail	\$67.50	\$90.00	\$145.00
Lawn Edger Gas	\$18.75	\$25.00	\$35.00
Lawn Edger w/ Power Head	\$26.25	\$35.00	\$60.00
Lawn Mower Gas	\$29.00	\$39.00	\$53.00
Orec Riding Mower		\$135.00	\$180.00
Weed Saws- Gas		\$33.75	\$45.00
String or Blade			
Metal Detector		\$18.75	\$25.00
Live Animal Trap		\$12 / WK	
Sprayer- Backpack		\$15.00	\$20.00
Lawn Roller		\$10.00	\$15.00
Rake Magnesium			\$10.00
Seed Spreader		\$10.00	\$13.50
Sod Cutter	\$59.00	\$78.75	\$105.00
Stump Grinder Handlebar		\$82.50	\$110.00
Stump Grinder Hyd.		\$123.75	\$165.00

Hedge Trimmers

2 Hour 4 Hour Day

Hedge Clipper Electric	\$14.00	\$18.75	\$25.00
Hedge Clipper Gas	\$28.00	\$37.50	\$50.00
Hedge Clipper on Pole	\$33.75	\$45.00	\$60.00

Pruners

2 Hour 4 Hour Day

Limb Chipper 6"		\$165.00	\$220+ Fuel
Log Splitter		\$55.00	\$72.00
Over Seeder	\$45.00	\$55.00	\$65.00
Chainsaw on Pole	\$37.68	\$50.25	\$67.00
Extension 3 ft.			\$8.00
Pruner Hand	\$8.50	\$11.25	\$15.00

Tillers

2 Hour 4 Hour Day

Tiller 9 HP Rear Tine	\$54.00	\$72.50	\$96.50
Tiller 6 HP Front Tine	\$36.00	\$48.00	\$64.00
Tiller Mini Mantis	\$29.00	\$40.50	\$54.00
Thatcher	\$32.00	\$51.50	\$74.50
Thatcher Self Propelled	\$51.50	\$69.00	\$94.50

Trenchers

4 Hour Day

Baretto Trencher Mini	\$97.50	\$130.00
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McMinnville Urban Renewal District Façade Improvement Grant Program

Background:

The Façade Improvement Grant Program is a matching grant program of the City of McMinnville Urban Renewal Agency.

The purposes of the Façade Improvement Grant Program are:

1. To improve the aesthetic appearance of the exterior facades of existing buildings and businesses in the District;
2. To restore the unique historic character of buildings in the District as much as practicable; and
3. To encourage private investment in District properties and businesses.

In this, the first year of the program, there have been allocated \$10,000 in matching grants for qualified projects. The maximum individual grant is limited to \$2,500. Applications must be submitted to the McMinnville Planning Department by 5:00pm, May 20, 2015 in order to be considered in this round of awards.

Further information regarding this program is provided below.

Eligibility:

The following persons are eligible to apply and receive grant funds:

1. Property owners of commercial or industrial zoned buildings within the District.
2. Business owners or tenants of commercial or industrial zoned buildings within the District with property owner consent.

Ineligible Property:

The following types of property are not eligible for funding:

1. Tax delinquent property within the Urban Renewal District.
2. Property in litigation.
3. Property in condemnation or receivership.
4. Property owned by religious groups.
5. Property owned by 501(c)3 nonprofit organizations on which taxes are not being paid.
6. Properties on which taxes are being paid, but have nonprofit use, such as schools, charities, clubs, etc.
7. Exclusively residential buildings.

8. Daycare centers.

Eligible Improvements:

Funds may be used for existing exterior façade improvements on commercial and industrial zoned buildings within the District in compliance with the McMinnville Zoning Ordinance and NE Gateway Planned Development Overlay standards. For the purpose of this program, “façade” includes the exterior of any street-facing building wall, but does not include the building’s interior, roofing, signs, structural improvements, or other site improvements except as noted below.

The types of eligible projects include:

1. Repair, restoration, or installation of exterior masonry and siding materials.
2. Repair, replacement, or installation of awnings, windows, trim, doors, gutters, downspouts, stone or brick, or other architectural details.
3. Repair or replacement of exterior lighting attached to a building or illuminating a sign.
4. Repair or construction of entryways.
5. Cleaning, preparation, and painting of exterior walls and trim in conformance with the approved color palette.
6. Removal of barriers to access for people with disabilities.
7. Removal, replacement, or repair of exterior wall, freestanding, or projecting signs.
8. Other improvements as approved.

Financing:

The maximum grant award for a single project is \$2,500.. A minimum private match of 100 percent (1:1) of the grant amount is required.

Application Process:

The application process includes the following steps:

1. Applicant to review Downtown Design Guidelines and Standards in Chapter 17.59 of the McMinnville Zoning Ordinance, Historic Resources Ordinance, or the NE Gateway Planned Development Overlay, as applicable.
2. Applicant prepares a written description of proposed improvements including cost estimates, and information regarding colors, materials, and other elements necessary to describe the proposed improvement and demonstrate compliance with the applicable design guidelines.
3. Applicant schedules a grant application meeting with the Planning Director to discuss proposed improvements. City staff will explain grant application requirements.

4. Applicant submits a grant application with supporting documentation as outlined in the grant application meeting.
5. Projects requiring further review as specified in Chapter 17.59 of the zoning ordinance, Historic Resources Ordinance, or NE Gateway Planned Development are required to complete those reviews prior to submittal of a grant application.
6. Applications received after the deadline for submittal will not be considered.

General Conditions:

1. Approval of grant applications is contingent upon available funds.
2. Funding is limited to one façade and one sign grant per property per year.
3. All projects shall conform to the design standards of Chapter 17.XXX of the McMinnville Zoning Ordinance and NE Gateway Planned Development Overlay Ordinance. As such, some projects may require staff or Historic Landmark Committee review prior to submittal of a grant application.
4. Once an application is approved, the applicant will be required to enter into a Grant Approval Agreement with the Urban Renewal Agency.
5. Construction may begin only after an application is approved. Any work completed prior to formal approval and signing of the Grant Agreement may not be eligible for grant reimbursement.
6. All construction contractors shall have a valid license in the State of Oregon.
7. Only projects utilizing a licensed contractor will be eligible for reimbursement of labor costs. Projects not completed by a licensed contractor are eligible for material costs only.
8. Projects are required to be completed within one (1) year from the date of grant approval.
9. Applicants are responsible for obtaining all necessary permits prior to conducting work.
10. The applicant must submit before and after color photos of the project.
11. Additional conditions may be included with the grant approval.

Review Process:

Grant applications are reviewed initially by the McMinnville Planning Director to determine eligibility and consistency with the submittal requirements of this grant program. Applications meeting these requirements are then forwarded to the McMinnville Urban Renewal Advisory Committee for review and decision at a regularly scheduled meeting of the committee.

Review Criteria:

All projects will be reviewed based on the following criteria:

1. Positive impact of the project on the aesthetic appearance of the building.
2. Positive impact of the project on the overall streetscape.
3. Preservation and enhancement of the architectural integrity of the building.

4. Positive contribution of the project on the urban renewal effort.
5. Amount of additional investment leveraged by the grant.
6. Compliance with applicable design guidelines and standards.
7. Evidence of financial ability to meet matching requirements (e.g., bank statement, loan commitment letter, etc.)

Reimbursement Procedure:

Project reimbursement will occur based on the following procedures:

1. Reimbursement will occur only after construction is complete and a city inspection has been conducted.
2. Upon project completion, city staff should be contacted to conduct a site inspection.
3. Detailed written invoice(s) or itemized receipts and proof of payment (e.g., cancelled checks) shall be provided with all reimbursement requests.
4. If a licensed contractor was not used, receipts for materials shall be provided.
5. Funds will be dispersed within three (3) to six (6) weeks following submittal and verification of all documentation.

The Agency reserves the right to refuse reimbursements in whole or in part for work that:

1. Does not conform to the program or design guidelines.
2. Does not conform to the proposal submitted with the application and authorized by the Agency.
3. Are not commensurate with the workmanship and cost customary to the industry.
4. Is not completed within one year. (Requests for extension will be considered only if made in writing and progress towards completion has been demonstrated).
5. Does not conform to the terms of the grant agreement.

Further Information Contact:

Doug Montgomery
Planning Director
Ph. (503) 434-7311
Email montgod@ci.mcminnville.or.us



**CITY OF MCMINNVILLE
PLANNING DEPARTMENT**
231 NE FIFTH STREET
MCMINNVILLE, OR 97128

503-434-7311
www.mcminnvilleoregon.gov

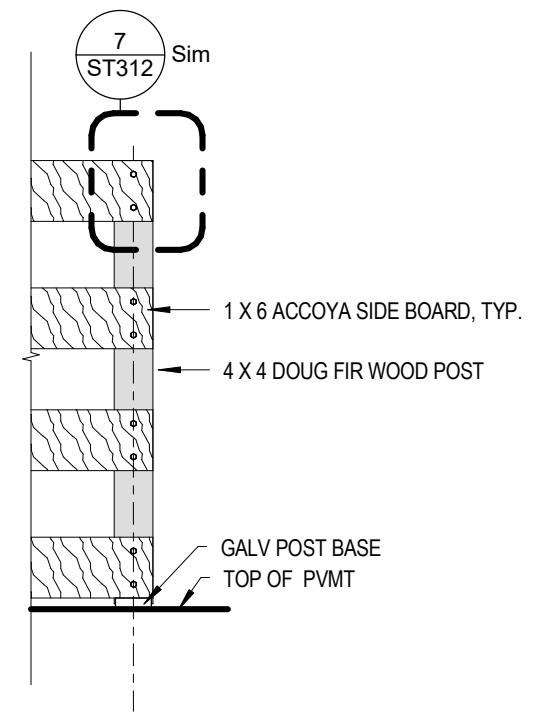
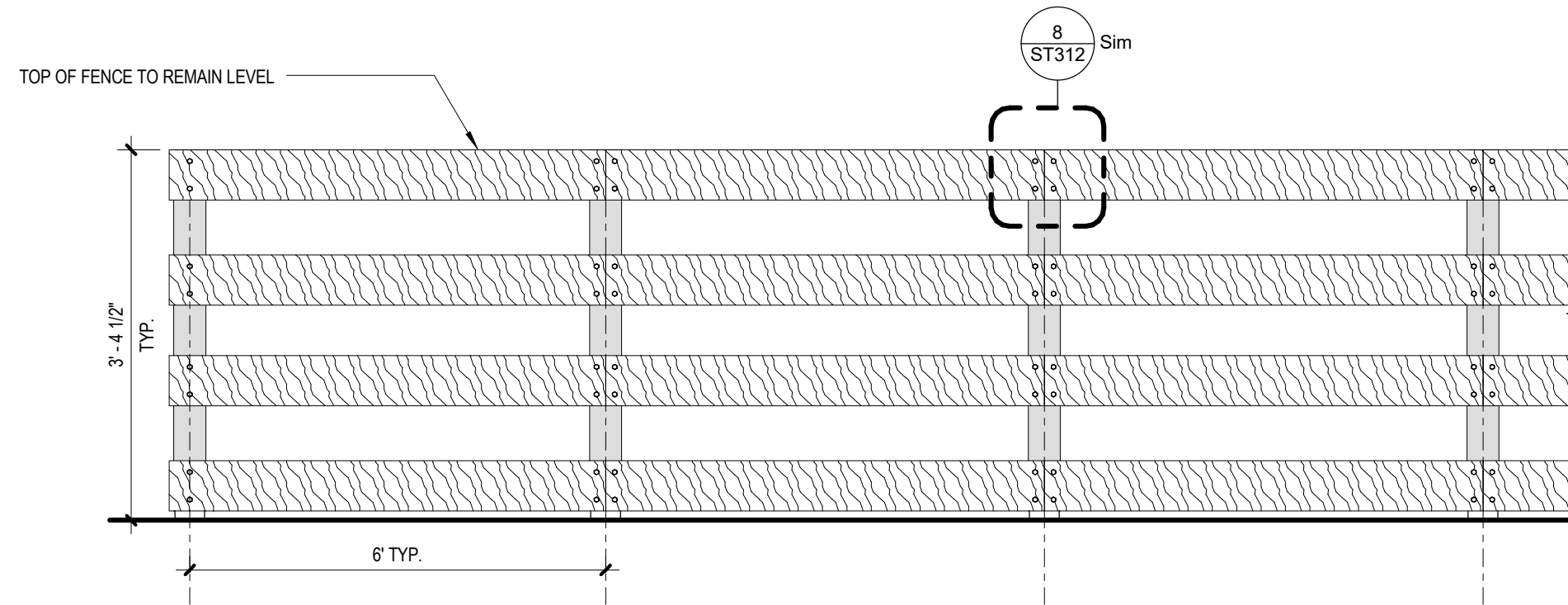
EXHIBIT 4 - STAFF REPORT

DATE: September 7, 2016
TO: McMinnville Urban Renewal Advisory Committee Members
FROM: Heather Richards, Planning Director
SUBJECT: Alpine Avenue Update – Fence Design

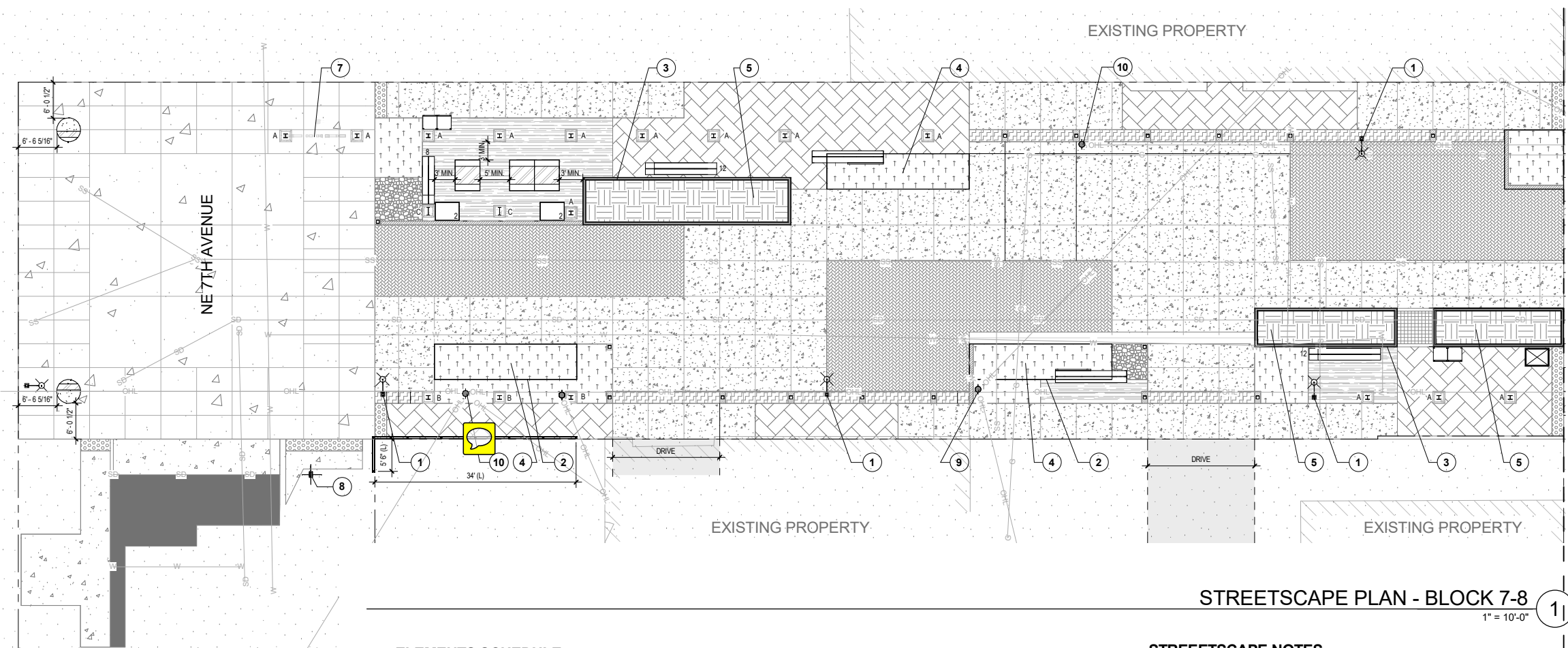
Report in Brief:

Some fences have been proposed in the Alpine Avenue project that have not yet been reviewed by the McMinnville Urban Renewal Advisory Committee (MURAC). The fences are meant to help define the street edges at intersections, parking lots and vacant parcels to prevent the “leaking of space”. The materials are similar to the overall streetscape palette.

The City is looking for feedback from MURAC on the design, location and placement of the fences.



1 2 3 4 5 6 7 8



STREETSCAPE PLAN - BLOCK 7-8
1" = 10'-0" 11

ELEMENTS SCHEDULE:

SYMBOL	DESCRIPTION	DETAIL	SYMBOL	DESCRIPTION	DETAIL
	HARVEST BOX (STACKED HEIGHT)	ST 301		FLOATING BENCH	ST 304 ST 305
	HARVEST BOX WITH HOPS TOWER	ST 302		INTERSECTION BOLLARD	ST 314
	UNIVERSAL QUARTER PICNIC TABLE	ST 307 ST 308 ST 309		WOOD FENCE	ST 312
	STACKED TIMBER BENCH (LENGTH)	ST 303		TRASH BOX	ST 306
				PEDESTRIAN BOLLARD	ST 313

LEGEND - STEEL STRUCTURE

A	I	14' - 0" (T) WEATHERING STEEL COLUMN
B	I	18' - 0" (T) WEATHERING STEEL COLUMN
C	I	20' - 2" (T) WEATHERING STEEL COLUMN
D	I	14' - 10" (T) WEATHERING STEEL COLUMN
		CONC BUMPER FOR COLUMN, SEE STRUCTURAL DETAILS

STREETSCAPE NOTES

- REFER TO CIVIL ENGINEERING PLANS FOR ROADWAY LAYOUT, GRADING AND UTILITY LOCATIONS.
- SEE SURFACING PLAN FOR ALL SURFACE MATERIALS.
- SEE SPECIAL PROVISIONS FOR ALL SITE FURNISHINGS AND FEATURES.

CONSTRUCTION NOTES-STREETSCAPE

- STREET LIGHT, SEE ILLUMINATION PLANS
- STEEL PLANTER EDGE SEE ST310
- STORMWATER EDGE SEE ST311
- PLANTING AREA (SEE PLANTING PLANS)
- STORMWATER AREA (SEE PLANTING PLANS)
- REMOVABLE PEDESTRIAN BOLLARD, SEE ST313
- GATEWAY SIGN, SEE SS 203
- STREET SIGN, SEE CIVIL
- EXISTING POWER POLE
- EXISTING POWER POLE, TO BE REMOVED BY UTILITY
- RETAINING WALL, SEE CIVIL DRAWINGS

KEY MAP
N.T.S.



PROJECT MANAGER			PROJECT NUMBER		
ISSUE	DATE	DESCRIPTION			

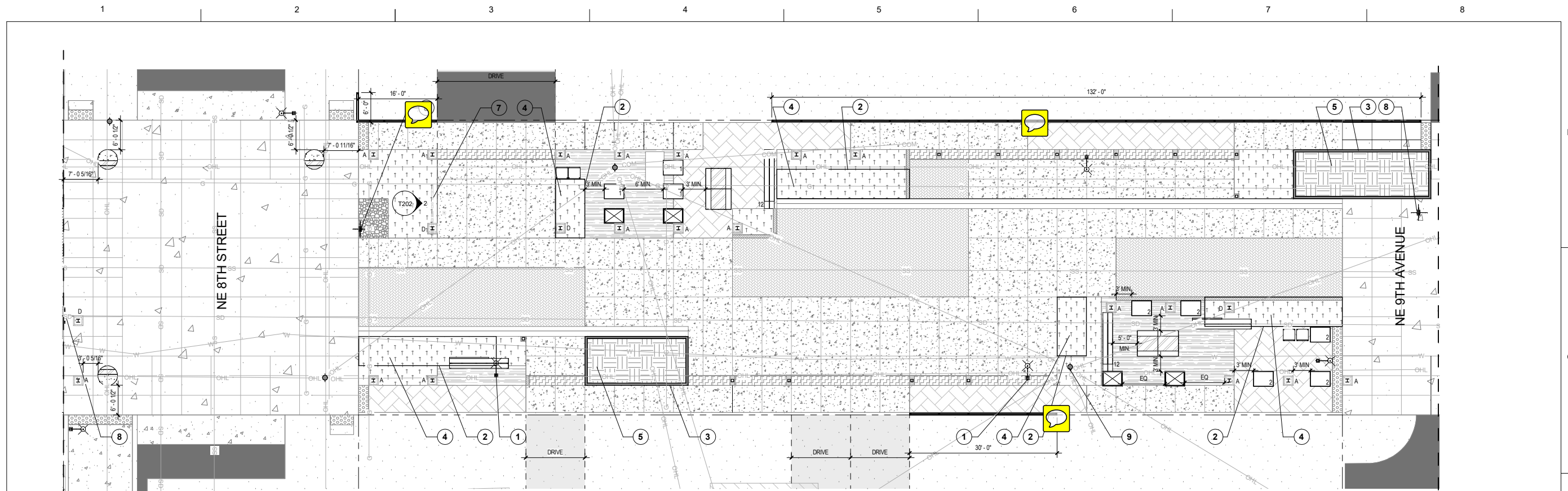


CITY OF MCMINNVILLE
NE ALPINE AVENUE IMPROVEMENTS
STREETSCAPE PLAN
NE ALPINE AVENUE STA: 199+50 TO 202+30



SCALE 1" = 10'
DATE 09/2016

SHEET **ST101**



STREETScape PLAN - BLOCK 8-9
1
1" = 10'-0"

ELEMENTS SCHEDULE:

SYMBOL	DESCRIPTION	DETAIL	SYMBOL	DESCRIPTION	DETAIL
	HARVEST BOX (STACKED HEIGHT)	ST 301		FLOATING BENCH	ST 304 ST 305
	HARVEST BOX WITH HOPS TOWER	ST 302		INTERSECTION BOLLARD	ST 314
	UNIVERSAL QUARTER PICNIC TABLE	ST 307 ST 308 ST 309		WOOD FENCE	ST 312
	STACKED TIMBER BENCH (LENGTH)	ST 303		TRASH BOX	ST 306
				PEDESTRIAN BOLLARD	ST 313

LEGEND - STEEL STRUCTURE

A	I	14'-0" (T) WEATHERING STEEL COLUMN
B	I	18'-0" (T) WEATHERING STEEL COLUMN
C	I	20'-2" (T) WEATHERING STEEL COLUMN
D	I	14'-10" (T) WEATHERING STEEL COLUMN
		CONC BUMPER FOR COLUMN, SEE STRUCTURAL DETAILS

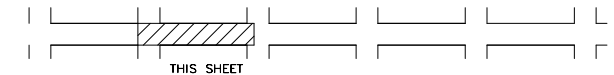
STREETScape NOTES

- REFER TO CIVIL ENGINEERING PLANS FOR ROADWAY LAYOUT, GRADING AND UTILITY LOCATIONS.
- SEE SURFACING PLAN FOR ALL SURFACE MATERIALS.
- SEE SPECIAL PROVISIONS FOR ALL SITE FURNISHINGS AND FEATURES.

CONSTRUCTION NOTES-STREETScape

- STREET LIGHT, SEE ILLUMINATION PLANS
- STEEL PLANTER EDGE SEE ST310
- STORMWATER EDGE SEE ST311
- PLANTING AREA (SEE PLANTING PLANS)
- STORMWATER AREA (SEE PLANTING PLANS)
- REMOVABLE PEDESTRIAN BOLLARD, SEE ST313
- GATEWAY SIGN, SEE SS 203
- STREET SIGN, SEE CIVIL
- EXISTING POWER POLE
- EXISTING POWER POLE, TO BE REMOVED BY UTILITY
- RETAINING WALL, SEE CIVIL DRAWINGS

KEY MAP
N.T.S.



PROJECT MANAGER		
ISSUE	DATE	DESCRIPTION
PROJECT NUMBER		

FOR REFERENCE ONLY
SEE STRUCTURAL
DRAWINGS FOR
CONSTRUCTION
DETAILS

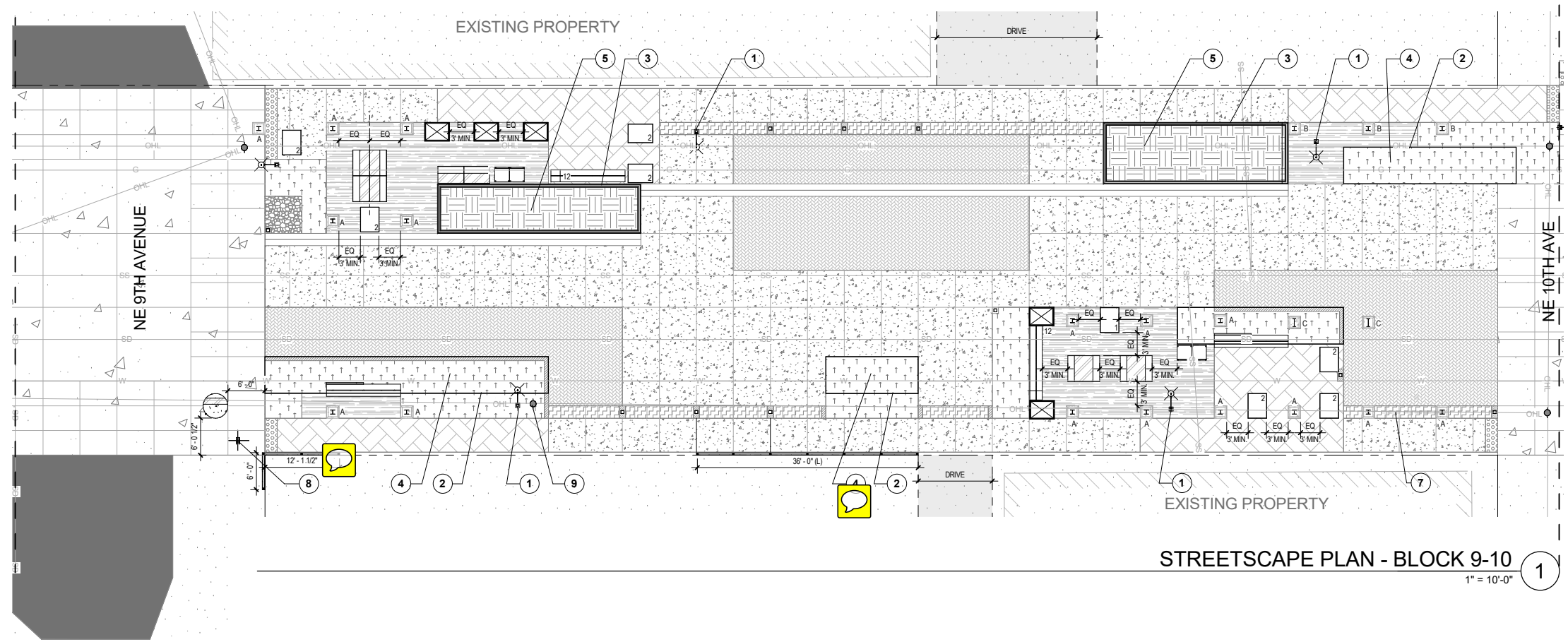
CITY OF MCMINNVILLE
NE ALPINE AVENUE IMPROVEMENTS
STREETScape PLAN
NE ALPINE AVENUE STA: 202+30 TO 205+10



SCALE 1" = 10'
DATE 09/2016

SHEET ST102

1 2 3 4 5 6 7 8



STREETSCAPE PLAN - BLOCK 9-10
1
1" = 10'-0"

ELEMENTS SCHEDULE:

SYMBOL	DESCRIPTION	DETAIL	SYMBOL	DESCRIPTION	DETAIL
	HARVEST BOX (STACKED HEIGHT)	ST 301		FLOATING BENCH	ST 304 ST 305
	HARVEST BOX WITH HOPS TOWER	ST 302		INTERSECTION BOLLARD	ST 314
	UNIVERSAL QUARTER PICNIC TABLE	ST 307 ST 308 ST 309		WOOD FENCE	ST 312
	STACKED TIMBER BENCH (LENGTH)	ST 303		TRASH BOX	ST 306
				PEDESTRIAN BOLLARD	ST 313

STREETSCAPE NOTES

- REFER TO CIVIL ENGINEERING PLANS FOR ROADWAY LAYOUT, GRADING AND UTILITY LOCATIONS.
- SEE SURFACING PLAN FOR ALL SURFACE MATERIALS.
- SEE SPECIAL PROVISIONS FOR ALL SITE FURNISHINGS AND FEATURES.

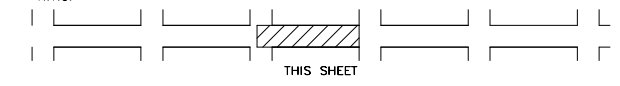
CONSTRUCTION NOTES-STREETSCAPE

- STREET LIGHT, SEE ILLUMINATION PLANS
- STEEL PLANTER EDGE SEE ST310
- STORMWATER EDGE SEE ST311
- PLANTING AREA (SEE PLANTING PLANS)
- STORMWATER AREA (SEE PLANTING PLANS)
- REMOVABLE PEDESTRIAN BOLLARD, SEE ST313
- GATEWAY SIGN, SEE SS 203
- STREET SIGN, SEE CIVIL
- EXISTING POWER POLE
- EXISTING POWER POLE, TO BE REMOVED BY UTILITY
- RETAINING WALL, SEE CIVIL DRAWINGS

LEGEND - STEEL STRUCTURE

- A I 14'-0" (T) WEATHERING STEEL COLUMN
- B I 18'-0" (T) WEATHERING STEEL COLUMN
- C I 20'-2" (T) WEATHERING STEEL COLUMN
- D I 14'-10" (T) WEATHERING STEEL COLUMN
- CONC BUMPER FOR COLUMN, SEE STRUCTURAL DETAILS

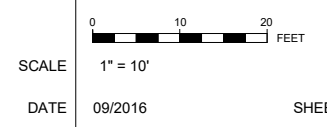
KEY MAP
N.T.S.



PROJECT MANAGER			PROJECT NUMBER		
ISSUE	DATE	DESCRIPTION	PROJECT NUMBER		

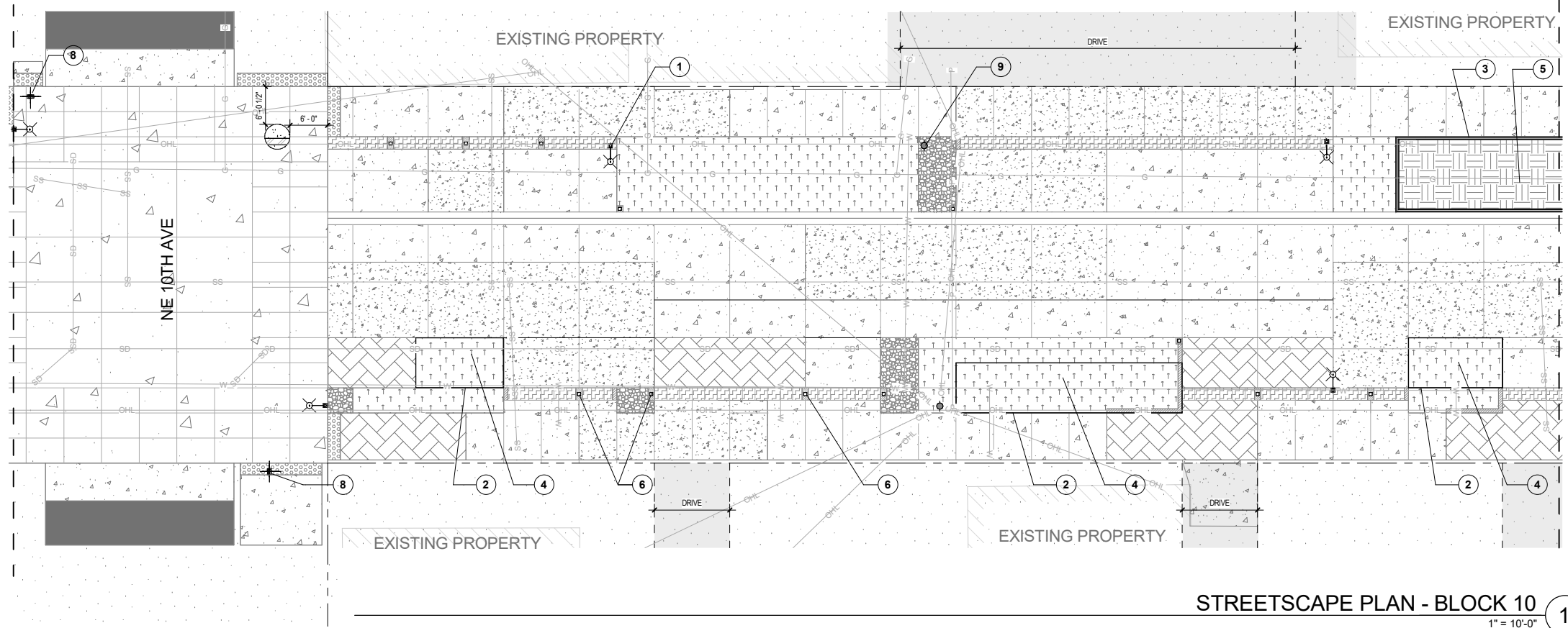
**FOR REFERENCE ONLY
SEE STRUCTURAL
DRAWINGS FOR
CONSTRUCTION
DETAILS**

**CITY OF MCMINNVILLE
NE ALPINE AVENUE IMPROVEMENTS
STREETSCAPE PLAN
NE ALPINE AVENUE STA: 205+10 TO 207+50.09**



SHEET **ST103**

1 2 3 4 5 6 7 8



STREETSCAPE PLAN - BLOCK 10
1" = 10'-0" 1

ELEMENTS SCHEDULE:

SYMBOL	DESCRIPTION	DETAIL	SYMBOL	DESCRIPTION	DETAIL
[Symbol]	HARVEST BOX (STACKED HEIGHT)	ST 301	[Symbol]	FLOATING BENCH	ST 304 ST 305
[Symbol]	HARVEST BOX WITH HOPS TOWER	ST 302	[Symbol]	INTERSECTION BOLLARD	ST 314
[Symbol]	UNIVERSAL QUARTER PICNIC TABLE	ST 307 ST 308 ST 309	[Symbol]	WOOD FENCE	ST 312
[Symbol]	STACKED TIMBER BENCH (LENGTH)	ST 303	[Symbol]	TRASH BOX	ST 306
			[Symbol]	PEDESTRIAN BOLLARD	ST 313

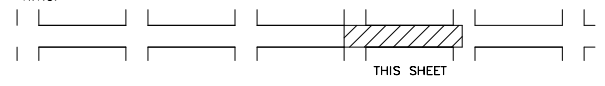
STREETSCAPE NOTES

- REFER TO CIVIL ENGINEERING PLANS FOR ROADWAY LAYOUT, GRADING AND UTILITY LOCATIONS.
- SEE SURFACING PLAN FOR ALL SURFACE MATERIALS.
- SEE SPECIAL PROVISIONS FOR ALL SITE FURNISHINGS AND FEATURES.

CONSTRUCTION NOTES-STREETSCAPE

- STREET LIGHT, SEE ILLUMINATION PLANS
- STEEL PLANTER EDGE SEE ST310
- STORMWATER EDGE SEE ST311
- PLANTING AREA (SEE PLANTING PLANS)
- STORMWATER AREA (SEE PLANTING PLANS)
- REMOVABLE PEDESTRIAN BOLLARD, SEE ST313
- GATEWAY SIGN, SEE SS 203
- STREET SIGN, SEE CIVIL
- EXISTING POWER POLE
- EXISTING POWER POLE, TO BE REMOVED BY UTILITY
- RETAINING WALL, SEE CIVIL DRAWINGS

KEY MAP
N.T.S.



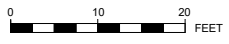
PROJECT MANAGER		
ISSUE	DATE	DESCRIPTION
PROJECT NUMBER		

**FOR REFERENCE ONLY
SEE STRUCTURAL
DRAWINGS FOR
CONSTRUCTION
DETAILS**

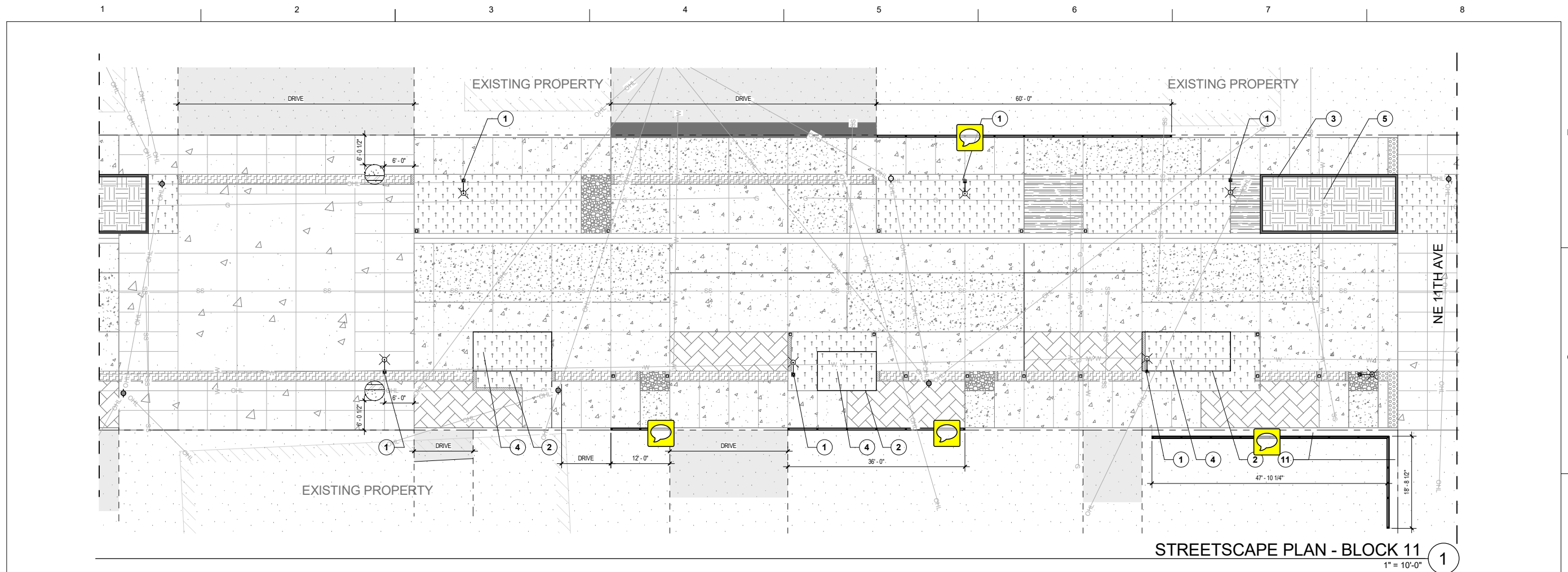
CITY OF MCMINNVILLE
NE ALPINE AVENUE IMPROVEMENTS
ADD-ALTERNATIVE STREETSCAPE PLAN
NE ALPINE AVENUE STA: 207+50.09 TO 210+05



SCALE 1" = 10'
DATE 09/2016



SHEET **ST204**



STREETSCAPE PLAN - BLOCK 11
1" = 10'-0" 1

ELEMENTS SCHEDULE:

SYMBOL	DESCRIPTION	DETAIL	SYMBOL	DESCRIPTION	DETAIL
	HARVEST BOX (STACKED HEIGHT)	ST 301		FLOATING BENCH	ST 304 ST 305
	HARVEST BOX WITH HOPS TOWER	ST 302		INTERSECTION BOLLARD	ST 314
	UNIVERSAL QUARTER PICNIC TABLE	ST 307 ST 308 ST 309		WOOD FENCE	ST 312
	STACKED TIMBER BENCH (LENGTH)	ST 303		TRASH BOX	ST 306
				PEDESTRIAN BOLLARD	ST 313

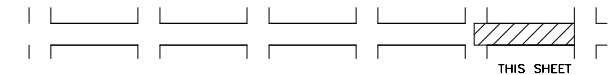
STREETSCAPE NOTES

1. REFER TO CIVIL ENGINEERING PLANS FOR ROADWAY LAYOUT, GRADING AND UTILITY LOCATIONS.
2. SEE SURFACING PLAN FOR ALL SURFACE MATERIALS.
3. SEE SPECIAL PROVISIONS FOR ALL SITE FURNISHINGS AND FEATURES.

CONSTRUCTION NOTES-STREETSCAPE

- ① STREET LIGHT, SEE ILLUMINATION PLANS
- ② STEEL PLANTER EDGE SEE ST310
- ③ STORMWATER EDGE SEE ST311
- ④ PLANTING AREA (SEE PLANTING PLANS)
- ⑤ STORMWATER AREA (SEE PLANTING PLANS)
- ⑥ REMOVABLE PEDESTRIAN BOLLARD, SEE ST313
- ⑦ GATEWAY SIGN, SEE SS 203
- ⑧ STREET SIGN, SEE CIVIL
- ⑨ EXISTING POWER POLE
- ⑩ EXISTING POWER POLE, TO BE REMOVED BY UTILITY
- ⑪ RETAINING WALL, SEE CIVIL DRAWINGS

KEY MAP
N.T.S.



PROJECT MANAGER			PROJECT NUMBER		
ISSUE	DATE	DESCRIPTION	PROJECT NUMBER		

FOR REFERENCE ONLY
SEE STRUCTURAL
DRAWINGS FOR
CONSTRUCTION
DETAILS

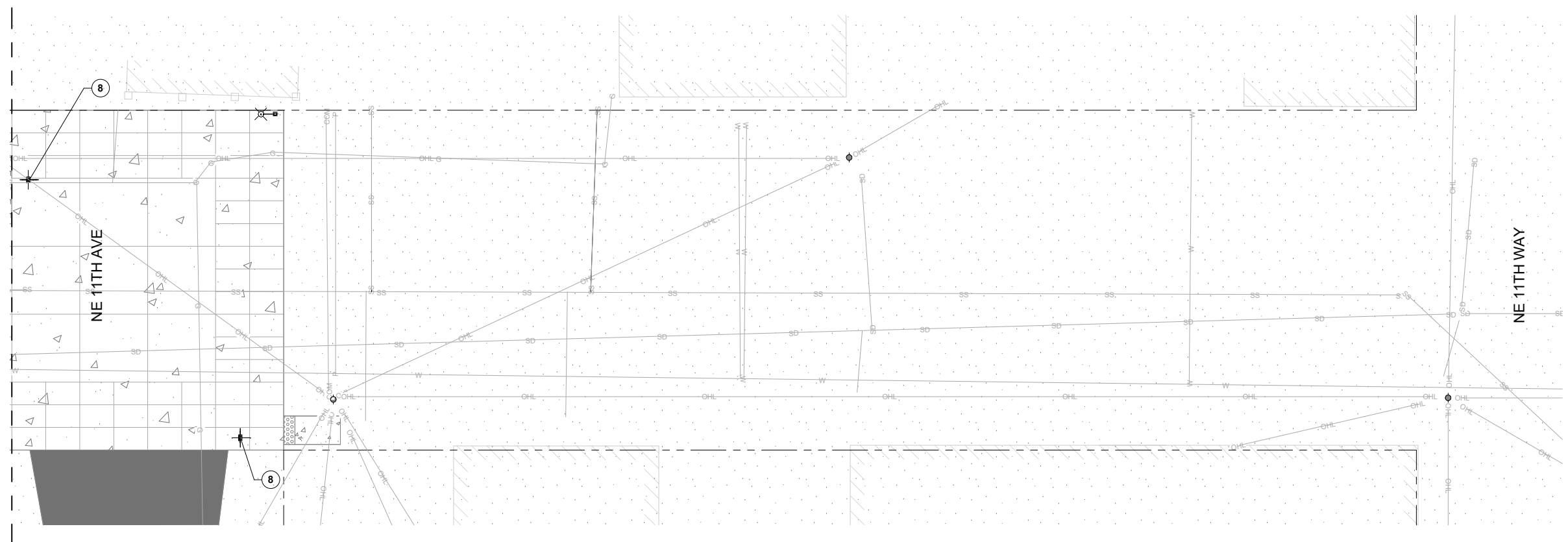
CITY OF MCMINNVILLE
NE ALPINE AVENUE IMPROVEMENTS
ADD-ALTERNATIVE STREETSCAPE PLAN
NE ALPINE AVENUE STA: 210+05 TO 212+82



SCALE 1" = 10'
DATE 09/2016

SHEET ST205

1 2 3 4 5 6 7 8



STREETSCAPE PLAN - BLOCK 11TH WAY 1
1" = 10'-0"

ELEMENTS SCHEDULE:

SYMBOL	DESCRIPTION	DETAIL	SYMBOL	DESCRIPTION	DETAIL
	HARVEST BOX (STACKED HEIGHT)	ST 301		FLOATING BENCH	ST 304 ST 305
	HARVEST BOX WITH HOPS TOWER	ST 302		INTERSECTION BOLLARD	ST 314
	UNIVERSAL QUARTER PICNIC TABLE	ST 307 ST 308 ST 309		WOOD FENCE	ST 312
	STACKED TIMBER BENCH (LENGTH)	ST 303		TRASH BOX	ST 306
				PEDESTRIAN BOLLARD	ST 313

STREETSCAPE NOTES

- REFER TO CIVIL ENGINEERING PLANS FOR ROADWAY LAYOUT, GRADING AND UTILITY LOCATIONS.
- SEE SURFACING PLAN FOR ALL SURFACE MATERIALS.
- SEE SPECIAL PROVISIONS FOR ALL SITE FURNISHINGS AND FEATURES.

CONSTRUCTION NOTES-STREETSCAPE

- STREET LIGHT, SEE ILLUMINATION PLANS
- STEEL PLANTER EDGE SEE ST310
- STORMWATER EDGE SEE ST311
- PLANTING AREA (SEE PLANTING PLANS)
- STORMWATER AREA (SEE PLANTING PLANS)
- REMOVABLE PEDESTRIAN BOLLARD, SEE ST313
- GATEWAY SIGN, SEE SS 203
- STREET SIGN, SEE CIVIL
- EXISTING POWER POLE
- EXISTING POWER POLE, TO BE REMOVED BY UTILITY
- RETAINING WALL, SEE CIVIL DRAWINGS

KEY MAP
N.T.S.



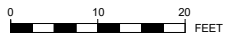
PROJECT MANAGER		
ISSUE	DATE	DESCRIPTION
PROJECT NUMBER		

**FOR REFERENCE ONLY
SEE STRUCTURAL
DRAWINGS FOR
CONSTRUCTION
DETAILS**

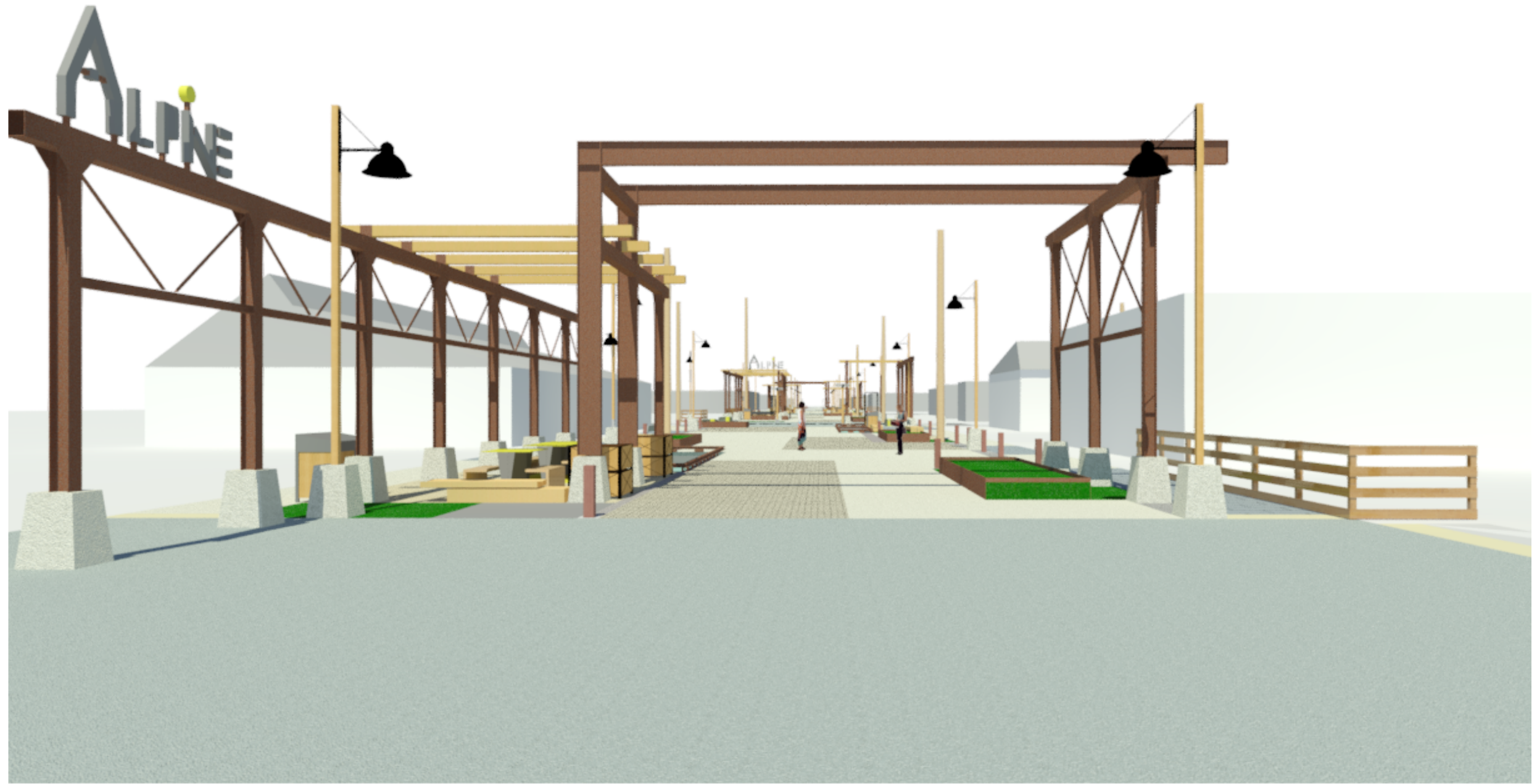
CITY OF MCMINNVILLE
NE ALPINE AVENUE IMPROVEMENTS
ADD-ALTERNATIVE STREETSCAPE PLAN
NE ALPINE AVENUE STA: 212+82 TO 215+83

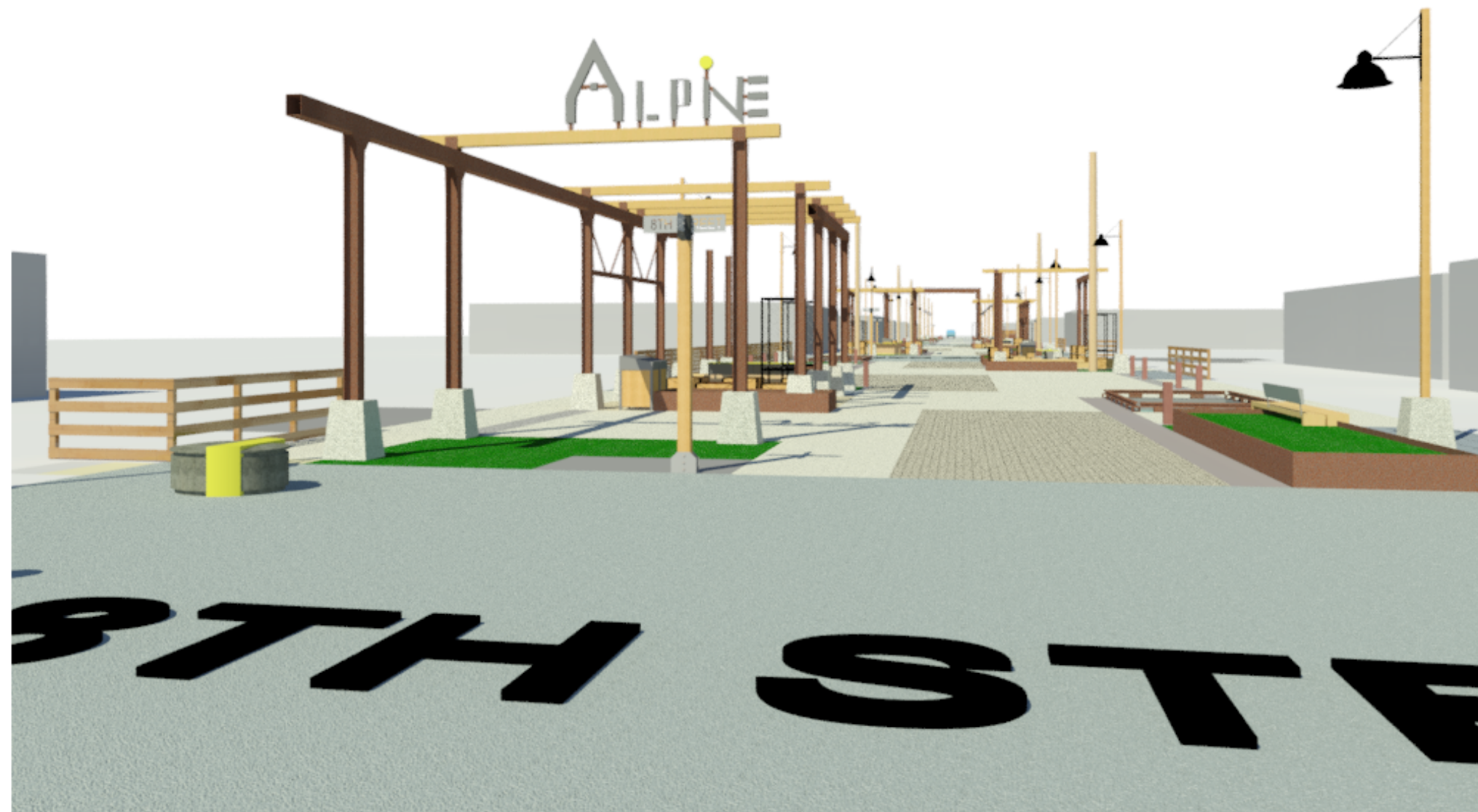


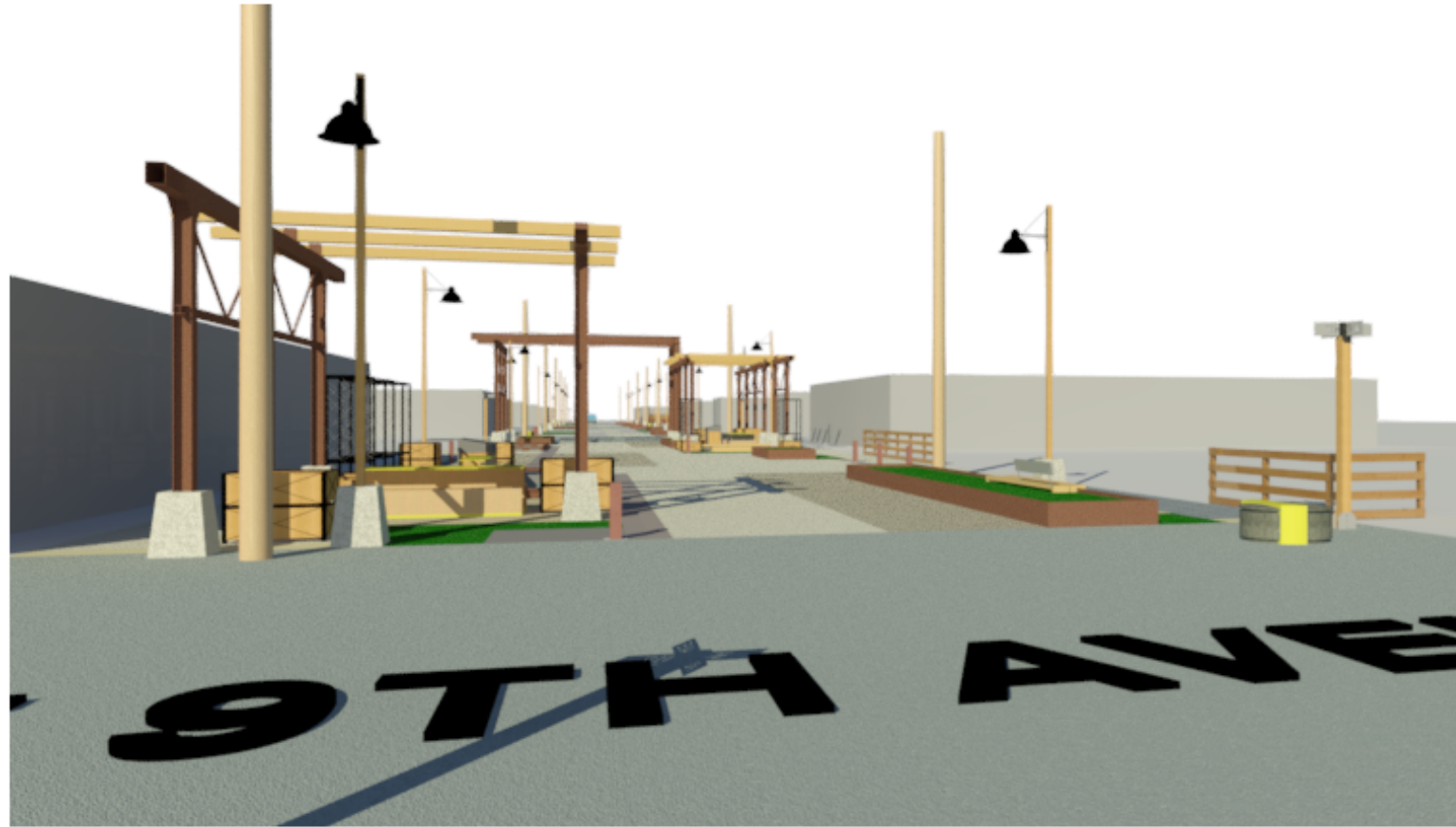
SCALE 1" = 10'
DATE 09/2016



SHEET **ST206**













**CITY OF MCMINNVILLE
PLANNING DEPARTMENT**
231 NE FIFTH STREET
MCMINNVILLE, OR 97128

503-434-7311
www.mcminnvilleoregon.gov

EXHIBIT 5 - STAFF REPORT

DATE: September 7, 2016
TO: McMinnville Urban Renewal Advisory Committee Members
FROM: Heather Richards, Planning Director
SUBJECT: Alpine Avenue Update – Financial Update

Report in Brief:

Attached is a spreadsheet illustrating how the indebtedness for the Alpine Avenue project will be paid for from the McMinnville Urban Renewal Agency relative to the most recent annual forecasted tax increment revenue and anticipated annual administrative expenses as well as identified grant and loan expenses reflected in the McMinnville Downtown Urban Renewal Report.

MCMINNVILLE URBAN RENEWAL FINANCIAL FORECAST

Fiscal Year	Revenue	Non-Project	Debt Service		Net	Fund	
		Related M&S	Grants	City Loan	Alpine Ave Loan	Funds Available	Balance
2015	82,212	-	-	(5,000)	-	77,212	77,212
2016	118,465	(14,728)	(5,400)	(5,000)	-	93,337	170,549
2017	141,262	(32,330)	(10,000)	(10,000)	(24,144)	64,788	235,337
2018	172,294	(38,200)	-	(10,000)	(163,205)	(39,111)	196,226
2019	241,765	(40,900)	-	-	(165,910)	34,955	231,181
2020	314,448	(43,800)	(127,200)	-	(168,525)	(25,077)	206,104
2021	390,473	(46,900)	-	-	(166,095)	177,478	383,582
2022	469,975	(50,300)	(68,100)	-	(168,620)	182,955	566,538
2023	553,094	(53,800)	-	-	(166,100)	333,194	899,732
2024	639,975	(57,700)	(51,100)	-	(163,580)	367,595	1,267,327
2025	730,767	(61,800)	-	-	(166,015)	502,952	1,770,279
2026	825,628	(66,200)	(78,200)	-	(168,360)	512,868	2,283,147
2027	924,721	(70,900)	-	-	(165,660)	688,161	2,971,308
2028	1,028,213	(75,900)	(83,800)	-	(167,915)	700,598	3,671,906
2029	1,136,281	(81,400)	(26,000)	-	(165,125)	863,756	4,535,662
2030	1,249,108	(87,200)	(71,800)	-	(167,290)	922,818	5,458,480
2031	1,324,008	(93,400)	(37,200)	-	(164,410)	1,028,998	6,487,477
2032	1,401,559	(100,000)	(96,100)	-	(166,485)	1,038,974	7,526,451
	11,744,248	(1,015,458)	(654,900)	(30,000)	(2,517,439)	7,526,451	38,938,497

NOTES:

- 2017 #s are budgeted amounts
- Revenue reflects TIF calculations from ECONorthwest report dated 6/22/2016
- Non-Project Related costs = "Administration" amounts from UR Plan Table 15
- Grants = "Loan/Grant Programs" amounts from UR Plan Table 15
- Assumes all construction costs and financing fees are paid from bond/loan proceeds
- Alpine Ave loan debt service based on 15 year repayment (All-In TIC = 1.91% with interest rate reset at 10 years)
- Alpine Ave loan debt service includes pay off of City loan for Alpine Ave design (\$163K)

Table 15 – Projects and Costs in Year of Expenditure Dollars

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Expenditures (nominal \$)									
Alpine Avenue		\$1,108,700		\$593,900		\$890,600		\$1,362,900	
3rd Street		\$110,900	\$132,000	\$1,282,700		\$928,800		\$408,900	
Loan/Grant Programs		\$55,400				\$127,200		\$68,100	
Adams/Baker								\$204,400	\$183,400
5th Street									
1st and 2nd Street									
Lafayette Avenue									
Downtown Signal Improvements				\$59,400	\$122,900		\$197,500		
Public Parking									
Property Acquisition									
2nd Street									
Public Infrastructure				\$50,000					
Reimbursement of UR Planning									
Administration	\$32,100	\$33,300	\$35,600	\$38,200	\$40,900	\$43,800	\$46,900	\$50,300	\$53,800
Financing Fees	\$0	\$27,000	\$0	\$40,000	\$0	\$40,000	\$0	\$40,000	\$0
Total Expenditures	\$32,100	\$1,335,300	\$167,600	\$2,064,200	\$163,800	\$2,030,400	\$244,400	\$2,134,600	\$237,200
Ending Fund Balance	\$26,503	\$39,791	\$16,091	\$19,784	\$29,979	\$83,780	\$39,512	\$25,434	\$21,139
Inflation Percent	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%

Source: ECONorthwest

Table 15 – Projects and Costs in Year of Expenditure Dollars, continued

	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Expenditures (nominal \$)									
Alpine Avenue			\$938,400			\$1,734,000	\$89,700	\$297,200	\$384,500
3rd Street									
Loan/Grant Programs									
Adams/Baker	\$51,100		\$78,200		\$83,800	\$26,000	\$71,800	\$37,200	\$96,100
5th Street	\$467,200								
1st and 2nd Street	\$1,752,000		\$547,400	\$80,900	\$201,000	\$780,300	\$53,800		
Lafayette Avenue									
Downtown Signal Improvements	\$131,400	\$226,700	\$93,800						
Public Parking			\$703,800						
Property Acquisition			\$610,000	\$97,100					
2nd Street									
Public Infrastructure									
Reimbursement of UR Planning									
Administration	\$57,700	\$61,800	\$66,200	\$70,900	\$75,900	\$81,400	\$87,200	\$93,400	\$100,000
Financing Fees	\$48,000	\$0	\$60,000	\$0	\$0	\$50,000	\$0	\$0	\$0
Total Expenditures	\$2,507,400	\$288,500	\$3,097,800	\$248,900	\$360,700	\$2,671,700	\$302,500	\$427,800	\$580,600
Ending Fund Balance	\$36,736	\$40,535	\$52,699	\$29,687	\$15,973	\$16,694	\$18,766	\$33,589	\$39,828
Inflation Percent	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%

Source: ECONorthwest

Table 15 – Projects and Costs in Year of Expenditure Dollars, continued

	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39
Expenditures (nominal \$)							
Alpine Avenue	\$179,100						
3rd Street							
Loan/Grant Programs	\$99,500	\$103,000	\$106,600	\$110,300	\$114,200	\$118,200	\$440,300
Adams/Baker							
5th Street							
1st and 2nd Street							
Lafayette Avenue			\$703,400	\$992,700	\$1,164,500	\$496,300	
Downtown Signal Improvements							\$244,600
Public Parking	\$348,200	\$669,300	\$106,600				
Property Acquisition							
2nd Street						\$685,300	\$1,981,200
Public Infrastructure							\$1,443,100
Reimbursement of UR Planning							
Administration	\$107,100	\$114,800	\$122,900	\$131,700	\$141,100	\$151,100	\$161,900
Financing Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$733,900	\$887,100	\$1,039,500	\$1,234,700	\$1,419,800	\$1,450,900	\$4,271,100
Ending Fund Balance	\$43,423	\$51,202	\$70,995	\$67,346	\$58,029	\$55,557	\$12,243
Inflation Percent	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%

Source: ECONorthwest