

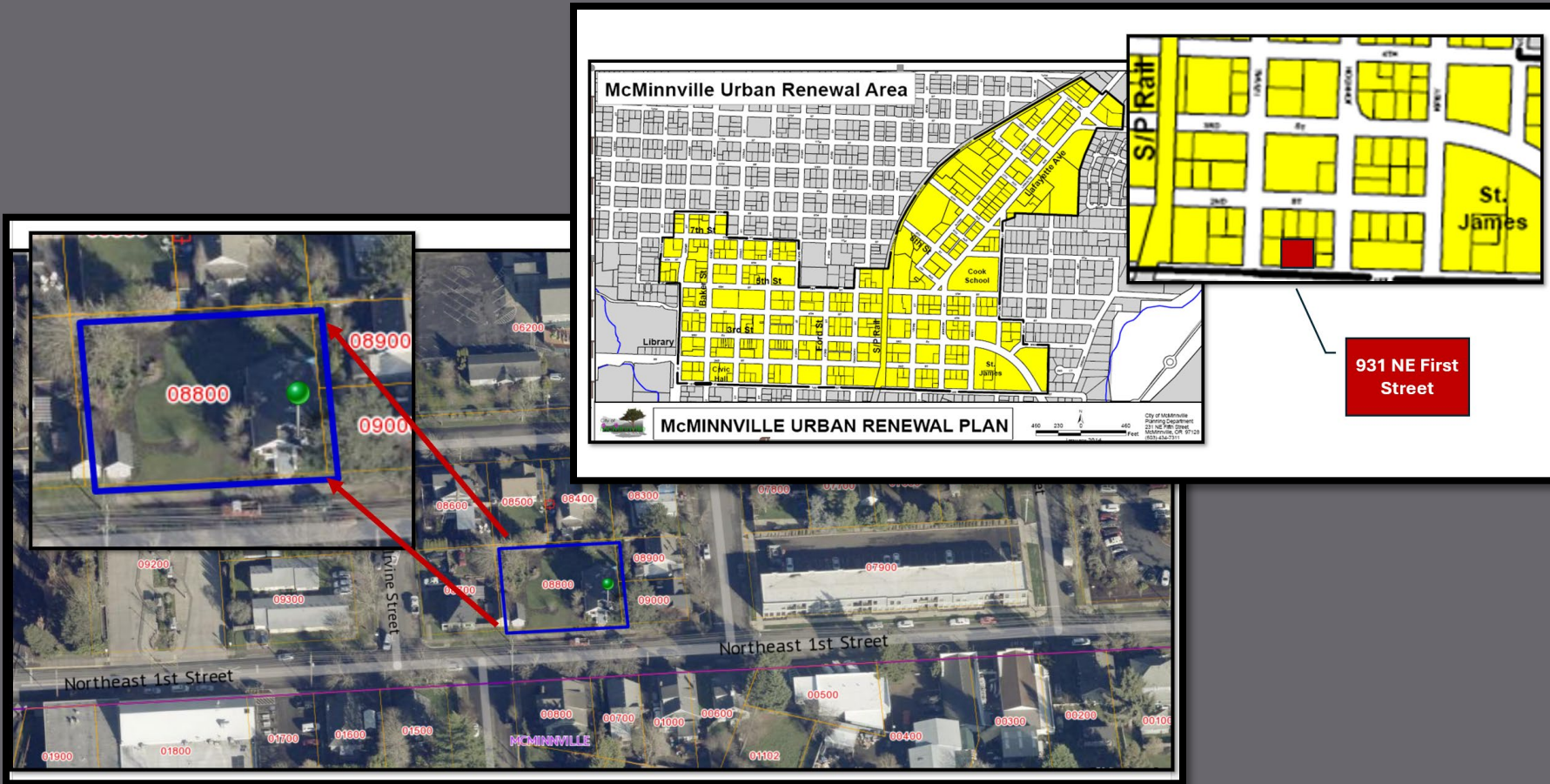
RESOLUTION NO 2026-03

HOFF'S HOMESTEAD PROPERTY ASSISTANCE REQUEST



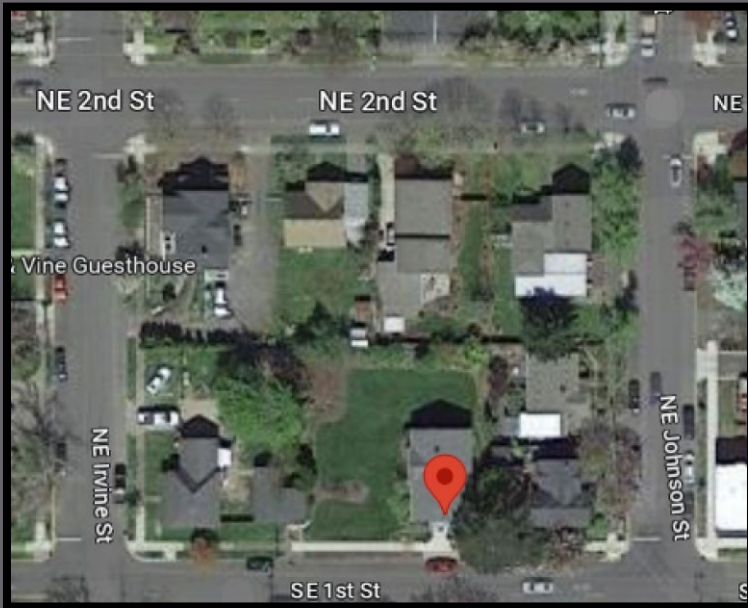
URBAN RENEWAL AGENCY 03.24.26

LOCATION – 931 NE FIRST STREET



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- **2 Legal Lots**
- **1 lot has a historic bungalow and one lot has a garage.**



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PROJECT DESCRIPTION



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- \$1.15 MM investment redevelopment / new construction project
- Boutique lodging and event center – 16 Rooms

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TO QUALIFY, THE PROJECT MUST . . .

- Located within the UR District
- New Construction or substantial rehabilitation that increase assessed values in the district and create jobs.
- Comply with federal, state and local codes.
- Leverage at least \$4 to every \$1 of Urban Renewal investment (\$10 to \$1)
- Address two or more of the Urban Renewal Plan goals.



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PROJECT DESCRIPTION

- Request is for \$50,000
- Project is partially constructed. Still approximately \$550,000 remains to be done.
- Request leverages \$10 for every \$1 UR Funds
- Meets the program criteria (Economy, Encourage a Unique District Identity, Historic Preservation, Development and Redevelopment)

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**City of
McMinnville**

TERMS CONSIDERATION

Review
previous
awards

Project	Terms	Construction Costs	Notes
Atticus Hotel	\$100,000 Grant in the form of a Five Year Forgivable Loan	\$8,300,000 New Construction	Agency paid City SDC fees over five years, \$20,000 per year.
Boutique Retreat	\$25,000 Grant	\$1,000,000 New Construction. \$200,000 Public Improvements	Grant to help offset public improvement costs associated with the construction of 1/2 of 9 th Avenue required by the project.
Granary Row	\$71,000 Loan 10 Year Payback	\$565,000 New Construction	20% reduction on the remainder of the loan at payoff if paid off within five years.
MAC Market	FIG \$5,000 Grant \$90,000 Loan 10 Year Payback	\$1,700,000 Rehabilitation	Interest = 1.45% 20% reduction on the remainder of the loan at payoff if paid off within five years. First two years interest only payments, semi-annually.
Pebble Dentistry	\$25,000 Grant	\$1,200,000 New Construction \$200,000 Public Improvements	Grant to help offset public improvement costs associated with the construction of 1/2 of 9 th Avenue required by the project.
The Bindery	\$41,000 Loan	\$225,000 Rehabilitation	Interest = 2.35% 10% reduction on the remainder of the loan at payoff if paid off within five years. First two years interest only payments, semi-annually.
Piquette Hotel	\$100,000 Five Year Forgivable Loan	\$6,200,000 New Construction	Five-year forgivable loan based on performance metrics of development and operations.

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MURAC RECOMMENDATION

- ❖ **Three Year Forgivable Loan - \$50,000 plus interest.**
- ❖ **Forgiven proportionately over three years based upon performance metrics – construction and operations.**
- ❖ **Loan paid back for non-performance.**
- ❖ **Personal Guarantee for loan at time of signing.**
- ❖ **Payback in full if sold in five years.**

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FISCAL IMPACT

- ❖ There is approximately \$140,000 remaining in the FY 26 Property Assistance Program.

QUESTIONS



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