



January 19, 2016

John Lewis, P.E.
Public Works Director
City of Oregon City
PO Box 3040
Oregon City, OR 97045

RE: Hilltop Mall SDC Credit extension

John,

As you may have noticed Hilltop Mall has been aggressively working to fill our existing tenant vacancies since our redevelopment in 2011. We are getting closer on having full occupancy for the new buildings despite the difficult economy these past few years for retail.

As part of our Master Plan we have a pad space that has been approved to accommodate a 7,600 sf retail building. We are currently in the process of planning and budgeting for this building. Todd Iselin, Iselin Architects has designed a building for us and we are working on budgets for the building. We are also working with Bruce Goldson of Theta, llc. on site development and engineering and we have applied for and received an estimate from Aleta on the SDC fees for this development.

As you know and as Aleta has noted we still have a \$129,408 in Transportation SDC credit. Those credits are due to expire February 22, 2016.

We are aware of OCMC 13.20.040 (C3) which states SDC credit carry-forwards must be redeemed within five years. Our challenge is that those credits will no doubt expire before we can obtain the necessary financing, planning, permits and approval.

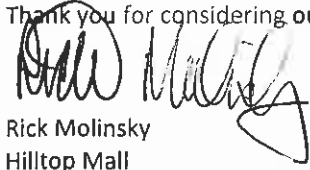
As you mentioned at last Tuesday's Commission Workshop it would make sense that the SDC credit carry-forwards match up with the rest of the City Code on SDC's like OCMC 13.20.050 (A) which allows ten years for redevelopment and it would also match up with our 10-year Master Plan for the redevelopment of Hilltop Mall.

Therefore, we are requesting an extension of those credits for 5 years or until February 22, 2021. This would help us complete our financing, planning and permitting required to build this retail building and still use our SDC credits.

If this is not an option, could we pre-pay for our permits and SDC fees before all planning and or permitting is completed and approved with the City?

Hilltop Mall has added greatly to the Oregon City economy and we would like to finish our approved Master Plan for the shopping center.

Thank you for considering our requests,



Rick Molinsky
Hilltop Mall

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