

2018 Downtown Oregon City EID Written Support or Objection

Please fill out the following and return to DOCA by Thursday, October 12. If you are unable to do so by then, please still submit this form at your earliest convenience.

Proposed Economic Improvement District Assessment Formula

Zone ¹	Rate ²	Cap ³	Term ⁴
Zone 1	\$.25/s.f. of lot	\$1,495	4 years
Zone 2	\$.15/s.f. of lot	\$1,495	4 years
Zone 3	\$.10/s.f. of lot	\$975	4 years

Example Total Assessment(s) Based on Rate Payer Entity

Rate Payer	Tax Lot	Zone	Fee ⁵
427 MAIN LLC	2-2E-31BD-00500	1	\$1,239
427 MAIN LLC	2-2E-31BD-00600	1	\$164
Total Annual Assessment:			\$1,403

¹ Refer to included map for detailed zone descriptions. The existing single zone EID is proposed to be split into two zones. Zone 1 for south of the transit center and historic district. Zone 2 for north of the transit center. Zone 3 includes tax lots that were part of the original 2011-2015 EID.

² Rate to increase a maximum of 3% annually using an index chosen by the City Commission.

³ State law restricts the maximum that can be assessed at 1% of assessed value. Cap to increase a maximum of 3% annually using an index chosen by the City Commission.

⁴ Proposed term aligns with opening of Riverwalk and potential courthouse relocation.

⁵ Proposed fee is based on proposed formula above and is based on latest available assessor data. Actual fee will be based on most recent assessment values as determined by the Oregon City finance department.

Please indicate your support or objection by checking a box below.

☒ I SUPPORT THE ECONOMIC IMPROVEMENT DISTRICT AS PROPOSED.

☐ I DO NOT SUPPORT THE ECONOMIC IMPROVEMENT DISTRICT AS PROPOSED.

Please comment:

Your name:

Your signature:

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Falls Legacy LLC

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Example Total Assessment(s) Based on Rate Payer Entity

Rate Payer	Tax Lot	Zone	Fee ⁵
FIVE JS LLC	2-2E-31AB-06000	1	\$871
FIVE JS LLC	2-2E-31AB-06100	1	\$687
Total Annual Assessment:			\$1,558

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Please comment:

Your name:

Alex Jensen

Your signature:



Date:

10/2/17

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Example Total Assessment(s) Based on Rate Payer Entity

Rate Payer	Tax Lot	Zone	Fee ⁵
LITHIA REAL ESTATE INC	2-2E-30DD-01300	3	\$423
LITHIA REAL ESTATE INC	2-2E-30DD-00401	2	\$1,436
LITHIA REAL ESTATE INC	2-2E-30DD-00600	2	\$734
LITHIA REAL ESTATE INC	2-2E-30DD-00700	2	\$1,495
LITHIA REAL ESTATE INC	2-2E-30DD-00900	2	\$1,495
LITHIA REAL ESTATE INC	2-2E-30DD-01000	2	\$1,495
Total Annual Assessment:			\$7,078

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Please comment:

Your name:

Marc Debor, Jr

Your signature:

[Signature]

Date: 10/3/17

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Example Total Assessment(s) Based on Rate Payer Entity

Rate Payer	Tax Lot	Zone	Fee ⁵
EDGEFIELD GARDENS INC	2-2E-31AB-04301	1	\$1,495
Total Annual Assessment:			\$1,495

Your rates will not increase due to property reassessment or investment

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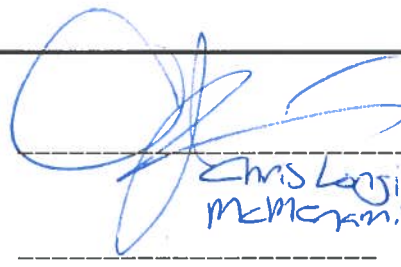
☒ I SUPPORT THE ECONOMIC IMPROVEMENT DISTRICT AS PROPOSED.

☐ I DO NOT SUPPORT THE ECONOMIC IMPROVEMENT DISTRICT AS PROPOSED.

Please comment:

Your name:

Your signature:


Chris Lounsbury, CFO
MEMPHIS, TN
Date: 10/2/17

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Example Total Assessment(s) Based on Rate Payer Entity

Rate Payer	Tax Lot	Zone	Fee ⁵
BACCHUS LAND COMPANY LLC	2-2E-30DD-01700	3	\$305
Total Annual Assessment:			\$305

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Please comment:

Your name: Tim Blackwood

Your signature: 2 Zell Date: 10/7/17

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Example Total Assessment(s) Based on Rate Payer Entity

Rate Payer	Tax Lot	Zone	Fee ⁵
BAH SOME LLC	2-2E-30DD-01800	3	\$392
Total Annual Assessment:			\$392

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Please comment:

Your name:

L. Huang

Your signature:

[Signature] Date: 10/18/17

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Dear City of Oregon City Commission:

This letter is in support of the proposed Economic Improvement District plan. I am unable to attend the December 20 meeting to express my support in person.

My properties, which are not in the current Economic Improvement District are part of the proposed Zone 3. They include the Abernethy Center and buildings that house multiple commercial tenants.

The expansion of the Economic Improvement District reflects the growing strength of the programs managed by the Downtown Oregon City Association as well as the changing business landscape of the northern end of downtown. Since the EID was last renewed, Oregon City Brewing Company and Grano Bakery and Market opened. There are many big projects in the works (including two hotels and hundreds of housing units) adjacent to this area that are benefited from a strong coordinated revitalization effort.

The EID is integral to the success of all of Downtown Oregon City Association's programs. It especially provides support for Clean Team, Beautification, Business Development, and Advocacy programs as well as project management of initiatives spearheaded by DOCA's volunteer-led committees which include a new North End Taskforce.

Thank you for your continued support of downtown's renewal. There is a lot of work to do over the next four years. I encourage you to vote in favor of Ordinance 18-1001.

Sincerely,

Dan Fowler

December 18, 2017



City of Oregon City
City Commissioners
625 Center Street
Oregon City, OR 97045

Re: Economic Improvement District – Renewal and Increase in Annual Maximum

Dear City Commissioners,

As Business and Property Owners on Main Street in Oregon City, we are strong advocates and supporters of the Downtown Oregon City Association and the Economic Improvement District (EID). Without the EID and the Downtown Association efforts and their dedication in helping to revitalize our community and create a gathering place on Main Street, we would not be enjoying the renaissance we are experiencing today.

By collectively supporting and funding the EID, individual business owners, property owners and residents mutually benefit from this community effort. The DOCA mission statement says it all “As the stakeholder-stewards of Downtown Oregon City, we work together as facilitators, coordinators, and together with partners as a catalyst to generate a positive downtown image, preserve historic and cultural landmarks, and stimulate economic vitality and investment in our downtown and in Oregon City.”

In addition to our support of the EID, we also enjoy having DOCA as tenants in our building. We have and continue to offer affordable office space and other resources to the Downtown Association that afford them the ability to redirect overhead costs towards efforts that benefit us all. In the end, if we want to see change, we must forego the notion of “what’s in it for us” and adopt the philosophy of how can we better serve our community.

You have our unanimous vote for the continuation of the EID including the increase in cap from \$975.00 to \$1,250.00 in support for a downtown Oregon City we can all take pride in!

Respectfully,

Erik & Barbara Orton
Business Owners - Commstructure Consulting, LLC
Property Owners - Half Cup Holdings, LLC (811 Railroad, 814 Main and 816 Main)

Planning | Design | Implementation

811 Railroad Avenue | Oregon City, OR 97045 | (503) 343-4134
www.commstructureconsulting.com