



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Agenda Urban Renewal Commission

Wednesday, April 3, 2013

5:30 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call
2. Citizen Comments
3. Adoption of the Agenda
4. General Business
 - 4a. [13-225](#) Storefront Improvement Program Grant for 707 Main Street

Staff: Economic Development Manager Eric Underwood
Attachments: [Staff Report](#)
[T5 Application for Staff Report](#)
[707 Main St - Staff Report 2nd application](#)
 - 4b. [13-232](#) Minutes of the March 6, 2013 Regular Meeting

Staff: City Recorder Nancy Ide
Attachments: [Minutes of 03/06/2013](#)
5. Future Agenda Items
6. City Manager's Report

7. Adjournment

Citizen Comments: The following guidelines are given for citizens presenting information or raising issues relevant to the City but not listed on the agenda.

- *Complete a Comment Card prior to the meeting and submit it to the staff member.*
- *When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone.*
- *Each speaker is given 3 minutes to speak. To assist in tracking your speaking time, refer to the timer at the dais.*
- *As a general practice, Oregon City Officers do not engage in discussion with those making comments.*

Agenda Posted at City Hall, Pioneer Community Center, Library, and City Web site(oregon-city.legistar.com).

Video Streaming & Broadcasts: The meeting is streamed live on Oregon City's Web site at www.orcity.org and is available on demand following the meeting.

ADA: City Hall is wheelchair accessible with entry ramps and handicapped parking located on the east side of the building. Hearing devices may be requested from the City staff member prior to the meeting. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.



City of Oregon City

625 Center Street
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Staff Report

File Number: 13-225

Agenda Date: 4/3/2013

Status: Agenda Ready

To: Urban Renewal Commission

Agenda #: 4a.

From: Economic Development Manager Eric Underwood

File Type: Grant Request

SUBJECT:

Storefront Improvement Program Grant for 707 Main Street

RECOMMENDED ACTION (Motion):

Staff recommends approval of \$20,000

BACKGROUND:

The applicant is applying for a Storefront grant in the amount of \$40,000. Maximum grant amounts are \$20,000. If the applicant demonstrates that the proposed improvements will restore the facade substantially closer to its original condition, projects may be eligible for grants up to \$40,000. All projects require a minimum of 50% matching funds.

The applicant has indicated his intent to renovate two storefront bays involving cleaning and repair as necessary, installation of new aluminum windows, glazing work and the addition of wood trim. The applicant is the building owner. A total of three contractor bids were submitted in the application material for this project meeting the grant application requirement. Funding is available in the program to support the application.

The site is addressed as 707 Main Street and is further identified as Tax Map 2-2E-31AB-05200. The site is zoned Mixed Use Downtown (MUD) and is located within the Urban Renewal District. The building is currently being used as office and retail space.

BUDGET IMPACT:

Amount: \$20,000

FY(s): 12/13

Funding Source: URA Storefront Grant Program



URBAN RENEWAL COMMISSION STOREFRONT IMPROVEMENT PROGRAM APPLICATION FORM

City

City
625 Center Street
P.O. Box 3040
Oregon City, Oregon
97045
Phone 503.657.0891
Fax 503.657.7892
www.ordcity.org

APPLICANT INFORMATION

APPLICANT NAME:	E-MAIL:
Chris Edmiston	T5equities@gmail.com
BUSINESS NAME (if applicable):	
T5 Equities LLC	
OWNER'S MAILING ADDRESS:	PHONE:
PO Box 1336	503-997-9952
CITY, STATE, ZIP:	FAX:
Wilsonville, OR 97070	
CO-APPLICANT NAME (if applicable):	E-MAIL:
CO-APPLICANT'S MAILING ADDRESS:	PHONE:
CITY, STATE, ZIP:	FAX:

SITE INFORMATION

SITE ADDRESS:	BUILDING TAX LOT & MAP NUMBER (if known):
707 Main St	2-2E-31AB-05701
CITY, STATE, ZIP:	OWNER OCCUPIED OR LEASED?
Oregon City, OR 97045	Leased
CURRENT USE OF BUILDING:	
Office/Retail/Gathering	
Is the building on the local historic register or within historic overlay district? YES NO X	
If yes, has the building plan been reviewed and approved by the Historic Review Committee? YES NO	

GRANT INFORMATION

BRIEF DESCRIPTION OF PROPOSED PROJECT:

We are proposing to renovate the entire front exterior of the building on the main floor. Based on historical photos, we are going to attempt to recreate the original look of the building. We will replace existing storefront glass and doors. We will remove brick storefront that is set back off of the sidewalk and bring it back out to the sidewalk. We will attempt to patch and restore the existing facade.

Our next step, in approximately 6 months to a year, would be to patch and paint entire front of building and replace all windows. Our end goal is to renovate entire front, side, and rear of building as funds permit.

GRANT REQUEST AMOUNT:

\$40,000

SOURCE OF MATCHING FUNDS (i.e., savings account, line of credit, etc.):

T5 Equities money market acct at Commerce Bank

ANTICIPATED START DATE OF CONSTRUCTION:

Immediately upon approval

ANTICIPATED FINISH DATE OF CONSTRUCTION:

3-4 months

DESIGN**APPLICANT'S ARCHITECT:**

Iselin Architects

E-MAIL:

info@iselinarch.com

MAILING ADDRESS:

1307 7th st

PHONE:

503-656-1942

CITY, STATE, ZIP:

Oregon City, OR 97045

FAX:

ARCHITECT CERTIFICATION NUMBER (applicant's architect fees are eligible for grant if architect is Oregon certified):

The applicant understands that the proposed improvements must be evaluated and approved by the Oregon City Urban Renewal Commission. Certain changes or modifications may be required by the Urban Renewal Commission prior to final approval.

The applicant understands that a match/grant information sign must be posted 30 days prior to, during, and 30 days after the improvement's construction phase.

CERTIFICATION OF APPLICANT

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a 50-50 matching grant and is true and complete to the best of the applicant's knowledge and belief.

If the applicant is not the owner of the property to be rehabilitated, or if the applicant is an organization rather than an individual, the applicant certifies that he/she has the authority to sign and enter into an agreement to perform the rehabilitation work on the property. Evidence of this authority is attached.

APPLICANT'S SIGNATURE:

4/20/12

CO-APPLICANT'S SIGNATURE (if applicable)

PROJECT COST

Estimated Total Cost:	\$86,000 - 100,000
Amount of Grant Request:	\$40,000
Match Amount:	\$46,000 - \$60,000

A. PROJECT NEED & VALUE

The Multnomah Lodge, designed and constructed by local Masons in 1907, is the tallest building downtown. Its presence is felt from the WPA McLoughlin Promenade, the Arch Bridge, and across the Willamette River in West Linn.

The building has housed the City library, morgue, telephone switchboard and many other municipal and commercial activities. Restoration of the facade will improve our ability to tenant the building with retail and commercial tenants and provide a revenue source – for use in further building restoration.

This project will also send a signal that our handful of larger properties downtown are not white elephants but resources that can be celebrated and valued.

B. PROJECT TIMELINE

The Masonic Lodge facade restoration project will follow a façade restoration timeline based upon the availability of funding from public and private sources in coordination with property ownership.

Façade improvements and funding for façade improvements are an important component of our ability to recruit new tenants, employers and business downtown. Given the importance of this building's façade and the integrity of this façade restoration to the overall integrity and value of the property we will make provisions that ensure project work results in a product that adds value to the downtown marketplace.

Project Chronology

Architectural Design	6-8 weeks
Storefront Demolition	2 -3weeks
Storefront Build	4- 6 weeks
Final Clean up and Punchlist Items	1-3 week
<u>Total Estimated Project Timeframe</u>	<u>6 - 7 months</u>

This schedule allows for a best-case scenario and some level of activity overlap.

C. PROJECT DETAIL

Multnomah Lodge #1 is among the most valuable cultural, architectural and historic resources in the City of Oregon City. In a town that defines much of Oregon's earliest history, this is saying a lot. Fortunately, through the Mason's stewardship, the defining elements of the building remain largely intact. There have however been some choices in the past that altered the façade's integrity, and are also areas of deferred maintenance that have become major issues to be addressed. The proposed project is focused on the Main Street façade, which is where the most original design energy was spent and where the greatest positive impact can be made.

Designed and built in 1907 as a cast in place concrete structure, the building is unique for its early use of concrete as the original finish material. On the Main Street façade, the concrete above the storefront level was plastered and detailed with stylized patterns engraved into the finish. These include coining and keystones around the windows, as well as pilasters, medallions, and patterned banding giving the building its signature 'Exotic Revival' look listed in the historic survey.

On the retail level, the original lodge entry is made from rustic ashlar masonry that includes an elliptical arched opening with exaggerated stonework that is still intact.

Additionally, there were two fairly typical storefront bays with recessed entries, tile base and prismatic glass transom windows. Fortunately we have excellent documentation of the design through the original architectural drawings by C.C. Robbins that we can use to guide the restoration work of this façade improvement project and historic photos that show the building early after completion.

The combination of these resources will ensure a high degree of integrity for the proposed project. Over the years, some decisions have been made that altered the historic integrity of the primary façade. Also, there are opportunities to celebrate the unique design work through a detailed paint scheme that would highlight the original design. This goal of this project is to do both, and the individual areas of work are highlighted below:

PROJECT SPECIFICS

Retail Storefront Rebuilding and Restoration (See photo #1.)

This is the bulk of the restoration work. Primarily this involves undoing a mid-century remodel that gutted the center storefront bay and replaced it with a recessed storefront under a small arcade covered in pink and green sandstone. Not only was this change jarring to the original building design, but it also deactivated a key retail storefront in the downtown.

This project will return the storefront to its original design, matching the remaining intact corner space and that shown in the previously mentioned drawings and historic photographs of the Lodge. The corner space and rustic stone masonry of the Lodge entry are actually in pretty good shape and will simply be cleaned and restored. The low hanging black canvas canopy that obscures the corner space will be removed.

This project will be a catalyst for further restoration in the building and throughout downtown, which will result in increased economic and cultural value in Downtown Oregon City.

D. PROEJCT COST

Estimates from three general contractors are attached. We expect the project cost will be consistent with these estimates in the range of \$80,000 to \$100,000.

E. ITEMS INCLUDED IN APPENDIX

1. Current and historic photos and rendering of existing façade.
2. Three estimates from contractors.
3. Technical Specs/Tear Sheets
4. Proof of ownership.
5. Corporate Charter
6. Documentation of private funding

The proposed renovation of the Masonic Lodge will include restoration of the two storefront bays. The masonry entry to the upper level of the building will not be changed.

The end (northwestern-most) aluminum storefront assembly and glazing will remain. The window frames, glazing and wood trim will be cleaned and repaired as necessary. The tile wall finish below the storefront and running full height adjacent to the entry door will be retained and repaired as necessary. The existing wood-framed transom window system, which has been painted over and concealed by the canvas awning, will be cleaned and repaired.

The restoration of the center bay will include the demolition and removal of the mid-century entry remodel that increased the original storefront recess and created a sandstone veneer exterior entry, including columns and a covered planting bed. A new 22" high wood framed wall with anodized aluminum windows will be constructed at the front property line, matching the appearance of the adjacent storefront to remain. Full height aluminum windows will flank the new aluminum storefront entry door. New transom windows will be installed along the entire bay to match the original design. These windows will be anodized aluminum with vertical mullion separations dividing the entire bay width into four sections. The glazing will include applied lead glazing tape on each side to create a pattern similar to the original transoms. Simple wood trim will be installed to align with and match the adjacent storefront. The coved ceiling that covers this entry court will be restored and will be visible from the interior of the tenant space above the ceiling for the new storefront entry.

7.

E. PHOTOGRAPHS

Current Photo #1

Retail facade at Multnomah Lodge #1: Photo illustrates previously gutted storefront with “roman brick” façade. This façade and storefront will be restored as part of this project.



Masonic Lodge 709 Main Street

Photo #2

Multnomah Lodge #1: Retail façade looking south. Restoration of near corner façade will include removal of awning and exposure of original transom consistent with original architectural elevation (graphics included in appendix).



Masonic Lodge 709 Main Street

Photo #3

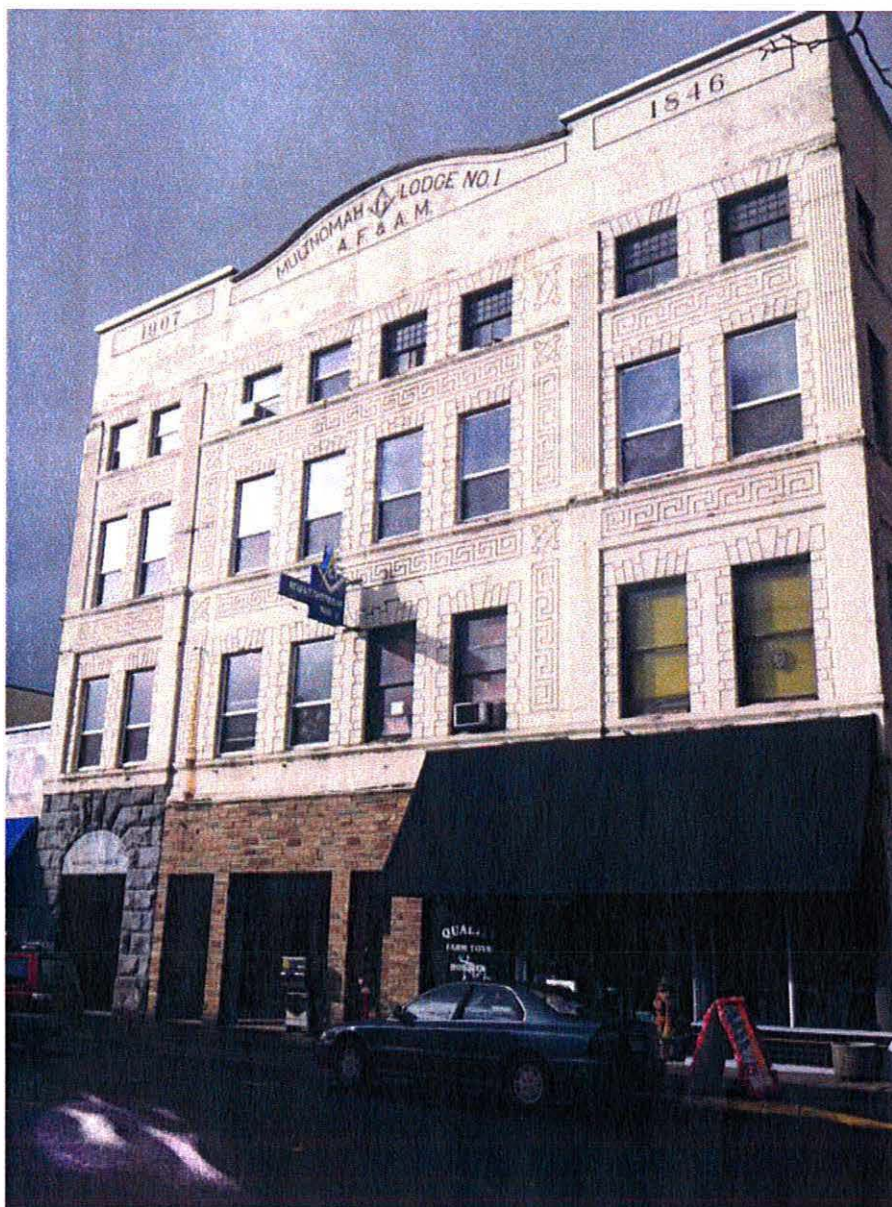
Multnomah Lodge #1: Upper story detailing is prevalent in this photo as is the need for historically accurate windows and removal of oversized awning.



Masonic Lodge 709 Main Street

Photo #4

Multnomah Lodge #1: Façade with parapet and storefronts.



Masonic Lodge 709 Main Street

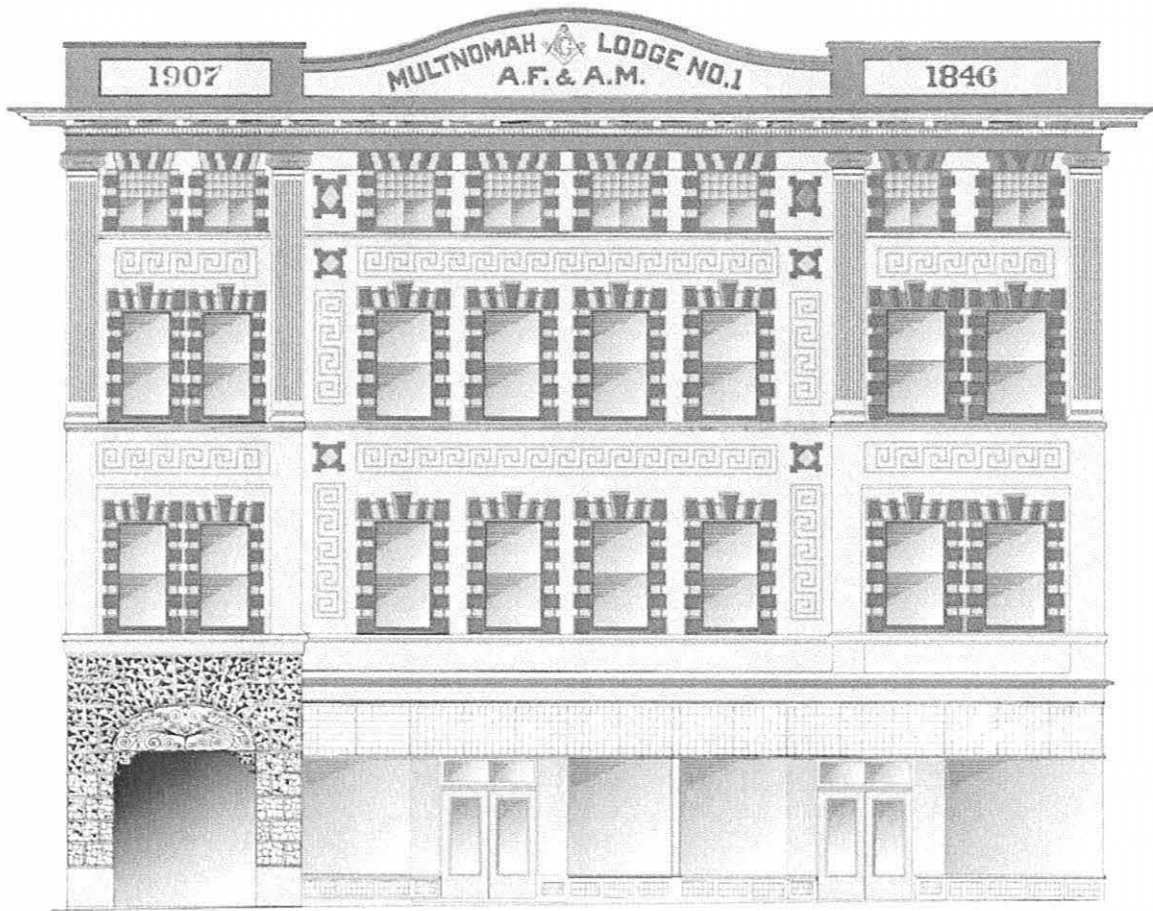
Photo #5

Multnomah Lodge #1: Retail facades as seen from street level in Downtown Oregon City.



Masonic Lodge 709 Main Street

Historic Graphic: Multnomah Lodge #1 from Main Street elevation from original 1907 architectural renderings. Scan of original included in appendix.



Masonic Lodge 709 Main Street

Historic Photo: Undated black and white photo. Supported by original architectural documents, this photo best illustrates original retail storefront facades.

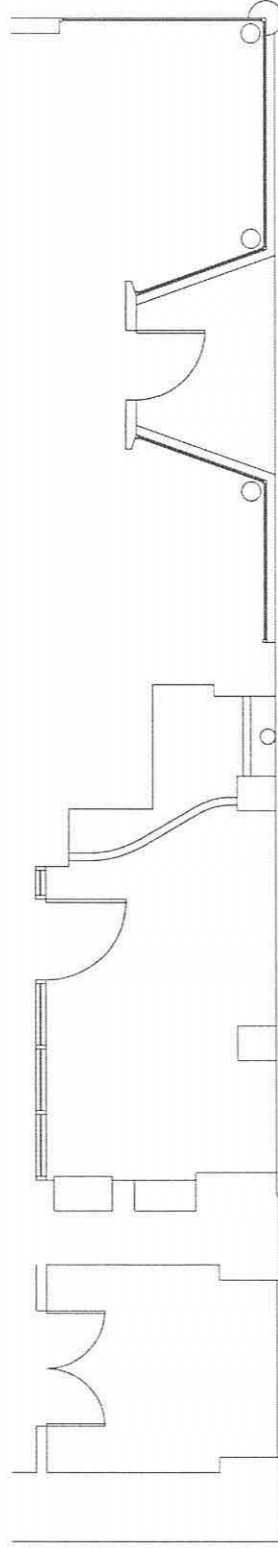
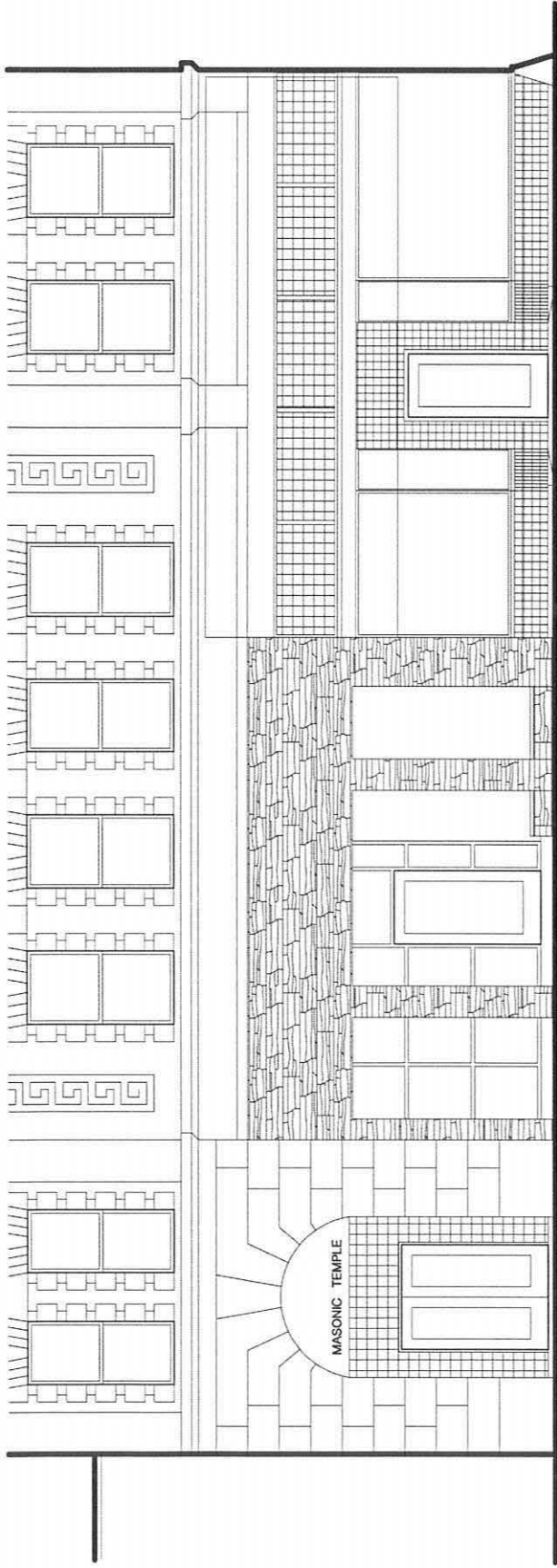


Masonic Lodge 709 Main Street

Historic Photo: Undated black and white photo of Lodge as seen from rooftop at 708 Main Street. Windows, retail storefront transoms, awning, and façade detailing all featured in this photo.

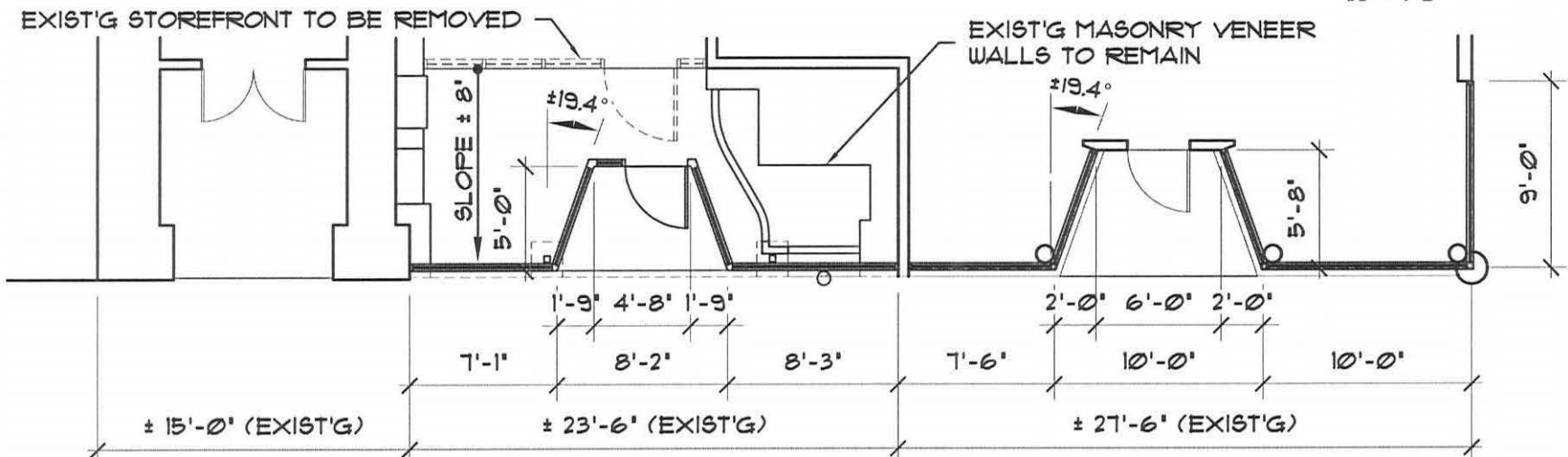
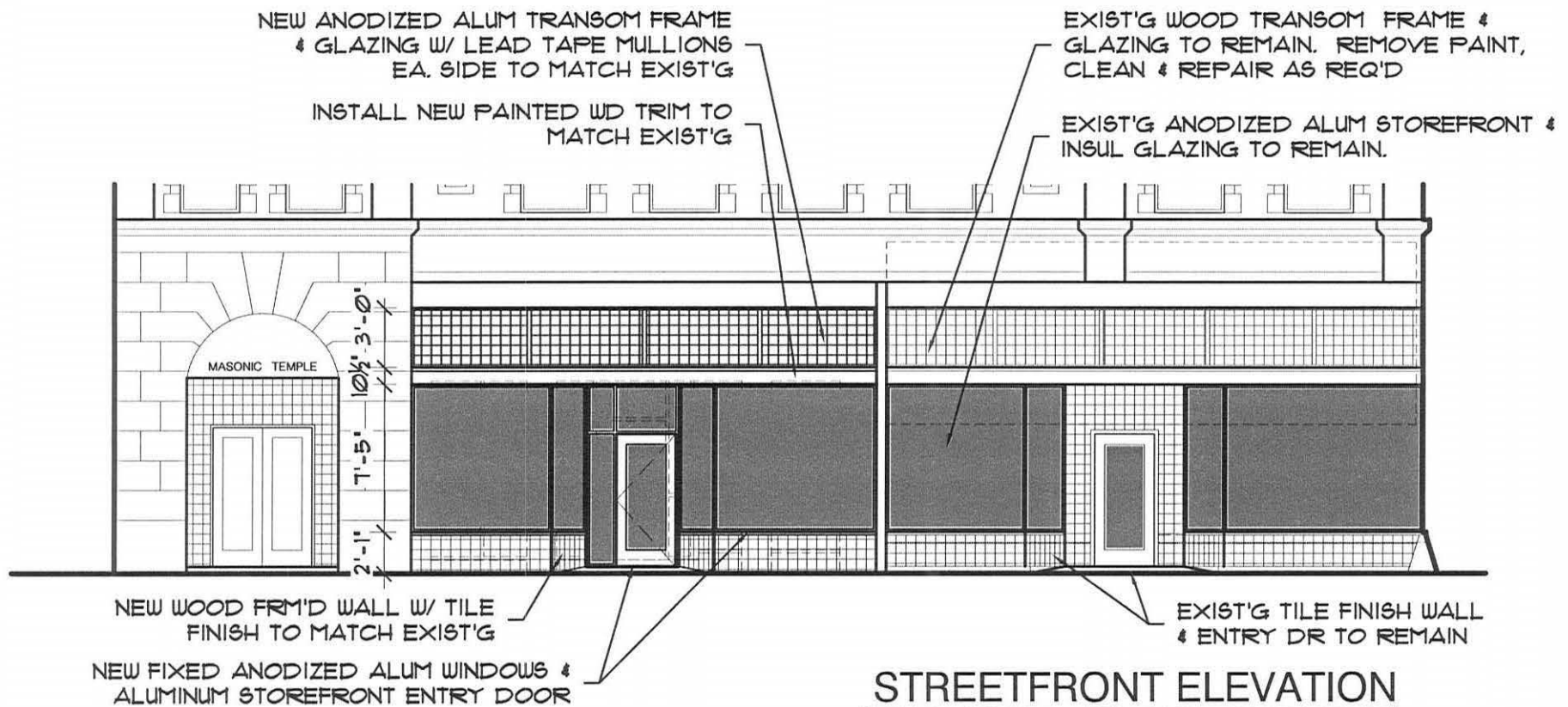


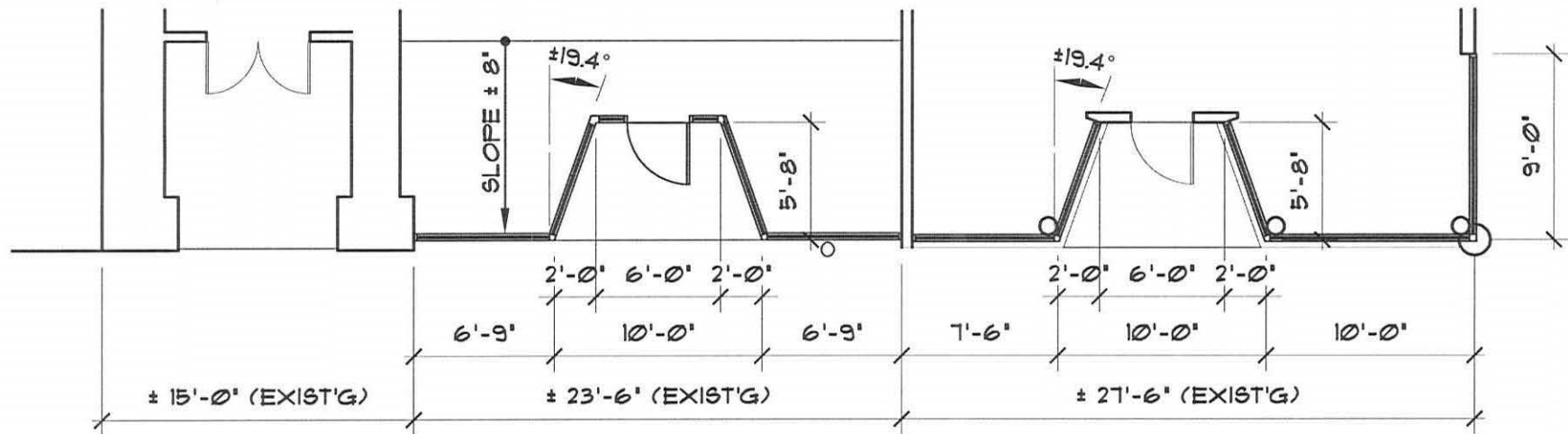
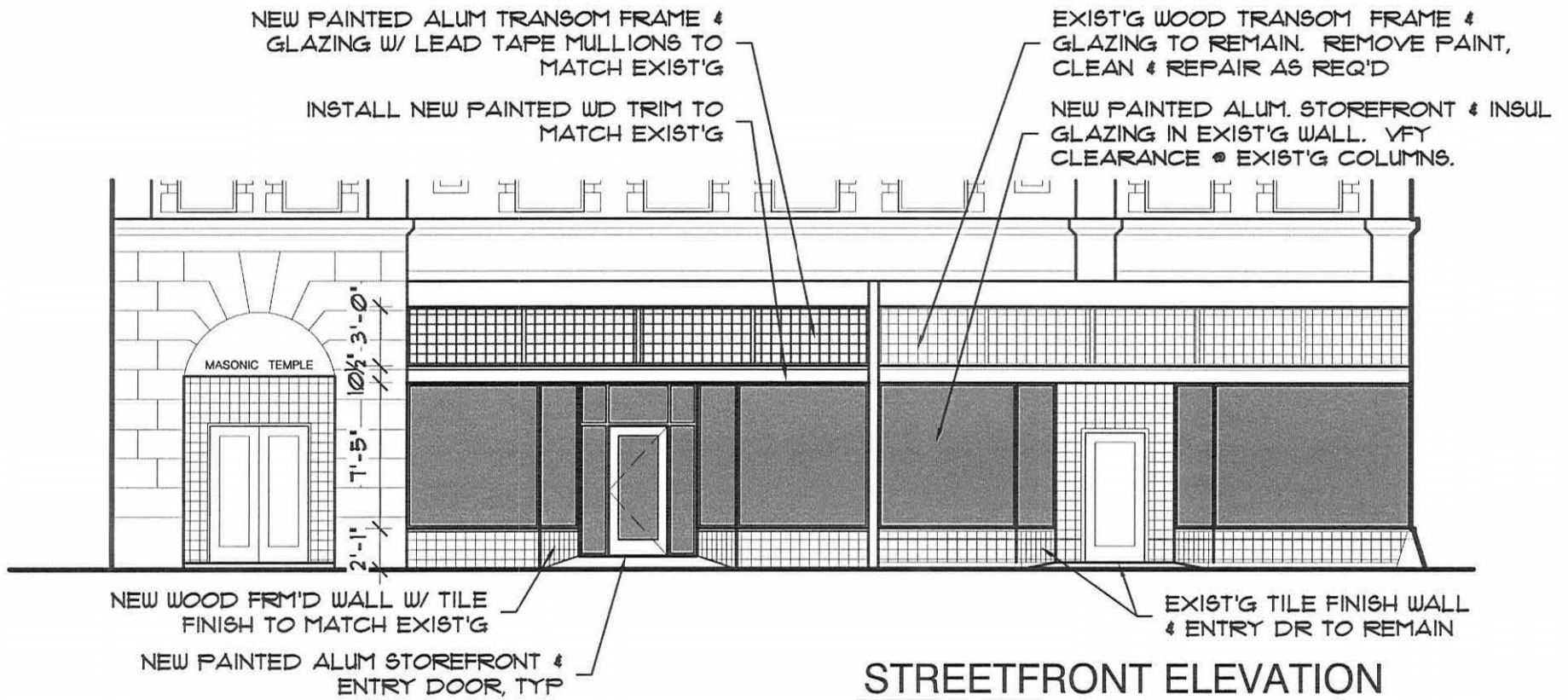






BUILDING ELEVATION





Proposal

West Coast Management
Wilsonville, OR 97070

Proposal for:

T5 Equities
707/709 Main st
Oregon City, OR 97045

Work to be Completed:

Building permits
Demolition-Brick, storefronts, windows, awning
Disposal
Framing-storefronts, transoms (L&M)
Stucco/concrete repair (L&M)
storefront glass and metal frames (L&M)
Doors and hardware (L&M)
Tile work-walls (L&M)
Tile work-floors (L&M)

Total Cost: \$104,000

- (L&M) Labor and Materials



F & F Structures, Inc.
1300 John Adams Street, Suite 100
Oregon City, Oregon 97045
Office: 503-657-7010
Fax: 503-650-1970

November 1, 2012

Chris Edmondson
T-5 Equities
P.O. Box 1336
Wilsonville, Oregon 97070

Re: Cost Estimate 707 Main Street

I have prepared for your consideration the following cost estimate to rehabilitate the Main Street elevation of the building located at 707 Main Street, also known as the Masonic Lodge. These estimates do not include the following:

- *Modifications required by governmental agencies
- *SDC fees
- *Engineering

The following categories and prices indicate the labor and materials needed to perform the restoration improvements.

Scaffolding & equipment	\$ 6,000.00
Storefront glass	15,100.00
Doors & hardware	12,285.00
Window restoration	10,000.00
Specialty tile work – floor	5,880.00
Specialty tile work – walls	12,050.00
Demolition	8,000.00
Framing	6,125.00
General Conditions	9,300.00
Total	\$84,740.00

Sincerely,

A handwritten signature in black ink that reads 'Mark E. Foley'. The signature is written in a cursive style with a large, stylized 'M' and 'F'.

Mark E. Foley
President

Dan Shockley Construction

6280 Haverhill Ct.
West Linn OR. 97068
CCB# 187728

Bid prepared for:

T5 Equities LLC
707 and 709 Main St
Oregon City 97045

Scope of work:

Demo existing brick, planters, floor tiles, wall tiles, glass, glass framing, doors, and awning for both storefronts. Frame pony walls, repair dryrot in existing framing above storefront, new storefront framing and glass, tile above, below, and around glass framing, new storefront doors and hardware, and replace exterior flooring for all 3 storefronts.

Includes all city building permits, parking spaces, dump fees

Total cost: \$96,500

Thank you for the opportunity to bid this project. Please call with any questions.

Signature of Acceptance

* Price valid for 30 days

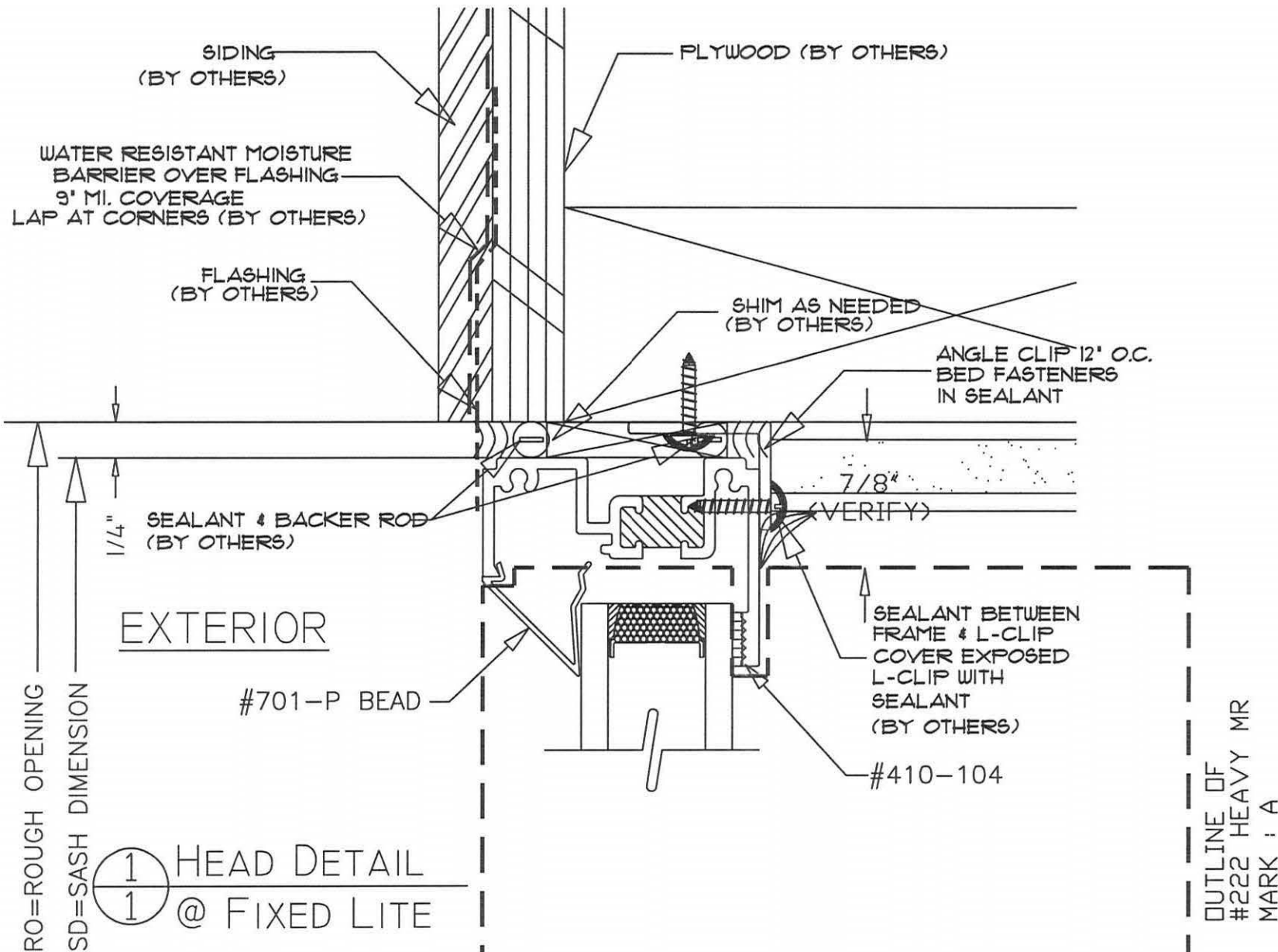
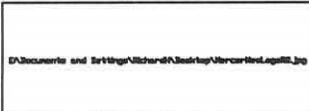


Exhibit D3



P.O. BOX 4700
Beaverton, OR 97076
Phone 503.526.3650
Toll Free 800.962.7860

INFORMATION ON THIS
DRAWING IS PROPRIETARY
AND MAY NOT BE USED
OR REPRODUCED WITHOUT
WRITTEN PERMISSION OF
MERCER INDUSTRIES

JOB: #104 SAMPLE
DEALER: TAYLOR ELECTRIC

DATE
13/MAR/13

CHECKED

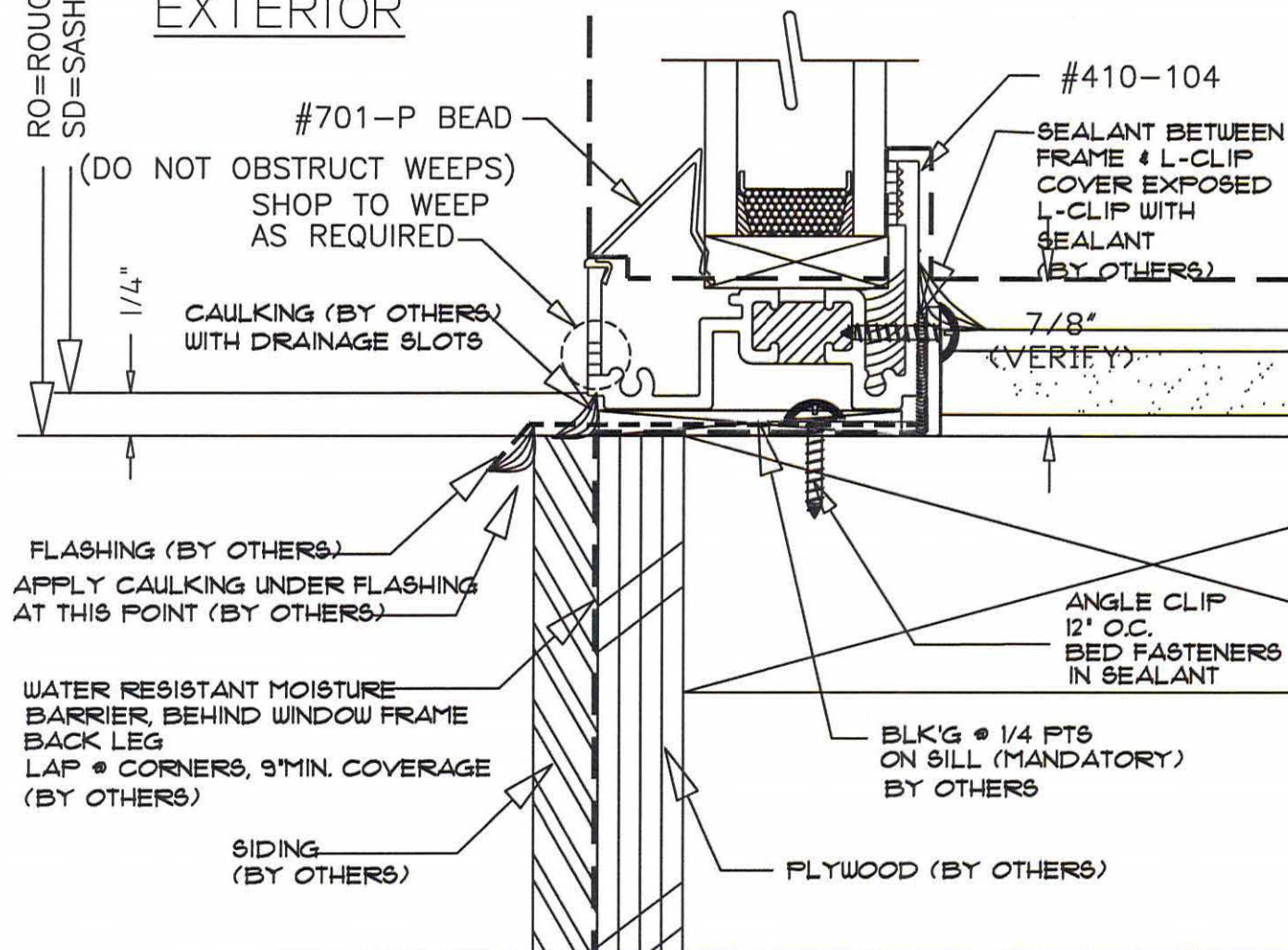
DRAWN
R.D. HAMILTON

JOB NO.
13-000

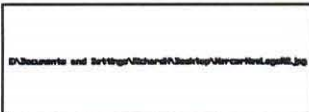
DRAWING NO.
1 OF 3

RO=ROUGH OPENING
SD=SASH DIMENSION

2 SILL DETAIL
1 @ FIXED LITE
EXTERIOR



OUTLINE OF
#222 HEAVY MR
MARK : A



P.O. BOX 4700
Beaverton, OR 97076
Phone 503.526.3650
Toll Free 800.962.7860

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JOB: #104 SAMPLE
DEALER: TAYLOR ELECTRIC

DATE
13/MAR/13

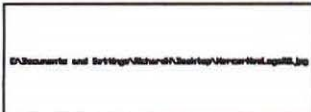
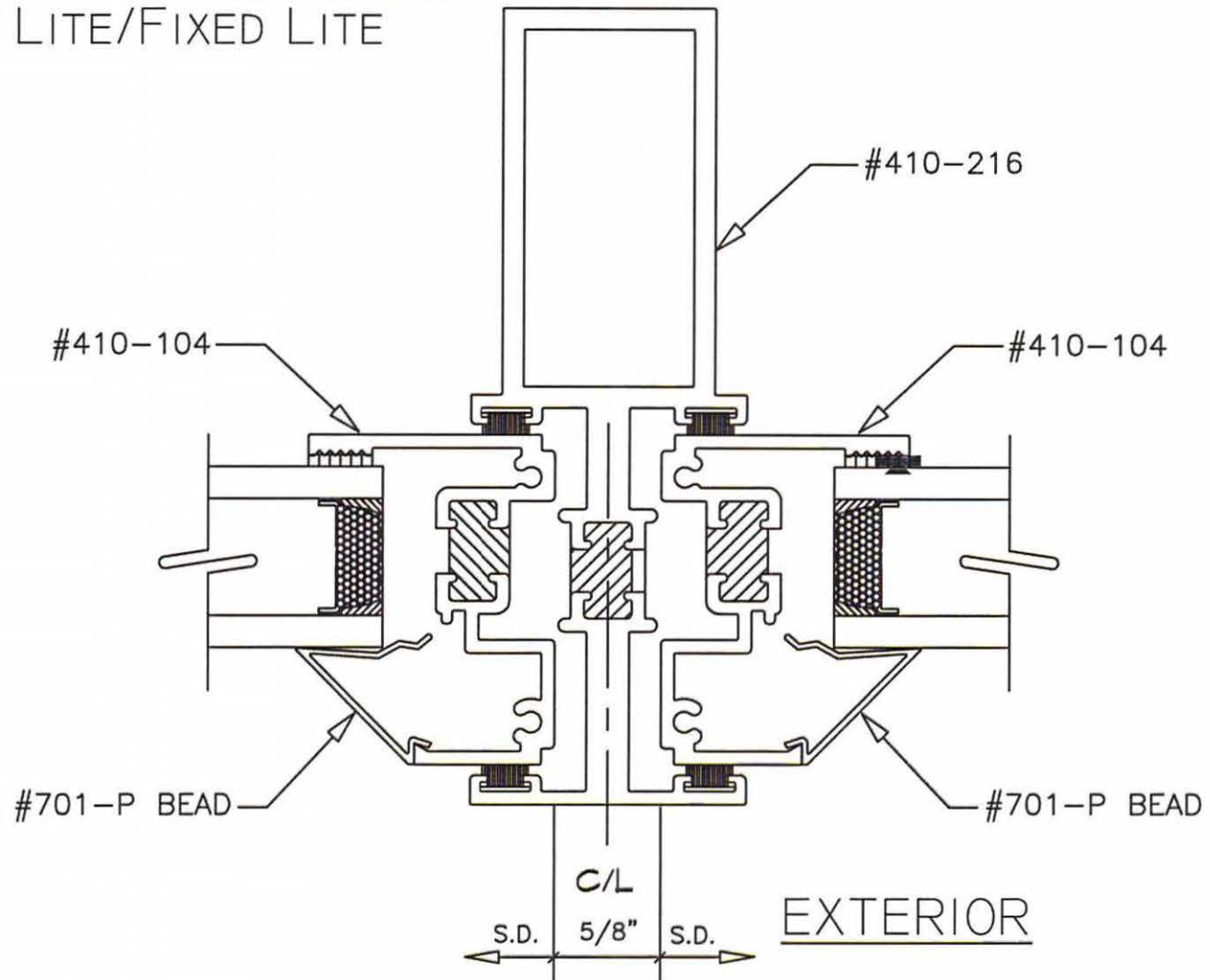
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DRAWN
R.D. HAMILTON

JOB NO.
13-000

DRAWING NO.
2 OF 3

⑥ #216 MULL VERTICAL DETAIL
1 @ FIXED LITE/FIXED LITE



P.O. BOX 4700
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Phone 503.526.3650
Toll Free 800.962.7860

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JOB: #104 SAMPLE
DEALER: TAYLOR ELECTRIC

DATE
13/MAR/13

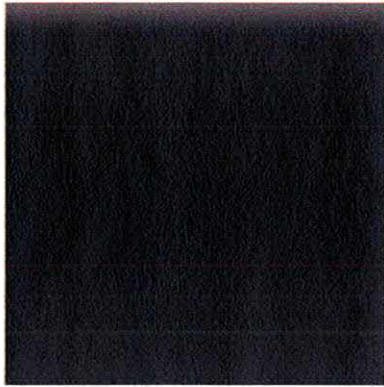
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R.D. HAMILTON

JOB NO.
13-000

DRAWING NO.
3 OF 3

 **FREE SHIPPING ON OVER 300,000 ITEMS*.**  **NEED IT NOW? BUY ONLINE AND PICK UP IN STORE*.**


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[Tool & Truck Rental](#)


Daltile 6 in. x 6 in. Matte Black Ceramic Bullnose Wall Tile

Model # K711S46691P1 Internet # 202627635

Store SO SKU# 546336

★★★★★ (1)

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\$1.84 / EA-Each

This item cannot be shipped to the following state(s): GU,PR,VI

Ships FREE with \$45.00 Order

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PRODUCT DESCRIPTION

Featuring a traditional design and a color that matches many decorating styles, the daltile 6 in. x 6 in. Matte black ceramic bullnose wall tile is a great way to beautifully accent or trim your space. This non-vitreous tile is recommended for residential installations in interior areas. The product offers a low polish and a slightly varying shade.

- Grade 1, ceramic tile for accent, trim, wall, countertop and backsplash use
- 6 in. length x 6 in. wide x 5/16 in. thick
- Glazed smooth finish with a low sheen and a uniform variation in tone
- P.E.I. Rating 0 is suitable for walls and residential use only
- Non-vitreous tile has water absorption of more than 7% for indoor use
- Rated for wall tile installations only
- Learn how to get a Lifetime Warranty by using Custom Building Products from The Home Depot. Visit www.homedepot.com/CBP
- Don't forget your coordinating trim pieces, grout, backer board, thinset and installation tools
- Being a trim item the intended use of this product is to provide a transition from the outside edge of a tile installation to another surface
- Item sold by the each, item weight equals 0.7 lb
- MFG Model # : K711S46691P1
- MFG Part # : K711S46691P1

[Return To Top](#)

SPECIFICATIONS

Assembled Depth (in.)	0.25 in	Assembled Height (in.)	6 in
Assembled Width (in.)	6 in	Break Strength (lb.)	100 lb
Chemical Resistant	Yes	Color Family	Blacks
Color/Finish	Matte Black	Commercial / Residential	Commercial / Residential
Glazed	Yes	Indoor/Outdoor	Indoor
Manufacturer Warranty	1 Year	Mosaic	No
Number of Tiles per Case	1	Product Length (in.)	6
Product Thickness (in.)	0.25 in	Product Width (in.)	6.0 in

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

Clackamas County Official Records
Sherry Hall, County Clerk

2012-021111

04/09/2012 10:36:10 AM

D-D Cnt=1 Stn=25 LESLIEFLY
\$15.00 \$16.00 \$10.00 \$16.00

\$57.00

GRANTOR:
Multnomah Lodge #1 A.F. & A.M. of Oregon City,
Oregon
707 Main Street
Oregon City, OR 97045

GRANTEE:
T5 Equities LLC
PO Box 1336
Wilsonville, OR 97070

SEND TAX STATEMENTS TO:
T5 Equities LLC
PO Box 1336
Wilsonville, OR 97070

AFTER RECORDING RETURN TO:
T5 Equities LLC
PO Box 1336
Wilsonville, OR 97070

Escrow No: 20120045150-FTPOR01

00572339 & 00572348
707 Main Street
Oregon City, OR 97045

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Multnomah Lodge #1 A.F. & A.M. of Oregon City, Oregon, an Oregon Non Profit Corporation, Grantor,
conveys and warrants to

T5 Equities LLC, an Oregon Limited Liability Company, Grantee, the following described real property,
free and clear of encumbrances except as specifically set forth below, situated in the County of
Clackamas, State of Oregon:

Lot 3, Block 6, OREGON CITY, in the City of Oregon, County of Clackamas and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$900,000.00. (See
ORS 93.030)

Subject to and excepting:

Existing Leases and tenancies, if any;

Fidelity National Title of Oregon 2012-0045150-01 C

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY

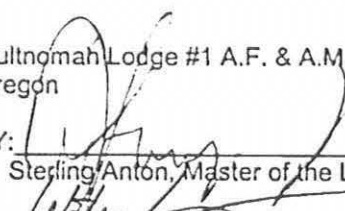
20120045150-FTPOR01
Deed (Warranty-Statutory)

ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

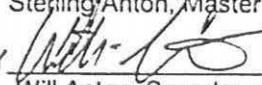
DATED: April 6, 2012

Multnomah Lodge #1 A.F. & A.M. of Oregon City,
Oregon

BY:


Sterling Anton, Master of the Lodge

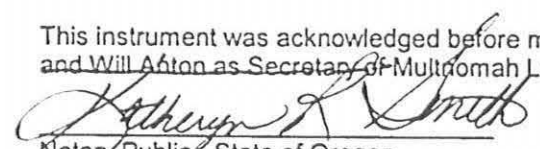
BY:


Will Anton, Secretary

State of OREGON

County of MULTNOMAH

This instrument was acknowledged before me on April 6, 2012 by Sterling Anton as Master of the Lodge and ~~Will Anton as Secretary~~ of Multnomah Lodge No. 1, A.F. & A.M. of Oregon City, Oregon.


Notary Public - State of Oregon
My commission expires: 1/23/13



ARTICLES OF ORGANIZATION
OF
T5 EQUITIES, L.L.C.

I, the undersigned, natural person of the age of eighteen years or more, acting as Organizer of a limited liability company organized under the Oregon Limited Liability Company Act, adopt the following Articles of Organization for such limited liability company:

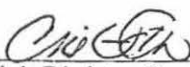
- ARTICLE I: The name of the limited liability company is T5 Equities, L.L.C.
- ARTICLE II: The name of the registered agent is Robb Crocker. The address of such agent is P.O. Box 1336 Wilsonville, OR 97070. This address shall be registered office in Oregon.
- ARTICLE III: The name and address of the organizer(s) and member(s):

Robb Crocker
27827 SW Grahams Ferry Rd.
Sherwood, OR 97140

Chris Edmiston
28454 SW Morgan Ct.
Wilsonville, OR 97070
- ARTICLE IV: The limited liability company shall be effective on the date filed with the Secretary of State.
- ARTICLE V: The limited liability company shall have perpetual existence.
- ARTICLE VI: The purpose or purposes for which the limited liability company is organized are: To engage in any lawful act or activity for which limited liability companies may be organized under the Oregon Limited Liability Company Act and to conduct and engage in any other business permitted by law. And shall be managed by the member(s), see Article III
- ARTICLE VII: Provisions limiting or denying to shareholders the preemptive right to acquire additional or treasury shares of the Company are: None.
- ARTICLE VIII: No Manager of Company's shall be personally responsible or liable for any of the acts, debts, liabilities, or losses of Company.

We, the above named organizer(s) have read the foregoing Articles of Organization, know the contents, and believe the statements made therein to be true.


Robb Crocker, Organizer


Chris Edmiston, Organizer

LIMITED LIABILITY COMPANY OPERATING AGREEMENT

FOR

T5 Equities, LLC

A Member-Managed Limited Liability Company

This Company Agreement of T5 Equities, LLC, a LIMITED LIABILITY COMPANY organized pursuant to the Act, is entered into and shall become effective as of the Effective Date by and among the Company and the persons executing this Agreement as Members. It is the Members express intention to create a limited liability company in accordance with the Act, as currently written or subsequently amended or redrafted. Therefore, all provisions of this document shall be construed consistent with the afore described intent of the Members. This Agreement is made and entered into this 1st day of May, 2011. Accordingly, in consideration of the conditions contained herein, he/she/they agree as follows:

ARTICLE I

Company Formation and Registered Agent

1.1 FORMATION. The Members hereby form a Limited Liability Company ("Company") subject to the provisions of the Limited Liability Company Act as currently in effect as of this date. A Certificate of Formation shall be filed with the Secretary of State.

1.2 NAME. The name of the Company shall be: T5 Equities, LLC

1.3 REGISTERED OFFICE AND AGENT. The location of the registered office of the Company shall be:

712 Main st

Oregon City, OR 97045

The Registered Agents shall be: Chris Edmiston and Robb Crocker

1.4 TERM. The Company shall continue for a perpetual period.

(a) Members whose capital interest as defined in Article 2.2 exceeds 50 percent vote for dissolution; or (b) Any event which makes it unlawful for the business of the Company to be carried on by the Members; or

(c) The death, resignation, expulsion, bankruptcy, retirement of a Member or the occurrence of any other event that terminates the continued membership of a Member of the Company; or

(d) Any other event causing dissolution of this Limited Liability Company under the laws of the State of Oregon.

1.5 CONTINUANCE OF COMPANY. Notwithstanding the provisions of ARTICLE 1.4, in the event of an occurrence described in ARTICLE 1.4(c), if there is at least one remaining Member, said remaining Member shall have the right to continue the business of the Company. Such right can be exercised within ninety (90) days after the occurrence of an event described in ARTICLE 1.4(c). If not so exercised, the right of the Member to continue the business of the Company shall expire. In the event that one member should die, the remaining member will purchase 1% of ownership for \$1, and the wife of the deceased will remain 49% owner and silent partner.

1.6 BUSINESS PURPOSE. The purpose of the Company is to engage in any lawful act.

1.7 PRINCIPAL PLACE OF BUSINESS. The location of the principal place of business of the Company shall be:

712 Main st
Oregon City, OR
97045

or at such other place as the Managers from time to time select.

1.8 THE MEMBERS. The name and place of residence of each member are contained in Exhibit 2 attached to this Agreement.

1.9 ADMISSION OF ADDITIONAL MEMBERS. Except as otherwise expressly provided in the Agreement, no additional members may be admitted to the Company through issuance by the company of a new interest in the Company without the prior unanimous written consent of the Members.

ARTICLE II

Capital Contributions

2.1 INITIAL CONTRIBUTIONS. The Members initially shall contribute to the Company capital as described in Exhibit 3 attached to this Agreement.

2.2 ADDITIONAL CONTRIBUTIONS. Except as provided in ARTICLE 6.2, no Member shall be obligated to make any additional contribution to the Company's capital.

ARTICLE III

Profits, Losses and Distributions

3.1 PROFITS/LOSSES. For financial accounting and tax purposes the Company's net profits or net losses shall be determined on an annual basis and shall be allocated to the Members in proportion to each Member's relative capital interest in the Company as set forth in Exhibit 2 as amended from time to time in accordance with Treasury Regulation 1.704-1.

3.2 DISTRIBUTIONS. The Members shall determine and distribute available funds annually or at more frequent intervals as they see fit. Available funds, as referred to herein, shall mean the net cash of the Company available after appropriate provision for expenses and liabilities, as determined by the Managers. Distributions in liquidation of the Company or in liquidation of a Member's interest shall be made in accordance with the positive capital account balances pursuant to Treasury Regulation 1.704-1(b)(2)(ii)(b)(2). To the extent a Member shall have a negative capital account balance, there shall be a qualified income offset, as set forth in Treasury Regulation 1.704-1(b)(2)(ii)(d).

ARTICLE IV

Management

4.1 MANAGEMENT OF THE BUSINESS. The name and place of residence of each Manager is attached as Exhibit 1 of this Agreement. By a vote of the Members holding a majority of the capital interests in the Company, as set forth in Exhibit 2 as amended from time to time, shall elect so many Managers as the Members determine, but no fewer than one, with one Manager elected by the Members as Chief Executive Manager. The elected Manager(s) may either be a Member or Non-Member.

4.2 MEMBERS. The liability of the Members shall be limited as provided under the laws of the Oregon Limited Liability statutes. Members that are not Managers shall take no part whatever in the control, management, direction, or operation of the Company's affairs and shall have no power to bind the Company. The Managers may from time to time seek advice from the Members, but they need not accept such advice, and at all times the Managers shall have the exclusive right to control and manage the Company. No Member shall be an agent of any other Member of the Company solely by reason of being a Member.

4.3 POWERS OF MANAGERS. The Managers are authorized on the Company's behalf to make all decisions as to (a) the sale, development lease or other disposition of the Company's assets; (b) the purchase or other acquisition of other assets of all kinds;

(c) the management of all or any part of the Company's assets; (d) the borrowing of money and the granting of security interests in the Company's assets; (e) the pre-payment, refinancing or extension of any loan affecting the Company's assets; (f) the compromise or release of any of the Company's claims or debts; and, (g) the employment of persons, firms or corporations for the operation and management of the company's business. In the exercise of their management powers, the Managers are authorized to execute and deliver (a) all contracts, conveyances, assignments leases, sub-leases, franchise agreements, licensing agreements, management contracts and maintenance contracts covering or affecting the Company's assets; (b) all checks, drafts and other orders for the payment of the Company's funds; (c) all promissory notes, loans, security agreements and other similar documents; and, (d) all other instruments of any other kind relating to the Company's affairs, whether like or unlike the foregoing.

4.4 CHIEF EXECUTIVE MANAGER. The Chief Executive Manager shall have primary responsibility for managing the operations of the Company and for effectuating the decisions of the Managers.

4.5 NOMINEE. Title to the Company's assets shall be held in the Company's name or in the name of any nominee that the Managers may designate. The Managers shall have power to enter into a nominee agreement with any such person, and such agreement may contain provisions indemnifying the nominee, except for his willful misconduct.

4.6 COMPANY INFORMATION. Upon request, the Managers shall supply to any member information regarding the Company or its activities. Each Member or his authorized representative shall have access to and may inspect and copy all books, records and materials in the Manager's possession regarding the Company or its activities. The exercise of the rights contained in this ARTICLE 4.6 shall be at the requesting Member's expense.

4.7 EXCULPATION. Any act or omission of the Managers, the effect of which may cause or result in loss or damage to the Company or the Members if done in good faith to promote the best interests of the Company, shall not subject the Managers to any liability to the Members.

4.8 INDEMNIFICATION. The Company shall indemnify any person who was or is a party defendant or is threatened to be made a party defendant, pending or completed action, suit or proceeding, whether civil, criminal, administrative, or investigative (other than an action by or in the right of the Company) by reason of the fact that he is or was a Member of the Company, Manager, employee or agent of the Company, or is or was serving at the request of the Company, for instant expenses (including attorney's fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred in connection with such action, suit or proceeding if the Members determine that he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interest of the Company, and with respect to any criminal action proceeding, has no reasonable cause to believe his/her conduct was unlawful. The termination of any

action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of "no lo Contendere" or its equivalent, shall not in itself create a presumption that the person did or did not act in good faith and in a manner which he reasonably believed to be in the best interest of the Company, and, with respect to any criminal action or proceeding, had reasonable cause to believe that his/her conduct was lawful.

4.9 RECORDS. The Managers shall cause the Company to keep at its principal place of business the following:

- (a) a current list in alphabetical order of the full name and the last known street address of each Member;
- (b) a copy of the Certificate of Formation and the Company Operating Agreement and all amendments;
- (c) copies of the Company's federal, state and local income tax returns and reports, if any, for the three most recent years;
- (d) copies of any financial statements of the limited liability company for the three most recent years.

ARTICLE V

Compensation

5.1 MANAGEMENT FEE. Any Manager rendering services to the Company shall be entitled to compensation commensurate with the value of such services.

5.2 REIMBURSEMENT. The Company shall reimburse the Managers or Members for all direct out-of-pocket expenses incurred by them in managing the Company.

ARTICLE VI

Bookkeeping

6.1 BOOKS. The Managers shall maintain complete and accurate books of account of the Company's affairs at the Company's principal place of business. Such books shall be kept on such method of accounting as the Managers shall select. The company's accounting period shall be the calendar year.

6.2 MEMBER'S ACCOUNTS. The Managers shall maintain separate capital and distribution accounts for each member. Each member's capital account shall be determined and maintained in the manner set forth in Treasury Regulation 1.704-1(b)(2) (iv) and shall consist of his initial capital contribution increased by:

- (a) any additional capital contribution made by him/her;

(b) credit balances transferred from his distribution account to his capital account;
and decreased by:

(a) distributions to him/her in reduction of Company capital;

(b) the Member's share of Company losses if charged to his/her capital account.

6.3 REPORTS. The Managers shall close the books of account after the close of each calendar year, and shall prepare and send to each member a statement of such Member's distributive share of income and expense for income tax reporting purposes.

ARTICLE VII

Transfers

7.1 ASSIGNMENT. If at any time a Member proposes to sell, assign or otherwise dispose of all or any part of his interest in the Company, such Member shall first make a written offer to sell such interest to the other Member at a price determined by mutual agreement. If other Member declines or fails to elect such interest within thirty (30) days, and if the sale or assignment is made and the Member fails to approve this sale or assignment then, 1% will be sold for \$1 to the remaining member thereby owning 51%, and pursuant to the Oregon Limited Liability statutes, the purchaser or assignee shall have no right to participate in the management of the business and affairs of the Company. The purchaser or assignee shall only be entitled to receive the share of the profits or other compensation by way of income and the return of contributions to which that Member would otherwise be entitled.

CERTIFICATE OF FORMATION

The undersigned hereby agree, acknowledge, and certify that the foregoing operating agreement is adopted and approved by each member, the agreement consisting of 6 pages, excluding the Table of Contents, constitutes, together with Exhibit 1, Exhibit 2 and Exhibit 3 (if any), the operating agreement of T5 Equities, L.L.C., adopted by the members as of May 1st, 2011.

Members:

Chris Edmiston

7924 Summerton

Wilsonville, OR 97070



Robb Crocker

27827 SW Grahams Ferry Rd

Wilsonville, OR 97070



EXHIBIT 1

LIMITED LIABILITY COMPANY OPERATING AGREEMENT

FOR T5 Equities, LLC

LISTING OF MANAGERS

By a majority vote of the Members the following Managers were elected to operate the Company pursuant to ARTICLE 4 of the Agreement:

Chief Executive Manager

Chris Edmiston

Printed Name:

7924 Summerton

Address Line 1

Wilsonville, OR 97070

Address Line 2

Title:

Robb Crocker

Printed Name:

27827 SW Grahams Ferry Rd

Address Line 1

Sherwood, OR 97140

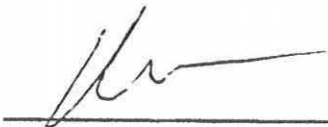
Address Line 2

The above listed Manager(s) will serve in their capacities until they are removed for any reason by a majority vote of the Members as defined by ARTICLE 4 or upon their voluntary resignation.

Signed and Agreed this 1st day of May, 2011.



Member



Member

bank.

Customer

18

Personal

Create a New Account

YOUR PROFILE

Thursday, November 1, 2012

Your Accounts >>**Your Accounts****Log Out**[Funds Transfer](#)[Make a Payment](#)[Make a Deposit \(New\)](#)[Cash Advance](#)[Download Transaction Data](#)[Online Statements](#)[Alerts >>](#)[Bill Pay \(Free\)](#)[Mobile Banking](#)[Nicknames](#)[Online Statements](#) [Go Paperless Now](#)

Account	Ending In	Account Type	Account Balance	Available Balance
		Checking		
		U.S. Bank Platinum		
		Checking		
		U.S. Bank Platinum		
T-5		Checking	\$91,669.51	\$91,669.51
		Checking		
		Checking		
		Savings		
		Savings		

MESSAGE CENTER (3 new)[View your messages](#)**REWARDS CENTER**[View and redeem your rewards](#)**SECURITY CENTER**[View or change your Personal ID, Password or other security options](#)**CUSTOMER SERVICE CENTER**[Order checks, maintain accounts, report issues or get help](#)**APPLICATION CENTER**[Apply online for additional accounts and loans](#)**Special Offers**[Valuable products for Internet Banking Customers](#)

[Your Accounts](#) | [Funds Transfer](#) | [Make a Payment](#) | [Make a Deposit](#) | [Cash Advance](#)
[Download Transaction Data](#) | [Online Statements](#) | [Alerts](#) | [Bill Pay](#) | [Mobile Banking](#)

[MESSAGE CENTER](#) | [REWARDS CENTER](#) | [SECURITY CENTER](#) | [CUSTOMER SERVICE CENTER](#) | [APPLICATION CENTER](#)

Connection Secured

Member FDIC

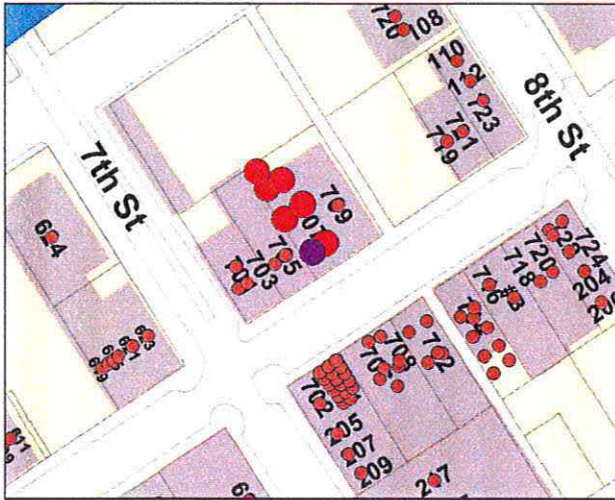
Privacy Policy | Security Standards
 USB Column: OBC 5

2012 5 21 2

Oregon City: Address Report

Address: 707 MAIN ST #200

Taxlot Number: 2-2E-31AB-05200

**Address Information**

Address: 707 MAIN ST #200

OREGON CITY

OR 97045

Complex Name:

In City? Y

In UGB? Y



The following information is derived from the taxlot database and may not necessarily apply to the specific address location.

Taxlot Description

Taxlot Number: 2-2E-31AB-05200

Alt ID: 00572339

Taxlot Area (acres - approx): 0.15

Twn/Rng/Sec: 02S 02E 31

Tax Map Reference: 22E31AB

Taxlot Values

As of: 10/10/2012

Land Value (Mkt): \$85,512

Building Value (Mkt): \$433,030

Net Value (Mkt): \$518,542

Note: These are Market, NOT Assessed values.

Taxpayer Information

Last Name: T5 EQUITY LLC

First Name:

Taxpayer Address: PO BOX 1336
WILSONVILLE
OR 97070

Taxlot Planning Designations

Zoning: MUD

- Mixed Use Downtown District

Comprehensive Plan: mud

- Mixed Use - Downtown

Taxlot Location Information

In Willamette Greenway? Y

In Geologic Hazard? N

In Nat. Res. Overlay District (NROD)? Y

In 1996 Floodplain? N

Taxlot Community Information

Subdivision: OREGON CITY

PUD (if known):

Neighborhood Assn: Citizen Involvement Comm

Urban Renewal District: dtura

Historic District:

Historic Designated Structure? N



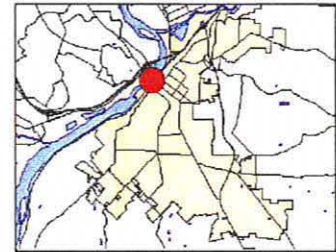
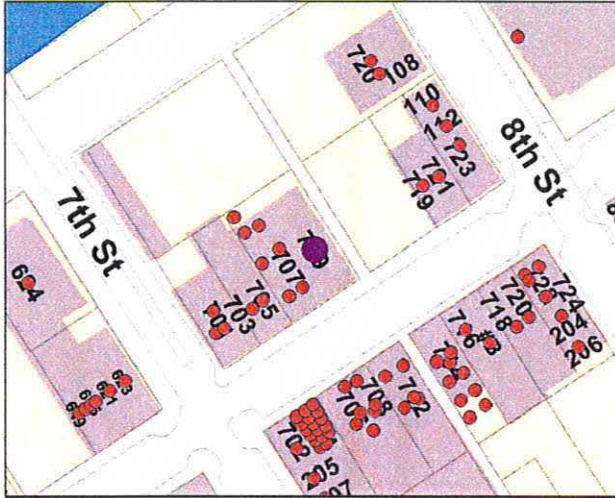
This map is not suitable for survey, engineering, legal, or navigation purposes. Data errors and omissions may exist in map and report.

Oregon City: Address Report

Printed November 30, 2012

Address: 709 MAIN ST

Taxlot Number: 2-2E-31AB-05200



Address Information

Address: 709 MAIN ST
OREGON CITY
OR 97045

Complex Name:

In City? Y
In UGB? Y

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Neighborhood Assn: Citizen Involvement Comm
Urban Renewal District: dtura
Historic District:
Historic Designated Structure? N



This map is not suitable for survey, engineering, legal, or navigation purposes. Data errors and omissions may exist in map and report.



STOREFRONT IMPROVEMENT URBAN RENEWAL GRANT PROGRAM

**APPLICANT/
OWNER(S):**

T5 Equities
Chris Edmiston (Applicant/Owner)
P.O. Box 1336
Wilsonville, OR 97070

**GRANT REQUEST
AMOUNT:**

\$40,000

LOCATION:

707 Main Street

REVIEWER:

Michele Beneville, Grant Administrator
Eric Underwood, Economic Development Manager

RECOMMENDATION: Approval of **\$20,000**

I. BACKGROUND:

The applicant is applying for a grant in the amount of \$40,000. Maximum grant amounts are \$20,000 or \$40,000 for projects of high value and when the applicant demonstrates that the proposed improvements will restore the façade substantially closer to its original condition. All projects are required to contain at least a 50% match.

The applicant is requesting a grant in the amount of \$40,000.00 for exterior improvements to the building which will attempt to recreate the original look of the ground level storefront space of the building. Improvements include replacing existing storefront glass and doors, removal of brick storefront that is set back off the sidewalk and bring it back out to the sidewalk, and attempt to patch and restore the existing façade.

The site is addressed as 707 Main Street and is further identified as Tax Map 2-2E-31AB-05701. The site is zoned Mixed Use Downtown (MUD) and is located within the Urban Renewal District. The building is currently leased for office space, retail space and gathering space. The Statutory Warranty Deed was recorded in Clackamas County deed 2012-021111, dated April 9, 2012.

ii. Compliance with Approval Criteria:

A. Building Design and Context

1. Sense of Place - Strengthen unique qualities
2. Building Orientation - Maximize views, public spaces
3. Outdoor Space - Designed for variety of activities
4. Historic Building Compatibility - Respects original structure

5. Locational Context - Good neighbors, compatible

The applicant proposes to restore the building façade back to its near original condition. This will entail undoing a mid-century remodel that gutted the center storefront bay and replaced it with a recessed storefront under a small arcade covered in pink and green sandstone. This project will return the storefront to its original design, matching the remaining intact corner space, as shown in the street front elevation and plan submitted in the application packet. This project will be the catalyst for further restoration in this building. Through the refurbishment, the building will reconnect to its rich history, along with increasing the economic and cultural value in Downtown Oregon City.

B. Building Design Elements

1. Building Elements - Enhances setting
2. Color - Balances contrast
3. Human Scale - Enhances pedestrian experience
4. Building Materials - Quality, durability
5. Façade Treatment - Appropriate scale definition
6. Accessibility - Integrated ADA access

The restoration will remove the existing pink and green sandstone materials on the 707 Main storefront. Once removed this storefront will be rebuilt to bring it back out to the sidewalk, which is consistent with the original design. This new build out will mirror the design and materials of the 709 Main storefront. A new transom will be built to match the existing transom located under the low hanging black canvas canopy on 709 Main. This canopy will be removed and the transom will be cleaned and repaired as needed. The applicant proposes to patch and restore the existing façade.

C. Doors and Windows

1. Doors - Open inviting atmosphere
2. Entry doors - Locate on corners, large glass
3. Windows - Inviting, rhythmic patterns

The applicant proposes to install new anodized aluminum windows and aluminum storefront entry door in the new build out at 707 Main.

D. Roofs

1. Roofline - Interest and detail
2. Rooftop - Integrated with building design

No changes to the roof are proposed.

E. Lighting

1. Façade lighting - Integrated in façade composition
2. Street lights - Compatible with existing standards
3. Landscape lights - Appropriate highlighting, safety
4. Sign Lighting - Integrated with building design

No changes are proposed for exterior lighting.

Signs

1. Wall signs - Compatible with building design

2. Blade or hanging signs - Sidewalk, pedestrian visibility
3. Window signs - Pedestrian oriented, non-obstructive
4. Awning signs - Appropriately scaled, lower level
5. Directional signs - Small scale, logical
6. Temporary Signs - Consistent with surrounding area

No new signs have been proposed.

F. Awnings

Protect pedestrians from elements and;
Well proportioned, integrated with building design and surrounding area

No new awning will be installed. The existing awning on the north corner of the building will be removed

G. Sustainability

Materials are durable, resource efficient, recyclable, salvaged, and safe for environment, maximize natural light, indoor air quality, and minimize polluted water runoff

The substantial improvements to the building should encourage best use and higher rents. This should lead to continued building improvements and extend the life of the existing building. It is assumed that all materials will be recycled to the greatest extent possible.

H. Recipient Match Value

High owner investment

The source of owner investments could not be determined. The applicant has made oral indication of being awarded a sum of \$40,000 as a result of a successful Diamonds in the Rough grant (State Grant). However, relevant documentation of this award was not included in the application materials. The level of private investment was not indicated.

I. Previous Recipient

Encourage new recipients, if previous recipient reference previous project success

This is a previous recipient to the storefront grants; however this is a new application for this building T5 Equities received the following storefront grants:

- 701 Main (2006-07)
- 706 & 708 Main (2007-08)
- 706, 708, 716 & 719 Main (2009-10)
- 818 Main (2011-12)

III. Staff Review

Following identified procedures; the Urban Renewal Grant request was routed through Erik Wahrgren, Project Engineer; Scott Linfesty, Building Official; Christina Robertson-Gardiner, Associate Planner; and Eric Underwood, Economic Development Manager. City staff provided comments and scored the application for the Commission's review:

Staff Member	Comments	Score out of a possible 80 pts	Percentage (70% or greater required)
--------------	----------	--------------------------------	--------------------------------------

Erik Wahrgren		51	78%
Scott Linfesty	Building permits will be required.	53	81%
Christina Robertson-Gardiner	Minor site plan is required. Meets minimum requirements of exterior alteration guidelines.	45	69%
Eric Underwood	Project is primarily focused on rehabilitation with minimal restoration.	50	77%

IV. URC Review

Grants shall only be awarded to those projects with an average score of 70% or better. This application has an average score as rated by City staff of 77%. The project did not meet the high-value restoration standard required for funding above the \$20,000 maximum grant award as stated in the Storefront Grant program criteria. City staff recommends a grant award of \$20,000 due to the strong storefront rehabilitation component and the strategic downtown location of the structure.

The Urban Renewal Commission shall decide whether or not to uphold the recommendation of City staff to award Urban Renewal grant funds in the amount of \$20,000 to the applicant.

V. Project Cost

As required by the application process, the owner has provided proof of matching funds (Exhibit D6); is the County recognized owner of the building (Exhibit D4); and has provided three bids (Exhibit D2) for those components of the project over \$5,000 are:

West Coast Management	\$104,000.00
F & F Structures	\$ 84,740.00
Dan Shockley Construction	\$ 96,500.00

VI. Exhibits

- A) Application (2 pages)
- B) Project Cost, Need & Value and Timeline (1 page)
- C) Project detail and specifics (1 page)
- D) Project Cost and Appendix (1 page)
 - 1. Current and historic photos and render of existing façade (14 pages)
 - 2. Contractor Bids (3 pages)
 - 3. Technical Specs/Tear sheets Team Experience (4 pages)
 - 4. Warranty Deed (2 pages)
 - 5. Articles of Incorporation (9 pages)
 - 6. Financial match support document (1 pages)
- E) Address report (2 page)



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: 13-232

Agenda Date: 4/3/2013

Status: Agenda Ready

To: Urban Renewal Commission

Agenda #: 4b.

From: City Recorder Nancy Ide

File Type: Minutes

Minutes of the March 6, 2013 Regular Meeting



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes - Draft Urban Renewal Commission

Wednesday, March 6, 2013

5:00 PM

Commission Chambers

Revised Agenda

1. Convene Regular Meeting and Roll Call

Chair Roth called the meeting to order at 5:15 PM.

Present: 7 - Paul Edgar, Betty Mumm, Doug Neeley, Kathy Roth, Philip Yates, Carol Pauli and Rocky Smith

Staffers: 7 - David Frasher, Tony Konkol, Nancy Ide, Wyatt Parno, Eric Underwood, Kelly Burgoyne and Steve Janik

2. Citizen Comments

There were no citizen comments.

3. Adoption of the Agenda

Item 4a was pulled from the agenda. The agenda was adopted as amended.

4. General Business

- 4a. 13-161** Resolution No. UR13-02, Requesting the Oregon City Commission to Submit to the Voters of Oregon City a Measure to Authorize the Urban Renewal Commission to Issue Ten Million Dollars in Bonded Indebtedness for the Development of Property at Clackamette Cove

This item was pulled from the agenda.

- 4b. 13-139** Urban Renewal Attorney Discussion on Measure 3-407

Eric Underwood, Economic Development Manager, said the Commission had requested an interpretation of how they would work within the parameters of Measure 3-407. He introduced Urban Renewal Attorney, Steve Janik, to discuss the issue.

Mr. Janik presented an interpretation of Measure 3-407. A vote of the people was required to authorize the issuance of bonds for Urban Renewal purposes. The Urban Renewal Commission would have to request the City Commission to refer the matter to the voters. He explained that referral could be for a specific project or multiple projects.

Commissioner Edgar thought the purpose of the measure was to have a more finite review of the projects than globally looking at a big plan. Citizens wanted to identify whether a project provided a benefit and return on investment. He suggested asking

the voters for concurrence. He thought it should be project by project.

Commissioner Mumm clarified the Urban Renewal Plan would have to be updated before being sent to a vote.

Mr. Underwood said there would be an Urban Renewal 201 and after that a dedicated Work Session to discuss the Urban Renewal Plan.

William Gifford, resident of Oregon City, attended a Work Session by Clackamas County Business Association regarding improving the economic environment in the County. The number one message was Clackamas County was not perceived as being business friendly. He was surprised Item 4a was pulled off of the agenda and there was no explanation. This was one more example of appearing to be non business friendly.

Ed Darrow, Cove developer, stated in regard to Item 4a, he had invested millions of dollars in the Cove project and consistently done what the City requested. Everything was scheduled with the intent of starting construction in August subject to the vote. It was frustrating to have invested time and money and not have 100% support. They were ready to campaign and were planning to do a pre-application before the Planning Commission. He was willing to provide whatever was needed to move forward.

Janie Malloy, resident of Canby, introduced herself and the Friends of Clackamas Cove. It was a group of athletes and wildlife enthusiasts who used the Cove regularly. She wanted to support the Commission in working to keep Clackamas Cove motorized water craft free and preserve it for future generations as a safe and clean place to swim.

4c. 13-143

Minutes of the February 6, 2013 Regular Meeting

A motion was made by Commissioner Mumm, seconded by Commissioner Smith, to approve the minutes of the February 6, 2013 Regular Meeting. The motion carried by the following vote:

Aye: 7 - Paul Edgar, Betty Mumm, Doug Neeley, Kathy Roth, Philip Yates, Carol Pauli and Rocky Smith Jr.

5. Future Agenda Items

Commissioner Neeley stated with the Work Session on the Urban Renewal Plan, to also discuss expanding the Urban Renewal area to include a portion of the Blue Heron site.

Mr. Underwood stated that a discussion on expanding the Urban Renewal area would be part of the Urban Renewal 201.

6. City Manager's Report

David Frasher, City Manager, testified in Salem in front of a committee on behalf of the Governor's line item for the redevelopment of the Blue Heron site. He was in discussion regarding what the City's match would be.

7. Adjournment

Chair Roth adjourned the meeting at 5:45 PM.

Respectfully submitted,

Nancy Ide, City Recorder

COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to 3 MINUTES.
- Give to the City Recorder in Chambers prior to the meeting.

Date of Meeting

4/3/2013

Item Number From Agenda

49

NAME:

Amber Holbeck - OC Chamber

ADDRESS:

Street:

City, State, Zip:

PHONE NUMBER:

SIGNATURE:

[Signature]

COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to 3 MINUTES.
- Give to the City Recorder in Chambers prior to the meeting.

Date of Meeting

03 APR 13

Item Number From Agenda

4a

NAME:

William Gifford

ADDRESS:

Street:

City, State, Zip:

1324 BEAVER LN

OC OR 97045

PHONE NUMBER:

503.723.3456

SIGNATURE:

[Signature]

COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to 3 MINUTES.
- Give to the City Recorder in Chambers prior to the meeting.

Date of Meeting 4-3-13

Item Number From Agenda 49

Edmiston

NAME:

Chris Edmonston - Applicant

ADDRESS:

Street: Po Box 1336

City, State, Zip: Wilsonville OR 97070

PHONE NUMBER:

SIGNATURE:

2895 S. Beaver Creek Road, Ste 103
Oregon City, OR 97045
503-656-1619
F: 503-656-2274
www.oregoncity.org



April 3, 2013

Urban Renewal Commission
City of Oregon City
625 Center Street
Oregon City, OR 97045

ENTERED INTO THE RECORD

DATE RECEIVED: 4-3-13

SUBMITTED BY: Amber Holveck

SUBJECT: Item 4a

Re: Storefront Improvement Grant – 707 Main Street

Dear Urban Renewal Commissioners:

On behalf of the Oregon City Chamber of Commerce I am pleased to communicate our Board of Director's unanimous support for the Storefront Improvement Grant request of 707 Main Street. The Masonic Temple Multnomah No. 1 is not just another building in our historic downtown core; it is a landmark with both historical and architectural significance. With four floors, its height and width make it one of the largest, most visible commercial buildings on Main Street.

There have been times when few significant investments were evident in Oregon City. Some businesses, like Benchmade Knife Company, have made Oregon City home and invested with the help of the Hilltop Urban Renewal District. There have also been long-standing business families like the Blooms, Buschs, Danielsons, and Steins who have made Oregon City home and continued to reinvest. Today, we can see progress being made in our historic downtown core requiring effort and investment, both public and private. The Urban Renewal Commission has answered the need for façade improvements which make a significant difference in curb appeal, potential and marketability in our downtown. Partners in this effort who bear the most significant responsibility and risk of this transformation are the property owners.

The Oregon City Chamber wishes to make clear our support for full storefront grant funding of the Masonic Lodge to further downtown economic improvements and celebrate a showcase rehabilitation effort. The new owners of this property T5 Equities, LLC, have renovated six properties in downtown Oregon City to date, equating to roughly \$2 million in improved property. With another \$1 million likely to be invested in the Masonic Temple, these property owners have proven their commitment to Oregon City's success. It's hard to speculate as to what uses and tenants will one day be occupying the Masonic Temple. One thing is certain, however. Storefront improvements and eventual interior rehab of this 106 year old building will be cause for even greater celebration of our downtown economic renewal!

Most sincerely,

A handwritten signature in blue ink, appearing to read 'Amber D. Holveck', with a long horizontal flourish extending to the right.

Amber D. Holveck
Executive Director