

CITY OF MILWAUKIE

ORDINANCE NO. 1704

AN ORDINANCE OF THE MILWAUKIE CITY COUNCIL CREATING AN ECONOMIC IMPROVEMENT DISTRICT IN THE DOWNTOWN AREA; DETERMINING THE ASSESSMENT TO BE MADE; DETERMINING THE BENEFITTED PROPERTIES; DETERMINING THE COST TO BE BORNE BY THE BENEFITTED PROPERTIES AND DIRECTING THAT THE ASSESSMENT ROLL BE ENTERED IN THE LIEN DOCKET FOR THE CITY OF MILWAUKIE.

WHEREAS, Ordinance No. 1694, adopted by the Council on February 5, 1991, established a procedure for creating an economic improvement district; and

WHEREAS, Ordinance No. 1694 set a time and place for a public hearing on creation of an economic improvement district and notice of the public hearing district was mailed to affected property owners; and

WHEREAS, a public hearing was held on March 19, 1991, wherein the City Council determined that an economic improvement district should be created and further determined the amount of the assessment on each benefitted property in the proposed district; and

WHEREAS, notice of the proposed assessment for each property was mailed to each property owner on April 5, 1991; and

WHEREAS, the notice advised each property owner of a public hearing to be held on May 7, 1991 and further advised each property owner that written objections to the proposed assessments would be considered at that public hearing; and

WHEREAS, the public hearing was held on May 7, 1991; and

WHEREAS, twenty-five property owners filed written objections and these property owners own property on which 23.4 percent of the total amount of the assessment is levied; and

WHEREAS, there are not sufficient written objections to terminate the creation of an economic improvement district; now, therefore:

THE CITY OF MILWAUKIE ORDAINS AS FOLLOWS:

Section 1. Economic Improvement District. An economic improvement district in the downtown area is hereby created. The economic improvement district boundaries are described in Exhibit "A", which is attached hereto and incorporated herein by this reference. Assessments shall be apportioned over the economic improvement district.

ORDINANCE NO. 1704
Page 1

Section 2. Assessments.

(a) Assessment shall commence upon passage of this assessment ordinance and shall be for a three year period thereafter. The amount to be assessed is \$18,000 each year, commencing in calendar year 1990-91.

(b) The formula for apportioning the cost to benefitted properties shall be:

\$18,000

(District Total Assessed Value - Exempt Property Assessed Value) ÷ 1,000

=RATE

PROPERTY'S ASSESSED VALUE (- EXEMPT PROPERTY VALUE) ÷ 1,000 x
RATE = ASSESSMENT AMOUNT.

(c) The assessment cost of \$18,000 for calendar year 1990-91 shall be assessed against the individually benefitted properties within the district as apportioned in the assessment roll entitled Assessment Roll for the Economic Improvement District attached hereto as Exhibit "B", and incorporated herein by this reference.

(d) The City Manager or a designee shall mail an assessment notice to each benefitted property owner and the notice shall state the amount of the assessment which is due immediately. Interest shall begin accruing 30 days after the date the notice is mailed.

(e) The City Manager or a designee is directed to enter each benefitted property and the amount of the assessment against the property, as shown on Exhibit "B", in the lien docket for the City separate from other prior or subsequent assessments and the same shall constitute a lien against each respective property and bear the interest rate of 2% plus the current Local Government Investment Pool rate.

(f) The assessment for each of the following years (1991-92 and 1992-93) shall be determined by ordinance each November for the upcoming calendar year based upon the formula in subsection (b) above. Once the assessment has been determined, an assessment roll shall be prepared, notice shall be given and assessment shall be entered on the City's lien docket as outlined in subsections (c), (d) and (e) above.

Section 3. Exemptions.

(a) The following classes of property shall be exempt from assessment:

Railroads - this exemption applies to railroad owned property which is in use for or restricted to use for rail transportation. However, if the property is converted to commercial use, then the railroad owned property will be assessed.

Non-profits - this exemption applies to property owned or being purchased by organizations, corporations or trusts which are exempt from taxation under 26 USCS §501 or to property which is exempt from taxation pursuant to ORS 307.112. Those exempted include, but are not limited to: fraternal organizations, religious organizations, civic organizations, health related organizations, historical societies, etc.

Churches - churches are included as non-profits.

Publicly-owned property - this includes, but is not limited to, property owned by the United States, State of Oregon, Clackamas County, City of Milwaukie, school districts, and special districts.

Residential real property - as required by statute.

Non-benefitted property - this includes all specific properties identified by the City Council which it determined not to be benefitted by the economic improvement district during the hearings leading up to the formation of the economic improvement district.

(b) When part of a commercial structure is in residential use, the value equal to that part of the structure shall be exempt from assessment. To determine the value to be exempt, the formula shall be:

Percentage of residential square feet x improvement value

= exempted value

(c) The City may amend the economic improvement district to include any of said exempt properties and assign an assessment to them at the time they are converted to a commercial use.

Section 4. Purpose. The purpose of the economic improvement district created by this ordinance is to promote, within the district, economic improvement by planning or management of development or improvement activities; by landscaping or other maintenance of public areas; by promotion of commercial activity or public events; by activities in support of business recruitment and development; and by improvements in parking systems or parking enforcement. To accomplish these goals, it is the intention of this ordinance that a downtown manager be hired and that this manager will coordinate activities, encourage cleanup and

beautification efforts, be a source of information for renters and prospective renters, organize marketing efforts, serve as a source of information and assistance to association members and recruit new businesses.

Read for the first time on May 7, 1991 and moved to a second reading by unanimous vote of the City Council.

Read for the second time and adopted by the City Council on May 7, 1991.

Signed by the Mayor on May 7, 1991.


Craig Lomnicki, Mayor

Attest:


City Recorder

Approved as to form:


City Attorney

mmd\milwaukee\EIDfin.ord

PROPOSED ECONOMIC IMPROVEMENT DISTRICT BOUNDARY

EXHIBIT

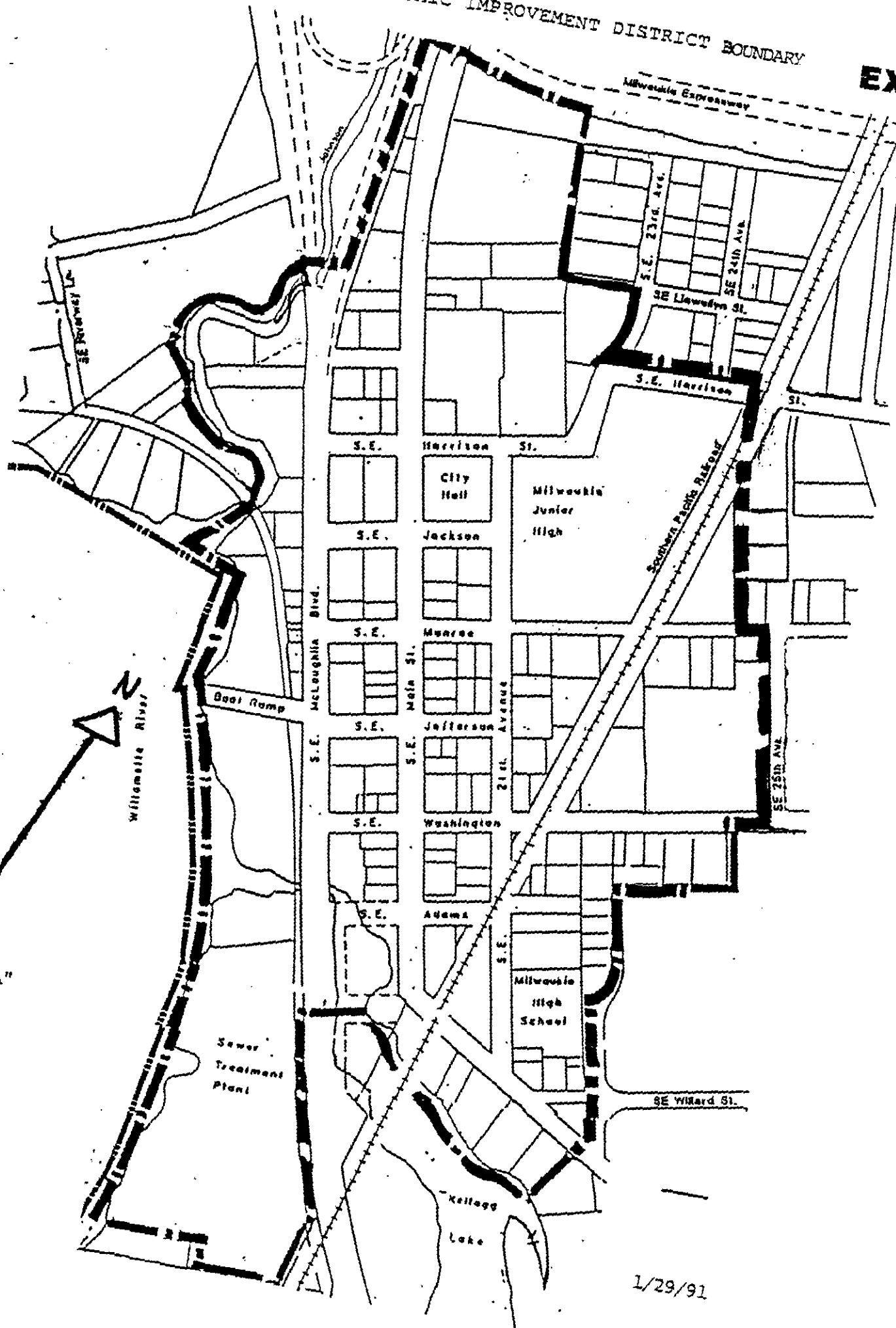


EXHIBIT "A"

1/29/91

**MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION
ECONOMIC IMPROVEMENT DISTRICT
Proposed Assessment Roll**

Total assessed value (AV) in District	\$39,638,111.00
less exempted AV in District	<u>-19,406,208.00</u>
Total <u>available</u> AV in District	\$20,231,903.00

Total available AV ÷ \$1,000 = \$20,231.903

\$18,000 ÷ \$20,231.903 = .88968398 rate (per \$1,000 AV)

Property AV ÷ 1,000 x rate (.88968398) = Property assessment

Total property assessments = \$18,000

Example:

\$261,240 (property AV) ÷ 1,000 x .88968398 = \$232.42 (property assessment)

Exempted residential value = value of building (improvement) x
percentage of building (improvement) in residential use. (See
footnotes on last page for partially exempt properties.)

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION -- ECONOMIC IMPROVEMENT DISTRICT
Proposed Assessment Roll
Page 1

Legal Description	Owner/Address	Location	Assessed Value \$	Assessment Amount \$
1S 1E 25CC 300	Samaritan Lodge 4729 SE Tibbetts Portland, OR 97206	10282 SE Main	261,240	232.42
1S 1E 25CC 400	Paul & Susan Brunelle, Trustee 3366 Marina Ave. Livermore, CA 94550	10300 SE Main	574,660	511.27
1S 1E 25CC 401	William Oetken 10306 SE Main Milwaukie, OR 97222	10306 SE Main	410,940	365.61
1S 1E 25CC 402	William Oatken 10306 SE Main Milwaukie, OR 97222	No Situs Address (parking lot)	52,320	46.55
1S 1E 25CC 403	US National Bank of Oregon 111 SW 5th #355 Portland, OR 97204	10400 SE Main	618,150	549.96
1S 1E 25CC 404	Henry Bauer ½ 50 SW 2nd #314 Portland, OR 97204	10477 SE Main	416,670	370.70
1S 1E 25CC 405	*Robert Roberts D.R. Cooley 13525 SW Canyon Rd. Beaverton, OR 97005	10387 SE Main	67,180	59.77

* = Contract Buyer
April 5, 1991

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION - ECONOMIC IMPROVEMENT DISTRICT
Proposed Assessment Roll
Page 2

Legal Description	Owner/Address	Location	Assessed Value \$	Assessment Amount \$
1S 1E 25CC 406	Paul & Susan Brunelle, Trustee 3366 Marina Ave. Livermore, CA 94550	10415 SE Main	111,420	99.13
1S 1E 25CC 407	Jaedoo & Wanjoo Lee Milwaukie Cleaners 10345 SE Main Street Milwaukie, OR 97222	10345 SE Main	61,460	54.68
1S 1E 25CC 700	Irwin Scott Adams, Jr. 10466 SE Main Street Milwaukie, OR 97222	10466 SE Main	353,000	314.06
1S 1E 25CC 800	Irwin Scott Adams, Jr. 13655 SE Rusk Road Milwaukie, OR 97267	No Situs Address	21,400	19.04
1S 1E 25CC 900	Dr. Joel Kay Dr. Joyce Starnaud 10707 SE Stanley Milwaukie, OR 97222	2215 SE Harrison	113,670	101.13
1S 1E 25CC 1001	*Jim Redman, Attorney Arthur & Ruth Samuels 10565 SE 23rd Milwaukie, OR 97222	10565 SE 23rd	213,990	190.38
1S 1E 35AA 100	Branch Properties, Inc. PO Box 3966 Seattle, WA 98124	10501 SE Main	479,480	426.59

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April 5, 1991

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION - ECONOMIC IMPROVEMENT DISTRICT
Proposed Assessment Roll
Page 3

Legal Description	Owner/Address	Location	Assessed Value \$	Assessment Amount \$
1S 1E 35AA 101	Portland Memorial Chapel 1925 SE Scott Milwaukie, OR 97222	No Situs Address	78,030	69.42
1S 1E 35AA 200	Portland Memorial Chapel 1925 SE Scott Milwaukie, OR 97222	1925 SE Scott	246,595 ¹	219.39
1S 1E 35AA 300	Mr. David Strauss 4725-F SW Caldew Portland, OR 97219	10605 SE Main	130,570	116.17
1S 1E 35AA 400	*Patrick & P.J. Bolander William Smith Trustee 1926 SE Scott Milwaukie, OR 97222	1926 SE Scott	139,700	124.29
1S 1E 35AA 500	Gale Southwell Trustee $\frac{1}{2}$ PO Box 486 Neskowin, OR 97149	10600 SE McLoughlin Blvd.	335,230	298.25
1S 1E 35AA 700	Far West Federal Bank 425 SW Washington Portland, OR 97204	1915 SE Harrison	728,520	648.14
1S 1E 35AA 800	Far West Federal Bank 425 SW Washington Portland, OR 97204	10633 SE Main	230,840	205.37
1S 1E 35AA 1000	Olson Bros. Enterprises 14115 SE McLoughlin Blvd. Milwaukie, OR 97222	10700 SE McLoughlin Blvd.	250,000	222.42

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April 5, 1991

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION - ECONOMIC IMPROVEMENT DISTRICT
Proposed Assessment Roll
Page 4

Legal Description	Owner/Address	Location	Assessed Value \$	Assessment Amount \$
1S 1E 35AA 1100	Petroleum Facilities Inc. PO Box 7611 San Francisco, CA 94120	No Situs Address	178,630	158.92
1S 1E 35AA 1200	*Mr. Way H. Chan Gilbert & Viola Lorenzini 5426 SE Lexington Portland, OR 97206	10880 SE McLoughlin Blvd.	129,390	115.12
1S 1E 35AA 1300	S & J Development & Investment 2400 SW 4th Ave., #110 Portland, OR 97201	10801 SE Main Street	299,100	266.10
1S 1E 35AA 1400	Grant & Geraldine Lindquist 10883 SE Main Street Milwaukie, OR 97222	10883 SE Main	180,820	160.87
1S 1E 35AA 1500	Mary Jane Nemeyer 4503 SE King Road Milwaukie, OR 97222	10909 SE Main	233,680	207.90
1S 1E 35AA 1600	Katherine Koenig 4503 SE King Road Milwaukie, OR 97222	10933 SE Main	96,340	85.71
1S 1E 35AA 1700	*Suburban Explorations Inc. Dean Earhart 2008 SE Monroe Milwaukie, OR 97222	10955 SE Main	90,760	80.75

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April 5, 1991

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION - ECONOMIC IMPROVEMENT DISTRICT

Proposed Assessment Roll

Page 5

Legal Description	Owner/Address	Location	Assessed Value \$	Assessment Amount \$
1S 1E 35AA 1800	Mr. Arthur Alford ½ 2708 SE Monroe Milwaukie, OR 97222	10999 SE Main	144,551 ²	128.60
1S 1E 35AA 1900	Atlantic Richfield PO Box 2485 Los Angeles, CA 90051	10966 SE McLoughlin Blvd.	338,480	301.14
1S 1E 35AA 2100	*Raul & Carole Ponce William & Ada Roberts 1912 SE Monroe Milwaukie, OR 97222	1906 SE Monroe	173,010	153.92
1S 1E 35AA 2200	*Mr. Jim Cobb Fred & Bernice Sperr 7795 SW Northvale Portland, OR 97225	10993 SE McLoughlin Blvd.	96,030	85.44
1S 1E 35AA 2400	WMB Investment Co. 6795 SW 11th Beaverton, OR 97005	10901 SE McLoughlin Blvd.	76,580	68.13
1S 1E 35AA 2500	Ralph Britton Grace Wills Estate 11104 SE Home Ave. Milwaukie, OR 97222	10887 SE McLoughlin Blvd.	42,370	37.70
1S 1E 35AA 2600	Douglas & Maria Cousin 1640 Manor Dr. Gladstone, OR 97027	10875 SE McLoughlin Blvd.	55,030	48.96

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April 5, 1991

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION - ECONOMIC IMPROVEMENT DISTRICT
Proposed Assessment Roll
Page 6

Legal Description	Owner/Address	Location	Assessed Value \$	Assessment Amount \$
1S 1E 35AA 2700	Daniel Eastman, Trustee 1781 Kilkenny Dr. Lake Oswego, OR 97034	No Situs Address	92,520	82.31
1S 1E 35AA 2800	Daniel Eastman 1781 Kilkenny Dr. Lake Oswego, OR 97034	10799 SE McLoughlin	180,580	160.66
1S 1E 35AA 3300	Lesle Sutton, Manager Pendleton Woolen Mills PO Box 3030 Portland, OR 97208-3030	No Situs Address	370	.33
1S 1E 35AA 3400	Lesle Sutton, Manager Pendleton Woolen Mills PO Box 3030 Portland, OR 97208-3030	10601 SE McLoughlin Blvd.	53,470	47.57
1S 1E 35AA 4700	Mr. James Cobb PO Box 25663 Portland, OR 97225	1855 SE Jefferson	84,740	75.39
1S 1E 35AA 4700A1	James Cobb PO Box 25663 Portland, OR 97225	1855 SE Jefferson	12,550	11.17
1S 1E 35AA 4800	James Cobb PO Box 25663 Portland, OR 97225	No Situs Address	14,440	12.85

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April 5, 1991

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION - ECONOMIC IMPROVEMENT DISTRICT
Proposed Assessment Roll
Page 7

Legal Description	Owner/Address	Location	Assessed Value \$	Assessment Amount \$
1S 1E 35AA 4900	James Cobb PO Box 25663 Portland, OR 97225	No Situs Address	46,140	41.05
1S 1E 35AD 100	Mr. David Emami 1049 SW Baseline #420 Hillsboro, OR 97123	11011 SE Main Street	136,420	121.37
1S 1E 35AD 200	Wallace & Norma Graham 460 2nd Street Lake Oswego, OR 97034	11049 SE Main St.	220,450	196.13
1S 1E 35AD 400	Gary McClain % 11073 SE Main St. Milwaukie, OR 97222	11073 SE Main St.	126,850	112.86
1S 1E 35AD 500	Donald & Jean M. Thomas 3719 SE 144th Portland, OR 97236	1925 SE Washington	66,760	59.40
1S 1E 35AD 600	Donald & Jean M. Thomas 3719 SE 144th Portland, OR 97236	1925 SE Washington	31,470	28.00
1S 1E 35AD 700	West One Bank PO Box 2882 Portland, OR 97208	11088 SE McLoughlin Blvd.	400,180	356.03
1S 1E 35AD 800	Richard & Zeruiah Dyke PO Box 5969 Portland, OR 97228	11010 SE McLoughlin	90,230	80.28

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April 5, 1991

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION - ECONOMIC IMPROVEMENT DISTRICT

Proposed Assessment Roll

Page 8

Legal Description	Owner/Address	Location	Assessed Value \$	Assessment Amount \$
1S 1E 35AD 1100	Glen & Doris Smith 12203 SE 19th Milwaukie, OR 97222	11100 SE McLoughlin Blvd.	300,020	266.92
1S 1E 35AD 1200	Fred & Irene McNaughton 11103 SE Main Milwaukie, OR 97222	11103 SE Main	120,560	107.26
1S 1E 35AD 1300	Glen & Doris Smith 12203 SE 19th Milwaukie, OR 97222	No Situs Address	17,850	15.88
1S 1E 35AD 1301	Glen & Doris Smith 12203 SE 19th Milwaukie, OR 97222	No Situs Address	17,850	15.88
1S 1E 35AD 1302	Glen & Doris Smith 12203 SE 19th Milwaukie, OR 97222	No Situs Address	17,850	15.88
1S 1E 36BB 1300	Chestnut Hill Corp. 2403 SE Monroe Milwaukie, OR 97222	2403 SE Monroe	543,990	483.98
1S 1E 36BB 1600	Dr. Joel Kay Dr. Joyce Starnaud 2215 SE Harrison Milwaukie, OR 97222	No Situs Address	8,560	7.62
1S 1E 36BB 2000	Elizabeth Adams 13655 SE Rusk Road Milwaukie, OR 97222	No Situs Address	95,460	84.93

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April 5, 1991

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION - ECONOMIC IMPROVEMENT DISTRICT
Proposed Assessment Roll
Page 9

Legal Description	Owner/Address	Location	Assessed Value \$	Assessment Amount \$
1S 1E 36BB 2300	Safeway Stores, Inc. Real Estate Dept. #349 PO Box 523 Clackamas, OR 97015	10554 SE Main	967,070	860.38
1S 1E 36BB 2600	Hamilton's Home Furniture 10818 SE Main Street Milwaukie, OR 97222	10818 SE Main Street	419,110	372.88
1S 1E 36BB 2700	Milco, Inc. 1211 SW 5th Ave., #400 Portland, OR 97204	No Situs Address (parking lot)	95,290	84.78
1S 1E 36BB 2800	Milco, Inc. 1211 SW 5th Ave., #400 Portland, OR 97204	No Situs Address (parking lot)	99,760	88.75
1S 1E 36BB 2900	Key Bank of Oregon 1211 SW 5th Ave. Portland, OR 97204	10888 SE Main	2,088,160	1,857.79
1S 1E 36BB 3100	*Michael Richardson Dark Horse Comics Eleanor Easley 2008 SE Monroe Milwaukie, OR 97222	10902 SE Main Street	133,740	118.99
1S 1E 36BB 3200	*Suburban Explorations Inc. Robert & Jeanne Parsons 2008 SE Monroe Milwaukie, OR 97222	10956 SE Main	137,010	121.90

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April 5, 1991

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION - ECONOMIC IMPROVEMENT DISTRICT
Proposed Assessment Roll
Page 10

Legal Description	Owner/Address	Location	Assessed Value \$	Assessment Amount \$
1S 1E 36BB 3300	Rodney Nichols DMD 2001 SE Jefferson Milwaukie, OR 97222	2001 SE Jefferson	29,740	26.46
1S 1E 36BB 3301	Rodney Nichols DMD 2001 SE Jefferson Milwaukie, OR 97222	2001 SE Jefferson	29,420	26.17
1S 1E 36BB 3400	Robert Wong & Susan Rupurd 3660 SE Rex Portland, OR 97202	2025 SE Jefferson	110,626 ³	98.42
1S 1E 36BB 3500	Mr. Kenneth Mitchell 1001 Molalla Ave. Oregon City, OR 97045	No Situs Address	39,720	35.34
1S 1E 36BB 3600	Alysmae Nudelman ½ 4126 SW 48th Place Portland, OR 97221	2036 SE Monroe	91,640	81.53
1S 1E 36BB 3700	Mr. Kenneth Mitchell 1001 Molalla Ave. Oregon City, OR 97045	10951 SE 21st	115,888 ⁴	103.10
1S 1E 36BB 3800	*Steven Morse Richard Morse 102 NE 1st Canby, OR 97013	10998 SE 21st	176,740	157.24

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April 5, 1991

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION - ECONOMIC IMPROVEMENT DISTRICT
Proposed Assessment Roll
Page 11

Legal Description	Owner/Address	Location	Assessed Value \$	Assessment Amount \$
1S 1E 36BB 3900	*Arthur E. Brenner Jaco Investment Co. 10952 SE 21st Milwaukie, OR 97222	10952 SE 21st	139,000	123.67
1S 1E 36BB 4000	American Savings & Loan Association PO Box 5555 Portland, OR 97228	10900 SE 21st	140,170	124.71
1S 1E 36BB 4100	American Savings & Loan Association PO Box 5555 Portland, OR 97228	2120 SE Monroe	165,070	146.86
1S 1E 36BB 4300	Richard Morse 102 NE 1st Canby, OR 97013	No Situs Address	55,920	49.75
1S 1E 36BB 4400	Arthur Pruitt Pramco, Inc. Rt. 1, Box 82 A1C Newberg, OR 97132	2305 SE Washington	347,740	309.38
1S 1E 36BB 5400	Richard and Carol Lee Morse Southern Pacific Bldg. #225 San Francisco, CA 94105	No Situs	19,390	17.25
1S 1E 36BC 100	*Steven Morse Richard Morse 102 NE 1st Canby, OR 97013	10998 SE 21st	78,220	69.59

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April 5, 1991

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION - ECONOMIC IMPROVEMENT DISTRICT
Proposed Assessment Roll
Page 12

Legal Description	Owner/Address	Location	Assessed Value \$	Assessment Amount \$
1S 1E 36BC 200	Bernard Lombard 10609 SE 37th Milwaukie, OR 97222	11050 SE 21st	181,000	161.03
1S 1E 36BC 300	Lawrence Dennis 621 SE Manchester Place Portland, OR 97202	11049 SE 21st	162,000	144.13
1S 1E 36BC 400	Doug & Marcia Naef 11085 SE 21st Ave. Milwaukie, OR 97222	2025 SE Washington	62,000	55.16
1S 1E 36BC 700	*Atlas Construction Co. Margaretha Scholz 4361 NE Division St. Gresham, OR 97030	11008 SE Main Street	128,830	114.62
1S 1E 36BC 800	*David C. Libbey Ltd. Partnership Nona & Louis Muller 11056 SE Main Milwaukie, OR 97222	11056 SE Main	156,770 ⁵	139.48
1S 1E 36BC 900	Norman Lee Trustee 1935 SE Washington St. #500 Milwaukie, OR 97222	11094 SE Main	249,040	221.57
1S 1E 36BC 1000	Joseph Bernard 2036 SE Washington Milwaukie, OR 97222	No Situs Address	55,530	49.40

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April 5, 1991

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION - ECONOMIC IMPROVEMENT DISTRICT
Proposed Assessment Roll
Page 13

Legal Description	Owner/Address	Location	Assessed Value \$	Assessment Amount \$
1S 1E 36BC 1100	*Bernard's Garage Milwaukie Post 180 American Legion 2036 SE Washington St. Milwaukie, OR 97222	11126 SE Main	115,800	103.03
1S 1E 36BC 1200	*Bernard's Garage Milwaukie Post 180 American Legion 2036 SE Washington St. Milwaukie, OR 97222	No Situs Address	1,150	1.02
1S 1E 36BC 1500	Joseph Bernard 2036 SE Washington Milwaukie, OR 97222	2036 SE Washington	73,200	65.12
1S 1E 36BC 1600	Joseph Bernard 2036 SE Washington Milwaukie, OR 97222	2036 SE Washington	165,090	146.88
1S 1E 36BC 1700	Marsha and Richard Wood 2206 SE Washington St. Milwaukie, OR 97222	2206 SE Washington St.	128,743 ⁶	114.54
1S 1E 36BC 1900	*Kenneth Evans Eldee & Hazel Buhite 5215 SE Roethe Road Milwaukie, OR 97222	2115 SE Adams St.	43,510	38.71
1S 1E 36BC 1901	Melita & John Cargni 7121 SE Reed College Place Portland, OR 97202	2103 SE Adams	118,200	105.16

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April 5, 1991

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION - ECONOMIC IMPROVEMENT DISTRICT

Proposed Assessment Roll

Page 14

Legal Description	Owner/Address	Location	Assessed Value \$	Assessment Amount \$
1S 1E 36BC 1902	Nancy & Thomas Doherty 2105 SE ADAMS Milwaukie, OR 97222	No Situs Address	3,830	3.41
1S 1E 36BC 1903	Nancy & Thomas Doherty 2105 SE Adams Milwaukie, OR 97222	2105 SE Adams	87,490	77.84
1S 1E 36BC 2000	Patricia & Edward Bergeron 2136 SE Adams Milwaukie, OR 97222	2136 SE Adams	106,530	94.78
1S 1E 36BC 2900	William Horton, Trustee 11226 SE 21st Milwaukie, OR 97222	11238 SE 21st	381,330	339.26
1S 1E 36BC 3000	William Horton, Trustee 11226 SE 21st Milwaukie, OR 97222	11200 SE 21st	179,770	159.94
1S 1E 36BC 3100	Marianne Buchwalter, Trustee 135 SE Hawthorne Blvd. Portland, OR 97214	11222 SE Main	187,680	166.98
1S 1E 36BC 3100A1	Marianne Buchwalter, Trustee 135 SE Hawthorne Blvd. Portland, OR 97214	No Situs Address	110,160	98.01
1S 1E 36BC 3300	Madaline & Vern Kehoe 3514 SE Henry Portland, OR 97202	No Situs Address	42,800	38.08

* = Contract Buyer
April 5, 1991

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION - ECONOMIC IMPROVEMENT DISTRICT
Proposed Assessment Roll
Page 15

Legal Description	Owner/Address	Location	Assessed Value \$	Assessment Amount \$
1S 1E 36BC 3600	Dr. Mereno DeCristoforo 11358 SE 21st Ave. Milwaukie, OR 97222	11358 SE 21st	61,640	54.84
1S 1E 36BC 3700	*Alan & Ann Cohen Jeanne Risley 3136 SE Burnside Portland, OR 97214	11380 SE 21st	90,600	80.61
1S 1E 36BC 4800	Thomas Bachhuber, Sr. 2236 SE Washington St. Milwaukie, OR 97222	2236 SE Washington St.	155,070	137.96
1S 1E 36BC 4801	Mr. Paul Olson 14922 SE Wanda Drive Milwaukie, OR 97222	11165 SE 23rd	273,560	243.38
1S 1E 36BC 5100	Catherine/Lawrence Froland 14110 SE Fair Oaks Way Milwaukie, OR 97267	2306 SE Washington St.	112,850	100.40
1S 1E 36BC 5200	Dr. Frank Piacentine 11165 SE 23rd Milwaukie, OR 97222	No Situs Address	21,770	19.37
1S 1E 36BC 5300	Dr. Frank Piacentine 11165 SE 23rd Milwaukie, OR 97222	11162 SE 23rd	252,620	224.75
1S 1E 36BC 5400	George & Betty VanBergen 2336 SE Washington St. Milwaukie, OR 97222	2326 SE Washington St.	97,220	86.50

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April 5, 1991

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION -- ECONOMIC IMPROVEMENT DISTRICT
Proposed Assessment Roll
Page 16

Legal Description	Owner/Address	Location	Assessed Value \$	Assessment Amount \$
1S 1E 36BC 5500	George & Betty VanBergen 2336 SE Washington St. Milwaukie, OR 97222	2336 SE Washington St.	149,860	133.33
1S 1E 36CB 2300	Dale & Estel Harlan 2202 SE Lake Road Milwaukie, OR 97222	2202 SE Lake Road	87,690	78.02
Former Tax Lot #242 in River Vista Sub.	Pendleton Woolen Mills PO Box 3030 Portland, OR 97208	AKA River Vista Drive	0	0
Former Tax Lot #242 in River Vista Sub.	Richard Sturgis Co-Trustee 2216 SW Sunset Blvd. Portland, OR 97210	AKA River Vista Drive	0	0
Former Tax Lot #242 in River Vista Sub.	Kathryn and Charles Bates 10719 SE Riverway Lane Milwaukie, OR 97222	AKA River Vista Drive	0	0
Former Tax Lot #242 in River Vista Sub.	Howard and Mildred Wease 2424 SE Juniper Dr. Milwaukie, OR 97222	AKA River Vista Drive	0	0
Former Tax Lot #242 in River Vista Sub.	Jerome and Waltraut Geortzen 10773 SE Riverway Lane Milwaukie, OR 97222	AKA River Vista Drive	0	0
Former Tax Lot #242 in River Vista Sub.	Ralph and Fredericka Klein 10795 SE Riverway Lane Milwaukie, OR 97222	AKA River Vista Drive	0	0

* = Contract Buyer
April 5, 1991

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION - ECONOMIC IMPROVEMENT DISTRICT
Proposed Assessment Roll
Page 17

Legal Description	Owner/Address	Location	Assessed Value \$	Assessment Amount \$
1S 1E 35AA 900	City of Milwaukie 10722 SE Main Milwaukie, OR 97222	No Situs Address (parking lot)	242,690	Exempt
1S 1E 35AA 2300	*Michael J. Hilger Philip Walter 10949 SE McLoughlin Milwaukie, OR 97222	10937 SE McLoughlin Blvd.	104,610	Exempt Res
1S 1E 35AA 3901U1	Southern Pacific Trans. Co. 304 Union Station Portland, OR 97209	No Situs Address	5,350	Exempt
1S 1E 35AA 3901U2	Union Pacific Railroad Co. PO Box 2500 Broomfield, CO 80020	No Situs Address	4,280	Exempt
1S 1E 35AA 4400	Ralph & Fredericka Klein 10795 SE Riverway Ln. Milwaukie, OR 97222	10795 SE Riverway Ln.	29,388	Exempt
1S 1E 35AD 900U1	Southern Pacific Trans. Co. 304 Union Station Portland, OR 97209	No Situs Address	38,220	Exempt
1S 1E 35AD 900U2	Union Pacific Railroad Co. PO Box 2500 Broomfield, CO 80020	No Situs Address	38,220	Exempt

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April 5, 1991

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION - ECONOMIC IMPROVEMENT DISTRICT
Proposed Assessment Roll
Page 18

Legal Description	Owner/Address	Location	Assessed Value \$	Assessment Amount \$
1S 1E 35AD 1000	Caffall Bros. Forest Products PO Box 725 Wilsonville, OR 97077	11405 SE McLoughlin	164,300	Exempt
1S 1E 35AD 1001	City of Milwaukie 10722 SE Main Milwaukie, OR 97222	No Situs Address	263,660	Exempt
1S 1E 35AD 1400	City of Milwaukie 10722 SE Main Milwaukie, OR 97222	No Situs Address	59,160	Exempt
1S 1E 35AD 1500	Clackamas County Service District #1 902 Abernethy Road Oregon City, OR 97045	11635 SE McLoughlin	3,997,610	Exempt
1S 1E 35AD 1600	Clackamas County 902 Abernethy Road Oregon City, OR 97045	11635 SE McLoughlin	2,142,880	Exempt
1S 1E 35DA 100	Clackamas County 902 Abernethy Road Oregon City, OR 97045	No Situs Address	414,900	Exempt
1S 1E 35DA 190U1	Southern Pacific Trans. Co. 304 Union Station Portland, OR 97209	No Situs Address	4,850	Exempt

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION - ECONOMIC IMPROVEMENT DISTRICT
Proposed Assessment Roll
Page 19

Legal Description	Owner/Address	Location	Assessed Value \$	Assessment Amount \$
1S 1E 35DA 190U2	Union Pacific Railroad Co. PO Box 2500 Broomfield, CO 80020	No Situs Address	4,850	Exempt
1S 1E 36BB 1500	No. Clack. School Dist. #12 4444 SE Lake Road Milwaukie, OR 97222	2300 SE Harrison	2,093,390	Exempt
1S 1E 36BB 1800	City of Milwaukie 10722 SE Main Milwaukie, OR 97222	10660 SE 21st	652,700	Exempt
1S 1E 36BB 1900	City of Milwaukie 10722 SE Main Milwaukie, OR 97222	Scott Park	62,060	Exempt
1S 1E 36BB 2400	Milwaukie Lodge #109 AF&AM 10636 SE Main Milwaukie, OR 97222	10636 SE Main St.	280,070	Exempt
1S 1E 36BB 2500	City of Milwaukie 10722 SE Main Milwaukie, OR 97222	10722 SE Main (City Hall)	791,880	Exempt
1S 1E 36BB 4200	*The American Legion Glenn Wolfe 10275 SE 66th Portland, OR 97222	2146 SE Monroe	316,050	Exempt

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April 5, 1991

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION - ECONOMIC IMPROVEMENT DISTRICT
Proposed Assessment Roll
Page 20

Legal Description	Owner/Address	Location	Assessed Value \$	Assessment Amount \$
1S 1E 36BB 4500	*Penny Raye Edgar Patrick Gillam PO Box 220073 Milwaukie, OR 97222	2316 SE Monroe	19,640	Exempt Res
1S 1E 36BB 4600	Archdiocese of Portland 2838 E Burnside Portland, OR 97214	2512 SE Monroe	4,007,800	Exempt
1S 1E 36BB 4700	George & Marie Corti 3963 SE Lake Road Milwaukie, OR 97222	2326 SE Monroe	61,900	Exempt
1S 1E 36BB 4800	George & Marie Corti 3963 SE Lake Road Milwaukie, OR 97222	2406 SE Monroe	39,410	Exempt
1S 1E 36BB 4900	George & Marie Corti 3963 SE Lake Road Milwaukie, OR 97222	2416 SE Monroe	45,720	Exempt
1S 1E 36BB 5000	Archdiocese of Portland 2838 E Burnside Portland, OR 97214	No Situs Address	21,400	Exempt
1S 1E 36BB 5100	Archdiocese of Portland 2838 E Burnside Portland, OR 97214	10955 SE 25th	168,520	Exempt
1S 1E 36BB 5200	Archdiocese of Portland 2838 E Burnside Portland, OR 97214	No Situs	11,230	Exempt

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April 5, 1991

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION - ECONOMIC IMPROVEMENT DISTRICT
Proposed Assessment Roll
Page 21

Legal Description	Owner/Address	Location	Assessed Value \$	Assessment Amount \$
1S 1E 36BC 500	St. Johns Evangelist Parish 2036 SE Jefferson Milwaukie, OR 97222	2036 SE Jefferson	619,390	Exempt
1S 1E 36BC 600	St. Johns Evangelist Parish 2036 SE Jefferson Milwaukie, OR 97222	No Situs	28,210	Exempt
1S 1E 36BC 1300	Marianne Buchwalter, Trustee 135 SE Hawthorne Portland, OR 97214	11138 SE Main	228,740	Exempt
1S 1E 36BC 1400	Marianne Buchwalter, Trustee 135 SE Hawthorne Portland, OR 97214	11138 SE Main	53,410	Exempt
1S 1E 36BC 3800	No. Clack. School Dist. #12 4444 SE Lake Road Milwaukie, OR 97222	No Situs Address	18,660	Exempt
1S 1E 36BC 3900	No. Clack. School Dist. #12 4444 SE Lake Road Milwaukie, OR 97222	No Situs Address	20,590	Exempt
1S 1E 36BC 4000	No. Clack. School Dist. #12 4444 SE Lake Road Milwaukie, OR 97222	No Situs Address	19,280	Exempt
1S 1E 36BC 4200	No. Clack. School Dist. #12 4444 SE Lake Road Milwaukie, OR 97222	11300 SE 22nd	1,783,800	Exempt

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April 5, 1991

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION - ECONOMIC IMPROVEMENT DISTRICT
Proposed Assessment Roll
Page 22

Legal Description	Owner/Address	Location	Assessed Value \$	Assessment Amount \$
1S 1E 36CB 2400	David & Penny Libbey 2136 SE Lake Rd. Milwaukie, OR 97222	2136 SE Lake Road	93,370	Exempt Res
1S 1E 36CB 2600	Mental Health Clinic 11226 SE 21st Milwaukie, OR 97222	2100 SE Lake Road	385,400	Exempt
1S 1E 36CB 2700	Florence Bennett 2046 SE Lake Road Milwaukie, OR 97222	2046 SE Lake Road	68,620	Exempt Res

MILWAUKIE DOWNTOWN DEVELOPMENT ASSOCIATION - ECONOMIC IMPROVEMENT DISTRICT
Proposed Assessment Roll

Partially Exempt Properties

- 1 Residential Use - 1,900 SF out of 5,800 SF = .328
Improvement \$169,040 x .328 = \$55,445 Exempt
Total AV \$302,040 - \$55,445 = \$246,595
- 2 Residential Use - 4,448 SF out of 10,328 SF = .430
Improvement \$143,230 x .430 = \$61,589 Exempt
Total AV \$206,140 - \$61,589 = \$144,551
- 3 Residential Use - 2,660 SF out of 5,660 SF = .470
Improvement \$132,690 x .470 = \$62,364 Exempt
Total AV \$172,990 - \$62,364 = \$110,626
- 4 Residential Use - 900 SF out of 4,500 SF = .200
Improvement \$93,260 x .200 = \$18,652 Exempt
Total AV \$134,540 - \$18,652 = \$115,888
- 5 Residential Use - 5,000 SF out of 10,000 SF = .500
Improvement \$193,020 x .500 = \$95,510 Exempt
Total AV \$252,280 - \$95,510 = \$156,770
- 6 Residential Use - 1,000 SF out of 4,000 SF = .250
Improvement \$68,670 x .250 = \$17,167 Exempt
Total AV \$145,910 - \$17,167 = \$128,743