
VENETA URBAN RENEWAL PLAN AND REPORT

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Veneta Ordinance No. 267

VENETA
URBAN RENEWAL PLAN AND REPORT

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CITY OF VENETA

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J.W. Smigley, Mayor October 23, 1984

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PREFACE

The purpose of this report is to study the feasibility of creating an Urban Renewal District in the City of Veneta, Oregon and to present an Urban Renewal Plan and Report to the Veneta City Council for adoption in October, 1984. The Urban Renewal Plan (Part I) establishes formal policy of the City of Veneta and governs the use of funds for land acquisition and public improvements by the newly created Urban Renewal Agency. The Background Report (Part II) includes a careful analysis of existing social, economic, and public facility conditions within the boundaries of the urban renewal district. The Background Report also proposes a detailed tax increment financing program for \$7,000,000.00 in public improvements to be completed by the Urban Renewal Agency during the next twenty years.

The Veneta Urban Renewal Plan and Report will provide private developers, property owners and public officials with a detailed blueprint for the redevelopment of Veneta's central business district and undeveloped light industrial areas. The plan will also provide small city administrators and planners in communities under 10,000 populations with an example of how one small Oregon City planned for and confronted serious public facility deficiencies in older developed areas of the community.

The City of Veneta began to consider the creation of an Urban Renewal District in February, 1984 when Mayor J.W. Smigley appointed a seven member citizen task force to work with the City Administrator. The task force was charged with the responsibility of recommending to the Veneta Planning Commission and Veneta City Council whether or not an urban renewal district should be formed and whether or not the use of tax increment financing provides a reasonable method of financing needed public improvements within the urban renewal area. The task force met for twelve weeks from February to May, 1984. This report, prepared by the City Administrator, is the culmination of their analysis of the problems and needs of the City of Veneta.

ORS 457 explains that an urban renewal district may be created by any municipality which finds that conditions of "blight" exist within the community. The Veneta Urban Renewal District

boundaries were selected to include the older commercial core of the city and new light industrial areas. Blighted conditions were found throughout the district. The area is marked by a haphazard mix of residential, commercial and vacant lands, substandard streets, small parcels which inhibit commercial development, and large tracts of undeveloped lands without public facilities.

During the past five years, the City of Veneta has unsuccessfully sought a variety of federal and state grants to fund street, water, sewer and park improvements which would help eliminate blight in the district. A review of federal grant resources available in 1984 reveals that there is little money available for small communities to upgrade deteriorated residential and commercial areas or to finance public improvements in vacant industrial parks. Under ORS 457 tax increment financing appears to offer communities a financing tool to renovate deteriorated sections of the community. The Background Report (Part II) includes an analysis of how tax increment financing can be coupled with special assessments to benefiting property owners to finance a majority of the costs of public improvements without placing an inordinate burden on local taxpayers or private property owners.

The positive and negative effects of urban renewal and tax increment financing were also considered. The task force carefully considered the effects tax increment financing will have on the seven other taxing districts which levy property taxes in the City of Veneta. The projected effects will depend on the rate of growth and type of growth in the urban renewal area over the next twenty years.

The Veneta Urban Renewal Plan and Report is an idealized blueprint of the future. If successful, urban renewal will revitalize the downtown core of Veneta and it will provide strong incentives to businesses to locate in the community. The Veneta Urban Renewal Plan and Report should be viewed as a method for the city to accomplish the primary goal of the Veneta Comprehensive Plan: "Veneta shall develop as a mid-Lane service, retail and employment center..." to serve the residents of west central Lane County.

PART I

VENETA ECONOMIC DEVELOPMENT DISTRICT

URBAN RENEWAL PLAN

**PART ONE:
VENETA ECONOMIC DEVELOPMENT DISTRICT
URBAN RENEWAL PLAN**

ARTICLE I – INTRODUCTION

1.010 Background. On February 20, 1984, the Veneta City Council appointed an Urban Renewal Task Force to evaluate whether or not an Economic Development-Urban Renewal District should be formed encompassing the blighted central business district and light industrial areas of the City of Veneta. This Urban Renewal Plan is recommended by the Urban Renewal Task Force and is aimed at: (1) the elimination of blight, (2) support of existing businesses through the provisions of improved public facilities, and (3) the creation of new jobs and enticement of new industry.

The Urban Renewal Task Force met weekly from February 20, 1984 to May 20, 1984 to gather background information and to prepare the draft Urban Renewal Plan for presentation to the Veneta Planning Commission. The Planning Commission held a Public Hearing on May 22, 1984 at which time the Report was explained in detail by members of the Urban Renewal Task Force and by City Staff. On June 21, 1984, the Veneta Planning Commission recommended to the Veneta City Council that the Urban Renewal Plan and Report be approved as presented, with minor amendments to the project priority list. On June 25, 1984, the Veneta City Council held a Public Hearing to consider the Urban Renewal Plan and Report and directed the City Administrator to prepare two ordinances to approve the Plan and Report and to form an Urban Renewal District. Prior to Plan adoption the City Attorney's office was requested to review the Urban Renewal Plan and Report to determine if it met all legal requirements of ORS 457. In addition, the Veneta City Engineer was requested to prepare a legal description of the project area and to update cost estimates for each public improvement project. The Urban Renewal District was created and the Urban Renewal Plan and Report was adopted on October 23, 1984 after a final Public Hearing before the Veneta City Council.

1.020 Legal Authority. The Urban Renewal Plan for the Veneta Economic Development District consists of the text and exhibits included herein. The Plan is for a specific area located entirely within the Urban Growth Boundary of the City of Veneta. This Plan has been prepared by the staff of the City of Veneta and the Urban Renewal Task Force for the Veneta Planning Commission and Veneta City Council. The Veneta City Council shall administer this Plan acting in its capacity as the Veneta Urban Renewal Authority, otherwise known as the Veneta Downtown Renewal Agency, pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all other applicable laws and ordinances. All such applicable laws are made a part of this Plan, whether expressly referred to in the text or not.

1.030 Definitions

1. "Agency" means the Urban Renewal Agency of the City of Veneta otherwise known as the Veneta Downtown Renewal Agency (VDRA).
2. "VDRA" means the Veneta Downtown Renewal Agency, which serves as the Urban Renewal Authority pursuant to ORS 457.035-457.045.
3. "Blight" shall have the same meaning in this Plan as is defined by ORS 457.010.
4. "City" means the City of Veneta, Oregon.
5. "Comprehensive Plan" means the Veneta Comprehensive Plan adopted by the Veneta City Council on December 13, 1977, and as subsequently amended.
6. "County" means the County of Lane, State of Oregon.
7. "District" means the Veneta Economic Development District Urban Renewal Area.
8. "Economic Development District" means the Veneta Economic Development District Urban Renewal Area.

9. "ORS" means Oregon Revised Statutes.
10. "Persons" means any individual, family, business, firm, association, or corporate entity.
11. "Plan" or "this Plan" means the Urban Renewal Plan, also referred to as "The Veneta Economic Development District Urban Renewal Plan", including the text and exhibits.
12. "Planning Commission" means the Planning Commission of the City of Veneta.
13. "Project Area" means the area included within the boundaries of the Veneta Economic Development District Urban Renewal Area.
14. "Redeveloper" means any individual or group which acquires property or which receives financial assistance for the physical improvement of privately held structures and land from the Urban Renewal Agency.
15. "Text" means the text of the Veneta Economic Development District Urban Renewal Plan

1.040 Declaration of Need and Intent. Within the boundaries of the Veneta Economic Development District, the Veneta City Council has found conditions of blight which are detrimental to the safety, health, and welfare of the community. Specifically, the district is characterized by the following blighted factors described in ORS 457.010:

1. The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of:
 - a. Defective design and quality of physical construction; or
 - b. Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.

2. An economic dislocation, deterioration or disuse of property resulting from faulty planning;
3. The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for proper usefulness and development.
4. The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
5. The existence of inadequate streets and other rights-of-way, open space and utilities;
6. The existence of property or lots or other areas which are subject to inundation by water;
7. A prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;
8. A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive conditions of land potentially useful and valuable for contributing to the public health, safety, and welfare.¹

The Veneta City Council further finds that to correct these conditions and to realize the Plan objectives set forth in Section 1.070, it is necessary and in the public interest to create the Veneta Economic Development District as an Urban Renewal Area and to utilize the urban renewal and redevelopment provisions of Chapter 457 of the Oregon Revised Statutes and the Oregon Constitution.

1.050 Citizen Participation. The activities and projects identified in this Plan and the report following, the development of subsequent plans and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of citizens, owners, and tenants as individuals and organizations with interests in the Urban Renewal Area. Before the Veneta City Council adopts the Plan and any amendments thereto, the Veneta Planning Commission shall hold at least one public hearing to consider public testimony for or against the Plan and any amendments, and the Planning Commission shall make a written recommendation to the Veneta City Council on whether the Plan should be adopted. Prior to final adoption of the Plan and any amendments, the Veneta City Council shall hold at least one public hearing with public notice of such hearing published in a newspaper of general circulation in accordance with

1.060 Nondiscrimination Provision. In the preparation, adoption, and implementation of this Urban Renewal Plan, no public official or private party shall take any action or cause any person, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status, or national origin.³

1.070 Primary Objective of the Urban Renewal Plan. The Urban Renewal Task Force, Veneta Planning Commission and Veneta City Council agree that the creation of the Veneta Economic Development District will enable the City to achieve its primary goal of becoming a "mid-Lane service center and suburban residential community with an appealing rural setting."⁴

This plan has been developed to achieve 6 major objectives outlined in the Veneta Comprehensive Plan:

1. Develop a cohesive central business district and attractive light industrial park areas to attract new employers to Veneta.⁵
2. Construct new public facilities to stimulate construction of new residential, commercial and industrial buildings.⁶
3. Replace substandard public facilities.⁷
4. Eliminate unsafe, deteriorated or dilapidated buildings in the older downtown area of Veneta.⁸
5. Improve the appearance of the City and create a sense of community pride.⁹
6. Establish a long-term financing program to make needed public improvements.¹⁰

1.080 Consistency of Urban Renewal Plan and Veneta Comprehensive Plan. The Veneta Comprehensive Plan mandates that the city conduct a "thorough analysis of the commercial core

and develop an action plan...prior to 1985.¹¹ This plan implements that directive and goes much further in striving to achieve a variety of economic development, parks, public facility, and housing goals of the City.

When the action program and public improvements recommended in this Plan are completed by the Veneta Downtown Renewal Agency, the following goals and policies, excerpted from the Veneta Comprehensive Plan, will have been fully or partially implemented.

1. Economic Development and Land Use:

- a. Phase I Development Area: The Veneta Comprehensive Plan shall be designed to accommodate 4,500 persons within the Phase I development area and an estimated 7,500 persons within the City by the year 2000.¹²
- b. Light Industrial: Provide attractive light industrial parks to serve Veneta and the surrounding area.¹³
- c. Commercial: Enhance Veneta's role as a Mid-Lane Commercial and Service Center.¹⁴
- d. Central Business District: Retail, professional, government and services shall be encouraged to locate in the Central Business District.

2. Public Facilities:

- a. Community Facilities: Provide land for expansion of existing public buildings and construction of new community facilities such as schools, libraries, city hall and fire stations.¹⁶
- b. Water: Construct water supply, treatment, storage and distribution facilities to serve up to 7,500 persons in accordance with the Veneta Water Facilities Plan (H.G.E. Engineers, Inc., 1979).¹⁷
- c. Sewer: Construct new sewage treatment lagoons and/or spray irrigation facilities to serve the Phase I development area.¹⁸
- d. Fire Protection: The City shall work closely with the Veneta Rural Fire Protection District to coordinate the expansion of fire protection facilities in a timely, orderly and efficient manner as development occurs.
 - i. Water Systems: Water system improvements shall be installed to provide recommended fire protection services.
 - ii. Fire Hall/City Hall: The City and Fire District shall cooperate to plan for the expansion or renovation of the existing fire hall/city hall or the construction of new facilities to meet the needs of both the City and Fire District.¹⁹
- e. Streets: The Planning Commission shall prepare a detailed transportation plan including evaluation of existing streets, bikeways and pedestrian ways.²⁰
- f. Bus Service: The City should encourage the LTD bus services in Veneta, including construction of a waiting shelter in the Central Business District area where a site can accommodate parking for a small park-and-ride station.²¹
- g. Parks: Develop a variety of neighborhood parks, open space areas and recreational facilities.²²

3. Housing and Growth Management

- a. Housing: Identify housing units for rehabilitation or removal.²³
- b. Growth Management: New development shall be reviewed based on the City's and other service providers' ability to provide services and public facilities concurrent with or prior to such development.²⁴

The Veneta Economic Development District was selected because it is the center around which the community will grow. All of Veneta's prime industrial lands and the entire Central Business District are within the district boundaries. The Veneta Downtown Renewal Agency believes that the creation of the District and use of tax increment financing will speed the renewal of the district and rejuvenation of a depressed local economy. The construction of new businesses will generate jobs for area residents and stimulate residential growth throughout the Veneta/Elmira area. In turn, the goals of Veneta's Comprehensive Plan can become the reality of Veneta's future.

ARTICLE II - THE DISTRICT

2.010. Boundary. The Veneta Economic Development District Urban Renewal Area includes 354 acres of land, 295 of which are located in the City of Veneta and 59 acres are located in an unincorporated island inside the Veneta Urban Growth Boundary. The entire Veneta Economic Development District is located in the County of Lane, State of Oregon, and within the boundaries designated and described in Exhibit 1. Exhibit 1 has been updated to include two boundary changes adopted by Urban Renewal Agency Resolution No. 70 and Resolution No. 97. The boundary changes added 2.21 acres to the original boundary for a total Urban Renewal Area of 356.21 acres.

2.020 Land Use Plan. The Land Use plan for the Veneta Economic Development District consists of the Veneta Comprehensive Plan Ordinance 150 and the Veneta Land Development Ordinance No. 178 which are herein incorporated by reference. A description of existing land uses in the Veneta Economic Development District is included in Article 6, Section 6.010, Physical Conditions and Land Uses; 6.020, Public Facilities and Sewers; and 6.030 Social and Economic Conditions within the Urban Renewal District. All development of land within the Urban Renewal area shall comply with goals and policies specified in the Veneta Comprehensive Plan and Veneta Land Development Ordinance which govern type of construction, maximum density, zoning and building requirements. It is further understood that all land use actions within the Veneta Economic Development District shall comply with the Veneta Comprehensive Plan, Veneta Land Development Ordinance, and any other law of the city governing land use which shall be in effect concurrently with this Urban Renewal Plan and Report. Exhibit No. 2, Comprehensive Plan Designation within the Urban Renewal District in effect on June 1, 1984, and Exhibit No. 3, Zoning Designation in effect within the Urban Renewal District on June 1, 1984 are provided to show the type of development which may be permitted within the boundaries of the Veneta Economic Development District.

ARTICLE III - PROJECTS AND ACTIVITIES

3.010 Financing Public Improvements Project and Activities. In order to achieve the objectives outlined in Sec. 1.070 of this Plan, the Veneta Downtown Renewal Agency shall undertake a variety of public improvement projects. These improvements shall be financed through a variety of resources including, but not limited to, property assessments, tax increment financing, capital construction funds, county road funds, State Highway Division funds, grants-in-aid, and private investments.

3.011 Public Improvements Priority List. Public improvements within the Veneta Economic Development District are prioritized in order to achieve three primary purposes:

1. Eliminate blight and replace substandard public facilities in the existing developed core of Veneta.
2. Provide basic public improvements to serve newly constructed residential, commercial or industrial structures.
3. Attract new employers to Veneta by providing new public facilities on vacant commercial and industrial areas prior to development.

The Urban Renewal Task Force evaluated the size, type, quality and cost of existing and proposed public facilities from March - May, 1984. Prior to adopting the final priority list for inclusion in this Plan, the Task Force consulted the Veneta Rural Fire Protection District, Fern Ridge School District 28-J, Lane County Public Works Division, Oregon State Highway Division and members of the general public.

The Urban Renewal Task Force recommends that all public improvements in Table 1 be completed. The top ranked projects should be given highest consideration for funding in the first five years of the Urban Renewal District. A re-evaluation of all projects and funding sources should be completed every year. New priority lists specifying additional projects and eliminating completed or unneeded improvements should be considered at each review.

TABLE 1
Public Improvement Priority List

Priority	Project Title	Description
1	New Highway 126 Intersection	Construct a 10' bikeway and landscape Intersection the new Highway 126 and Territorial Road intersection.
2	Downtown Streets (Territorial-3rd)	Construct streets, including paving, curbs, gutters, sidewalks, storm sewers and a park and ride facility
3	Downtown Streets (3rd-5th)	Construct new streets, including curbs, gutters, sidewalks and storm sewers
4	City Hall/Fire Hall	<ul style="list-style-type: none"> a. Purchase 2 acres for fire station b. Purchase existing Fire Hall c. Remodel City Hall/Fire Hall d. Construct new fire station
5	Water Source Expansion	Drill four new wells and modify the Water Treatment Plant or obtain water from EWEB
6	Highway 126 East Water Main	Install a 12" main east on Highway 126 and a 12" main north to Tanglewood Park
7	Sewer Lagoon	Construct a new sewer lagoon and rock filter system
8	Tanglewood Sewer Pump Station	Install new sewer pump station and pressure lines to serve the Tangle-wood Park and Jeans Road industrial sites
9	Jeans Road Street	Construct a 44' wide street with three lanes, curbs, gutters, sidewalks and storm sewers.

TABLE 1 (Continued)
Public Improvement Priority List

Priority	Project Title	Description
10	Park Development	<ul style="list-style-type: none"> a. Develop the City Park including: b. Purchase 5 acres for park site from Catholic Church c. Pave Community Center Parking area d. Construct 4 tennis courts e. Construct 2 basketball courts
11	Territorial Road Street	Construct a 60' wide street with 3 or 4 lanes, bikeways, curbs, gutters, sidewalks and storm sewers
12	Downtown Streets (6 th and Dunham)	Construct new streets including paving, curbs, gutters, sidewalks and storm sewers
13	Downtown Streets (5 th to 8 th)	Construct new streets including paving, curbs, gutters, sidewalks and storm sewers
14	New Indoor Pool and Recreation Center	Construct a 25 meter Pool and Recreation Center at City Park
15	E. Broadway Street	Resurface the street and add new curbs, gutters, sidewalks and storm sewers

3.012 Rehabilitation and Conservation. It is the intent of the Veneta Downtown Renewal Agency to encourage conservation and rehabilitation of existing buildings which are capable of rehabilitation. The methods to achieve rehabilitation and conservation may include the following:

1. Owner rehabilitation or conservation at owner expense;
2. Development of a low-interest loan pool for commercial and industrial business expansion and rehabilitation projects;
3. City enforcement of existing building codes and fire code;
4. "Willing seller" acquisition of properties for the purpose of rehabilitation by the Urban

Renewal Agency or resale for rehabilitation;

5. City participation in other state and federal housing rehabilitation programs.²⁵

3.013 Authority to Acquire Property. Limited property acquisition authority is hereby granted to the Veneta Downtown Renewal Agency. No properties shall be acquired by the Agency through the powers of eminent domain (condemnation) without amendment to this Plan except where necessary to acquire easements and rights-of-way for public improvement projects. Property acquisition, including limited interest acquisition, may be used to achieve the objectives of this Plan, within the limitations set forth herein, based on one or more of the following criteria:

1. Acquisitions of Substandard Structure: Where existing conditions do not permit practical or feasible rehabilitation of the structure and the Agency determines that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard and blighting conditions;
2. Acquisition where Incompatible Land Uses Inhibit Development: Where detrimental land uses or conditions such as incompatible uses or adverse influences from noise, smoke, or fumes exist and it is determined that acquisition of such properties and demolition of the improvements are necessary to remove blighting influences and to achieve the objectives of this Urban Renewal Plan or;
3. Acquisition of Land for Public Facilities: Where it is determined that the property is needed to provide public improvements and facilities.

3.014 Proposed Land Acquisitions. The Veneta Downtown Renewal Agency plans to acquire two small park sites to construct public improvement and four (4) existing rights-of-way which have not been opened for street purposes and may not be used for street purposes:

1. City Park Expansion: A 6.25 acre area on East Broadway Avenue, Assessor's Map 17 05 31 2, Tax Lots 500 and 501, will enable the city to expand the City Park. Upon

completion of the public improvement projects listed in this plan, the ownership of property and all public improvements shall be transferred to the City. This plan estimates that all park improvements and land acquisition will be completed by 1997.

2. Park and Ride: A less than 2 acre site, location undetermined, will be acquired to create a small park and ride facility. Upon completion of any park and ride improvements on the site, the property will be transferred either to the City of Veneta or to Lane Transit District. This project will be included in the downtown street improvements to be completed by 1987.

3. Right-of-Ways: The Veneta Downtown Renewal Agency may acquire four (4) unopened street right-of-way from the City of Veneta and then lease them for commercial and industrial development if permitted by State Law or the Agency may develop these rights-of-way for public parking. If used for public parking purposes, the developed parking areas will have ownership transferred to the City of Veneta after the completion of public improvements or upon termination of the Urban Renewal Area in the year 2004. The public rights-of-way which may be acquired by the Veneta Downtown Renewal Agency include:
 - a. Waldo Avenue (Territorial Road west to 7th Street)
 - b. 4th Street (Broadway Avenue north to Waldo Avenue)
 - c. 6th Street (Broadway Avenue north to Waldo Avenue)
 - d. 7th Street (Broadway Avenue north to Waldo Avenue)

3.015 Time Schedule for Land Acquisition. The acquisition of the city park, park and ride site, and unopened streets will occur after January 1, 1985. Properties will be acquired as they become available for purchase by the Veneta Downtown Renewal Agency.

3.016 Land Acquisition Requiring Urban Renewal Plan Amendments. Land acquisition for any purpose other than specifically listed in this article shall be accomplished only after amending this Plan by following procedures as set forth in Article V of this Plan.

If a plan amendment authorizing land acquisition is approved by the City Council, a map exhibit shall be prepared showing the properties to be acquired and the purpose for such acquisition. The map exhibit shall be appropriately numbered and shall be included as an official part of this Urban Renewal Plan.²⁷

3.017 Relocation. The Veneta Downtown Renewal Agency does not require the relocation of any persons or businesses. However, in the unlikely event that an action of the Agency will result in temporary or permanent displacement, then the Agency will provide assistance in finding replacement facilities to displaced persons or businesses. All persons or businesses to be displaced will be contacted to determine their relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 281.045 - 281.105, Relocation Regulations, as adopted by the Agency, and all other applicable laws or regulations. Relocation payments will be made as provided by ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expenses will be made to businesses displaced. The Agency will prepare and maintain information in its office relating to the relocation program procedures, including eligibility for and amounts of relocation payments, services available, and other relevant matters.²⁸ If Federal funding is used in any particular public improvement project, the requirements of the Federal Uniform Relocation Assistance Act shall be complied with by the City and Urban Renewal Agency.

3.018 Cooperative Agreements. The Agency may enter into cooperative agreements with other public agencies to achieve purposes set forth herein.²⁷

3.019 Property Disposition. The Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired in accordance with the provisions of this Plan.

All real property acquired by the Agency in the Veneta Economic Development District shall be

disposed of for development for the uses permitted in the Plan at the fair re-use value for the specific use or uses to be permitted on the real property. All persons and entities obtaining property from the Agency shall use the property for the purpose designated in this Plan; and complete development of the property within a period of time the Agency fixes as reasonable, and comply with other conditions necessary to carry out the purposes of the Plan.

All real property disposed of or leased by the Agency shall be made subject to this Plan. Leases, deeds, contracts, agreements, and declarations of restrictions by the Agency may contain restrictions, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.³⁰

3.020 Redeveloper's Obligations. The following redevelopment requirements, whether by the Agency or by others as designated by the Agency, shall be implemented by appropriate covenants, or other provisions in property disposition instruments.

1. The redeveloper and his successors or assigns shall develop land in accordance with the land use provisions and building requirements specified in this Plan.
2. The redeveloper shall begin and complete the development of such land for the uses required in this Plan within a reasonable period of time as determined by the Agency and to "be specified in the disposition instrument.
3. The redeveloper shall submit preliminary architectural and site plans, landscape plans, and final plans and specifications for the construction of improvements on the land to the Agency for review and distribution to appropriate reviewing bodies as stipulated in this Plan and existing codes and ordinances. Such plans and specifications shall comply with this Plan, recognizing that the Agency will require the use of design techniques which will relate the new development in plan and size to the existing area, and the requirements of city codes and ordinances.
4. The redeveloper will be obligated, under the terms of the disposition instrument, to carry

out specified improvements in accordance with this Plan.

5. The redeveloper will not be permitted to dispose of the property until the improvements are made except with the prior written consent of the Agency. The consent will not be granted except under conditions that will prevent speculation and protect the interest of the Agency and the general welfare of the Plan Area.
6. No property shall be restricted as to the sale, lease, use, or occupancy upon the basis of race, religion, color, sex, or national origin.
7. The redeveloper shall maintain developed and/or undeveloped property under his ownership within the area in a clean, neat, and safe condition in accordance with the approved plans for development.³¹

ARTICLE IV - METHODS FOR FINANCING URBAN RENEWAL PROJECTS

4.010 General Description of the Proposed Financing Methods. The Veneta Downtown Renewal Agency will consider all possible sources of funding in carrying out this Plan. The Agency may borrow and accept advances, loans, grants, and any other form of financial assistance from the federal government, State, city, county, or other public body or from any other public sources, or private, including lease or sale of properties to developers for the purpose of undertaking and carrying out this Plan. In addition, the Agency may obtain financing as authorized under ORS Chapter 457 or any applicable statutes.

Upon request of the Veneta Downtown Renewal Agency, the Council of the City of Veneta may, as necessary to achieve plan objectives, issue general obligation or revenue bonds, certificates, debentures, improvement warrants, and form local-improvement or special assessment districts to assist in financing the public improvement projects listed in this Plan.

The funds obtained by the Veneta Downtown Renewal Agency shall be used to pay or repay any cost, expenses, advances, and indebtedness incurred in planning or undertaking the Plan or in otherwise exercising any of the powers granted by ORS Chapter 457.32

4.020 Self-Liquidation of Cost of Project. The Plan may be financed, in whole or in part, by self-liquidation of costs of the Plan as provided in ORS 457.420-457.450. The ad valorem taxes, if any, levied by a taxing body upon taxable real and personal property situated in the Urban Renewal Project Area, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the assessed value attributable to the increase, if any, in true cash value of property located in the Urban Renewal Area, or part thereof, over the true cash value specified in the certificate or amendment to the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the Agency and shall be used to pay the principal and interest on any indebtedness incurred by the Agency to finance or refinance the carrying out of the Urban Renewal Plan. If the City issues municipal bonds to finance any portion of the Plan, tax increment funds may be used to retire the bonds.³³

4.030 Prior Indebtedness. Any indebtedness permitted by law and incurred by the Veneta Downtown Renewal Agency or the City in connection with pre-planning of this Urban Renewal Project shall be repaid by tax increment increases from the Urban Renewal Area when and if such funds are available as provided by ORS 457.34

4.040 Completion of Project. Upon satisfaction of all outstanding indebtedness, the City shall not utilize the provisions of ORS 457.420 through 457.450 for further financing in the Area without filing anew plan. ³⁵

4.050 Maximum Indebtedness. The maximum amount of indebtedness that may be issued or incurred under the Veneta Urban Renewal Plan is \$13,613,603.

[Article IV, Section 4.050 amended June 8, 1998 by City of Veneta Ordinance 397 and Urban Renewal Agency Resolution 56]

ARTICLE V – AMENDMENTS

5.010 Procedure for Changes in the Approved Veneta Economic Development District

Renewal Plan. The Plan will be reviewed annually by the Planning Commission. The Plan will continue to evolve during the next (20) twenty years. It is anticipated that the Plan will be changed or modified from time to time or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or as local needs dictate.

Where the proposed modification will substantially amend the Plan, as approved by the City Council, the modification must be by formal written amendment duly approved and adopted by the City Council after the review and recommendation of the Planning Commission and the holding of a public hearing in the same manner as the original Plan in accordance with the requirements of state and local law. All other minor amendments shall be made by Resolution of the Urban Renewal Agency

The following amendments are examples of substantial amendments:

1. Adding land to the Urban Renewal area, except for an addition of land that totals not more than one percent (1%) of the existing area of the urban renewal area;
2. Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan; and
3. Any other amendments deemed “substantial amendments” by state law.

[Article V, amended September 25, 2000 by Urban Renewal Agency Resolution 65]

**PART II:
VENETA URBAN RENEWAL PLAN
BACKGROUND REPORT**

ORS Section 457.085(3) requires that the Urban Renewal Plan be accompanied by a report. This document shall constitute the required report to accompany the Veneta Economic Development District Urban Renewal Plan. The capitalized heading at the beginning of each section is extracted from one or more sections of ORS 457.085(3).

ARTICLE VI - EXISTING CONDITIONS OF URBAN RENEWAL DISTRICT

6.010 Physical Conditions and Land Uses. The Agency has analyzed existing physical conditions in the Veneta Economic Development District. This section describes the land area of the district, existing uses, and the physical conditions of all residential, commercial and industrial buildings.

1. Land Area: The Veneta Economic Development District encompasses a total of 354 acres located within the Veneta Urban Growth Boundary (UGB). The majority of the District's area, 295 acres, is located within the Veneta city limits. A 59 acre unincorporated island is located within the Veneta Economic Development District boundaries.³⁷ This island is under control of the City of Veneta through a contract annexation agreement with the property owners and a joint City-County Planning Agreement executed in 1983.³⁸

As of March 1, 1984, the total land area of the City of Veneta was 1,558 acres. The Economic Development District, including the island, comprises 22.8 percent of the total land area of the City. ORS 457.420(2) (b) stipulates an urban renewal district formed in a municipality having a population less than 50,000 may include an area no larger than 25 percent of the total land area of the municipality.

ORS 457.220 limits any future additions to the Urban Renewal District to not more than 20 percent of the original land area of the district (70.8 acres).

2. Existing Land Uses: The Veneta Economic Development District is comprised of Veneta's Central Business District, all of the undeveloped light industrial land in the City and surrounding residential areas in the original Veneta Plat section of the City. A parcel-by-parcel inventory of existing land uses by zoning district was completed in March 1984. Table 2 shows the total acres occupied by each land use by zoning district.

Table 2
Existing Land Uses by Type in each Zoning District

Zone	Residential	Commercial	Semi-Public / Public	Industrial	Vacant	Total
GR	13.11	1.14	12.88	-	18.61	45.74
C	7.66	13.66	6.11	-	27.59	55.02
IC	-	7.93	-	1.03	37.53	46.49
LI	1.54	-	-	-	98.60	100.14
Subtotal	22.31	22.73	18.99	1.03	182.33	247.39
Rights-of-Way Including SPRR						<u>106.61</u>
Total Area in District						354.00

The district includes large tracts of vacant commercial and light industrial-land. The City anticipates most- new business-development will occur on these vacant lands near Highway 126, Territorial Road and Jeans Road. Exhibits 4, 5 and 6 are maps which show all vacant lands in the district by zoning district and the location of all existing residential and non-residential buildings.

3. Residential Uses: The district includes 137 residential housing units interspersed throughout the district in each land use zone. Table 3 clearly shows the intermix of residential uses throughout the district.

Table 3
Existing Residential Units: May 1, 1984
Type of Housing

Zone	Mobile Home	SFR	Duplex	Apt	Total Housing Units
GR	6	49	20	0	75
C	2	29	2	24	57
IC	0	0	0	1	1
LI	1	3	0	0	4
TOTALS	9	81	22	25	137

The majority of the existing mobile homes and single family dwellings in the Commercial (C), Industrial-Commercial (IC), and professional section of the General Residential (GR) zone will be demolished, moved or converted to commercial uses in the next 20 years. Those changes will improve the City by creating more clearly defined residential, commercial and industrial areas in the community.

The Veneta Economic Development District includes tax lots totaling 45.74 acres that are now zoned General Residential and will continue to be used for residential development and associated public or semi-public uses. The City anticipates that the majority of the existing residences in the GR zone will continue to be occupied during the next 20 years. Exhibit 6 shows all residential structures within the district as of May 1, 1984.

In March 1984, the Urban Renewal Task Force conducted a "windshield survey" of each structure within the boundaries of the Veneta Economic Development District. The purpose of the survey was to identify uses within the district and provide an overview of the physical conditions of the structures. The structures were classified by using a rating scale ranging from excellent condition to unsafe.

- | | |
|------------|--|
| Excellent: | New or almost new structures. |
| Very Good: | Buildings whose original construction was sound and the owner's have conducted an on-going maintenance program. |
| Good: | Buildings whose original construction was sound but need some minor maintenance work or rehabilitation to correct existing problems. |
| Fair: | Older buildings which have not been maintained well but which with a reasonable rehabilitation effort and immediate initiation of a sound maintenance program, could provide a useful life for many years to come. |
| Poor: | Older buildings which exhibit defective original construction or which have serious structural or fire code deficiencies. These structures have not been maintained by owners and it is questionable whether these structures can be rehabilitated for a reasonable cost or provides occupancy |

for a long period of time.

Unsafe: Older buildings which have suffered fire damage or have major structural deficiencies and have been designated unsafe to occupy by the City Building Inspector.

Table 4
Condition of Residential Structures

Zone	Mobile Home	SFR	Duplex	Multi-Family Housing	Total Housing Units
Fair to Excellent	8	63	22	25	118
Poor	1	6	0	0	7
Unsafe	0	12	0	0	12
TOTALS	9	81	22	25	137

The windshield survey revealed 18 single family homes and one mobile home were in poor condition or unsafe for occupancy. These structures are scattered throughout the district. They should be removed by the owners or may be burned by the Veneta Fire Department if the owner donates the structures to the fire department for use during a training exercise. Table 4 summarizes the conditions of homes within the urban renewal district.

4. Commercial Uses: The future of Veneta is as a West Lane Service Center providing goods, services and employment to a population in and around Veneta. The logical place for this to occur is in the Veneta Economic Development District. The success of a commercial and industrial center depends on the reinforcement one business can lend to another. A variety of services in one location will attract shoppers, retailers and small industries, because everything is centralized, i.e., the shopping center theory.

The Veneta Economic Development District includes a variety of retail, service, professional and industrial uses. Exhibit 5 provides a map showing the location of all non-residential structures within the District and Exhibit 13 provides an inventory of all businesses operating in the District on May 1, 1984. The following table summarizes the existing commercial/industrial area.

Table 5
Existing Commercial / Industrial Uses
May 1, 1984

Retail	19
Service	14
Professional	13
Public	7
Semi-Public	4
Industrial	4
	61

The quality of construction of existing non-residential structures is much higher than for residence in the district. Only three structures are in poor condition and only one is unsafe to occupy as shown in Table 6.

Table 6
Condition of Non-Residential Structures

Condition	Retail	Service/ Professional	Public / Semi-Public	Industrial	Vacant	Total
Excellent	1	4	1	1	0	7
Very Good	5	4	5	2	1	17
Good	8	10	0	0	3	21
Fair	5	6	1	1	1	14
Poor	0	1	0	0	2	3
Unsafe	0	0	0	0	1	1
TOTALS	19	25	7	4	8	63

5. Vacant Commercial Lands. Veneta has adequate space in the district for commercial growth. The sites of the West Lane Shopping Center, proposed Tanglewood Mall, and the older central business area are all within the district. These commercial areas should function together as one commercial center. The following paragraphs describe the problems and advantages in the two commercial area in the district:

- a. **Downtown Core Area:** The City envisions that the commercial core area south of the railroad tracks will develop slowly as a professional, financial, government and minor retail area. The central business district core area faces a series of obstacles which must be addressed before development can occur:
- i. **Streets:** City streets are substandard. Installation of paved streets with curbs, gutters, storm sewers and sidewalks is a mandatory prerequisite for new development.
 - ii. **Parking:** On-street and off-street parking areas are virtually non-existent. Correction of this deficiency should occur concurrently with street improvements.
 - iii. **Ownership:** Parcel sizes vary from 5,000 square feet to 2.5 acres. The majority of contiguous parcels are owned by different property owners. This parcelization creates problems in developing one-half block, one block and larger parcels. Consolidation of small parcels into larger parcels is needed for commercial development to occur.
 - iv. **Residential Structures:** The commercial core area has 33 existing residences covering eight acres, intermixed with vacant lots and commercial uses. This haphazard development pattern inhibits the creation of an identifiable commercial center. The existing residences include 15 or more structures which will require demolition or moving before commercial development can occur in an orderly fashion.
 - v. **Commercial Structures:** Existing commercial buildings are scattered throughout the commercial core area. No distinct architectural style or theme attracts new businesses to the core area. Instead, commercial structures vary in sizes and quality. A few older buildings will require demolition before full utilization of commercial lands in the core will occur.

The City plans to upgrade the commercial core of the City. However, the City recognizes that it is unlikely major development will occur in this area until the

problems listed above are overcome.⁴⁰

b. Highway 126 Interchange Area:

The central business district includes the older commercial core south of the railroad tracks and the existing and proposed commercial areas at the future Highway 126 interchange with Territorial Road. This area offers two attractive sites for development of larger shopping centers to serve Veneta and the surrounding area:

- i. West Lane Shopping Center: This 23 acre site (zoned IC) includes an 8 acre area for a retail shopping center opened in September, 1984. The site is ideally located at the interchange of Highway 126 and Territorial Road.
- ii. Jeans Road: This 18.62 acre site includes a proposed 110,000 square foot shopping mall.

These two locations are desirable to commercial development because of their excellent access to Highway 126 and Territorial Road, high visibility, available water and sewer and large parcels. Development of this area as a retail center will enhance Veneta's position as a Mid-Lane Service Center.⁴¹

6. Industrial Uses and Vacant Industrial Lands. Veneta has only three existing industrial buildings within the district. Two cedar shake mills and a diesel repair service are located in the West Broadway Avenue industrial site. The city estimates that a total of 96.60 acres of industrially-zoned land, with public utilities and available for sale or development is needed to meet Veneta's employment needs from 1984 to the year 2000.

Four sites within the Veneta Economic Development District are designated for light industrial or industrial-commercial in the Veneta Comprehensive Plan:

- | | | |
|--------------------|------|----------|
| 1. Tanglewood Park | (LI) | 57 acres |
| 2. Jeans Road | (LI) | 61 acres |

- | | | |
|----------------|------|----------|
| 3. Highway 126 | (IC) | 26 acres |
| 4. W Broadway | (IC) | 6 acres |

The first three sites are located north of the SPRR tracks and will have easy access to the Highway 126 By-pass. The Tanglewood Park and Jeans Road sites are the city's most attractive light-industrial parcels due to their attractive rural settings and views of the coastal mountains. However, they both suffer from inadequate water, sewer, storm sewer and the substandard entry street, Jeans Road. The Highway 126 site has inadequate public facilities but also is located in the Long Tom River Flood Plain. Extensive fill will be required on some portions of the site prior to development.

The West Broadway Avenue site provides the best opportunity for development before 1987. New streets, water, sewer, and storm sewers are being installed in the summer of 1984. This will eliminate on-site facility needs, but will expose the need to upgrade. W. Broadway Avenue, Dunham Avenue, and McCutcheon Avenue to provide a safe, reliable street system surrounding this site.⁴²

6.020 Public Facilities and Sewers.

1. Sanitary Sewers: The City of Veneta operates a municipal sanitary sewerage collection and treatment system. The collection system adequately serves the majority of the developed portion of the district. Sewage is collected and treated in a two-cell sewage lagoon and nationally-recognized rock filter treatment component. The facilities are licensed by the Oregon-Department of Environmental Quality, Permit No. 3668-J.

The existing sewerage collection and treatment system is adequate to serve the needs of the City in 1984. With new development in the downtown core area, new commercial sites, industrial parks and residential areas outside the district, the City will be confronted with the need to expand its treatment facilities. Three lagoon expansion options are being considered by the City. Collection lines must be extended to the majority of the vacant commercial and industrial lands adjacent to Jeans Road and the Highway 126 By-pass.

Another problem the City must solve in developed areas is the elimination of storm water inflow and groundwater infiltration into the collection system. The City's oldest sanitary sewer lines (built in 1971) are located in the district. A 1980 smoke test and 1983 TV inspection showed a large number of problems in this area. A continuous monitoring and repair program is required to avoid overtaxing Veneta's sewage facilities with water infiltrating into the system.

The existing sanitary sewer mains and proposed sanitary sewer projects within the districts are shown on Exhibit 7.

2. Water: The City of Veneta operates a municipal water system within the city limits. The water systems has four operating wells producing 450 gpm, a new well under construction, and a pressure filter type filtration plant consisting of 2 parallel filter units. The filter units were manufactured by Neptune Micro Floc and are rated to produce a maximum of 500 gpm (0.72 mgd) at 5 gpm per square foot of filter area. The primary reason for filtering the water is for the removal of excess iron concentration. The water is chlorinated for initial

disinfection and to insure that the clean water stays free of harmful bacteria while in transit from the filtration plant to the storage reservoirs and each individual service.

The City has two water storage reservoirs serving the community. These are a 2.0 million-gallon reservoir adjacent to a low level pump station and the filtration plant and a high level 0.5 million-gallon reservoir.

The Insurances Services Office of Oregon has established a fire protection class, Class 5, in areas within the city that are within 1,000 feet of a fire hydrant.

The City adopted a water facilities plan in 1979. The plan outlines major water main extensions, well development, water source expansion, treatment plant modification and fire protection improvements.

The City will be required to secure a long range source of water supply by either purchasing water from the Eugene Water and Electric Board (EWEB) or by drilling new wells. Water main extensions are needed to provide domestic supply and fire protection to unserved commercial and industrial properties within the urban renewal district.

The existing water system and proposed water system improvements within the district are shown on Exhibit 8.

3. Storm Drainage: The City of Veneta has not developed a storm sewer system. A 1980 storm drainage study (Schautd, Stemm & Walter, Engineers, Inc.) identified existing facilities and recommended major improvements throughout the City. All areas of the district require extensive construction of storm sewers. Fortunately, these projects can be incorporated with major street improvements or commercial/industrial developments.

The downtown core suffers from inadequate storm drainage facilities. Of public services ranked by residents of the district in an April, 1984 survey, City provision/maintenance of drainage ditches/storm sewers ranked lowest. Twenty of 48 respondents (40 percent)

expressed dissatisfaction.⁴³ Existing storm sewer and proposed sewer improvements within the district are shown on Exhibit 9.

4. Streets: Streets are the most visible deficiency in the district. Only one street, Hunter Avenue, now meets city standards of paving, curbs, gutters and storm sewers. In the April, 1984 Urban Renewal Survey 40 percent of the residents were dissatisfied with street and storm drainage problems and 75 percent ranked street and sidewalk improvements as the top priority public improvements for the downtown core.⁴⁴

The Urban Renewal Task Force continuously emphasized the importance of street construction as the best way to upgrade the appearance of the community and demonstrate to existing residents and prospective businesses that the City is committed to the betterment of the community. The project list includes beautification of the new Highway 126/Territorial Road intersection and the construction of downtown streets as the top priorities for the urban renewal area.

The Condition of each street was examined in the spring of 1984 and categorized into one of the following conditions:

- Type A: Unopened street - existing right-of-way with no improvement
- Type B: Gravel Street and/or oil mat surface
- Type C: Paved rural type street (no curb and gutter)
- Type Improved Street - meets city standards

Existing street conditions and proposed street improvements are shown on Exhibits 10 and 11.

TABLE 7
Existing Street Conditions by Lineal Feet

Street Classification	Type A	Type B	Type C	Type D	Total
State Highway			7,200		7,200
Arterial Streets			3,500		3,500
Local Streets	3,200	5,200	8,700	3,100	20,200
TOTALS	3,200	5,200	19,400	3,100	30,900

5. Sidewalk and Bike Paths: Sidewalks are scattered throughout the downtown core area. The majority are located adjacent to HUD low-income housing and do not connect to a city-wide system.

North and south bike lanes exist on the shoulders of Territorial Road. The bike lanes have functioned well, but there is a need to separate bike and pedestrian traffic from high speed or congested traffic areas.

Sidewalks are recommended throughout the residential and commercial areas. Bikeways are proposed on Territorial Road near the new Highway 126 intersection and along McCutcheon Avenue. They should be constructed concurrently with street improvements.

Bus: LTD provides bus services from Veneta to Eugene. A bus shelter exists at 4th and Broadway and on Territorial Road, just north of Broadway Avenue. The plan proposes to upgrade the shelter area near 4th and Broadway by developing a small park and ride facility to service commuters.

6.030 Social and Economic Conditions.

1. Urban Renewal Survey: April, 1984: In April, 1984 the Urban Renewal Task Force surveyed 54 of 137 residences in the Veneta Economic Development District. A random

sample of 40 percent of the residences in the District was selected. After a pre-test was conducted, members of the Urban Renewal Task Force interviewed residents in the selected households. The interviewers was successful in obtaining responses from 48 of the 54 household selected. The survey was intended to (1) describe the people living in the district by age, sex, income and employment; (2) obtain input from residents on the quality of existing community services and on desired public improvements; (3) identify desired commercial services; and (4) obtain data on the age of existing residences. The survey and a detailed summary report are included in Exhibit 14.

The key findings of the survey can be summarized briefly:

- a. Population: The district includes a high percentage of young adults and children (69%). This includes a significant shift from 1980 when a similar survey showed 24 percent over the age of 55 versus 12.4 percent over age 55 in this survey.
- b. Income: Total household income is extremely low. One-half of all households (24 of 48) have incomes of less than \$10,000 per year.
- c. Housing: The housing is primarily rental housing (62 percent). The age and quality of housing units vary throughout the district. Approximately 40 percent of the homes were built before 1950.
- d. Employment: Forty-nine percent of all adults residing in the District are employed and half of these worked in the Veneta area. This compares favorably with the labor force for the entire Veneta area where 53 percent of employed workers commute to jobs outside the area.
- e. City Services: Local residents were most dissatisfied with street maintenance, drainage and dog control. Seventy-five percent desired extensive improvements within the downtown core area of the city including paved streets with curbs, storm sewers, and sidewalks and landscaping.

2. Relationship of the District to Veneta and Census Tract 9.01: Veneta is at the center of Census Tracts 9.01. In 1982, the city and Census Tract 9.01 had a combined population of 5,558 persons. The area is projected to increase to 13,795 persons in the year 2000. The population projections are predicated upon the continued growth of the Eugene-Springfield SMSA as estimated by the Lane Council of Governments and upon aggressive policies of the City of Veneta outlined in the Veneta Comprehensive Plan:
 - a. Veneta intends to develop as a West Lane commercial and industrial center serving census tract 9.
 - b. Veneta intends to provide locally one job per five local residents, an increase from the 1970 average of one job per seven residents, but still below the county average of one job per three residents.
 - c. Veneta intends to capture a larger portion of retail and service trade now leaving the Veneta area through the creation of shopping centers and from the development of commercial enterprises which will be necessary to support projected industrial concerns. In 1977-78, Veneta residents purchased only 23 percent of their retail goods and services inside Census Tract 9. It is the intention of the City to recapture a large portion of the 77 percent sales lost to the Eugene-Springfield metropolitan area.
3. Local Economy: In 1980, the city prepared an "Economic Analysis of Veneta and the Surrounding Area" (University of Oregon, Department of Urban Planning, June 1980). The report was adopted by the City of Veneta in September 1980. The University of Oregon report concluded that:
 - a. There is an extreme shortage of employment opportunities in the Veneta area. The area needs to double employment opportunities for its residents to create one job for every five residents. New job creation is recommended in the following employment categories:

Manufacturing	330
Retail	150 to 600
Service	200 to 450
Finance	100
Government	270
Miscellaneous	<u>100 to 200</u>
TOTAL	1150 to 1950

- b. There is a high degree of reliance in the Eugene-Springfield area for employment. Approximately two-thirds of the employed residents living in Veneta commute to jobs outside the area.
 - c. The Veneta area economy is greatly impacted by fluctuations in the wood products industry. For example, in 1980, International Paper Company employed approximately 600 persons at its Vaughn plant, or 90 percent of all manufacturing jobs in the Census Tract. In May 1984, Bohemia, Inc. had purchased the mill and operated the facility with approximately 200 workers.
4. Buildable Lands: The Veneta Economic Development District includes over 75 percent of the vacant, buildable commercial land and 100 percent of the vacant, buildable light industrial land required in the Veneta area during the next 20 years. When commercial or industrial growth occurs in Veneta it will develop in the District. The planned public improvement projects are intended to improve the appearance of the community, lessen the up-front costs of development and provide needed public facilities (water, sewer, streets, fire protection, etc.) in a timely and orderly manner. An attractive community with all needed public facilities is expected to stimulate expansion of business and industry in Veneta.

ARTICLE VII - REASON FOR SELECTION OF URBAN RENEWAL DISTRICT

7.010 Reason for Selection of Urban Renewal Areas. The Veneta Economic Development District Urban Renewal Area was created to stimulate development in the commercial and industrial areas of Veneta by upgrading deficient public facilities and providing new public facilities to undeveloped land at minimal expense to local taxpayers. In 1979, the Oregon Legislature broadened the definitions of "blighted" conditions in ORS 457.010(1) to permit the use of urban renewal to encourage economic development in vacant, undeveloped sections of Oregon cities as well as to upgrade deteriorated residential, commercial or industrial neighborhoods.⁴⁵ The City of Veneta has selected the following areas for inclusion in the district:

1. **Central Business District:** The commercial district in Veneta includes the deteriorated downtown core area and large vacant commercial parcels north of the SPRR tracks. The city anticipates major retail development on the large parcels will complement financial, service, professional and governments services in the downtown core.
2. **Industrial Sites:** The cities prime light industrial sites were included because rapid development of these sites is essential to a healthy expansion of the local economy. Without new job creation and new construction the district will not succeed. Tax increment revenues will depend on development of this area.
3. **City Parks:** The City Park was selected because it houses major community facilities that will have to be upgraded to serve new development in the district and city. The city water treatment plant, community center, playground and pool will require major expenditures to keep pace with demand in the future.
4. **Residential Areas:** Residential areas comprise a small portion of the district. The residential areas included were selected due to their serious public facility deficiencies and close proximity to the downtown commercial area.

The Veneta Downtown Renewal Agency anticipates the success of the district will have a significant positive impact on the City of Veneta and the surrounding communities in Census Tract 9.01.

7.020 Relocation Report. ORS 457.085(3)(h) requires that a relocation report be prepared to: (a) identify what persons and businesses will be required to relocate as a result of Agency action; (b) describe relocation methods and assistance; and (c) describe the cost range of housing units to be added, altered, or destroyed. The Veneta Downtown Renewal Agency does not plan to acquire any existing homes or businesses nor displace any residents. A detailed relocation report is not required. However, should any future action of the Agency require relocation of residents or business, then a full relocation report shall be prepared in advance of such action which shall indicate the intent of the Agency, methods of relocation assistance, fiscal impact, and such other information as may be required by state law. Adoption of such a report shall be preceded by public hearings as may be required by state law.

ARTICLE VIII - PROJECT COSTS AND FINANCING

8.010 Proposed Projects and Cost Estimates

1. Maximum Indebtedness for Project Costs. ORS 457.190(3) (c) (B) states that the maximum amount of indebtedness that may be issued or incurred under the plan, as determined for the purposes of meeting the requirements of this paragraph, shall be based upon good faith estimates of the scope and costs of projects, included, but not limited to increases in the costs due to reasonably anticipated inflation.

The Agency has reviewed the records relating to the scope and cost of projects provided for in the Plan and scheduled for completion as of December 5, 1996.. The description of the review of the scope and cost of projects constitutes a good faith estimate of the scope and cost of projects anticipated as of December 5, 1996.

The Agency has estimated the maximum amount of indebtedness to be incurred needed to complete the project. "Maximum Indebtedness" means the amount of the principal indebtedness included in the Plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

2. Cost Estimates. This First Amendment updates costs of projects in the Plan as of Dec. 5th, 1996 These cost estimates are derived from Exhibit A of the Intergovernmental Development Agreement entered into between the Urban Renewal Agency of the City of Veneta and the City of Veneta on May 28, 1996, describing the remaining Urban Renewal projects . The project costs are therefore based upon anticipated estimates of the scope and costs of projects as of December 5, 1996, in accordance with ORS 457.190(3)(c)(B). The following findings were made in support of these cost estimates for the First Amendment to the Plan.
 - a. City Hall Construction: As the recently constructed City Hall is located completely within the District's boundaries, the Agency is statutorily authorized to pay for 100%

of this project's total cost with tax increment dollars. Therefore, \$200,000 of this project's remaining cost is attributable to the Agency.

- b. **Water System Development:** As the City's water filtration plant, its primary well, storage tank, and proposed water mains (as set forth in Exhibit B of the Plan) are all located within the boundaries of the District, the Agency is statutorily authorized to pay for 100% of this project's total cost with tax increment dollars. Therefore, \$5,500,000 of this project's cost estimate is attributable to the Agency.
- c. **Parks Development:** As set forth in Exhibit 12 of the Plan, proposed major park improvements consisting of a new 25 meter pool, tennis and basketball courts, and an expanded community center will all be located within the District's boundaries. The Agency is thus statutorily authorized to pay for 100% of this project's total cost with tax increment dollars. Therefore, \$1,000,000 of this project's cost estimate is attributable to the Agency.
- d. **Sewer System Development:** As a majority of the proposed improved sewer collection system is located within the District's boundaries, a percentage of this project's \$6,000,000 cost estimate can be paid for with tax increment dollars. One method by which to determine the applicable percentage would be to examine sewer system usage. The District encompasses mostly vacant land, zoned industrial and commercial. When developed, this area will include heavy industrial uses, housing, hotels, manufacturing plants, commercial centers, and restaurants. Developed as such, this area will potentially utilize 70 percent of the expanded sewer system's capacity. Another basis by which to calculate the cost percentage attributable to the Agency is through an acreage ratio. The District's 324 acres constitutes 24 percent of the City's 1500 acres.

As the more conservative percentage, 24 percent, rather than the possible 70 percent, is chosen as the basis for this project's cost allocation. Therefore, \$1,440,000 of this project's cost estimate is attributable to the Agency.

The cost of administration of the program also has been revised to reflect

- The current level of administrative charges to the Veneta urban renewal area
- Anticipated costs of issuing short and long term debt to carry out project activities. These costs include cost of funding a debt service reserve fund, and legal and other fees.

Table 8 of the original Report on the Plan is replaced by a new Table.8 in 2013 and again in 2015.

Veneta Urban Renewal Plan - 2015 Amendment

Table 8 - Estimated Project Costs

Projects	Estimated Cost (1998)	Estimated Future Cost (2015)	UR Share Incurred Expenses
Highway 126 Intersection (Beautification)		30,000	
Downtown Streets (Territorial -Third)		167,000	
Downtown Streets (3rd - 5th)		140,000	
Fire Station			
City Hall Construction	\$200,000	-	266,292
Water System Development/ Debt Service	\$5,500,000	1,066,091	4,284,952
Highway 126 East Water Main			
Sewer System Development	\$1,440,000		
Jeans Road		-	
Park Development	\$1,000,000	-	187,000
Territorial (Hunter-Bolton)			
Downtown Streets (Dunham and 6th)		278,000	
Downtown Streets (5th to 8th)		-	
Downtown Improvements		-	2,041,138
Downtown Streets (8th Street and McCutcheon)			
Downtown Streets (Extension of Brooker Lane (4th-7th)			
Administrative Charges	\$1,215,000	500,000	171,863
TOTAL PROJECT COSTS	\$ 9,355,000	\$2,181,091	\$6,951,245

The 2007 Amendment proposed a resource allocation of the following:¹

Remaining Capacity		\$7,800,000
Public Improvements	40%	\$3,120,000
Public/Private Partnerships	40%	\$3,120,000
Planning and Administration	20%	\$1,560,000

8.020. Estimate of Total Cost to Complete Project Activities and Date of Completion. The costs shown in Table 8 of this First Amendment are 1998 costs. Anticipated annual tax increment revenues, and anticipated revenues from other sources will not be sufficient to carry out all

¹ Exhibit B to Resolution No. 78 of the Veneta Urban Renewal Agency, 2007.

project activities in 1998. Project activities instead will be undertaken as revenues become available, either through short or longer term borrowings. The need to phase project activities will lead to further inflation of project costs. Recent construction cost increases shown in the Engineering News Record are in the 2.5-2.75% range. The 1998 costs from Table 8 are therefore further increased by 2.75% annually, until revenues and borrowings are sufficient to cover all project activity costs.

Tables 5, 6, and 7 of the Report on the Plan are hereby deleted and replaced by a new Table 9 shown on the following page. Table 9 shows the estimated total principal cost to complete all remaining activities in the Veneta Urban Renewal Area.

TABLE 9
ESTIMATED COST AND TIME TO COMPLETE PROJECTS

<p>Note: In the table below, project costs are tallied at the beginning of the year. Proceeds from tax increment revenues, bond sales and other sources are applied against those costs, leaving an end of year balance. The ending balance of cost then is inflated 2.75% to get the beginning balance for the next year. This process is repeated until project costs are reduced to zero.</p>			
	Beginning		Ending
	cost	Outlay	Balance
1998	\$9,355,000	\$412,460	\$8,942,540
1999	\$9,188,460	\$290,640	\$8,897,820
2000	\$9,142,510	\$306,996	\$8,835,514
2001	\$9,078,491	\$323,843	\$8,754,647
2002	\$8,995,400	\$341,196	\$8,654,204
2003	\$8,892,195	\$359,069	\$8,533,125
2004	\$8,767,786	\$377,479	\$8,390,308
2005	\$8,621,041	\$396,440	\$8,224,601
2006	\$8,450,777	\$415,971	\$8,034,806
2007	\$8,255,764	\$436,087	\$7,819,676
2008	\$8,034,717	\$456,807	\$7,577,910
2009	\$7,786,303	\$478,149	\$7,308,154
2010	\$7,509,128	\$500,130	\$7,008,998
2011	\$7,201,745	\$522,772	\$6,678,974
2012	\$6,862,645	\$546,092	\$6,316,553
2013	\$6,490,258	\$570,112	\$5,920,146
2014	\$6,082,950	\$594,853	\$5,488,097
2015	\$5,639,020	\$620,336	\$5,018,684
2016	\$5,156,698	\$646,583	\$4,510,115
2017	\$4,634,143	\$673,618	\$3,960,525
2018	\$4,069,440	\$701,464	\$3,367,976
2019	\$3,460,595	\$730,145	\$2,730,450
2020	\$2,805,537	\$759,687	\$2,045,851
2021	\$2,102,112	\$790,115	\$1,311,997
2022	\$1,348,077	\$821,455	\$526,622
2023	\$541,104	\$541,104	\$0
	Total cost to complete	\$13,613,603	

Notes on Table 9

a. Outlays on Project Activities

Annual outlays on project activities are based upon anticipated annual tax increment revenues over the life of the project, interest earnings, proceeds from borrowings, and other resources available to the Agency. Anticipated annual tax increment revenues are shown in Table 10 of this Report.

b. Costs of debt and principal on existing debt

Veneta Urban Renewal Area currently has no outstanding indebtedness. It is anticipated that the Renewal Agency will issue a long term bond or other form of borrowing to carry out project activities. The principal amount and timing of the Bond Issue or issues are not yet established. The principal amount and debt service are based upon an assumption that the borrowing will be for a ten year term, at 5% interest, and will require a 1.5 to 1 debt service coverage ratio. A debt service reserve of 10%, and 1.5 % cost of issue are expected to be funded from bond proceeds. This net amount is available for carrying out project activities.

c. Other resources

It is estimated that \$135,000 in cash reserves will be available as of July 1, 1998. These reserves will be applied toward the cost of project activities.

8.021 Anticipated Date for Completion of Project Activities. Table 9 anticipates that revenues will be sufficient to carry out all project activities by the year 2023. It is possible that debt service on bonds or other forms of borrowing might extend beyond that date. When all project activities are completed, and all debt service retired, the tax increment collections for this plan are expected to be terminated.

These dates depend on assumptions regarding the level and timing of increases in values in values within the urban renewal area, and upon the assumption that there will be no adverse changes to Oregon's property tax system, or urban renewal statutes. If these assumptions prove incorrect, the anticipated dates for completion will change.

8.022 Anticipated Tax Increment Revenues. Tables 8 and 9 in Article VIII of the Report on the First Amendment to the Plan show the anticipated costs of project activities, and the estimated time required to carry out all project activities, and pay off indebtedness. The principal source of revenue to carry out project activities will be annual tax increment revenues of the Renewal Agency. Anticipated tax increment revenues are shown in Table 10, on the following page.

CITY OF VENETA	
VENETA URBAN RENEWAL PLAN FIRST AMENDMENT	
TABLE 10 - ESTIMATED TAX INCREMENT REVENUE	
	Estimated Tax
Year	Increment Revenue
1998-99	\$269,372
1999-00	\$284,941
2000-01	\$300,977
2001-02	\$317,494
2002-03	\$334,506
2003-04	\$352,029
2004-05	\$370,077
2005-06	\$388,667
2006-07	\$407,815
2007-08	\$427,537
2008-09	\$447,850
2009-10	\$468,773
2010-11	\$490,324
2011-12	\$512,521
2012-13	\$535,384
2013-14	\$558,934
2014-15	\$583,189
2015-16	\$608,172
2016-17	\$633,905
2017-18	\$660,410
2018-19	\$687,710
2019-20	\$715,828
2020-21	\$744,791
2021-22	\$774,622
2022-23	\$805,348
2023-24	\$836,996
2024-25	\$869,594

The tax increment revenues shown in Table 10 are based on the following assumptions:

1. It is assumed that Option One will be selected as the tax increment revenue certification method.
2. It is assumed that the renewal agency will certify only its division of tax revenue in each year of the projection period.

3. It is assumed that total assessed value within the urban renewal area will increase 3 % annually in each year of the projection period.
4. In addition to the indexing of values, it is assumed that new construction will add the following additional values to the Veneta Urban Renewal Area:
 - \$250, 000 of value will be added each year in the period 1998-99 to 2001-02.
5. These revenue projections are consistent with Ballot Measure 50 provisions on value increases, and produce annual growth and renewal values consistent with growth patterns in the recent past for Veneta Urban Renewal Area.

[Article VIII, Section 8.010, Table 8, Table 9 (replaces Table 5,6, and 7), new Sections 8.021, and 8.022, Table 10 and Table 11, amended June 8, 1998 by City of Veneta Ordinance 397 and Urban Renewal Agency Resolution 56]

8.030 Tax Increment Financing Strategy. The Veneta Downtown Renewal Agency estimates that \$4.2 million in tax increment revenues will be needed to finance construction of the 15 projects included in the priority list for funding. The \$4.2 million includes \$2.7 million for construction and \$1.5 million in bond interest payments. The Agency anticipates construction of projects in four phases:

Phase I (1985): Installation of landscaping in the Highway 126/Territorial Road intersection. This one project will be financed by the City of Veneta.

Phase II (1987): Street improvements and a new fire station will be partially financed by a \$600,000 tax increment revenue bond sale. The bonds will mature in 10 years and carry an estimated 10 percent interest rate.

Phase III (1995): Water source expansion and sewer lagoon construction will be partially financed by a \$1.2 million tax increment revenue bond sale. The bonds will mature in 10 years and carry an estimated 10 percent interest rate.

Phase IV (2003): The remaining street projects would be partially financed by a \$500,000 tax

increment revenue bond sale and short term borrowing. The bonds will mature in 10 years and carry a 10 percent interest rate. The bonds would also include a call feature after seven years.

8.040 Assurance of Financial Resources. The Veneta Downtown Renewal Agency reiterates that projects will not be completed unless financing is assured. Bond sale dates and debt repayment schedules in Tables 9 and 10 are prepared based on projections of tax increment revenues to be generated within the district over a 20 year period. If revenues are not collected as projected, bond sales will be postponed until the agency can demonstrate an ability to repay the debt.

8.050 Effects of 12 Percent Tax Limitation. The Agency has assumed that property tax rates will remain stable at \$24.00 per \$1000 in assessed valuation. If a 12 percent property tax limitation measure is adopted by Oregon voters, the Agency will be faced with a sharp reduction in tax increment revenues and revenues in FY 1985-86. The projected tax rate would likely drop from the current \$24.00 tax to a \$17.00 tax rate or lower. If the reduction would take place in 1985 and the district is able to collect revenues, then the district revenue would be reduced from \$4.2 million to approximately \$3.0 million during the twenty year life of the district.

8.060 Effect of Faster Growth in the District than Projected. If the rate of growth in the district is faster than anticipated in this plan, then the district will accumulate more tax increment revenues. The Agency will then be able to reduce the size of projected bond sales and pay for projects as they come up on the priority list or the Agency may wish to complete more projects than planned and speed up the construction timetable.

8.070 Relationship of Projects to Existing Conditions. The projects included in the public improvement priority list can be grouped into five major categories:

1. Streets
2. Fire Protection and Water
3. Sewer

4. Parks
5. General Government

Projects were based on whether or not they helped eliminate blight, replaced substandard facilities, provided facilities to newly constructed housing or commercial buildings and/or provided infrastructure to vacant commercial and industrial lands.

1. Streets: Street improvements were emphasized due to the prevalence of substandard streets within the entire Urban Renewal District. In addition, a bikeway and landscaping improvement project was incorporated at the intersection of Highway 126 and Territorial Road to separate bike and pedestrian traffic from high speed and congested traffic areas at and near the intersection. With the construction of the new Highway 126 By-Pass, the city anticipates that there will be a large area of right-of-way which will not be included as part of the street improvement project which needs to be upgraded by adding landscaping improvements to provide a more attractive entrance into the Community and for major commercial developments that are planned to occur in that location.
2. Fire Protection and Water Improvements: The fire station was included because of the pressing needs of the Veneta Rural Fire Protection District. As new fire equipment is purchased, the Fire Department will need larger facilities to house its fire vehicles, hose dryers and training facilities. Water system improvements will be needed to provide adequate fire flows to industrial areas, provide basic domestic service to unserved areas and to increase the quantity of water available to serve businesses and residents.
3. Sewer: The primary reason for including sewer projects in the priority list is to extend service to the two light industrial sites and expand the sewage treatment facilities to meet new demands generated by development within the district.
4. Parks: The main city park facility is partially developed. The parking area, community center and existing pool are substandard and do not meet the 1984 needs of the City. Growth in the community will generate demand for quality recreation facilities. The

improvements selected have been recommended for inclusion as the top priorities of the Veneta Park Board.

5. City Hall: The Veneta City Hall was built in 1967. The Veneta City Council no longer meets in the building due to a lack of space. If the Veneta Fire Department does construct a new main fire station, the City should buy out the Fire Department's interest in the City Hall/Fire Hall and construct new offices and meeting rooms. The buy-out would help the city by providing needed space and the Fire Department by providing cash for the new station's construction.

ARTICLE IX. FINANCIAL FEASIBILITY OF PLAN

9.010 Feasibility. The revenues shown in Table 10 of this Report are expected to be sufficient to carry out all project activities currently shown in the Veneta Urban Renewal Plan, and to retire project indebtedness necessary to carry out those projects. It is financially feasible to carry out the Veneta Urban Renewal Plan for Veneta Urban Renewal Area.

[Article IX, Section 9.10 amended June 8, 1998 by City of Veneta Ordinance 397 and Urban Renewal Agency Resolution 56]

ARTICLE X - TAX IMPACTS OF CARRYING OUT THE RENEWAL PLAN

10.010 - Revenue Impacts. In May, 1996, Oregon voters approved Ballot Measure 50 (BM50), which made substantial changes to Oregon's property tax system. Oregon's property tax system is now a tax rate based system, with taxing bodies having a "permanent" BM50 tax rate. Implementing legislation for Ballot Measure 50 has affected urban renewal in several ways. For one, the permanent Ballot Measure 50 tax rates for overlapping taxing bodies have been increased as a result of being calculated without including the 1997-98 level of incremental values in Veneta Urban Renewal Area.

Second, under Ballot Measure 50, the choice of tax increment revenue certification method can impact the potential property tax revenues received by overlapping tax bodies. The Veneta Renewal Agency examined the potential impacts of certifying its tax increment revenue under the "Option One" method. The estimate of those impacts is shown in a Table 11, hereby added to the Report on the First Amendment to the Veneta Urban Renewal Plan.

Table 11 shows the anticipated cumulative incremental values in the Renewal Area over the life of the Plan, and the anticipated property tax revenues foregone as a result of taxing bodies not being able to apply their permanent BM50 tax rates to those values. The dollars foregone in each year also are shown as a percentage of the total potential property tax revenues for that body would increase if it had access to the renewal area values.

Table 11 is shown on the following page.

10.020 - Compression Impacts. The City of Veneta BM50 tax rate for general government was \$9.05 in the 1997-98 tax year. There was no compression of revenue in Veneta during 1997-98. No compression is anticipated as a result of urban renewal activities. If compression issues do arise in the future, the City may respond to them by reducing or eliminating the amounts levied for urban renewal.

10.030 Effect on Bond Rates. A new Table 12 is added to the Report on the plan. The presence

of the Veneta Urban Renewal Area impacts the tax rate for bonds issued by overlapping taxing bodies. Table 12 below shows the decrease in bond tax rates that would result if the 1997-98 incremental values from the Veneta Renewal Area were available for calculating tax rates. The Table indicates that the tax rates for bonds would decrease eighteen cents per thousand of valuation in Veneta. It is assumed that the proportion of total taxable values represented by the Veneta Renewal Area's incremental values would remain relatively stable throughout the life of the renewal plan, and therefore so would bond rate impacts.

Veneta Urban Renewal Plan
 First Amendment
 Table 11
 Impact on General Government Revenues

Year	Cumulative New Incremental Values in area	County taxes foregone on new values	Amt foregone as % of Total County Tax	City taxes foregone on new values	Amt foregone as % of Total City Tax	Library taxes foregone on new values	Amt foregone as % of Total Library Tax	Fire Dist taxes foregone on new values	Amt foregone as % of Total Fire Dist Tax
1998-99	\$930,360	\$1,192	0.006%	\$4,856	1.201%	\$356	0.253%	\$1,849	0.165%
1999-00	\$1,888,632	\$2,419	0.013%	\$9,859	2.318%	\$723	0.492%	\$3,754	0.321%
2000-01	\$2,875,651	\$3,683	0.018%	\$15,011	3.358%	\$1,101	0.719%	\$5,716	0.470%
2001-02	\$3,892,281	\$4,985	0.024%	\$20,318	4.326%	\$1,490	0.933%	\$7,737	0.611%
2002-03	\$4,939,410	\$6,326	0.029%	\$25,784	5.229%	\$1,891	1.137%	\$9,818	0.744%
2003-04	\$6,017,952	\$7,707	0.034%	\$31,414	6.072%	\$2,304	1.329%	\$11,962	0.871%
2004-05	\$7,128,851	\$9,130	0.039%	\$37,213	6.858%	\$2,729	1.511%	\$14,170	0.990%
2005-06	\$8,273,077	\$10,595	0.043%	\$43,185	7.592%	\$3,167	1.683%	\$16,444	1.104%
2006-07	\$9,451,630	\$12,105	0.048%	\$49,338	8.278%	\$3,618	1.846%	\$18,787	1.211%
2007-08	\$10,665,539	\$13,659	0.052%	\$55,674	8.919%	\$4,083	2.000%	\$21,200	1.313%
2008-09	\$11,915,866	\$15,261	0.055%	\$62,201	9.519%	\$4,561	2.145%	\$23,685	1.409%
2009-10	\$13,203,702	\$16,910	0.059%	\$68,923	10.079%	\$5,054	2.282%	\$26,245	1.500%
2010-11	\$14,530,174	\$18,609	0.063%	\$75,848	10.603%	\$5,562	2.411%	\$28,882	1.586%
2011-12	\$15,896,439	\$20,359	0.066%	\$82,979	11.092%	\$6,085	2.534%	\$31,597	1.667%
2012-13	\$17,303,693	\$22,161	0.069%	\$90,325	11.550%	\$6,624	2.649%	\$34,395	1.743%
2013-14	\$18,753,1a	\$24,017	0.072%	\$97,892	11.978%	\$7,179	2.757%	\$37,276	1.815%
2014-15	\$20,246,119	\$25,929	0.074%	\$105,685	12.378%	\$7,750	2.859%	\$40,243	1.883%
2015-16	\$21,783,863	\$27,899	0.077%	\$113,712	12.751%	\$8,339	2.955%	\$43,300	1.947%
2016-17	\$23,367,740	\$29,927	0.079%	\$121,980	13.100%	\$8,945	3.045%	\$46,448	2.007%
2017-18	\$24,999,132	\$32,016	0.082%	\$130,495	13.425%	\$9,570	3.130%	\$49,691	2.063%
2018-19	\$26,679,467	\$34,168	0.084%	\$139,267	13.728%	\$10,213	3.209%	\$53,031	2.116%
2019-20	\$28,410,211	\$36,385	0.086%	\$148,301	14.010%	\$10,875	3.283%	\$56,471	2.166%
2020-21	\$30,192,878	\$38,668	0.088%	\$157,607	14.273%	\$11,558	3.333%	\$60,014	2.212%
2021-22	\$32,029,025	\$41,020	0.089%	\$167,192	14.517%	\$12,261	3.417%	\$63,664	2.255%
2022-23	\$33,920,256	\$43,442	0.091%	\$177,064	14.744%	\$12,985	3.478%	\$67,423	2.295%
2023-24	\$35,868,224	\$45,936	0.093%	\$187,232	14.954%	\$13,730	3.534%	\$71,295	2.333%

Veneta Urban Renewal Plan
 First Amendments
 Table 12 Impact on Bond Rates

	City of Veneta Bond	Lane Co. Bond	LCC Bond
Levied For Bond	\$76,971	\$3,781,696	\$3,383,345
AV to compute bond tax rate	\$73,579,213	\$13,951,289,444	\$13,917,195,797
Tax Rate for bond	\$1.0461	\$0.2710	\$0.2431
Add Incremental AV from UR area	\$15,649,788	\$15,649,788	\$15,649,788
New Rate	\$0.8626	\$0.2708	\$0.2428
Change in Bond Tax Rate	-\$0.1835	-\$0.0002	-\$0.0003
Total Impact on Bond Rates	-\$0.1840		

[Article X, addition, June 8, 1998 by City of Veneta Ordinance 397 and Urban Renewal Agency Resolution 56]

CONCLUSION

The Veneta Urban Renewal Plan and Report outlines a twenty-year improvement program for the district. On October 23, 1984 the Veneta City Council adopted ordinances 266 and 267 initiating the district and establishing the City Council as an Urban Renewal Agency. The plan outlines an idealized vision of the future. Needed public improvements will be financed with tax revenues generated by the value of new construction in the district. If successful, urban renewal will vitalize the downtown core of Veneta and establish a new industrial center for the entire west central Lane County area. If partially successful, the City will have rectified some obvious public facility problems, but will likely not have achieved the economic independence the community desires. If unsuccessful, no public improvements will be financed with tax increment financing and few employers will be attracted to the community.

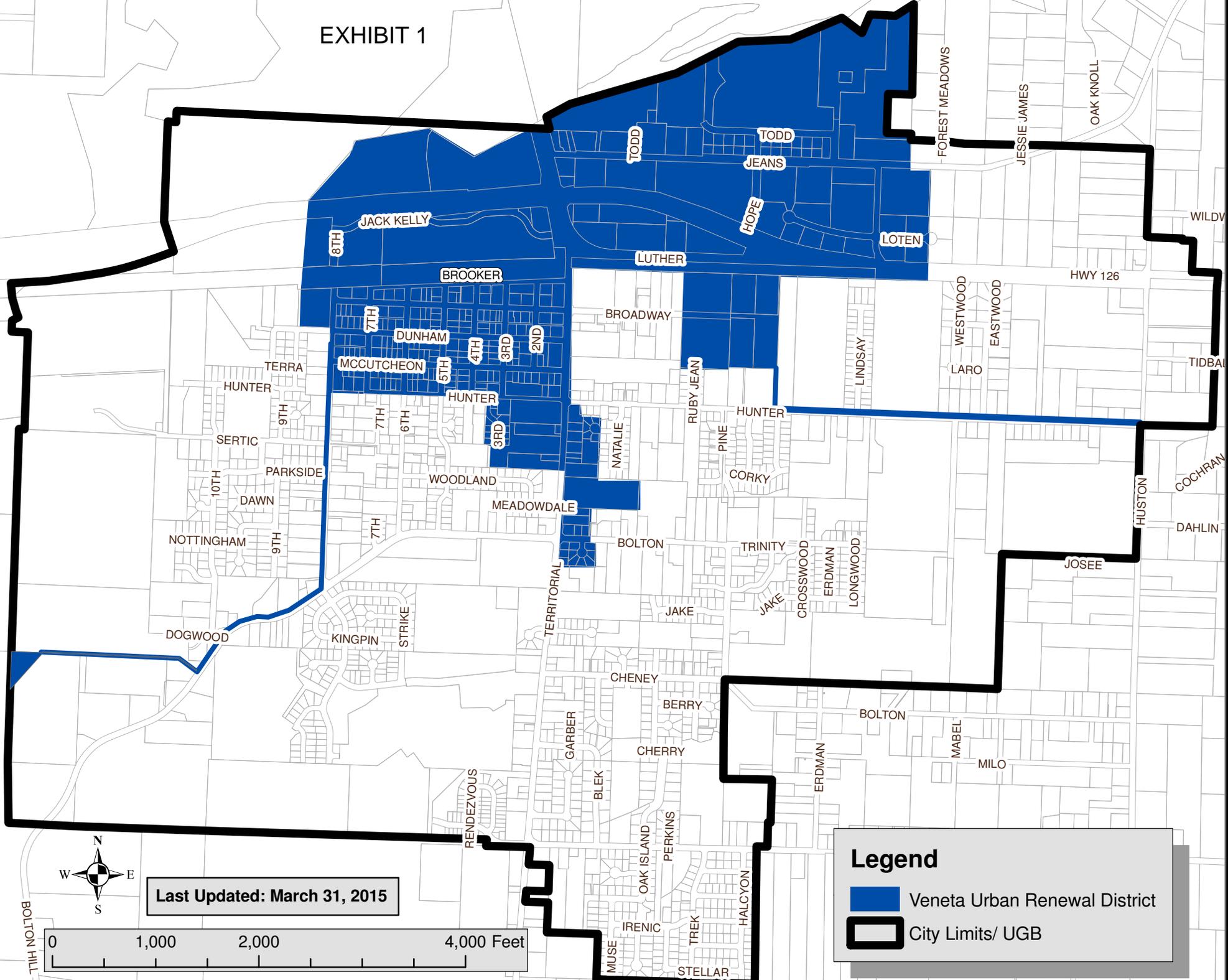
The urban renewal task force believes that the high hopes and ambitious public improvements program is a realistic one. The West Lane Shopping Center, completed in September, 1984 will immediately add \$1.0 million or more in new value to the district and will begin the generation of tax increment revenues into the urban renewal fund. The revenue projections anticipate an increased value of only \$1.0 million in the first four years of the district. If other new developments occur within the district, value projections and revenue projections included in the plan and report will likely be exceeded. However, it is also possible that Veneta will continue to suffer from the economic downturn which has gripped Oregon from 1982-84. The West Lane Shopping Center may be the only new construction to occur within the district and property values may continue to drop as they did in 1982 and 1983. The urban renewal plan is based on the assumption that property will continue to increase in value at a slow pace and that new construction will occur on vacant lands within the district. If these two assumptions are incorrect, the Veneta Urban Renewal Plan will not be as successful as planned. Fortunately, the only negative consequence of no-growth is that revenues will not be collected as fast as anticipated. This will only slow down the construction timetable or require private developers to pay the full cost of public improvements. It does not obligate taxpayers or city officials to find public funds to repay outstanding debts.

The City anticipates that a successful urban renewal program will generate a variety of positive effects on the community. Public improvements will be constructed in commercial and industrial areas to attract new businesses. Older residential neighborhoods will be upgraded by the installation of new streets. New construction and new jobs in the industrial area will create economic stability in a community that has too long relied on wood products or the Eugene-Springfield metropolitan region. New home construction will occur outside the urban renewal area to provide homes for new residents of the area and the new value in residential areas will offset the effects that the loss in value in the urban renewal district has had on the taxing districts in the city.

PART III

APPENDICES

EXHIBIT 1



Last Updated: March 31, 2015



Legend

-  Veneta Urban Renewal District
-  City Limits/ UGB

Urban Renewal District

EXHIBIT 1

A Boundary Description
of
Veneta Economic Development District

City of Veneta
Lane County
Oregon

Beginning at a point South $89^{\circ}56'$ West, 717.44 feet from the Southeast corner of the Harriet Glass Donation Land Claim No. 51, Notification No. 5467, Township 17 South, Range 5 West of the Willamette Meridian; thence South $0^{\circ}40'05''$ East 60.00 feet more or less to the Southerly margin of County Road No. 847 (Jeans Road); thence North $89^{\circ}56'$ East along the Southerly margin of County Road No. 847 (Jeans Road) 92.0 feet more or less to a point being South $0^{\circ}07'$ West 274.5 feet from a point South $89^{\circ}51'$ West 2137.3 feet from the Northeast corner of Section 31, Township 17 South of Range 5 West of the Willamette Meridian; thence South $0^{\circ}07'$ West 1076.6 feet to a point on the Southerly right-of-way line of the Coos Bay Branch of the Southern Pacific Railroad; thence North $89^{\circ}56'$ West along the Southerly right-of-way line of the Coos Bay Branch of the Southern Pacific Railroad 1414.50 feet to the Northeast corner of a 1.24 acre parcel of land deeded from the Archdiocese of Portland in Oregon to the City of Veneta; thence South $0^{\circ}19'$ West 1289.88 feet to a point on the Northerly right-of-way of County Road #408 (Hunter Road) being South $89^{\circ}20'$ East 2026.5 feet and North $0^{\circ}19'$ East 20.0 feet from the Quarter Corner on the West line of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; thence North $89^{\circ}20'$ West 30.00 feet; thence North $0^{\circ}19'$ East 376.90 feet; thence North $89^{\circ}20'$ East 439.0 feet; thence South $0^{\circ}19'$ West 23.07 feet; thence North $89^{\circ}21'$ West 469.0 feet to a point North $0^{\circ}19'$ East 373.83 feet and South $89^{\circ}20'$ East 1088.5 feet from the Quarter Corner on the West line of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; thence North $0^{\circ}19'$ East 955.37 feet to the Southerly right-of-way line of the Coos Bay Branch of the Southern Pacific Railroad; thence South $89^{\circ}51'30''$ East 1063.00 more or less along the Southerly right-of-way line of the Coos Bay Branch of the Southern

Pacific Railroad to a point on the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway); thence Southerly along the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway) 1323.80 feet more or less to a point on the Southerly right-of-way of County Road No. 408 (Hunter Road); thence East along the Southerly right-of-way of County Road No. 408 (Hunter Road) 120.0 feet more or less to a point being East 134.00 feet and South 20.00 feet from the Northwest corner of the Southwest quarter of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; thence South 100.00 feet; thence East 196.00 feet to a point East 330.00 feet and South 120.00 feet of the Northwest corner of the Southwest Quarter of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; thence South 606.00 feet to a point on the Northline of Lot 13, Dalton's Poultry Farm, as platted and recorded in Book 10, page 26, Lane County Oregon Plat Records, in Lane County, Oregon; thence East 390.00 feet more or less to the Northeasterly corner of said Lot 13, Dalton's Poultry Farm; thence South 280.00 feet to the Southeasterly corner of said Lot 13, Dalton's Poultry Farm; thence West 465.5 feet to a point 261.00 feet East of the Southwest corner of said Lot 13, Dalton's Poultry Farm; thence South 325.00 feet to a point on the Northerly line of Lot 15, of said Dalton's Poultry Farm; thence East 80.00 feet to the Northeasterly corner of said Lot 15, Dalton's Poultry Farm; thence South 233.00 feet to the Southeasterly corner of said Lot 15, Dalton's Poultry Farm; thence Westerly along the South line of said Lot 15, Dalton's Poultry Farm 362.40 feet more or less to a point on the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway); thence Northerly along the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway) 910.00 feet more or less to a point being East of a point on the East line of Section 36, Township 17 South, Range 6 West of the Willamette Meridian that is 668.25 feet South of the East one-quarter section corner of said Section 36; thence West 749.00 feet more or less to a point 500.00 feet West of a point on the Westerly right-of-way of Oregon State Highway No. 200 (Territorial Highway) and said point being West of a point on the

East line of Section 36, Township 17 South, Range 6 West of the Willamette Meridian that is 668.25 feet South of the East one-quarter Section corner of said Section 36; thence North 222.75 feet; thence West 42.00 feet; thence North 445.5 feet to a point on the South right-of-way of Hunter Avenue, said point being 536.00 feet West of the Northwest corner of the Southeast one-quarter of Section 36, Township 17 South, Range 6 West of the Willamette Meridian, in Lane County, Oregon and on the Southerly line of the Plat of Veneta as platted and recorded in Book 7, Page 4, Lane County Plat Records, in Lane County, Oregon; thence North $89^{\circ}48'$ West 1083.05 feet to the Initial Point of the First Addition to Veneta as platted and recorded in Book 7, Page 31, Lane County Plat Records, in Lane County, Oregon; thence North $89^{\circ}48'$ West 20.00 feet; thence North 20.00 feet; thence East 346.00 feet along the center line of Hunter Avenue as recorded in said First Addition to Veneta to a point on the West right-of-way of Eighth Street; thence North along the West right-of-way of Eighth Street 404.00 feet to the Southeast corner of Lot B as recorded in said plat of First Addition to Veneta; thence West 318.8 feet along the South line of said Lot B; thence North 401.90 feet along the Westerly line to the most Northwesterly corner of said Lot B; thence North $3^{\circ}30'$ East 770.00 feet more or less to a point where the Southeasterly right-of-way line of that transmission line easement granted Pacific Power and Light Company, by instrument recorded November 28, 1955, Reception No. 71571, Lane County Oregon Deed Records, intersects with the Northerly right-of-way line of the relocated Florence-Eugene Highway as described in that deed to the State of Oregon, recorded June 28, 1971, Reception No. 52569, Lane County, Oregon Records; thence North $39^{\circ}19'08''$ East 720.18 feet along the Southeasterly right-of-way line of said easement granted to Pacific Power and Light company; thence North $12^{\circ}31'11''$ East 89.55 feet; thence North $78^{\circ}31'45''$ East 257.28 feet to the intersection with the 377.0 foot contour line of Fern Ridge Reservoir and U.S.C.E. Monument M-153; thence continuing along said contour North $78^{\circ}31'45''$ East 469.65 to U.S.C.E. Monument N-153; thence along said contour line South $59^{\circ}37'30''$ East 516.00 feet to U.S.C.E. Monument O-153;

thence along said contour line North $59^{\circ}15'$ East 1064.05 feet to U.S.C.E. Monument Q-153; thence along said contour line North $71^{\circ}58'$ East 1060.00 feet to U.S.C.E. Monument R-153; thence along said contour North $61^{\circ}01'$ East 668.30 feet to U.S.C.E. Monument S-153; thence along said contour North $85^{\circ}16'$ East 505.10 feet to U.S.C.E. Monument T-153; thence along said contour North $65^{\circ}23'$ East 539.70 feet to U.S.C.E. Monument U-153; thence along said contour South $54^{\circ}59'$ East 244.90 feet to U.S.C.E. Monument V-153; thence along said contour North $21^{\circ}46'$ East 186.0 feet to U.S.C.E. Monument W-153; thence along said contour South $88^{\circ}59'$ East 244.6 feet to U.S.C.E. Monument X-153; thence along said contour North $55^{\circ}20'$ East 213.14 feet to a point North $0^{\circ}40'05''$ West and South $89^{\circ}56'$ West 717.42 feet from the Southeast corner of the Harriet Glass Donation Land Claim No. 51, Township 17 South, Range 5 West of the Willamette Meridian; thence South $0^{\circ}40'05''$ East 1541.98 feet to Point of Beginning, in Veneta, Lane County, Oregon.

Exhibit "A"
Resolution No. 70

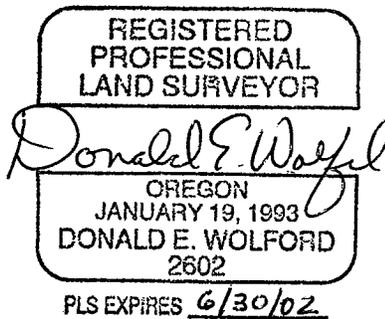
A BOUNDARY DESCRIPTION
OF
AN ADDITION TO
VENETA ECONOMIC DEVELOPMENT DISTRICT
CITY OF VENETA
LANE COUNTY
OREGON

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF HUNTER AVENUE, AS RECORDED IN THE FIRST ADDITION TO VENETA AS PLATTED AND RECORDED IN BOOK 7 PAGE 31, LANE COUNTY OREGON PLAT RECORDS, WITH THE WEST LINE OF EIGHTH STREET, (CO. ROAD NO. 1257); THENCE SOUTH 00° 17' 31" WEST 1913.23 FEET ALONG THE WEST LINE OF SAID EIGHTH STREET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF BOLTON HILL (COUNTY ROAD NO. 1183); THENCE SOUTH 52° 44' 46" WEST ALONG SAID LINE, 339.09 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID RIGHT OF WAY, ALONG THE ARC OF A 447.46 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CHORD BEARS SOUTH 68° 49' 00" WEST, 247.73 FEET, AN ARC DISTANCE OF 251.01 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 84° 53' 14" WEST, 90.33 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG THE ARC OF A 507.46 FOOT RADIUS CURVE TO THE LEFT, WHOSE CHORD BEARS SOUTH 59° 01' 28" WEST, 442.72 FEET, AN ARC DISTANCE OF 458.12 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 33° 09' 43" WEST, 377.12 FEET TO A LINE THAT IS 10.00 FEET NORTH EAST OF AND PARALLEL TO THE NORTH EASTERLY LINE OF THE MILLS PARCEL OF LAND DESCRIBED ON INSTRUMENT RECORDED ON OCTOBER 15, 1997, REEL 2346, RECORDERS RECEPTION NUMBER 9770463, LANE COUNTY OREGON DEED RECORDS; THENCE NORTH 57° 03' 11" WEST ALONG SAID LINE, 222.51 FEET TO A POINT ON A LINE THAT IS 10.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SECTION 36, TOWNSHIP 17 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, LANE COUNTY, OREGON; THENCE NORTH 89° 28' 20" WEST ALONG SAID LINE, 1315.34 FEET TO A LINE THAT IS 10.00 FEET NORTHWEST OF AND PARALLEL TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THAT TRANSMISSION LINE EASEMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY BY INSTRUMENT RECORDED NOVEMBER 28, 1955, RECEPTION NUMBER 71571, LANE COUNTY OREGON DEED RECORDS; THENCE SOUTH 39° 32' 06" WEST ALONG SAID LINE, 12.87 FEET TO THE SOUTH LINE OF SAID SECTION 36; THENCE NORTH 89° 28' 20" WEST ALONG SAID SOUTH LINE 283.53 FEET TO THE SOUTH WEST CORNER OF SAID SECTION 36 WHICH IS ALSO THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, LANE COUNTY, OREGON; THENCE SOUTH 00° 01' 47" WEST ALONG THE WEST LINE OF SAID SECTION 1, 362.05 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID PACIFIC POWER EASEMENT; THENCE NORTH 39° 32' 06" EAST ALONG SAID NORTHWESTERLY LINE, 465.91 FEET TO THE SOUTH LINE OF SAID SECTION 36; THENCE SOUTH 89° 28' 20" EAST ALONG SAID SOUTH LINE, 1307.67 FEET TO THE ANGLE POINT IN THE NORTH LINE OF SAID MILLS PARCEL; THENCE SOUTH 57° 03' 11" EAST ALONG THE NORTHEASTERLY LINE OF SAID MILLS PARCEL AND NORTHEASTERLY LINE EXTENDED, A DISTANCE OF 229.57 FEET TO A LINE THAT IS 10.00 FEET SOUTHEAST OF AND PARALLEL TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID BOLTON HILL ROAD; THENCE NORTH 33° 09' 43" EAST ALONG SAID LINE 387.08 FEET; THENCE NORTH 56° 50' 17" WEST 7.00 FEET TO A LINE THAT IS 3.00 FEET SOUTHEASTERLY OF AND PARALLEL TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID BOLTON HILL ROAD, SAID POINT BEING A POINT OF CURVATURE; THENCE ALONG SAID LINE ALONG THE ARC OF A 504.46 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CHORD BEARS NORTH 59° 01' 28" EAST 440.11 FEET, AN ARC DISTANCE OF 455.42 FEET; THENCE CONTINUING ALONG SAID LINE, NORTH 84° 53' 14" EAST, 90.33 FEET, TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID

LINE ALONG THE ARC OF A 450.46 FOOT RADIUS CURVE TO THE LEFT, WHOSE CHORD BEARS NORTH 68° 49' 00" EAST, 249.39 FEET, AN ARC DISTANCE OF 252.69 FEET; THENCE CONTINUING ALONG SAID LINE, NORTH 52° 44' 46" EAST, 340.57 FEET TO A LINE THAT IS 3.00 FEET EAST OF AND PARALLEL TO THE WEST RIGHT OF WAY LINE OF SAID EIGHTH STREET; THENCE NORTH 00° 17' 31" EAST ALONG SAID LINE, 1914.71 FEET TO THE CENTERLINE OF SAID HUNTER AVENUE; THENCE NORTH 89° 42' 29" WEST ALONG SAID CENTERLINE, 3.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.88 ACRES MORE OR LESS

BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 36, TOWNSHIP 17 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, LANE COUNTY, OREGON AS BEARING SOUTH 89° 28' 20" EAST.



ATTACHMENT A
TO RESOLUTION NO. 97

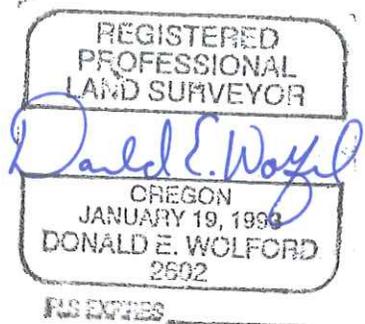
A BOUNDARY DESCRIPTION
OF
AN ADDITION TO
VENETA ECONOMIC DEVELOPMENT DISTRICT
CITY OF VENETA
LANE COUNTY
OREGON

BEGINNING AT A POINT ON THE NORTH LINE OF HUNTER AVENUE THAT IS SOUTH 89° 20' 00" EAST 2007.95 FEET, AND NORTH 00° 19' 00" EAST 30.00 FEET FROM THE BRASS CAP MARKING THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, LANE COUNTY OREGON; THENCE SOUTH 03° 37' 31" WEST 21.20 FEET; THENCE SOUTH 89° 19' 01" EAST 719.62 FEET; THENCE SOUTH 89° 09' 46" EAST 1058.18 FEET; THENCE NORTH 89° 39' 53" EAST 265.23 FEET; THENCE NORTH 88° 57' 54" EAST 94.64 FEET; THENCE NORTH 88° 47' 51" EAST 454.51 FEET; THENCE NORTH 88° 59' 51" EAST 776.47 FEET; THENCE NORTH 88° 10' 51" EAST 170.62 FEET; THENCE SOUTH 43° 29' 15" EAST 61.10 FEET; THENCE NORTH 46° 30' 45" EAST 4.00 FEET; THENCE NORTH 43° 29' 15" WEST 62.89 FEET; THENCE SOUTH 88° 10' 51" WEST 172.39 FEET; THENCE SOUTH 88° 59' 51" WEST 776.45 FEET; THENCE SOUTH 88° 47' 51" WEST 454.51 FEET; THENCE SOUTH 88° 57' 54" WEST 94.61 FEET; THENCE SOUTH 89° 39' 53" WEST 265.16 FEET; THENCE NORTH 89° 09' 46" WEST 1058.14 FEET; THENCE NORTH 89° 19' 01" WEST 715.42 FEET; THENCE NORTH 03° 37' 31" EAST 16.99 FEET; THENCE NORTH 89° 20' 00" WEST 4.00 FEET TO THE POINT OF BEGINNING.

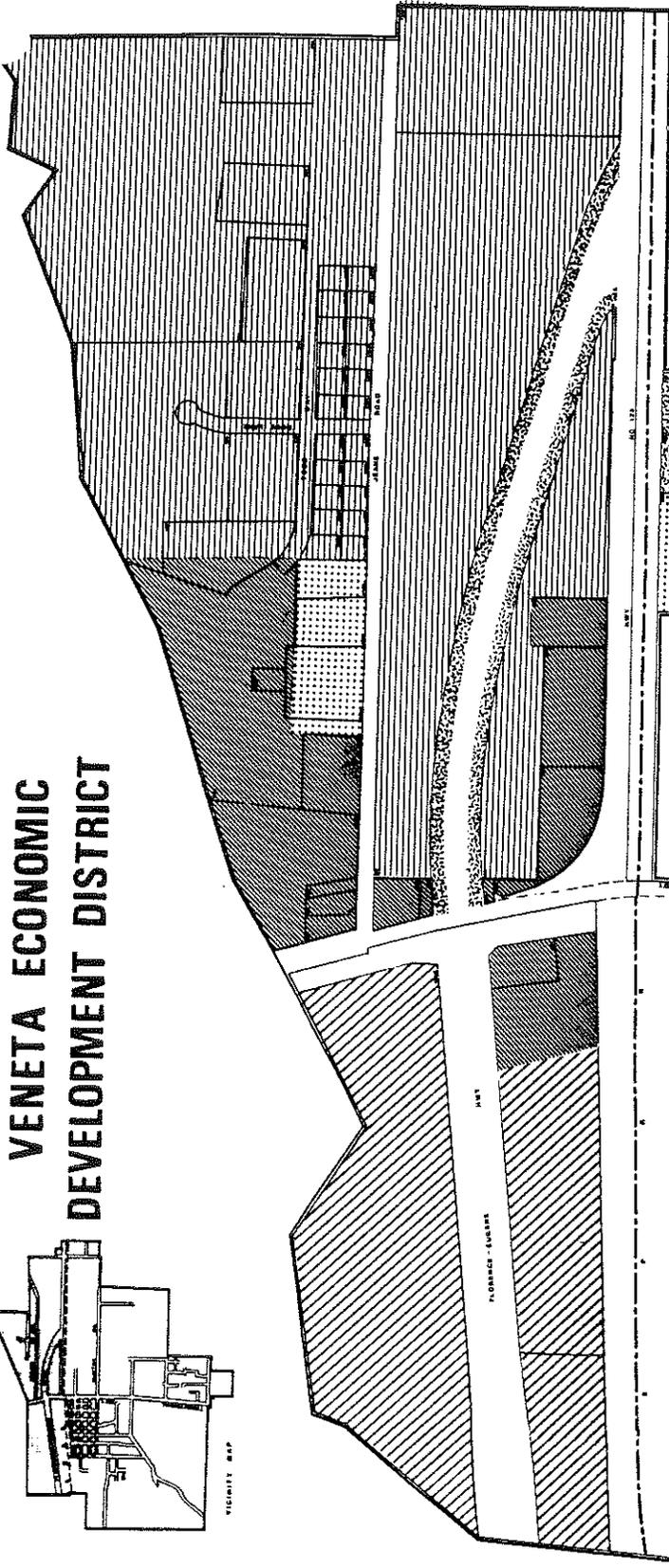
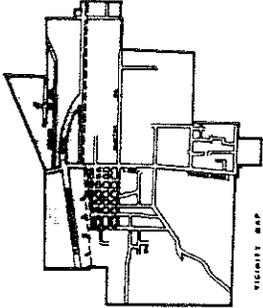
CONTAINING 14476.23 SQUARE FEET OF 0.332 ACRES.

BEARINGS ARE BASED ON LANE COUNTY SURVEY FILE NO. 40874.

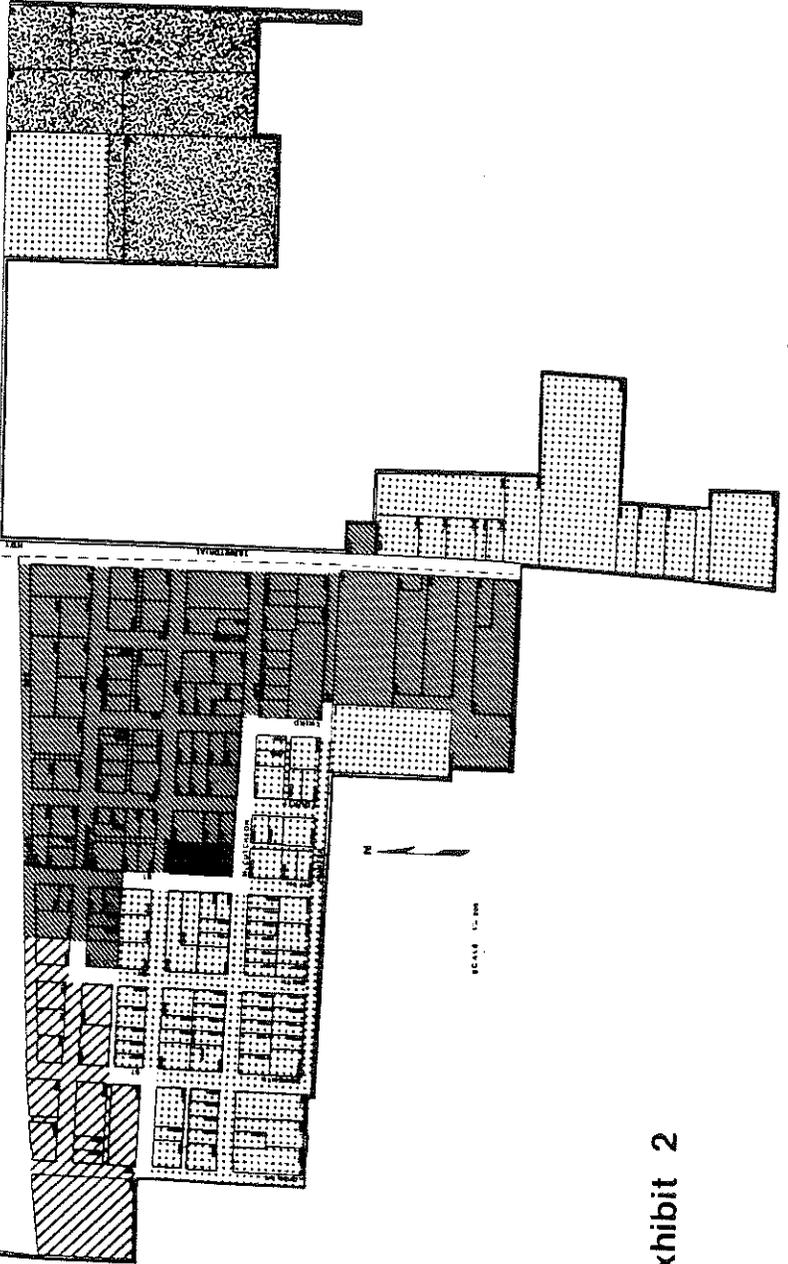
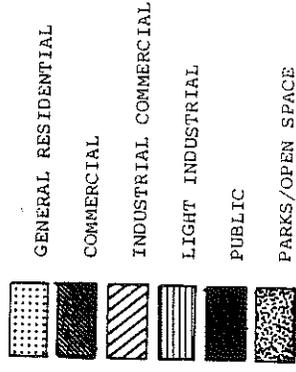
LOCATION OF WATER LINE WAS PER CITY OF VENETA LOCATE.



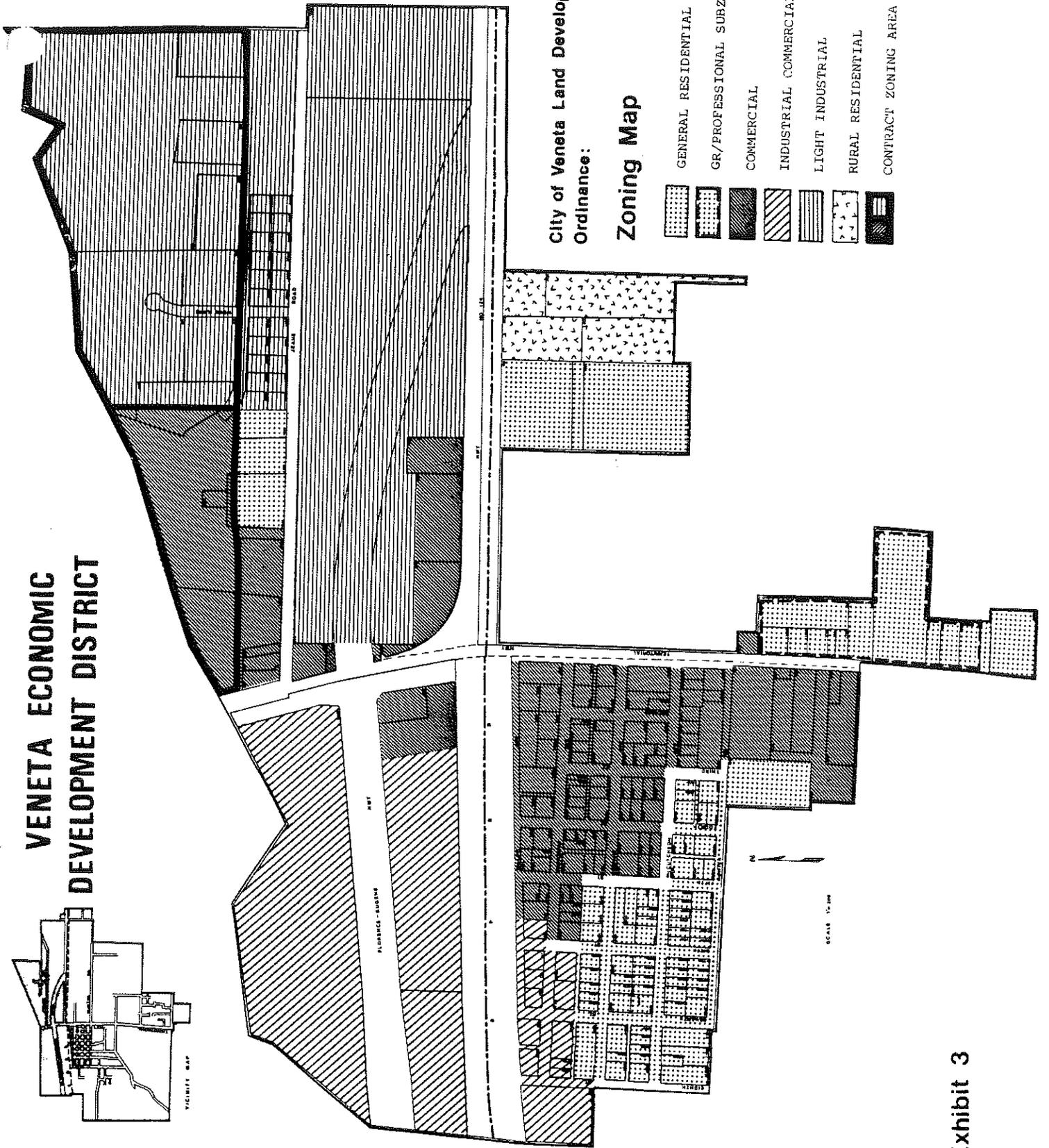
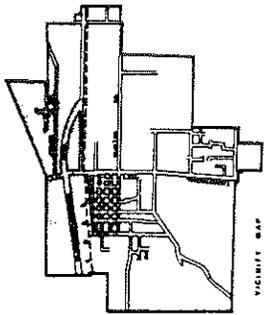
VENETA ECONOMIC DEVELOPMENT DISTRICT



Comprehensive Plan



VENETA ECONOMIC DEVELOPMENT DISTRICT



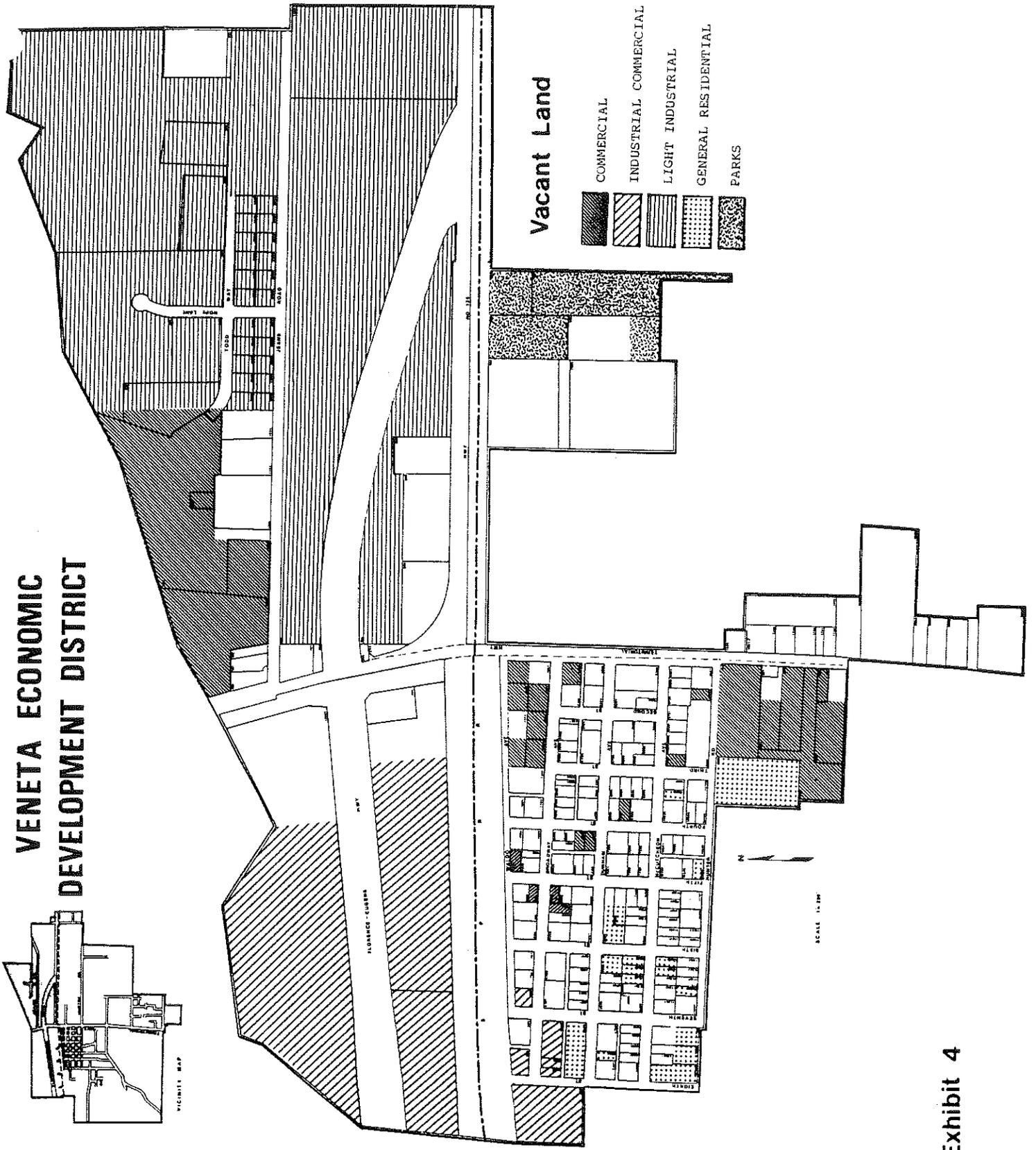
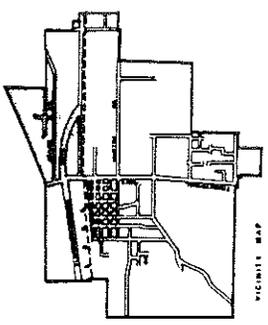
City of Veneta Land Development
Ordinance:

Zoning Map

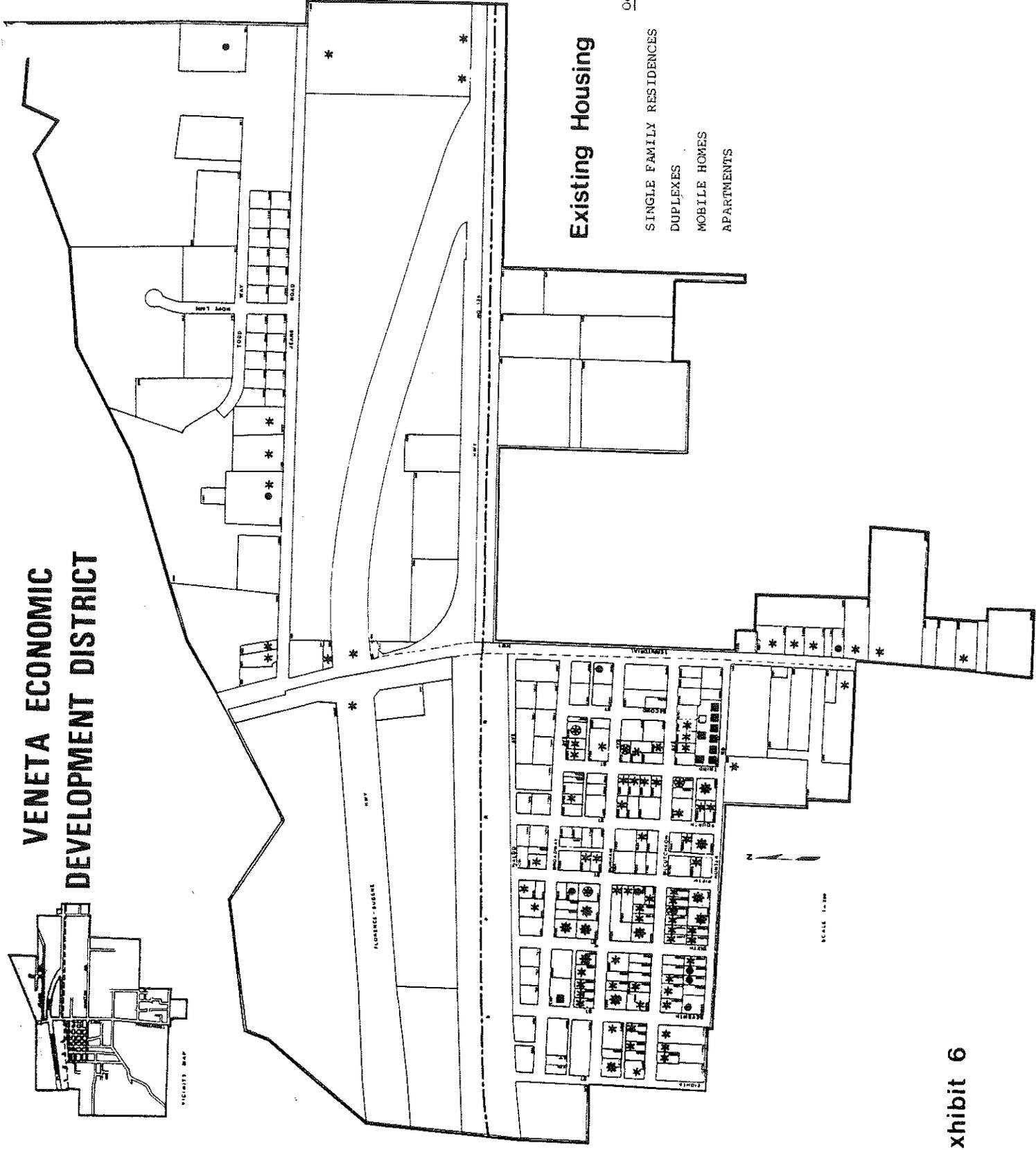
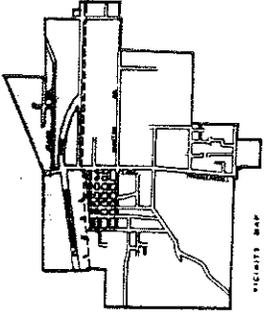
-  GENERAL RESIDENTIAL
-  GR/PROFESSIONAL SUBZONE
-  COMMERCIAL
-  INDUSTRIAL COMMERCIAL
-  LIGHT INDUSTRIAL
-  RURAL RESIDENTIAL
-  CONTRACT ZONING AREA

SCALE 1" = 100'

VENETA ECONOMIC DEVELOPMENT DISTRICT



VENETA ECONOMIC DEVELOPMENT DISTRICT



Existing Housing

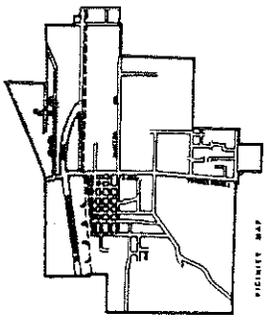
- Occupied
- Vacant
- SINGLE FAMILY RESIDENCES
- DUPLEXES
- MOBILE HOMES
- APARTMENTS



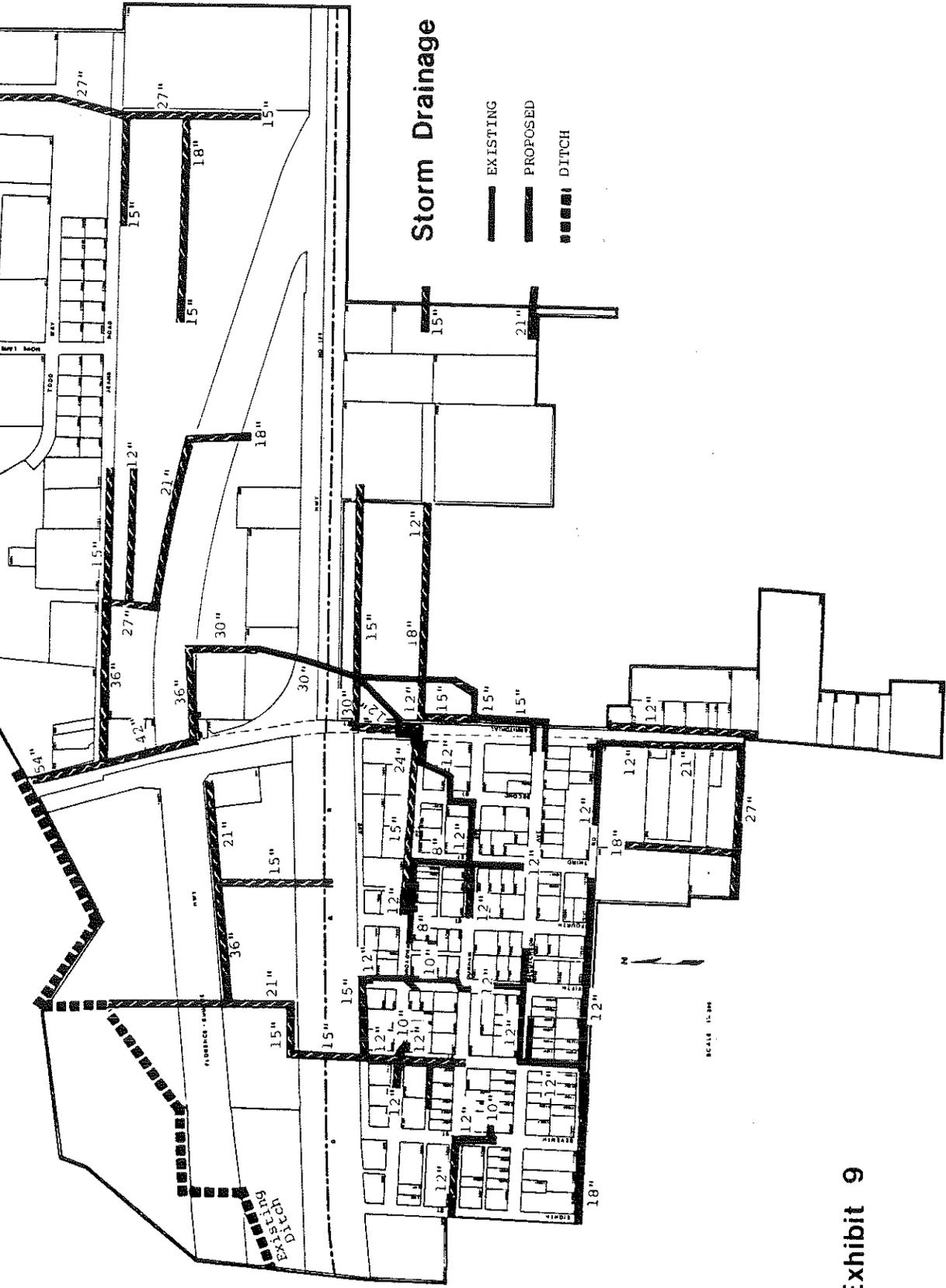
SCALE 1"=200'

Exhibit 6

VENETA ECONOMIC DEVELOPMENT DISTRICT



VENETA MAP

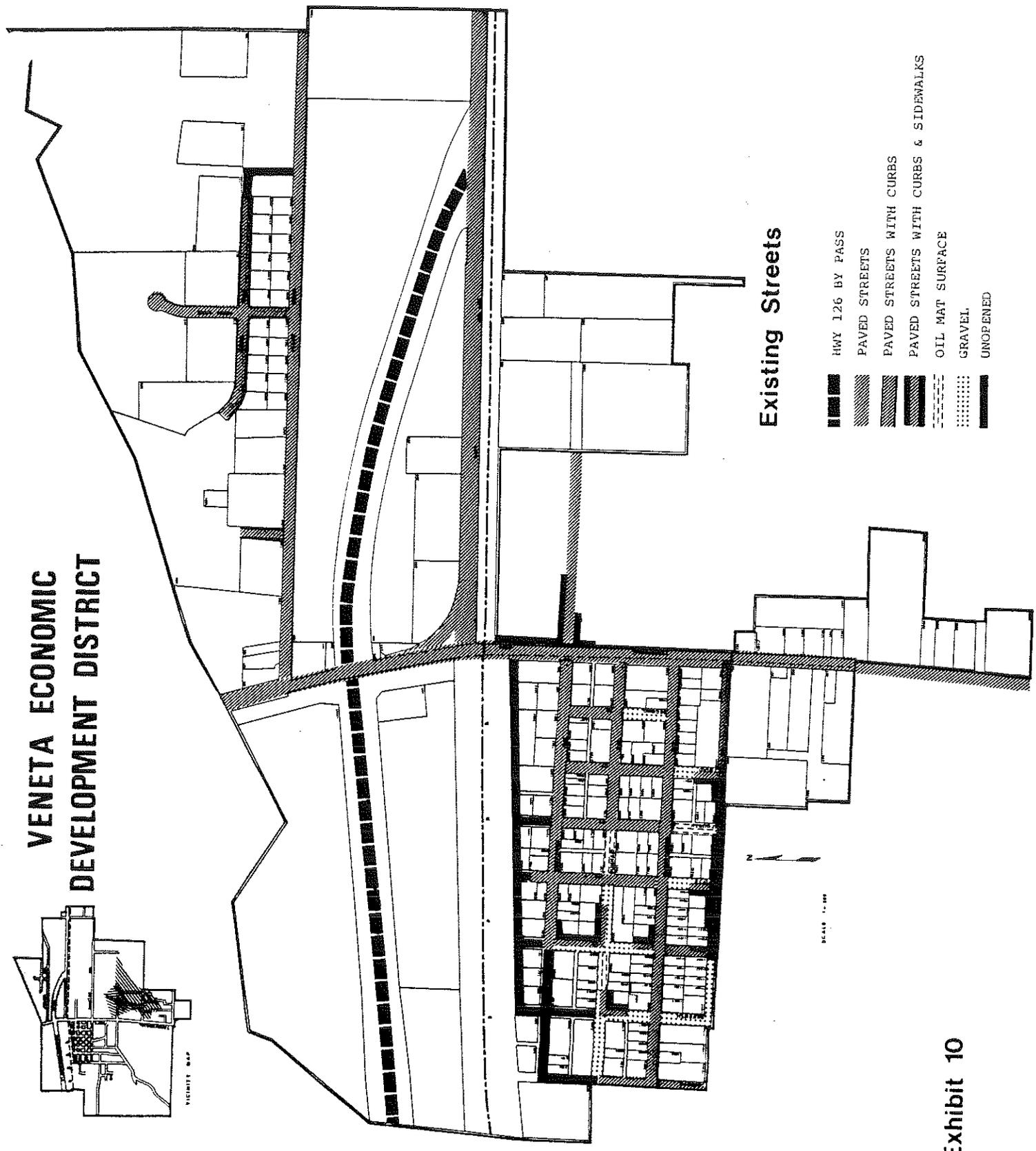
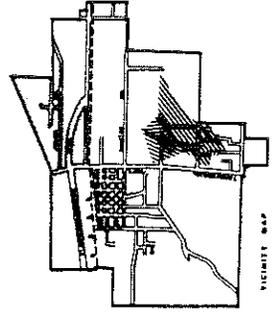


Storm Drainage

- EXISTING
- - - PROPOSED
- ▨ DITCH

Exhibit 9

VENETA ECONOMIC DEVELOPMENT DISTRICT



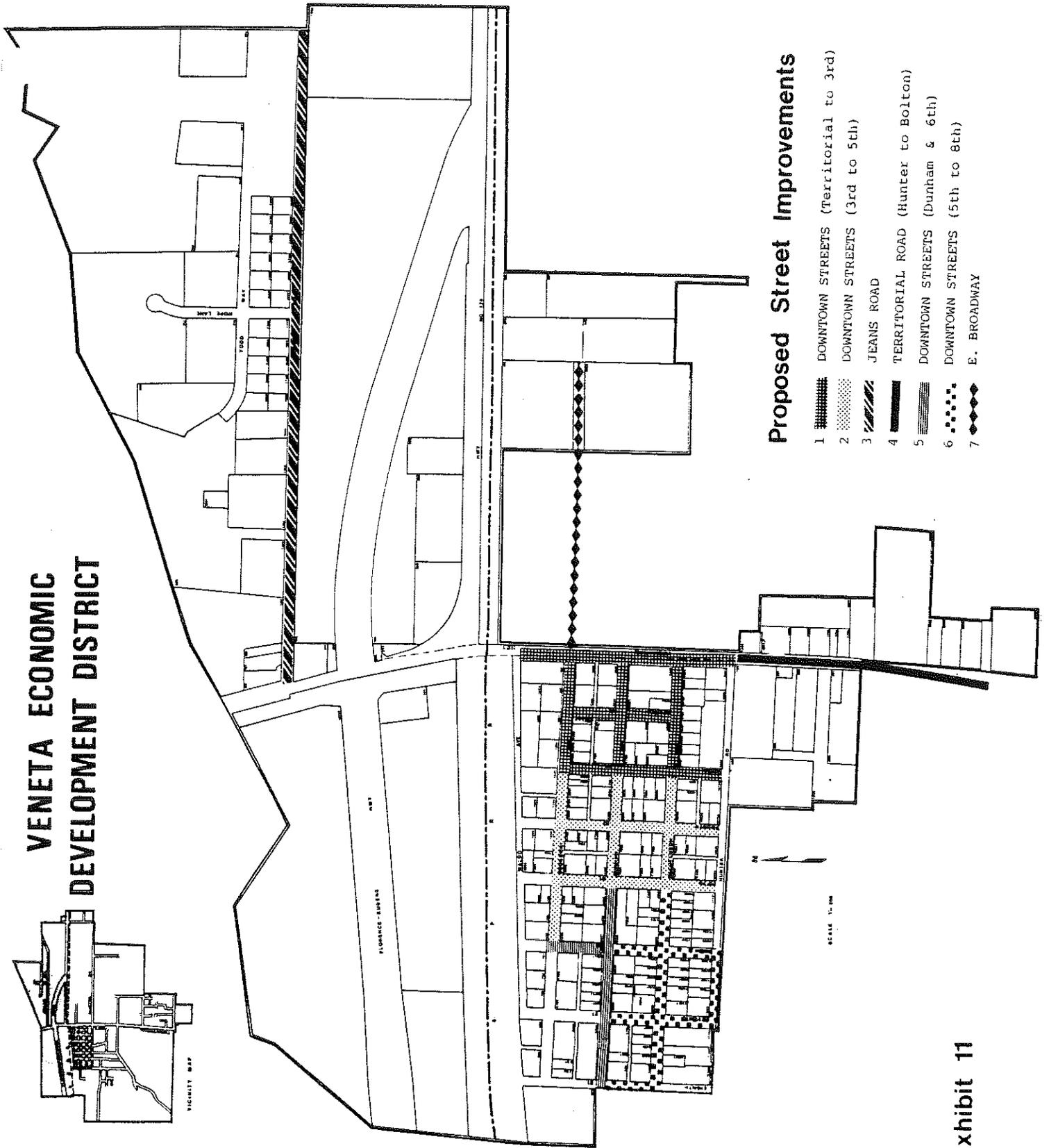
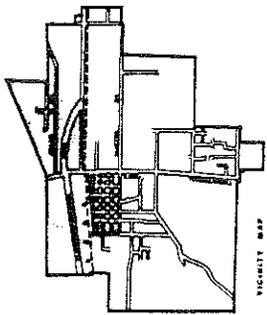
Existing Streets

-  HWY 126 BY PASS
-  PAVED STREETS
-  PAVED STREETS WITH CURBS
-  PAVED STREETS WITH CURBS & SIDEWALKS
-  OIL MAT SURFACE
-  GRAVEL
-  UNOPENED

SCALE 1"=400'

Exhibit 10

VENETA ECONOMIC DEVELOPMENT DISTRICT

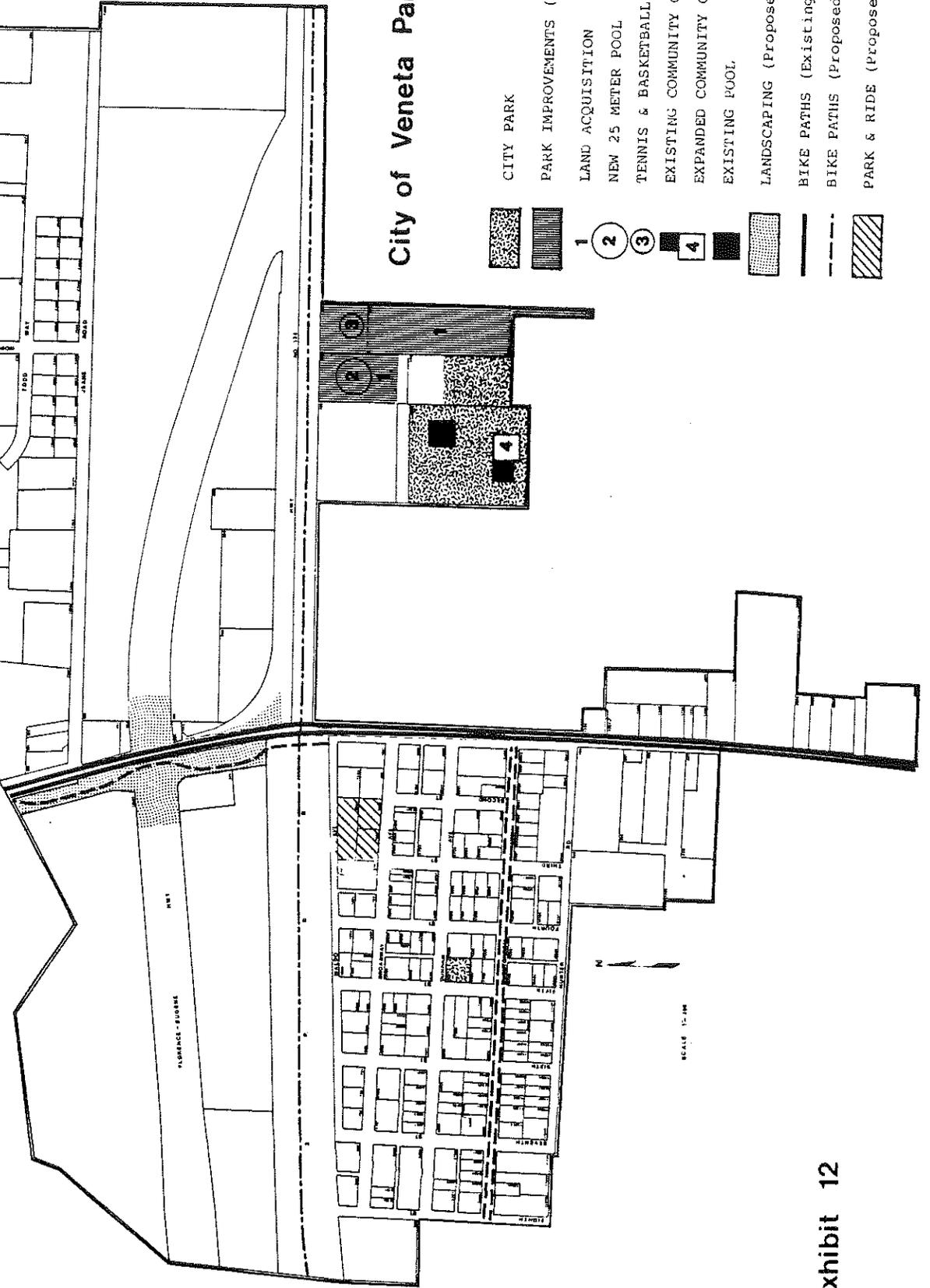
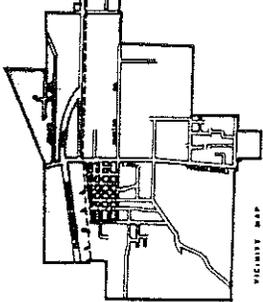


Proposed Street Improvements

- 1 [diagonal hatching] DOWNTOWN STREETS (Territorial to 3rd)
- 2 [stippled pattern] DOWNTOWN STREETS (3rd to 5th)
- 3 [diagonal hatching] JEANS ROAD
- 4 [solid black] TERRITORIAL ROAD (Hunter to Bolton)
- 5 [horizontal lines] DOWNTOWN STREETS (Dunham & 6th)
- 6 [dotted pattern] DOWNTOWN STREETS (5th to 8th)
- 7 [diamond pattern] E. BROADWAY

Exhibit 11

VENETA ECONOMIC DEVELOPMENT DISTRICT



City of Veneta Parks

-  CITY PARK
 -  PARK IMPROVEMENTS (Proposed)
 -  1
 -  2
 -  3
 -  4
 -  LANDSCAPING (Proposed)
 -  BIKE PATHS (Existing)
 -  BIKE PATHS (Proposed)
 -  PARK & RIDE (Proposed)
- LAND ACQUISITION
- NEW 25 METER POOL
 - TENNIS & BASKETBALL COURTS
 - EXISTING COMMUNITY CENTER
 - EXPANDED COMMUNITY CENTER
 - EXISTING POOL

Exhibit 12

EXHIBIT 13

INVENTORY OF
BUSINESSES IN VENETA DOWNTOWN

May 1, 1984

R/S/R	#	BUSINESS NAME	TYPE	LOCATION	BUILDING CONDITION
<u>RETAIL:</u>					
R	6	Linda's Delight Shop	Used Clothing	88141 3rd Street	3
R	7	Judy's Place	Arts & Crafts	88143 3rd Street	3
R	8	Sign Language	Signs	25011 McCutcheon Ave	3
R	9	West Lane Elect. Media	TV Sales/Repair	88178 2nd Avenue	5
R	19	Abundant Life	Natural Foods	88175 4th Street	3
R	22	Veneta Video	Video Sales & Rental	24966 Dunham Avenue	3
R	26	Veneta Hardware	Hardware/Feed & Lumber	24952 Broadway Ave	2
R	27	Oscar's Oasis	Tavern	88186 4th Street	2
R	29	Uncle Bill's	Tavern/Dining	24967 Broadway Ave	2
R	30	Grocery Cart Market	Grocery	88198 Territorial Rd.	1
R	34	Broadway Pantry	Restaurant	24996 Broadway Ave	4
R	35	Fox & Hound	Clothing	24993 Broadway Ave	3
R	41	Coast-to-Coast	Hardware	24979 Broadway Ave	3
R	45	Countryside Inn	Restaurant	88278 Territorial Rd.	2
R	46	Dairy Queen	Restaurant	88280 Territorial Rd.	2
R	47	Hi Yu He He	Restaurant	88315 Territorial Rd.	4
R	49	Harold's	Grocery	25101 Highway 126	4
R	50	Tiffany's	Drugs & Variety	25099 Highway 126	4
R	51	Seber's	Fabrics	25095 Highway 126	4

R/S/P	#	BUSINESS NAME	TYPE	LOCATION	BUILDING CONDITION
<u>SERVICE AND PROFESSIONAL:</u>					
S	2	Lane County Cablevision	Cable TV	88130 4th Street	4
S	3	Veneta Day Care Center	Day Care	88144 4th Street	4
S	4	Veneta Beauty Salon	Hair Salon	24981 McCutcheon Ave	3
P	10(a)	Dean Van Leuven, P.C.	Attorney	25036 McCutcheon Ave	3
P	10(b)	Greg Ripke, P.C., CPA	Accountant	25034 McCutcheon Ave	3
P	10(c)	Veneta Insurance Agency	Insurance	25038 McCutcheon Ave	3
P	10(d)	Richard P. Snyder, O.D.	Optometrist	25040 McCutcheon Ave	3
P	12	Taylor and Taylor, P.C.	Attorneys	88124 Territorial Rd	3
P	13	Pacific-Western Bank	Bank	88144 Territorial Rd	1
S	17	West Lane News	Weekly Newspaper	25027 Dunham Ave	1
S	18	Veneta Laundromat	Laundromat and Dry Cleaning	24983 Dunham Ave	3
P	20	West Lane Health Clinic	Medical Practice	88160 4th Street	3
S	21	Frank's Shoe Repair	Shoe Repair	24964 Dunham Ave	3
S	28	Bechtol's Refrigeration and Appliance Service	Appliance Repair	24953 Broadway Ave	5
S	31	Pacific NW Bell	Telephone Switch- ing Station	25042 2nd Street	1
S	33	Veneta Import Service	Auto Repair	25015 Broadway	5
S	38	Car Wash	Car Wash	24980 Broadway Ave	-
S	48	Tri-County Banking Co.	Bank	88345 Territorial Rd	4
S	53	Dana's Family Hair Care	Beauty Shop and Barber Shop	25091 Highway 126	4
P	54	Farmer's Insurance	Insurance	25087 Highway 126	4
P	55	Lorenz Realty, Inc.	Real Estate	25275 Territorial Rd	2
S	58	Lorna's Beauty Salon	Beauty Salon	88082 Territorial Rd.	4
P	59	Veneta Chiropractic Clinic, P.C.	Chiropractor	88080 Territorial Rd.	4
S	61	West Lane Dance Arts	Dance Studio	88114 Territorial Rd	2

R/S/P	#	BUSINESS NAME	TYPE	LOCATION	BUILDING CONDITION
<u>PUBLIC and SEMI-PUBLIC:</u>					
PUB	14	U. S. Post Office	Post Office	25046 Dunham Ave	1
S-P	15	Pentecostal Church of God Veneta Gospel Lighthouse	Church	88170 Territorial Rd	4
S-P	42	Olivet Baptist Church	Church	88142 2nd Street	2
PUB	43	Veneta City Hall/Fire Hall	Government	24951 McCutcheon	2
S-P	56	Christ Evangelical Lutheran Church	Church	25157 Highway 126	2
PUB	57	State of Oregon Highway Division	Highway Mainte- nance Shop	25171 Highway 126	3
PUB	60	Fern Ridge Community Library	Library	88026 Territorial Rd	2
<u>INDUSTRIAL:</u>					
I	23	Veneta Mini-Storage	Storage	88188 6th Street	2
I	24	Gary Smith Shake Mill	Cedar Shakes	24909 Broadway Ave	5
I	25	Vincent's Diesel Service	Diesel & Welding Shop	24917 Broadway Ave	2
I	44	Johnson Cedar Products	Shake Mill	24855 Broadway Ave	2

R/S/P	#	BUSINESS NAME	TYPE	LOCATION	BUILDING CONDITION
-------	---	---------------	------	----------	-----------------------

VACANT BUILDINGS:

R	1	Retail Shops	Vacant	88116-18 Territorial Rd	2
R	5	Retail Shop	Vacant	24981 McCutcheon	3
R	11	Retail Shop/Market	Vacant	25044 McCutcheon	4
R	16	Retail/Office	Vacant	25037 and 25047 Dunham	5
R	32	Retail Shop	Vacant	88180 2nd Street	5
R	36	(Old) PNB Switching Station	Vacant	24992 Broadway Ave	3
R	37	Mercantile Building	Vacant	24986 Broadway Ave	6
R	39	2 Retail Shops	Vacant	24981-83 Broadway Ave	3

URBAN RENEWAL DISTRICT SURVEY RESULTS
April 19, 1984

The Urban Renewal Task Force surveyed 40% of the 134 residences in the proposed renewal district.

48 surveys were completed
 2 homes were found vacant
 2 of the tenants were on vacation
 2 refused to answer

This was a return of 96% of the surveys which we felt was excellent.

The survey's three goals were to: (1) describe the people living in the district, including age, sex, income, and employment history; (2) obtain input from residents on present City services and what City improvements and commercial businesses they would like to see in the future; and (3) collect data on the age of existing residences.

All information was tabulated for inclusion in the Urban Renewal Report.

POPULATION AND DEMOGRAPHICS

The survey found 129 people living in the 48 households (2.69 persons per household) including those persons responding to the survey (29 males and 18 females) and their dependents (33 males and 49 females). This is similar to the city-wide average of 2.84 persons per household found in the 1980 census.

The district includes a heavy concentration of children and young adults under the age of 35.

Age distribution -	Under 18	-	54
	19-35	-	35
	36-64	-	29
	65 +	-	11

A large number families (35%) are living in non-traditional households with single parents or guardians.

The majority of the residences are rentals (62%). More than half of the residents (56%) have moved into their homes since 1980. The transient nature of the population needs to be considered by the City since the properties are owned and managed by absentee landlords and the population will constantly change as renters move in and out of the district.

We found a high percentage of the families had low incomes. Of the households within the district, 81% earned less than \$20,000 in 1983, and 50% had incomes less than \$10,000 per year. (See Survey Question #24) The Task Force noted that 2 of the respondents did not fully understand the question about income, and there may have been an error in the response.

The group felt that these two incomes should have been placed in a higher income bracket.

The district includes a potential labor force of 65 persons ages 18 to 65. The potential labor force did not include any persons retired, disabled or students. Of the 65 potential workers, 37 persons (57%) were employed in February, 1984.

Surprisingly, a large percentage of the employed respondents (48%) worked in the West Lane area. If new jobs were created in Veneta, 70% of the persons surveyed and able to work stated they would be willing to change jobs if work was available in Veneta (SQ #18). This reflects a ready and able work force willing to join any job market created by development in the urban renewal district. The Task Force found questions on employment, (SQ #10-24) to be the hardest part of the survey to complete and urges readers to be cautious in interpreting the answers.

SERVICES:

Residents were most satisfied with police/law enforcement, the Veneta Fire Department, and the elementary school (SQ #26). Residents were most unsatisfied with street maintenance, drainage ditches/storm sewers, and dog control. The Task Force identified specific locations within the survey area where these three services were found unsatisfactory (Survey Attachments III and IV).

The most desired City improvements are paved streets with curbs, sidewalks and bikeways (SQ #28). The survey finds many of the residents desire the same improvements that the Task Force has set as a priority for improving the area.

When asked if they would be willing to pay up to 50% of the cost of assessment for the improvements the majority of the residents (74%) said no (SQ #29). Task Force members reported that several renters had answered this question along with property owners.

The future commercial businesses or services most desired are retail shops (66), recreation (58) and restaurants (14). See Survey Attachment II.

The respondents also expressed a positive attitude towards attracting light manufacturing to the Community (SQ #25).

BUILDINGS:

The survey supports the Task Force's windshield survey of the area that the majority of homes are older homes in need of repair. Nineteen (19) residences were built before 1950 (SQ #18).

It was encouraging to see the large percentage of homeowners in the commercial zone (6 of 19) who would be willing to sell or lease their property for new commercial development. This would greatly enhance the Urban Renewal District goal of bringing in new business to the area (SQ #32-34). See Survey Attachment V.

CONCLUSION:

The surveyed area contains a majority of older deteriorating homes, rented by low income people who desire and need many of the services an Urban Renewal District could provide.

The prevalence of these older homes on small lots under numerous ownerships makes development of the area unlikely unless some type of major undertaking on the city's part is initiated.

Continuing neglect in this area will undoubtedly result in further deterioration of the neighborhood, the closure of more businesses and future service problems for the City.

54 Surveys:

Complete	48
House Vacant	2
On Vacation	2
Refused to answer	2
<hr/>	
	54

RESULTS

April 18, 1984
Survey Results

URBAN RENEWAL DISTRICT SURVEY

April, 1984

The City of Veneta may establish an Urban Renewal District to upgrade the commercial and industrial areas of Veneta. In setting up the district, the City is required to prepare a backround report on the area including information on existing residents, housing, public facilities, businesses and improvements. We are interested in obtaining answers from you which will help us prepare this backround report.

We request that you take 10-15 minutes to answer a few questions.

1. Had you heard of the City's proposed Urban Renewal District before today?

Yes	26
No	21

2. How many persons reside in this residence?

Number of Residents	129
---------------------	-----

3. What are the ages and sex of the residents?
(Fill in age and circle sex)

Age	M	F
Respondent 1.	___	M F
2.	___	M F
3.	___	M F
4.	___	M F
5.	___	M F
6.	___	M F

4. If there are children in the household, is one parent living at home, two parents living at home or a guardian responsible for the children?

Single Parent	13
Two Parents	17
Guardian	1
Does Not Apply	17

5. What best describes this building?

A Mobile Home or Trailer	3
A Single Family House	31
A Building for two families	7
A Building for 3-4 families	4
A Building for 5-9 families	2
Other: _____	_____

6. Are your living quarters?

Rented for Cash Rent?	30
Owned or being bought by you or someone in this household?	19
Occupied without payment of cash rent?	_____

7. If the house if a one-family house, is any part of the property being used as a commercial establishment or medical office?

Yes	5
No	36
Does Not Apply	6

8.	About when was this building originally built? (Mark when the building was first constructed, not when it was remodeled, added to or converted)	1980-1984	<u>0</u>
		1970-1979	<u>12</u>
		1960-1969	<u>8</u>
		1950-1959	<u>5</u>
		1940-1949	<u>16</u>
		Before 1940	<u>3</u>
		Don't Know	<u>3</u>
9.	When did the head of the household (person in whose name the house is owned or rented) move into this residence?	1980-1984	<u>27</u>
		1975-1979	<u>6</u>
		1970-1974	<u>7</u>
		1960-1969	<u>2</u>
		1950-1959	<u>4</u>
		1900-1949	<u>2</u>
		Don't Know	<u>0</u>
10.	How many adults (persons aged 18 years and older) living in this household worked in February, 1984?	# Person Employed	<u>37</u>
11.	When did you last work, even for a few days?	1984	<u>23</u>
		1983	<u>1</u>
		1982	<u>2</u>
		1980-1981	<u>3</u>
		1975-1979	<u>3</u>
		Before 1974	<u>5</u>
		Never Worked	<u>1</u>
12.	Did you work at any time in February, 1984? (If response is <u>NO</u> , skip to question #)	Yes	<u>23</u>
		No, unemployed	<u>8</u>
		No, retired	<u>11</u>
		No, disabled	<u>1</u>
13.	How many hours did you work in an average week during February, 1984?	35+ hours/week	<u>17</u>
		20-35 hours/week	<u>2</u>
		10-20 hours/week	<u>3</u>
		0-10 hours/week	<u>1</u>
14.	Where did you work in February, 1984? One person worked at both Elmira & Junction City. One person worked at Veneta, Elmira, Crow & Eugene. One person worked at Veneta, Elmira, Eug. & Spfld. One person worked at Elmira, Crow, Eug. Other: <u>Lane County 1, Junction City 2</u> and Spfld.	Veneta	<u>8</u>
		Elmira	<u>4</u>
		Crow/Vaughn	<u>3</u>
		Eugene	<u>11</u>
		Springfield	<u>2</u>
15.	How did you usually get to work in February, 1984? (if the person used more than one method, give the one usually used for most of the distance, or most of the days each week)	Private Car	<u>18</u>
		Truck	<u>2</u>
		Van	<u>1</u>
		Bus	<u> </u>
		Motorcycle	<u> </u>
		Bicycle	<u> </u>
		Walked	<u>2</u>
		Worked at Home	<u> </u>
		Other: _____	<u> </u>

25. What businesses or services would you like to see in Veneta?

- a. See attachment II
- b. _____
- c. _____
- d. _____
- e. _____
- f. _____

26. Are you satisfied, somewhat satisfied or not satisfied with the following services in the community?

Service:	No Opinion	Satisfied	Somewhat Satisfied	Not Satisfied
a. Parks and Recreation Programs	9	26	5	8
b. Police/Law Enforcement	1	33	11	4
c. Pool and Swimming Programs	7	24	11	4
d. Street Maintenance	2	15	11	20
e. Dog Control	1	22	13	12
f. Debris Clean-up	1	24	15	7
g. Drainage/Ditches/Storm Sewers	1	22	8	20
h. City Hall Staff/Administration	3	31	7	5
i. City Council	8	24	11	4
j. Fire Department	2	42	2	2
k. Elementary Schools	3	34	6	4
l. Middle School and High School	6	27	10	4

* See attachment III

** See attachment IV

27. How do you get information about what happens in Veneta?

West Lane News	37
Eugene Register-Guard	23
Friends/Acquaintances	34
Radio or TV	21
City Officials	13
City Notices in Water Bills	15
Other: <u>Word of mouth</u>	2
Don't Know/No Response	1

28. What improvements would you like to see the City install in the downtown area of Veneta (Terr-8th St.)? (No limit to number of choices)

Write-ins: Clean vacant lots	1
Street Lights	1
Open area park in "sunshine"	1
Streets only no curbs	1

Paved Streets w/ curbs	37
Sidewalks	35
Bikeways	33
Storm sewers	32
Landscaping/Trees	30
Parking Areas	25
Parks	13
Park & Ride for LTD Bus	22

29. If you own this residence, would you be willing to pay up to 50% of the cost of an assessment to install paved streets with curbs, gutters and sidewalks on the street in front of your residence?

Yes	6
No	17
Don't Know	8

30. Do you believe the downtown area should have an architectural theme?	Yes	<u>19</u>
	No	<u>14</u>
	Don't know	<u>10</u>
31. If the city decided to use an architectural theme downtown, what would you prefer?	Western	<u>12</u>
	Lumber/Pioneer	<u>16</u>
	Modern wood design	<u>2</u>
	Contemporary/modern	<u>0</u>
	No Preference	<u>15</u>

COMMERCIALLY ZONED PROPERTY QUESTIONS

The following questions are for property owners/renters in the commercial or industrial-commercial zones. Please do not ask these questions if the person does not live in these zones.

32. If your property is not now used for commercial or retail uses, are you interested in developing it for commercial/professional/retail use?	Yes	<u>4</u>
	No	<u>4</u>
	Don't know	<u>0</u>
33. If your property is now being used for a commercial or retail business, are you interested in expanding your business?	Yes	<u>3</u>
	No	<u>1</u>
	Don't know	<u>1</u>
	Does not apply	<u>3</u>
34. Are you willing to sell or lease your property for use by a prospective business? (Two yes answers may be given).	Yes, sell	<u>6</u>
	Yes, lease	<u>3</u>
	No	<u>1</u>
	Don't know	<u>1</u>

* See attachment V

BE SURE TO THANK THE PERSON FOR HELPING THE CITY BY ANSWERING THESE QUESTIONS

Survey Question #3

Sex & Ages of Respondents to the survey.

Male 29 Female 18

15 yr.	<u>1</u>	Age given as:
21-25	<u>4</u>	Retired <u>1</u>
26-35	<u>13</u>	No age <u>1</u>
36-45	<u>5</u>	Over 40 <u>1</u>
46-55	<u>8</u>	
56-65	<u>5</u>	TOTAL <u>47</u>
66-75	<u>2</u>	
76-90	<u>6</u>	

Sex & Ages of rest of Household.

Male 33 Female 49

0-1 year	<u>5</u>	
2-5	<u>13</u>	
6-12	<u>24</u>	TOTAL <u>82</u>
13-18	<u>11</u>	
19-25	<u>8</u>	
26-35	<u>10</u>	
36-45	<u>5</u>	
46-55	<u>1</u>	
56-65	<u>4</u>	
66-75	<u>1</u>	
76-90	<u>0</u>	

TOTAL POPULATION 129

RETAIL 66

* Clothing Store	<u>20</u>	Furniture Store	<u>1</u>
* Department Store	<u>11</u>	Hobby Store	<u>1</u>
Shoe Store	<u>8</u>	Mail Order	<u>1</u>
Grocery Store	<u>7</u>	Small Shops	<u>1</u>
Shopping Center	<u>5</u>	Toy	<u>1</u>
Discount Store	<u>2</u>	Auto Parts	<u>1</u>
Fred Meyer	<u>2</u>	Bi Mart	<u>1</u>
K Mart	<u>2</u>	Salvation Army	<u>1</u>
Goodwill Store	<u>1</u>		

RECREATION 58

* Bowling Alley	<u>22</u>	Fitness/Spa	<u>4</u>
* Recreation Center	<u>12</u>	Teen Dance Hall	<u>1</u>
* Skating Rink	<u>10</u>	Community Garden	<u>1</u>
Movie Theater	<u>7</u>	Covered Pool	<u>1</u>

FOOD 14

Family Resturant	<u>5</u>	See's Candy	<u>1</u>
Bakery	<u>4</u>	Taco Bell	<u>1</u>
Fast Food	<u>1</u>	Mc Donalds	<u>1</u>
Kentucky Fried C	<u>1</u>		

SERVICE 3

Bike Shop	<u>1</u>
Taxi Service	<u>1</u>
Gas Station	<u>1</u>

MISCEL. 13

Small Manufacturing	<u>7</u>
Nursing Home	<u>3</u>
Apartments for Elderly	<u>2</u>
Work projects for Teenagers	<u>1</u>

* Top five most requested.

Survey Q # 26

Following residents were **Not** Satisfied with Streets and Drainage

<u>Address</u>	<u>Streets</u>	<u>Drainage</u>
24848 Dunham	X	X
24883 Dunham	X	X
24929 Dunham	X	
25011 Hunter Apt. 4	X	X
24897 Hunter	X	
25011 Hunter Apt. 17	X	
25011 Hunter Apt. 3	X	
25011 Hunter Apt. 19	X	
25011 Hunter Apt. 1		X
25011 Hunter Apt. 16	X	X
25011 Hunter Apt. 7	X	X
88153 3rd St.	X	X
88152 3rd St.		X
88159 4th St.		X
88119 5th St.	X	X
88177 5th St.		X
88154 5th St.	X	
88180 6th St.	X	X
88176 6th St.	X	X
88109 6th St.	X	X
24938 McCutcheon	X	
24919 McCutcheon	X	X
24894 McCutcheon		X
25022 McCutcheon	X	X
24850 McCutcheon		X
24881 McCutcheon	X	X
88065 Territorial		X

Survey Q # 26

Following residents were Not Satisfied with Dog Control

88168 3rd St.

88153 3rd St.

88203 5th St.

88109 6th St.

25001 Hunter Apt. 3

Apt. 6

Apt. 7

Apt. 16

24938 McCutcheon

24881 McCutcheon

24883 Dunham

25063 Jeans Road

SQ 32. If your property is not now used for commercial or retail uses, are you interested in developing it for commercial/professional/retail use?

Yes!

<u>Address</u>	<u>Survey #</u>
88309 Territorial	7
88174 Territorial	25
88045 Territorial	8
88119 5th St.	45

SQ 33. If your property is now being used for a commercial or retail business, are you interested in expanding your business?

Yes!

<u>Address</u>	<u>Survey #</u>
88174 Territorial	25
88203 5th St.	30
25011 Hunter Apt. 6	53
25022 McCutcheon	52

SQ 34. Are you willing to sell or lease your property for use by a prospective business?

Yes!

<u>Address</u>	<u>Survey #</u>	<u>Sell</u>	<u>Lease</u>
88309 Territorial	7	X	X
25067 Jeans Road	16	X	
88174 Territorial	25	X	
88203 5th St.	30	X	X
88045 Territorial	8	X	X
88168 3rd St.	49	X	

APPENDIX

TAX IMPACT OF URBAN RENEWAL ON TAXING BODIES

ORS Chapter 457 requires an urban renewal agency to prepare, by August 1 each year, an analysis of the impact, if any, of carrying out the urban renewal plan on the tax rate for the previous year for all taxing bodies that levy a tax on property inside urban renewal areas. This information must be published in the manner described on page 12 of this report.

What Is The Fiscal Impact of Urban Renewal on the Tax Rate of a Taxing Body?

In order to understand the impact of urban renewal it is first necessary to consider how the tax rate for each taxing body is developed. The taxes to be levied by a taxing body represent the difference between the expenditure plans of that body and its available revenues from all other sources. The total amount of taxes required to "balance the budget" (the tax levy) is divided by the assessed value of all taxable property within that taxing body to arrive at a tax rate per \$1,000 of assessed value. This rate is then applied to determine the taxes to be paid on any one parcel of property.

Therefore the tax rate of any taxing body levying taxes on property inside urban renewal areas may be impacted by renewal activities that affect either (a) the amount of tax levy or (b) the level of assessed value available to that body. For example tax levy supported expenditures made by a taxing body, within the renewal area, that are called for in the renewal plan or report, or are otherwise necessary to carry out the renewal plan will make the levy larger than it would be otherwise. On the other hand carrying out of the renewal plan may well decrease the expenditure of tax dollars needed to support the previously blighted area. These amounts are often difficult to quantify but if they can be identified and measured in terms of impact on the tax rate, the information should be added to the tax rate impact analysis format suggested in this appendix.

The Impact of Tax Increment Financing

If the agency uses the tax increment financing powers provided by ORS Chapter 457 then the amount of assessed value available for use by the taxing body is different than it would be otherwise. As described on page 3 increases in assessed values in the renewal area, over and above the "frozen" level of values available for use by the taxing bodies, are first reserved to pay for the costs of public improvements in the renewal area. It is often suggested that the "tax" impact of urban renewal can be measured by calculating the tax rate using all the assessed value in the renewal area and then comparing the result with the tax rate calculated using only the "frozen" value. Unfortunately this produces an artificial distinction rather akin to the parable of the chicken and the egg. Tax rates for each of the taxing bodies in a renewal area might drop if the captured assessed value increases were immediately released. However in a legitimate renewal program, if the increases were not initially set aside to finance the initial development there would likely be no program, no significant increases in assessed values in the area and only a continuing tax drain on all taxing bodies to support the blighted area. When the renewal program is completely paid for and the "freeze" on assessed values lifted there will be a continuing favorable impact on the tax rate of all taxing bodies and any analysis of tax rate impacts should reflect this effect.

In reviewing the tax rate impact analysis, citizens should be advised that the increases in assessed value within urban renewal areas result from a variety of sources, including the construction or improvement of buildings, increased value

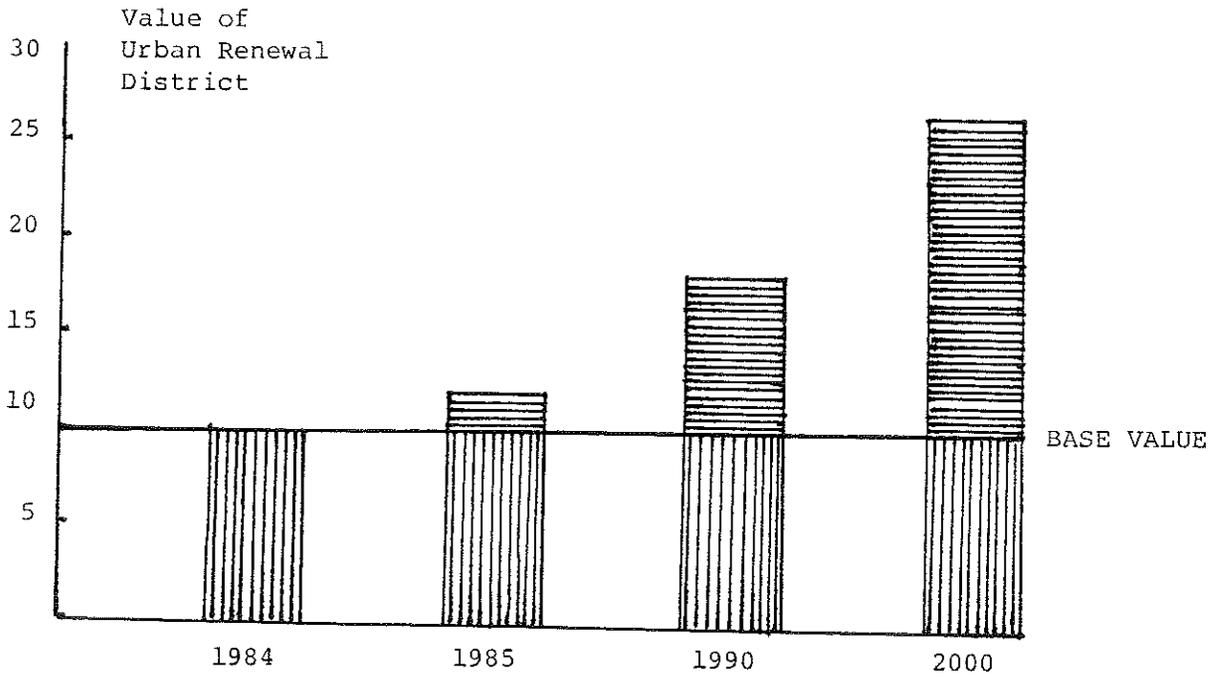
due to improved public facilities and services or improvement to the area's total environment, and periodic reassessments based upon market analysis of the value of property. The amount and specific sources of the increased assessed value varies with each urban renewal area. A true analysis of the impact of an urban renewal program on the tax rate of affected districts would need to consider the specific combination of sources of the increase for that program.

Excerpted from: AN INTRODUCTION TO URBAN RENEWAL IN OREGON
League of Oregon Cities, September, 1979, pp. 16-17.

F I N A N C I A L R E S O U R C E S

1. TAX INCREMENT FINANCING: Property Taxes on New Value in Urban Renewal area goes to Special Urban Renewal Fund.
2. LOCAL IMPROVEMENT DISTRICT: Assessments to Benefitting Property Owners.
3. OTHER SOURCES:
 - (a) City Funds
 - (b) Fire District
 - (c) Revenue Sharing
 - (d) County Road Fund
 - (e) Grants

T A X I N C R E M E N T R E V E N U E S



 New Value Generated by New Construction and Property Value Increases

 1984 Base Value of District

TAX INCREMENT FINANCING: CITY OF VENETA PROJECT SUMMARY

David Kinney, Veneta City Administrator
November 17, 1987

Creation of Veneta's Urban Renewal District: The City of Veneta Urban Renewal District was formed in October, 1984. In formulating the district the City made eight (8) key process decisions which I believe were essential.

1. The City Council & Economic Development Committee agreed that some decisive action was needed by the City to improve the local economy. A grant was obtained from the Oregon Community Development (OCD) program to finance a technical assistance study to evaluate the urban renewal concept.

2. The City formed a 7-member task force including a cross section of key individuals in the community to evaluate whether or not an urban renewal district was warranted. The Task Force included the mayor, 2 planning commission members, 2 economic development committee members and 2 citizens at large. The City Administrator was appointed as the staff member.

3. A detailed work program was created at the start. The Task Force met weekly to understand the concept of urban renewal, debate its merits, and then to decide if they were going to proceed with the drafting of a plan and report. Once the decision was made by the Task Force to proceed, then the work program was put into high gear and the plan was drafted.

Veneta did not try to reinvent the wheel. We used other successful plans from Newport and Albany as guides in preparing our program.

4. The district was formed around the West Lane Shopping Center which was under construction in 1984 and would go on the tax rolls on January 1, 1985. Therefore, the City was guaranteed a \$50,000 tax increment the first year. (\$1.8 mil x \$30.00 tax rate X 86% tax collection rate)

5. The Task Force decided the roll of the urban renewal district was to promote development. Funds were targeted to finance public facility improvements and not traditional urban renewal activities such as demolition of old buildings, land acquisition, and redevelopment of property.

6. A citizen survey was conducted. This had two effects:

- a. The Task Force gathered information and analyzed it. They obtained a better understanding of the citizens living in the district as well as the public's perception of the city, city services and desired public improvements.

effort. We will see success in September, 1988.

Future projects are already planned. Proposed funding includes UDAG, Lottery, County Road Funds and State Hwy Division funds to match the local tax increments revenues.

Perseverance & Community Commitment: The key in making Veneta's Urban Renewal Program a success is commitment by the elected officials and volunteers in the community. Each year we have a goal setting session to evaluate the past year's successes and failures, measure our progress and set new goals for the next year.

Our program has evolved from one primarily focused on public improvements to one focused on community pride, assistance to local businesses built around a centerpiece for the city--our hwy landscaping project.

We have pride in our past and promise in our future.

VENETA URBAN RENEWAL AGENCY

By Ordinance No. 267 adopted by the Common Council of the City of Veneta on October 23, 1984, pursuant to Oregon Revised Statutes 457.130, the Common Council created, and designated itself to be, the Veneta Urban Renewal Agency.

Under guidelines set up by the Urban Renewal Plan for the Veneta Economic Development and Urban Renewal District approved by the Common Council on October 23, 1984, as amended, the Agency has the power and responsibility to carry out rehabilitation and conservation work within the Urban Renewal District; to acquire real property where necessary for the purpose of removing, preventing or reducing blight and to demolish and clear buildings, structures and improvements to the extent necessary to provide land for needed public facilities; to carry out programs for voluntary repair and rehabilitation of buildings or other improvements within the District; to assist in the relocation of persons and property within the District and to make relocation payments; and to install improvements within the District as specifically provided in the Plan. The City, through the Common Council, provides overall policy direction for the Plan, and the Agency acts as the agent for the City to implement the specific projects approved or provided for in the Plan. Specific project proposals for work require amendment of the Plan and approval by the Common Council.

ECONOMIC DEVELOPMENT AND URBAN RENEWAL DISTRICT.

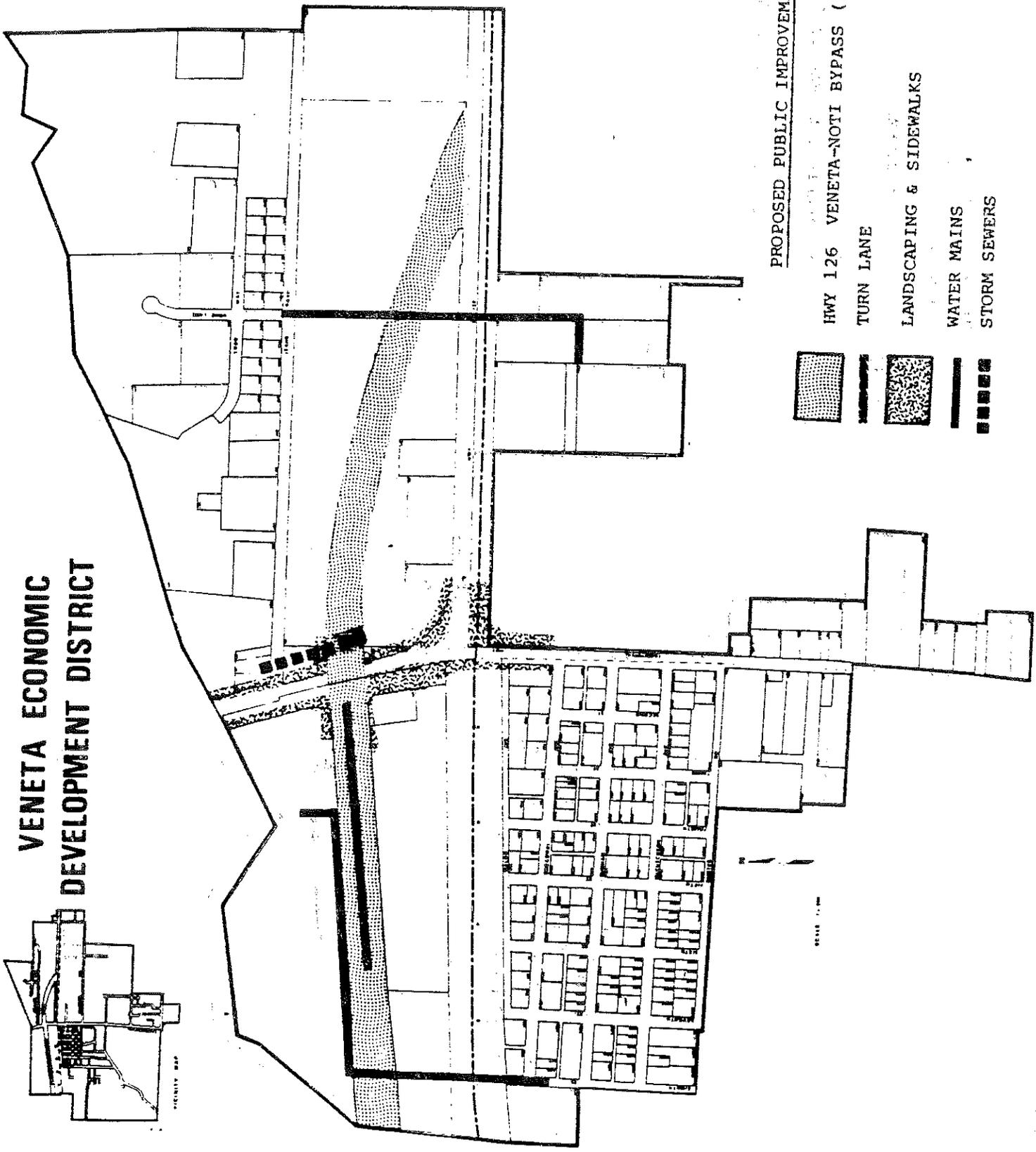
The Veneta Economic Development and Urban Renewal District encompasses a total of 354 acres located within the Veneta Urban Growth Boundary (UGB). The majority of the District's area, 295 acres, is located within the Veneta city limits. A 59 acre unincorporated island is located within the Veneta Economic Development District boundaries. This island is under control of the City of Veneta through a contact annexation agreement with the property owners and a joint City-County Planning Agreement executed in 1983.

As of March 1, 1984, the total land area of the City of Veneta was 1,558 acres. The Urban Renewal District, including the island, comprises 22.8 percent of the total land area of the City. ORS 457.420(2)(b) stipulates an urban renewal district formed in a municipality having a population less than 50,000 may include an area no larger than 25 percent of the total land area of the municipality.

ORS 457.220 limits any future additions to the Urban Renewal District to not more than 20 percent of the original land area of the district (70.8 acres).

The District is comprised of Veneta's Central Business District, all of the undeveloped light industrial land in the City and surrounding residential areas in the original Veneta Plat section of the City. A parcel-by-parcel inventory of existing land uses by zoning district was completed in March 1984.

VENETA ECONOMIC DEVELOPMENT DISTRICT



PROPOSED PUBLIC IMPROVEMENTS

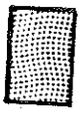
HWY 126 VENETA-NOTI BYPASS (1986-87)

TURN LANE

LANDSCAPING & SIDEWALKS

WATER MAINS

STORM SEWERS

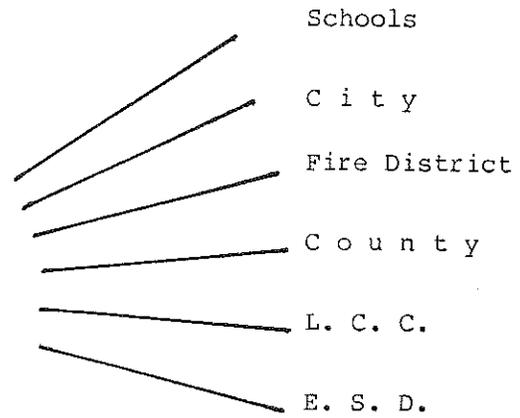


DISTRIBUTION OF REVENUES

TAXES ON BASE VALUE:



1984 Base Value x Annual Tax Rates \Rightarrow



TAXES ON NEW VALUE:



New Value In
Urban Renewal Area x Annual Tax Rates \Rightarrow

U R B A N
R E N E W A L
F U N D