



HRA Board Meeting Agenda

June 14, 2022

6:30 PM

Immediately following the City Council Meeting

Chair Person: Robert Duncan
Vice Chair Person: Mike Caughey
Members: Kimberly Downey, Robert Boese, Adam Keaton, Randy Klemm, and Charlotte Thomas
Meeting Location: Harrisburg Municipal Court Located at 354 Smith St

PUBLIC NOTICES:

1. *This meeting is open to the public and will be tape-recorded.*
2. *Copies of the Staff Reports or other written documents relating to each item on the agenda are on file in the office of the City Recorder and are available for public inspection.*
3. *The City Hall Council Chambers are handicapped accessible. Persons with disabilities wishing accommodations, including assisted listening devices and sign language assistance are requested to contact City Hall at 541-995-6655, at least 48 hours prior to the meeting date. If a meeting is held with less than 48 hours' notice, reasonable effort shall be made to have an interpreter present. The requirement for an interpreter does not apply to an emergency meeting. ORS 192.630(5)*
4. *Persons contacting the City for information requiring accessibility for deaf, hard of hearing, or speech-impaired persons, can use TTY 711; call 1-800-735-1232, or for Spanish voice TTY, call 1-800-735-3896.*
5. *The City of Harrisburg does not discriminate against individuals with disabilities, and is an equal opportunity provider.*
6. *For information regarding items of discussion on this agenda, please contact City Recorder Lori Ross, at 541-995-6655*

CALL TO ORDER AND ROLL CALL BY CHAIR PERSON ROBERT DUNCAN

CONCERNED CITIZEN(S) IN THE AUDIENCE. (Please limit presentation to two minutes per issue.)

APPROVAL OF MINUTES

- 1. MOTION TO APPROVE THE MINUTES FROM THE DECEMBER 14, 2021, JANUARY 11, 2022, FEBRUARY 8, 2022 AND FEBRUARY 22, 2022 HRA BOARD MEETING**

NEW BUSINESS

- 2. THE MATTER OF CONSIDERATION OF AN HRA GRANT REQUEST FOR A \$41,882 PROPERTY IMPROVEMENT GRANT FROM THE OWNERS OF THE FARMER'S AND MERCHANT BANK/ GOLDEN CHOPSTIX RESTAURANT**

STAFF REPORT:

Exhibit A: Property Improvement Grant Application

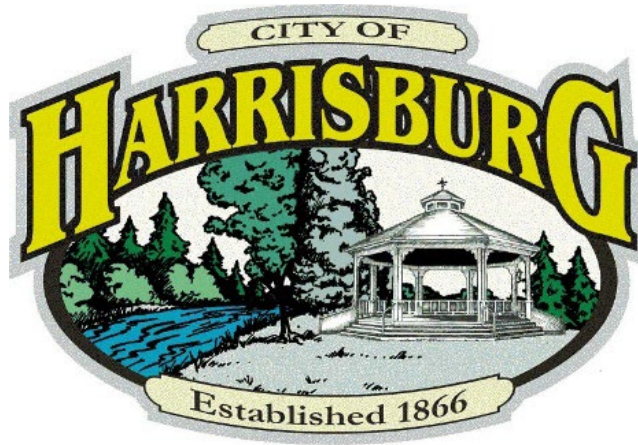
Exhibit B: Pictures

Exhibit C: HRA 'Program Guidelines and Overview'

ACTION "TBD – (MOTION TO APPROVE THE PROPERTY IMPROVEMENT GRANT APPLICATION FOR VICTOR AND CHLOE WHEN ZHEN IN THE AMOUNT OF \$41,882 UPON COMPLETION OF THE WORK DESCRIBED IN THE GRANT APPLICATION)."

OTHER

ADJOURN



HRA Board Meeting Minutes
December 14, 2021

Chairperson: Robert Duncan, Present
 Vice Chairperson: Mike Caughey, Present
 Members Present: Kimberly Downey, Adam Keaton, and Randy Klemm
 Members Absent: Robert Boese and Charlotte Thomas
 Staff Present: City Administrator Michele Eldridge, Public Works Director Chuck Scholz, Finance Officer Cathy Nelson and City Recorder Lori Ross
 Meeting Location: Harrisburg Municipal Center Located at 354 Smith St

CALL TO ORDER AND ROLL CALL BY CHAIRPERSON ROBERT DUNCAN at the hour of 7:49pm

CONCERNED CITIZEN(S) IN THE AUDIENCE. All in attendance were there for items on the agenda.

MOTION TO APPROVE THE MINUTES FOR THE SEPTEMBER 14, 2021 HRA BOARD MEETING

- Caughey motioned to approve the minutes for the September 14, 2021 HRA Board Meeting and was seconded by Klemm. The City Council then voted unanimously to approve the minutes for September 14, 2021.

THE MATTER OF CONSIDERATION OF AN HRA GRANT REQUEST FOR A \$50,000 PROPERTY IMPROVEMENT GRANT FOR THE INTERNATIONAL ORDER OF THE ODDFELLOWS RESTORATION PROJECT.

STAFF REPORT: Eldridge informed Council that the applicants, Patrick and Donnell Freeman, first had their request presented at the August 24th HRA Board Meeting. At that time, it was suggested by the Board that the Freemans obtain more quotes for the replacement of the windows for the Odd Fellows building. They received a total of four bids. The quotes they received brought them below the amount of money that was available, so they started to look at different options like replacing the door, on the east wall. Eldridge referred to page 42, which shows the original door in the

December 14, 2021

1890's. Page 41 shows the current door, which is a regular size door that was filled in around the edges.

Eldridge added that Planning Commission approved the proposal for the replacement of the pivot door and commented that the State Historic Preservation Office was thrilled with the proposal. She also added that the Freemans were asking JB Woodworking to construct the door.

- Patrick Freeman begin by stating that this project is very important to them and they are committed to making it a home and restoring it to what it should be. They appreciate the Council listening to their request of \$50,000 for a total project cost of \$107,000 to restore the exterior door and windows and to bring it back to historical standards.
- Downey asked if they were replacing the door that was closest to The Voo. Donnell responded that they are going to try and utilize it by reglazing, restoring the wood and pushing it out to the sidewalk.
- Eldridge stated that there is \$74,000 sitting in the HRA Grant Program and the maximum is \$50,000. She added that the Freemans have already use HRA Funds twice before, for a total of \$100,000 plus they received a \$200,000 Grant from the Mainstreet Revitalization, but they are all reimbursement grants, which means they have put that much or more into the Building which is a treasure to the City.
- Caughey feels positive about the request and Duncan is thrilled about the project and stated that this is what HRA Funds are designed for.
- Klemm likes the idea of how they are utilizing the funds and working with local businesses to complete it.
 - **Caughey motioned to approve the Property Improvement Grant Application for Patrick and Donnell Freeman in the amount of \$50,000 upon completion of the work described in the Grant Application and was seconded by Klemm. City Council then voted unanimously to approve the Property Improvement Grant Application for Patrick and Donnell Freeman.**

THE MATTER OF APPROVING THE HARRISBURG REDEVELOPMENT AGENCY 1ST QUARTER 2021/2022 EXPENSE REPORT.

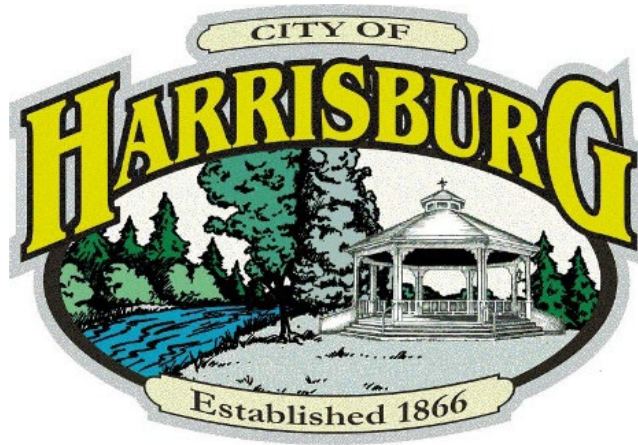
STAFF REPORT: Nelson added that the property taxes show that we have 1.22% but we actually are over 100% due to the increase of property value.

- **Klemm motioned to approve the HRA 1st Quarter 2021/2022 Expense Report and was seconded by Caughey. The City Council then voted unanimously to approve the HRA 1st Quarter Expense Report.**

ADJOURN at the hour of 8:06pm

Chairperson

City Recorder



HRA Board Meeting Minutes
January 11, 2022

Chairperson: Robert Duncan, Absent
Vice Chairperson: Mike Caughey, Presiding
Members Present: Kimberly Downey, Adam Keaton, and Charlotte Thomas
Members Absent: Robert Boese and Randy Klemm
Staff Present: City Administrator Michele Eldridge, Public Works Director
Chuck Scholz and City Recorder Lori Ross
Meeting Location: Harrisburg Municipal Center located at 354 Smith St

CALL TO ORDER AND ROLL CALL BY VICE-CHAIRPERSON, MIKE CAUGHEY SITTING IN FOR MAYOR ROBERT DUNCAN at the hour of 8:39pm

CONCERNED CITIZEN(S) IN THE AUDIENCE. Those present were there for items on the agenda.

APPROVAL OF MINUTES

- Thomas motioned to approve the minutes for the August 24, 2021 HRA Board meeting and was seconded by Keaton. The City Council then voted unanimously to approve the minutes for the August 24, 2021 HRA Board meeting.

THE MATTER OF: HOLDING AN ANNUAL HRA MEETING AS REQUIRED BY THE HRA BY-LAWS, ARTICLE III, SECTION 1

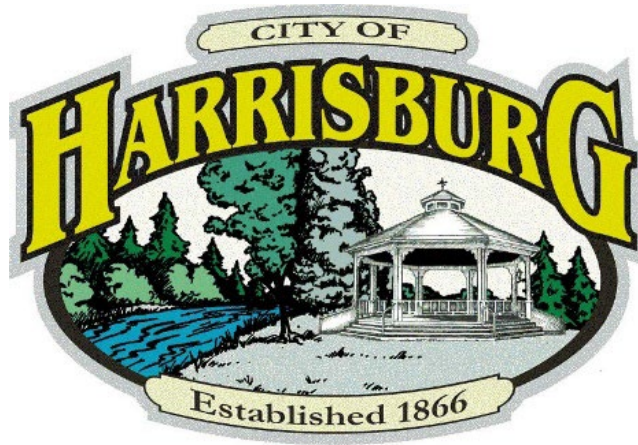
STAFF REPORT: Eldridge stated this HRA Board meeting is a requirement by law to be held on the second Tuesday in January. The HRA fund has the same amount as presented last month. No further discussion.

OTHERS: None

ADJOURN at the hour of 8:41pm

Chairperson

City Recorder



HRA Board Meeting Minutes
February 08, 2022

Chairperson: Robert Duncan, Present
 Vice Chairperson: Mike Caughey, Present
 Members Present: Kimberly Downey, Robert Boese and Adam Keaton
 Members Absent: Randy Klemm and Charlotte Thomas
 Staff Present: City Administrator Michele Eldridge, Public Works Director Chuck Scholz, Finance Officer Cathy Nelson, and City Recorder Lori Ross
 Meeting Location: Harrisburg Municipal Center Located at 354 Smith St.

CALL TO ORDER AND ROLL CALL BY CHAIRPERSON ROBERT DUNCAN at the hour of 8:43pm

CONCERNED CITIZEN(S) IN THE AUDIENCE. All present were there for items on the agenda

THE MATTER OF REVIEWING AND ACCEPTING THE ANNUAL REPORT OF THE HARRISBURG REDEVELOPMENT AGENCY (HRA)

STAFF REPORT: Eldridge referred Council to page nine of the agenda which shows the before and after photos of completed HRA project including the Smith, Macy & 2nd Street Project which is now complete as per Scholz. Eldridge stated that she will be going back and looking at projects that were voted on with Amendment No. 5 and will look at current cost to determine if another minor project could be funded. Eldridge noted that there is \$2.6M indebtedness that the City can touch for the urban renewal area.

- Nelson noted that the definition of maximum indebtedness is the maximum amount you can spend on all projects together.

Following the 2nd item on the agenda, the Board returned to item no. 1 to motion and vote.

- Following the 2nd item on the agenda, the Board returned to item No. 1 to motion and vote. Keaton **then motioned to approve the Annual Report for the Harrisburg Redevelopment Agency and was seconded by Downey. The City Council then voted unanimously to approve the Annual Report for the Harrisburg Redevelopment Agency.**

February 08, 2022

THE MATTER OF APPROVING THE HARRISBURG REDEVELOPMENT AGENCY 2ND QUARTER 2021/2022 EXPENSE REPORT

STAFF REPORT: Nelson stated that the property taxes received are at 168% and have gone up due to projects we have been able to complete in the HRA district.

- Keaton **motioned to approve the HRA 2nd Quarter 2021/2022 Expense Report and was seconded by Downey. The City Council then voted unanimously to approve the HRA 2nd Quarter 2021/2022 Expense Report.**

The HRA Board then returned to motion and vote on the 1st agenda item.

OTHER

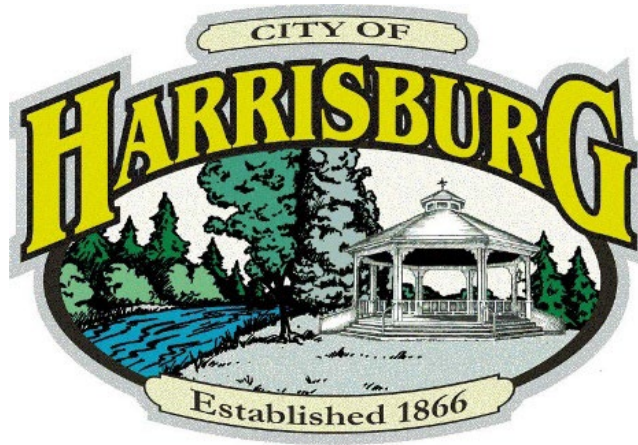
- Mayor Duncan thanked Scholz for his assistance with the 7th Street discussion this evening. Scholz stated that there are several things we can do but each one has a consequence, and that traffic enforcement is the only way to control the speed.
- Eldridge stated that she has seen interest lately in the quonset hut across from the VFW.

ADJOURN at the hour of 8:53pm

Chairperson

City Recorder

APPROVED



HRA Board Meeting Minutes
February 22, 2022

Chairperson: Robert Duncan, Present
 Vice Chairperson: Mike Caughey, Present
 Members Present: Kimberly Downey, Robert Boese and Adam Keaton
 Members Absent: Randy Klemm and Charlotte Thomas
 Staff Present: City Administrator Michele Eldridge, Finance Officer Cathy Nelson, and City Recorder Lori Ross
 Meeting Location: Harrisburg Municipal Center Located at 354 Smith St.

CALL TO ORDER AND ROLL CALL BY CHAIRPERSON ROBERT DUNCAN at the hour of 6:31pm. Due to the late arrival of the City Auditor, Steve Tuchscherer, Keaton motioned to adjourn the meeting at the hour of 6:31pm in order to begin the City Council meeting. Motion died due to lack of a second but was adjourned by Chairperson Duncan. The HRA Board Meeting was called to order again, by Chairperson Duncan at the hour of 7:15pm.

CONCERNED CITIZEN(S) IN THE AUDIENCE. All present were there for items on the agenda.

THE MATTER OF DISCUSSING THE HARRISBURG REDEVELOPMENT AGENCY FISCAL YEAR 2020-2021 AUDIT REPORT WITH THE AUDITOR, STEVE TUCHSCHERER

STAFF REPORT Steve Tuchscherer commented that the City has an active HRA which he doesn't often see. There were a lot of property taxes collected and debts paid. The audit report is similar to the City report and his professional opinion is that everything went well.

- Downey motioned to approve the HRA's Fiscal Year 2020-2021 Audit Report, as presented by the auditor Steve Tuchscherer and was seconded by Keaton. The City Council then voted unanimously to approve the HRA's Fiscal Year 2020-2021 Audit Report as presented by the auditor, Steve Tuchscherer

OTHERS:

- Eldridge reminded Council of the Parks Open House on Thursday from 5:30pm to 7:30pm. She showed a few of the door prizes available and stated that cookies would be served. Kay Barnett offered to bake the cookies for the event.
- Nelson informed Council that she is now a Master Municipal Clerk (MMC). Congratulation from City Council was expressed.
- Caughey asked where we were on getting the missing parts for the water system and Eldridge responded that without Scholz here, she can't be certain. She thinks some of the prices have gone down, so maybe next month.
- Eldridge informed Council that on social media, there have been comments about lots of chlorine in the water. She stated it was due to a malfunctioning pump. Eldridge commented that it is safe to drink and if it wasn't we would have to notify the public.
- Keaton informed Council there is an Oregon Transportation Commission meeting on Wednesday, and he will bring Council a report from that meeting so they can be informed on what goes on. The commission will be reviewing the Safe Routes to School Grant. He asked Council if there was anything they wanted him to bring up. Chairperson Duncan mentioned that he wants ODOT to wash the bridge.

ADJOURN at the hour of 7:28pm

Chairperson

City Recorder

Agenda Bill
Harrisburg Redevelopment Agency
Harrisburg, Oregon

THE MATTER OF CONSIDERATION OF AN HRA GRANT REQUEST FOR A \$41,882 PROPERTY IMPROVEMENT GRANT FROM THE OWNERS OF THE FARMER’S AND MERCHANTS BANK/GOLDEN CHOPSTIX RESTAURANT

STAFF REPORT:

Exhibit A: Property Improvement Grant Application

Exhibit B: Pictures

Exhibit C: HRA 'Program Guidelines and Overview'

ACTION “TBD – (MOTION TO APPROVE THE PROPERTY IMPROVEMENT GRANT APPLICATION FOR VICTOR AND CHLOE WHEN ZHEN IN THE AMOUNT OF \$41,882 UPON COMPLETION OF THE WORK DESCRIBED IN THE GRANT APPLICATION).”

THIS AGENDA BILL IS DESTINED FOR: Regular Agenda – June 14, 2022

BUDGET IMPACT		
COST	BUDGETED?	SOURCE OF FUNDS
\$41,822	YES	HRA – 2022/2023 fiscal year

STAFF RECOMMENDATION:

Staff recommends discussion, and approval of the attached grant application

BACKGROUND INFORMATION:

Chloe and Victor Wen Zhen are the owners of the Golden Chopstix Restaurant, located at 203 Smith St. This structure is on the City’s Historical Resource List as the Farmer’s and Merchants Bank Building. The building has been a restaurant since sometime in the 1970’s, and has been known as The Vault, and then as Outfitters, prior to the Wen Zhens purchase.

The owners found out about the grant’s availability during a time when their building is starting to have problems due to deferred maintenance. Their Grant Application in **Exhibit A** and narrative describes that they are replacing the roofing on the building, as well as repairing and painting the outside walls, which have cracks and peeling paint. This maintenance work is fairly expensive, as shown in the bids that have been received, with the total costs for this work at \$83,764. **Exhibit B** has pictures which show the damage to the roof, both from above, as well as pictures of the leaks through to the ceiling. Just like the Oddfellows building, the roof is not seen from the ground,

and is located behind a short concrete parapet. While the defects in the roof aren't visible, they are still important for the HRA Board to consider as eligible for the grant, because they affect the structural integrity of the building. This building is another one that utilizes a true mixed development standard, with living quarters on the 2nd floor, and a commercial business located on the bottom floor.

In addition to the roof work, the owners plan on repairing the walls where there are cracks, and accumulated damage due to weather. The outside walls and concrete will be power washed, and then painted. (The concrete gutter near the parapet will be repaired/updated by the painting contractor, rather than the roofing contractor.) The owners plan on using similar paint colors to what is currently present on the building. Staff did encourage the owners to consider returning the building colors to the original creamy white, as shown in historical photos. However, Harrisburg Municipal Code (HMC) 18.35 does not require an owner to comply with specific colors. HMC 18.35 focuses instead on construction materials, façade components, and scale of openings, etc. In addition, HMC Historic Resource Alteration and Demolition 18.105.030(1) states that 'alteration', means *any addition to, removal of, or change in the exterior part of a historic resource but shall not include paint color*. The owners feel that the color that has been on the building for many years is one that doesn't show dirt and damage as much as a lighter color will.

As noted above, this building is listed in HMC 18.105, on the historical resource list as #14 Farmers and Merchants Bank. The owners are not changing any design features on the building, and instead, are making ordinary maintenance and repairs for the building. Staff also encouraged the owners to remove the wood siding present on the south elevation of the building, but because they were not making any structural changes, it is not specifically required at this time. The removal of that siding would have required that the owners go through the alteration requirements, taking both time to meet with the Planning Commission, as well as costing them additional funds to remove this feature. In addition, in the review criteria for an alteration application, it states in 3, that *alterations that have taken place over the course of time are part of the history and development of the building or structure. These alterations may be significant in their own right and shall be preserved if possible and appropriate*. The wood siding was approved by previous City Administrators quite some time ago in a historical review at the time.

As noted in the previous discussions, staff does not feel that the City should require the owners to remove the siding at this time, nor should they be required to change the paint color to match the original paint shown on the building in the early 1900's. Eligible projects and goals for the Property Improvement Grant Program are shown in **Exhibit C**. The Building is located within the HRA boundary and is zoned C-1. The changes to the building comply with all city adopted codes and ordinances, is largely visible from the public right-of-way, and with the current state of the exterior of the structure, the work being done demonstrates that the project cures blight. The property is not tax

exempt, and all municipal taxes, fees and liens are paid. Staff therefore feels that the property meets the criteria of eligibility as defined in **Exhibit C**.

Ultimately, the expensive improvements and repairs being made to the building will improve the appearance of the building, and will contribute to the goals of the HRA, by improving conditions and appearances of private properties in the downtown area. The Farmer’s and Merchants Bank building, currently the Golden Chopstix Restaurant, will continue to contribute to the upgraded appearance of the streets, and other structures in this same vicinity which have also been improved by utilizing the HRA property improvement grant funds.

Program funds budgeted in the HRA for 2022/2023 are currently planned at \$50,000. Staff feels that this project is a fitting and eligible use of the funds in the program. As always, the HRA Board has complete discretion to approve all, some, or none of even those grant applications that are in compliance with all guidelines and requirements. If the HRA Board agrees with Staff’s analysis, then the motion is located at the top of the staff report. If approved, Staff will return with the development agreement at the next HRA Board meeting.

REVIEW AND APPROVAL:

<i>Michele Eldridge</i>	<u>06.08.22</u>
Michele Eldridge	Date
City Administrator	

June 8th, 2022

City of Harrisburg
120 Smith Street
Harrisburg, OR 97446

Dear City of Harrisburg.

We are inquiring about the Property Improvement Grant that you have available for renovation projects in the historical district of downtown. We own the building at 203 Smith Street, currently the Golden Chopstix restaurant.

We plan on replacing sections of the roof where it's leaking and making any necessary repairs to ensure the structure is free of future water damage. The plan is to start repair work on July 11th and finish by July 19th.

Also, various sections of the outside walls have shown cracks and peeling paint. We plan on having the cracks repaired and the walls repainted to the original or similar colors. We'll first need to pressure wash all the walls before we can start the repair/paint work. The work is expected to be done by the end of August.

We hope the City of Harrisburg can help us in any way with this renovation project to keep our historical building in good shape. Your time and consideration are greatly appreciated!

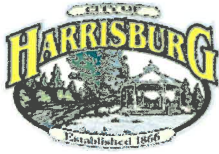
Sincerely,



Victor and Chloe

PO Box 251
Harrisburg, OR 97446

The City of
Harrisburg
JUN 7 - 2022
RECEIVED



PROPERTY IMPROVEMENT GRANT

Date of Application: 06/01/2022

Applicant Name: Jingyu Su Wen Zhen

Mailing Address: P.O. Box 251 Harrisburg OR. 97446

Phone Number: 541-995-1388

Signature: Jingyu Su Wen Zhen

Subject Property

Address: 203 Smith St. Harrisburg OR 97446

Assessor's Map & Tax Lot: 15 4W 16AA & 3900

Property Owner (if different from Applicant): Jingyu Su Wen Zhen (same)

Mailing Address: P.O. Box 251 Harrisburg OR. 97446

Phone Number: 541-995-1388

Please complete the *Property Owner Consent Form* attached to the application.

I have reviewed the following document(s), as it pertains to my application:

- Sign Code - Chapter 18.70 of Harrisburg Municipal Code N/A
- Historic Design Guidelines in the Harrisburg Community Action Plan N/A
- Harrisburg Redevelopment Agency Plan
- C-1 Zoning Ordinance - Chapter 18.30 of Harrisburg Municipal Code

Please submit the following information with your application:

- Photographs clearly showing existing conditions of the building / land to be improved.
- A written description of the proposed work.
- A cost estimate from a contractor (if used), including contact information for the contractor.
- Drawings or sketches showing the proposed improvements. If applicable, exact products and materials, paint color, etc.

↳ SAME

Project Start Date: July 11th 2022

Expected Completion Date: July 19th for Roofing, at the of August for painting

Total Estimated Cost of Project: \$ 83,764.-

Grant Amount Requested: \$ 41,882.-

Disclaimer: By signing above, I agree that the information provided above and within is accurate and correct to the best of my knowledge. I also assure that my person and business are in compliance with all laws, ordinances, rules and regulations of the State of Oregon, Linn County, and the City of Harrisburg.

Property Owner Consent Form

I, Jingyu Su & Wen Zhen ("Property Owner"), certify that I own the property located at 203 Smith St. Harrisburg OR. 97446 ("Address") in Harrisburg, Oregon and that I have reviewed the application by Wen Zhen

("Applicant") for participation in the Harrisburg Redevelopment Agency's Property Improvement Grant Program. I understand that the proposal includes the following changes and/or enhancements to my property:

I fully support this application and further certify that the Applicant holds a valid lease for months, expiring on .

Property Owner

Signature: Jingyu Su Wen Zhen

Printed Name: Jingyu Su Wen Zhen

Mailing Address: P.O. Box 251 Harrisburg OR. 97446

Phone: 541-995-1388



River Roofing

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1484 S. B Street
Springfield, Oregon 97477

(541) 746-5000
Fax (541) 747-7159
www.riverroofing.com

License No. 79016
Bond No. 130517
Insured

**Proposal
and
Contract**

2.

Name **Golden Chopstix** *REVISED* Date **May 31, 2022**

Job Address **203 Smith Street, Harrisburg OR 97446** Email: **wenzhen@gmail.com**

Dear Customer,

We propose to furnish all materials and perform all labor necessary to complete the following:

UPPER ROOF

OPTION A:

1. Prep roof for recover.
2. Install 50mil PVC mechanically fastened membrane roofing system over 1/4" DensDeck.
3. Remove and replace three (3) skylights.

LOWER ROOF

3. Tear off two layers of old roofing, clean grounds and gutters.
4. Replace up to two (2) sheets of dry rot.
5. Install 50mil PVC mechanically fastened membrane roofing system over 1/4" DensDeck.
6. Remove old swamp cooler; install metal cap.
7. Install new cap metal - Black.
8. System includes all required vents, pipe, HVAC, wall & termination flashing.
9. 15 year warranty on PVC material.
10. Remove our roofing debris from job site.

BID PRICE: \$57,764.00

CONCRETE GUTTER OUTSIDE BUILDING

OPTION B:

Pressure wash and seal concrete.

BID PRICE: \$5,750.00

- Notes:**
- 1) River Roofing cannot accept responsibility for inadequately vented, insulated or poorly designed buildings.
 - 2) River Roofing cannot accept responsibility for ponding water.

Price good for 30 days. Workmanship is guaranteed for two (2) years.

During demolition debris may sift into attic areas. Please take measure to cover valuables. For Visa/MC, add 3% surcharge.

Payment to be made as follows:

Total due upon completion Deposit of **25%** with balance due upon substantial completion (Net 10)

In the event it becomes necessary to employ an attorney or institute a lawsuit to collect any payment due River Roofing under this Agreement or any modification to this Agreement, River Roofing shall be entitled to recover its attorney fees, costs and disbursements incurred, including at trial and upon appeal. A late payment charge of 2% per month will be added to any account not paid in full within 10 days after billing. A rebilling charge of \$25.00 will be added to all past due accounts. An administrative fee of 25% will be assessed on all deposits if job is canceled. Visa/MC for deposit only.

The proposal set forth above may be withdrawn by River Roofing if not accepted within 30 days. The terms and conditions are on the reverse side of this contract.

Respectfully submitted

Jesse Allen

Date

May 31, 2022

Acceptance

You are hereby authorized to furnish all materials and labor required to complete the work specified in the above proposal. I agree to pay the amount specified above, according to the terms of this contract including the terms printed on the reverse side of this page. I have received the following notices which are included with and part of this contract: Information Notice to Owner about Construction Liens, Consumer Protection Notice, Notice of Procedure and duplicate Notices of Buyer's Right to Cancel.

Accepted by

Date

06/01/2022

Approved price

57,764.00

You, the Owner, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of Buyer's Right to Cancel for an explanation of the right to cancel.

MISCELLANEOUS PROVISIONS

It is possible that unanticipated additional work may be required such as to deal with dry rot, delaminated plywood, fascia boards and rafter tails. These are only examples and are not a comprehensive listing of unanticipated additional work. Such work will be charged at cost plus 30%. Labor is charged at \$75.00 per hour per worker. In order to avoid delay in progress of the job, such work will be done as it occurs without change orders. Except for such items, any alteration or deviation from the specifications of this contract which involve additional cost of materials or labor will only be done upon written or oral change orders and will become an extra charge in addition to the amount stated on this contract.

Bid price may be adjusted according to any material price increase of a substantial nature prior to commencement of roofing project.

Dust and debris may sift into attic space or open garage ceiling. Please take measures to cover and call for consultation if you have questions. River Roofing is not responsible for any damage from roof vibrations from re-roofing, such as dust and debris. In addition, River Roofing is not responsible for insulation, venting or the design of the roof systems or buildings, and is not liable if those systems are inadequate, poorly designed or otherwise fail.

River Roofing carries workers' compensation insurance and liability insurance.

LIMITED WARRANTY ON WORKMANSHIP ONLY; LIMITATIONS ON REMEDIES

River Roofing offers a limited warranty of its workmanship in accordance with the Certificate of Limited Warranty of Workmanship. The limited warranty is a warranty of workmanship only. River Roofing does not offer a warranty for the materials used, all of which are provided "AS IS" from River Roofing, although manufacturer's warranties may apply. The limited warranty is in lieu of any other guarantee or warranty, express or implied, and River Roofing specifically disclaims any WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

The limited warranty will not become effective until River Roofing has been paid in full for all work performed under this contract.

THE REMEDY LISTED IN THE LIMITED WARRANTY IS YOUR SOLE AND EXCLUSIVE REMEDY, AND RIVER ROOFING'S SOLE LIABILITY, FOR ANY DEFECTS IN WORKMANSHIP, EVEN FOR DEFECTS CAUSED BY RIVER ROOFING'S NEGLIGENCE. NO CLAIM UNDER THE LIMITED WARRANTY OR THIS CONTRACT MAY BE ASSERTED MORE THAN ONE YEAR AFTER CLAIM ACCRUES. RIVER ROOFING'S MAXIMUM, AGGREGATE LIABILITY FOR ANY DEFECTS IN WORKMANSHIP, OR FOR ANY OTHER LIABILITY ASSOCIATED WITH THE ROOF WORK, INCLUDING FROM NEGLIGENCE, IS LIMITED TO THE PRICE PAID FOR THE WORK. RIVER ROOFING SHALL NOT BE LIABLE FOR ANY COMPENSATORY, CONSEQUENTIAL OR INCIDENTAL DAMAGES, INCLUDING BUT NOT LIMITED TO WATER DAMAGE TO THE WALLS OR FLOORS, INTERIOR OR EXTERIOR PAINT, CARPETS, APPLIANCES, FURNITURE, OR OTHER ITEMS; DRY ROT REPAIR; RENTAL OR FOOD EXPENSES IF THE STRUCTURE IS NOT HABITABLE; MOLD ABATEMENT; OR LOST PROFITS OR WAGES.

CCB RECOMMENDED CONTRACT ADDENDUM (OAR 812-012-0110)

1. Explanation of Property Owner's Rights
 - a. Consumers have the right to receive the products and services agreed to in the contract.
 - b. Consumers have the right to resolve disputes through means outlined in the contract.
 - c. Consumers have the right to file a complaint with the CCB. Any arbitration or mediation clauses in the contract may prevent the CCB from processing.

2. An "arbitration or mediation clause" is a written portion of a contract designed to settle how the parties will solve disputes that may arise during, or after the construction project. Arbitration clauses are very important. They may limit a consumer's ability to have their dispute resolved by the Oregon court system or the Oregon Construction Contractors Board. **This contract does NOT contain a mediation and/or arbitration clause.**





Name Golden Chop sticks

Project Address 203 Smith St

City, State ZIP Harrisburg Or

Phone 971.998.9100

Email wenzhen@gmail.com

Project name Golden Chop sticks Exterior painting

Project Cost: \$26,000.00

Scope of Work:


Prepare and paint exterior of building.

Clarifications:

preparation includes..Pressure wash to include dirt and moss removal at upper concrete pop outs. Seal upper concrete as needed using elastomeric caulking, and loxon primer as needed. Apply one coat of loxon primer to all bare concrete areas, and areas that have hair line cracks. large cracks to be filled using elastomeric caulking. Bare or rusted metal at fire escape to be primed with rust inhibitor primer prior to finishes. Finish includes, apply two coats of Sherwin Williams super paint flat to all concrete substrates. All previously painted entry doors to be finished with super paint satin. Ground floor decorative wood to be painted with super paint satin. All colors to match existing colors on building.

Exclusions:

All wood awnings, window awnings to be removed by owners before start of project.



 Respectfully Submitted: Tom Flesman- Owner

6/7/22

 Date

Owner Acceptance and Payment Terms

Proposal good for 30 days from submittal. **Payment terms:** 50% deposit prior to commencement of work. Remaining balance to be received at completion of work. Change order and add-on terms to be agreed upon by both parties prior to commencement of additional work (if applicable). **Acceptance of proposal:** The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as listed above.



 Submitted by (home owner or authorized representative)

06/07/2022

 Date

Thank You For The Opportunity

Willamette Painting Solutions - 368 Dublin Ave Eugene, OR 97404 Phone: (541)337.6116
CCB #230087



SHERWIN-WILLIAMS.

Job Walk

Golden Chopsticks

Presented By:
John Brewer
Sales Representative

(541) 954-8558
john.j.brewer@sherwin.com

SHERWIN-WILLIAMS
1054 GREEN ACRES RD
EUGENE, OR 97408 6501
(541) 954-8558

May 23, 2022



SHERWIN-WILLIAMS

Job Walk

Hello Don,

Thank you for considering Sherwin-Williams products for the Golden Chop sticks project. Included in this package is the Sherwin-Williams submittal for the above referenced project.

Should you require assistance or have any questions or concerns, please contact me at (541) 954-8558 or e-mail me at john.j.brewer@sherwin.com.

John Brewer

Sales Representative

(541) 954-8558

john.j.brewer@sherwin.com

SHERWIN-WILLIAMS

1054 GREEN ACRES RD, EUGENE, OR 97408 6501

Project Details

Exterior

Front of building

Substrate: Previously Coated Masonry

General Condition: Poor

Existing Conditions: Blistering, Peeling Paint, Crumbling Smooth Block, Dirty Surface

Comments: Pressure wash and remove chip, peeling paint. Spot prime or coat with either: Peel Bond or Ixon XP back roll



Wood Substrates

Substrate: Previously Coated Wood

General Condition: Fair

Comments: Pressure Wash and Spot Prime as needed with Pell Bond primer recoat with exterior paint flat finish



Substrate:

General Condition: Fair

Comments: Pressure wash and remove chipped peeling paint. hand tool clean and prime with rust inhibitive oil primer.



The opinions and recommendations set forth herein are based on observations made by your Sherwin-Williams Representative and are limited to the conditions and circumstances at the time of the site visit. Such observations are subject to change based upon factors beyond the control of Sherwin-Williams and pertain to the product or products offered at the time of the report. Further testing and evaluation of the property may be necessary.

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

HIST. NAME: Farmer's and Merchants Bank SHPO INVENTORY NO.:

COMMON NAME: First National Bank of Oregon HARRISBURG INVENTORY NO.: HR-22-88/89

ADDRESS: 203 Smith Street LINN COUNTY NO.:

OWNER: Key Bank of Oregon
c/o Monty A. Jelden and Paul E. Bowers (agts.)
22055 Gap Road, Harrisburg, OR
AF & AM Thurston Lodge #28
(no mailing address given) DATE OF CONSTRUCTION: ca. 1911
ORIGINAL USE: Commercial: Bank

T/R/S: 15S 4W 16 PRESENT USE: Commercial: Restaurant

MAP NO.: 15 4W 16AA TAX LOT: 3900 ARCH./BLDR.: Arch: William Hand

ADDITION: McCully's STYLE: American Renaissance

BLOCK: 4 LOT: 7 x BLDG ___ STRUCT ___ DIST
___ SITE ___ OBJ

THEME: CULTURE: 20th century architecture, fraternal organizations; COMMERCE QUAD: Halsey 15'

PLAN TYPE/SHAPE: Square with one-story rear wing. NO. OF STORIES: 2

FOUNDATION MATERIAL: Concrete BASEMENT (Y/N): N

ROOF FORM & MATERIALS: Flat with parapet.

WALL CONSTRUCTION: Concrete STRUCTURAL FRAME:

PRIMARY WINDOW TYPE: First story windows - not original. Second story - some original windows remain. Original windows were wide, short, lower, double-hung sash windows with wooden frames. All windows recessed with concrete sills.

EXTERIOR SURFACING MATERIALS: Cement plaster(?)

DECORATIVE FEATURES: Cornice with block modillions. Belt course divides first and second stories.

OTHER:

CONDITION: ___ EXCELLENT x GOOD ___ FAIR ___ DETERIORATED ___ MOVED

EXTERIOR ALTERATIONS/ADDITIONS (DATED): 1969 - Rear addition. 1980 - side addition. Late 1920's - entire fenestration of the main facade altered. Originally, there were two bays on the main facade. The west bay, the bank location, had a recessed entry centrally located and flanked by two wide transom over single sash windows. Above this bay, there were three windows on the second story. The east bay, originally a pharmacy, had a recessed entry flanked by display windows. Prism lights were located above the display windows. On the second story above the east bay were two windows. Today, the entry is recessed and centrally located on the main facade. The entry serves one retail space. Many of the original wood-frame windows have been replaced by aluminum sashes.

NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED FEATURES:

KNOWN ARCHEOLOGICAL FEATURES:

SETTING: The former Farmer and Merchants Bank is located on the northeast corner of 2nd and Smith Streets in Harrisburg's commercial district. The building fronts south facing Smith Street. A parking lot is located on the east side of the building.

STATEMENT OF SIGNIFICANCE (HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE, DATES, EVENTS, PERSONS, CONTEXTS). USE ADDITIONAL SHEETS IF NECESSARY:

This building was built in 1911 for the Farmers and Merchants Bank. In March of 1911, the Albany Democrat Herald noted that "Harrisburg is to have a second bank, articles have been filed incorporating the Farmer's and Merchant's Bank there, with \$30,000 capital stock. John Sommerville, Dr. W.H. Dale, and George McCart are named as incorporators". In April of 1911, the Farmer's and Merchants Bank of Harrisburg purchased the lot on which the current building is located from John and Eleanor Sommerville. That same month, Dr. Dale was elected president and John Norwood and George McCart were selected as vice-presidents. Tom Sommerville served as secretary. Thomas Sommerville also served as the bank's cashier once the bank was in operation. After purchasing this property, Albany architect William Hand was hired as the building's architect. Since the newspaper reports a visit by Hand to Harrisburg in May of 1911 to look "after a new bank and other buildings under his plan..." presumably, the bank building was well under construction or completed in the summer of 1911. In February of 1912, the Farmer's and Merchant's Bank transferred the title to a portion of the upstairs of the building known as the Masonic Hall to the Thurston Lodge #28, A.F. and A.M. for \$1450.00. The Farmer's and Merchant's Bank occupied the west commercial space in this building during the 1910's and Carroll's Pharmacy was located in the east portion. In December of 1920, the Farmer's and Merchant's Bank sold this building to the First National Bank of Harrisburg. The First National Bank had previously been located in the Rampy Building across the street to the west of the current building (the former Rampy Bank Building.) During the 1920's, the post office occupied the east portion of the building. In the late 1920's, the bank remodeled the lower story main facade, removing the east retail space and placing the entry in the

center of the main facade. The First National Bank of Harrisburg operated in this location until 1971. The Thurston Lodge used the upper story of the building until recently.

STAFF EVALUATION:

The former Farmer's and Merchant's Bank Building has been altered. However, the most serious of these alterations, the changing of the main facade fenestration, was completed in the late 1920's. More recent alterations include two additions and the replacement of wood frame windows with aluminum sashes. The upper story is generally intact except for the use of aluminum sashes.

The former Farmer's and Merchant's Bank Building meets Criteria A of the Harrisburg Historic Resources Provisions. The bank reflects special elements of the economic, architectural, and social history of Harrisburg. This is possibly the first large commercial building to be constructed in Harrisburg in the 20th century. This bank was also built during a period in which many of the smaller communities in Linn and Benton counties were building banks (Halsey, Shedd, Monroe). The Farmer's and Merchant's Bank building occupies what has been the most prominent business corner in Harrisburg. The size and scale of the building make it a significant landmark in Harrisburg. The building was also the location of the Harrisburg Masonic Lodge until recently. This lodge was organized in Harrisburg in the 1860's.

The former Farmer's and Merchant's Bank may meet Criteria C of the Harrisburg Historic Resources Provisions. The bank is the only example of an American Renaissance style building in Harrisburg. This style was very popular for commercial buildings in this area in the early 20th century. This may also be the first time that concrete, a building material of the 20th century, was used for the construction of an entire building in Harrisburg.

The former Farmer's and Merchant's Bank may meet Criteria D of the Harrisburg Historic Resources Provisions. The bank was designed by Albany Architect, William Hand. William Hand designed numerous commercial and residential properties in Linn and Benton counties in the early part of the 20th century.

SOURCES:

- (1) Albany Democrat, Albany, Oregon, March 24, 1911.
- (2) Albany Democrat, Albany, Oregon, April, 7, 1911.
- (3) Albany Democrat, Albany, Oregon, May, 19, 1911.
- (4) Anon, Portrait and Biographical Record of the Willamette Valley, Oregon, Chapman Publishing Co., Chicago, 1903.
- (5) Linn County Deed Records.
- (6) Morgan, Maynard, "Essays and Recollections of Earlier Harrisburg", unpublished manuscript on file Harrisburg Public Library

(7) Polk, R.L., Linn and Benton County Directory, R.L. Polk and Co.,
1913.

(8) Tweedt, Bessie, Personal Communication, 10-24-89.

NEGATIVE NO.:

RECORDED BY: Mary K. Gallagher and May
Dasch

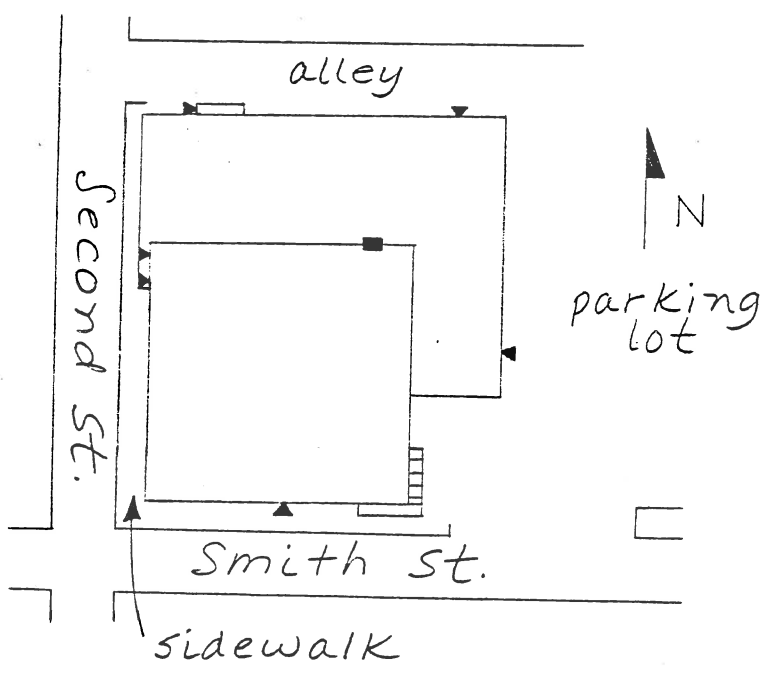
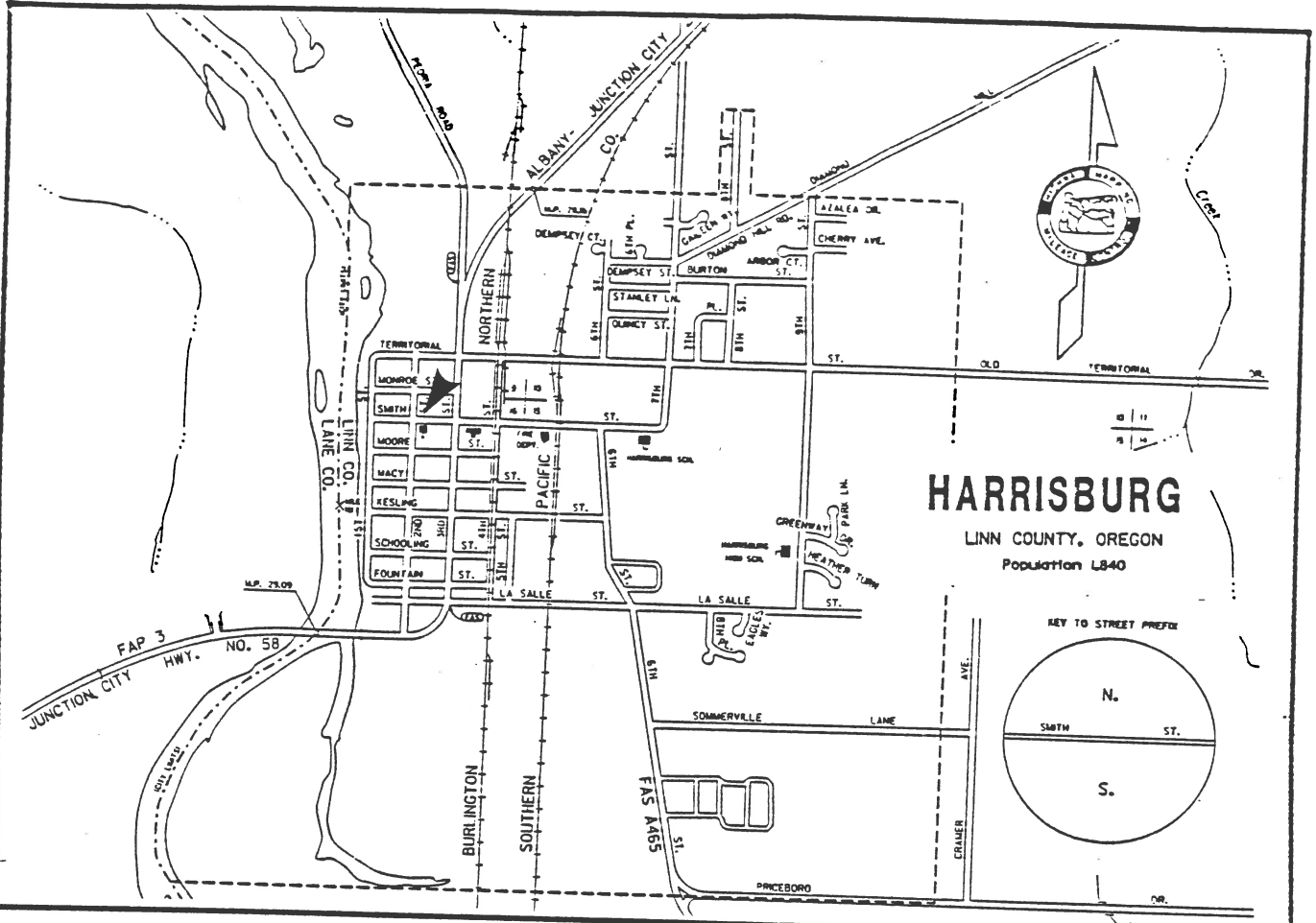
SLIDE NO.:

DATE: 10-24-89

SHPO Number: _____
HR Number: Harrisburg HR-22-88/89
Address: 203 Smith Street, Farmers and Merchants Bank



Negative Number: G 17a
View to: Northeast



SHPO Number: _____
 HR Number: Harrisburg HR-22-88/89
 Address: 203 Smith Street, Farmers and Merchants Bank

203 Smith St.

Write a description for your map.

EXHIBIT B

Legend

2.

Harrisburg

Monroe St


Monroe St

Smith St

203 Smith St.

East Elevation

Legend


 Harrisburg

2.



Google Earth

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Page 32

6.25 ft

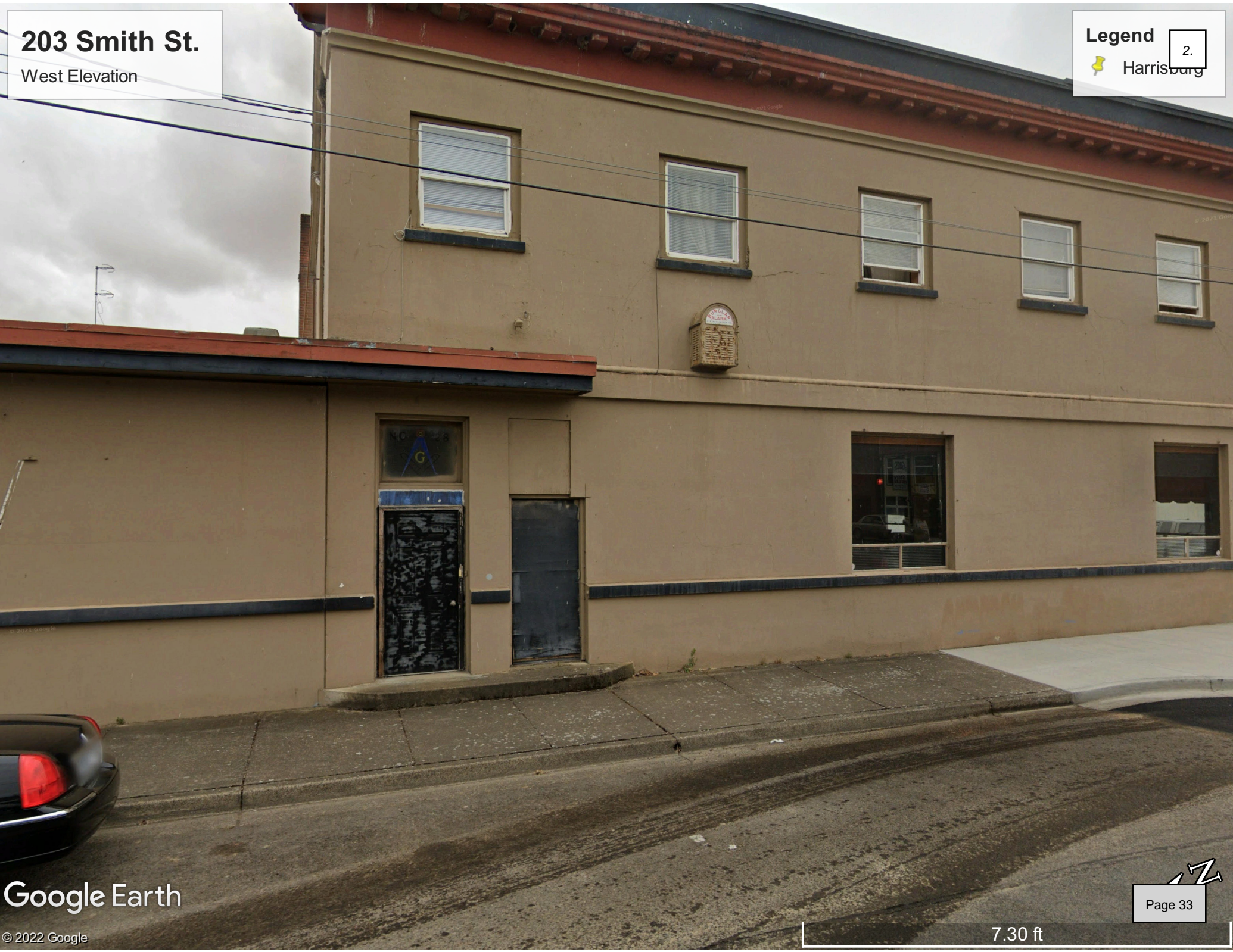
203 Smith St.

West Elevation

Legend

 Harrisburg

2.



Google Earth

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Page 33

7.30 ft

203 Smith St.

South Elevation

Legend

 Harrisburg

2.

Google Earth

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Page 34

10 ft



Michele Eldridge

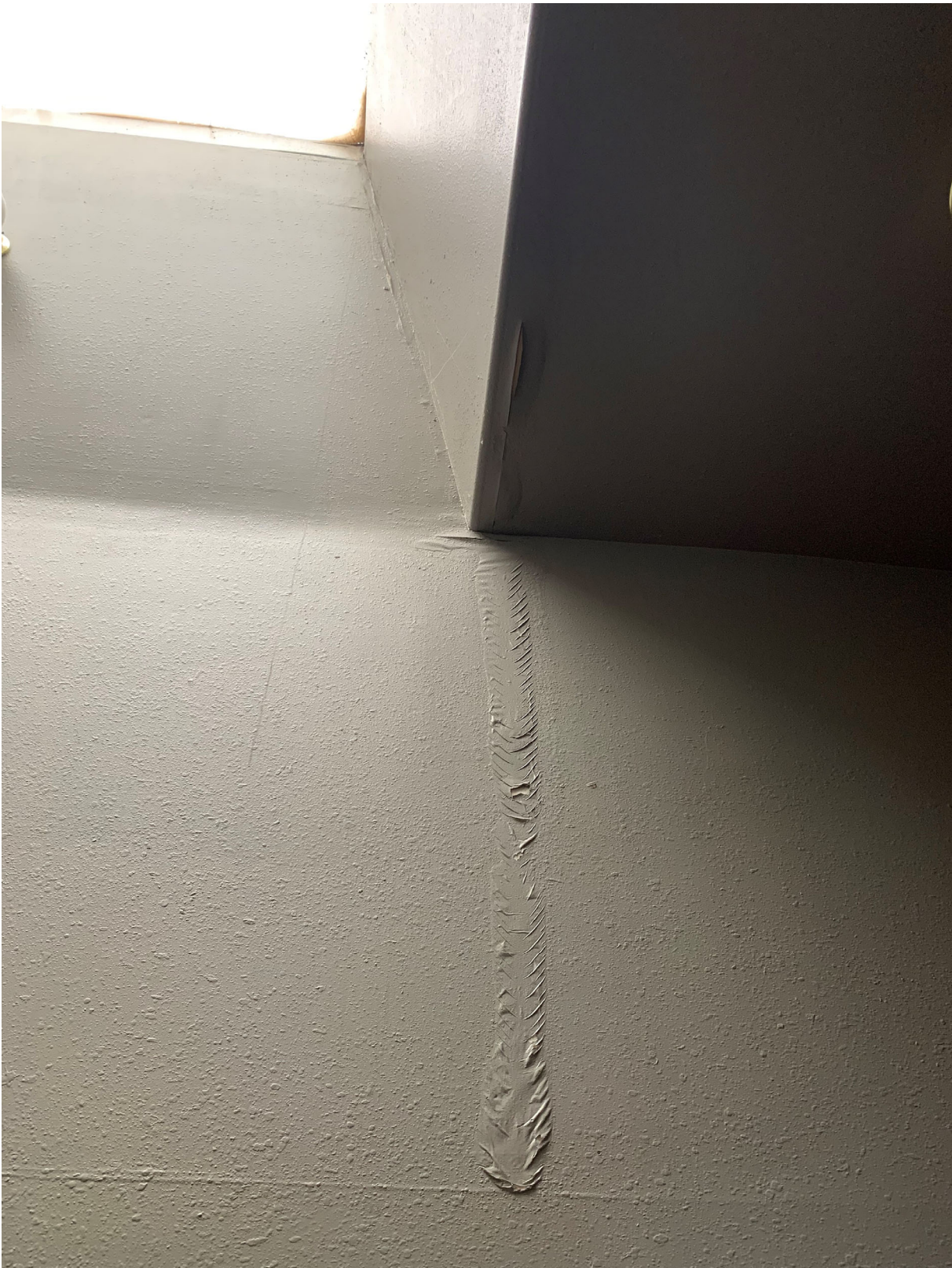
To: Chloe Zhen
Subject: RE: Water leakage pictures on the roof(Golden Chopstix)





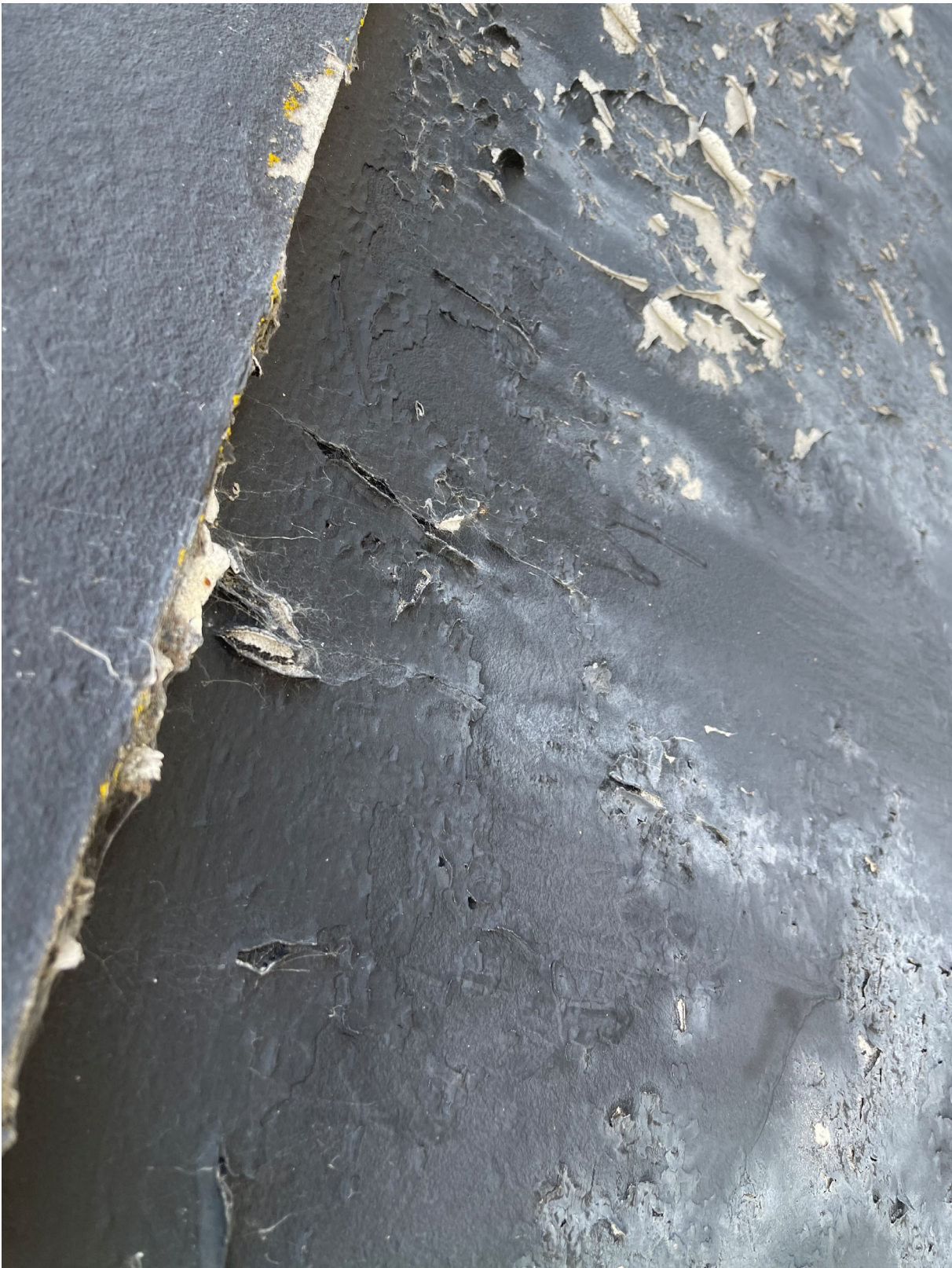


















First National Bank-Golden Chopstix Restaurant
Located NE Corner of Smith & 2nd Street





Phone "Central" (Then and Now!) First 'Central' was in the Hubbell Building. Then in this old Bank Building (RAMPY BANK) It currently houses an antique store. Background is another Bank Building, now a Chinese Restaurant. Several "Farmer Phone Lines" were enabled to connect with each other and the greater phone circuit through this 'Central' Office.





Looking West on Smith Street from middle of the block between 2nd and 3rd. The Harrisburg Hotel is on the left. Bank Building on the right. Old picture is from 1912. Post Office (below) is behind flag where the Hotel once stood. Bank building (right) is a bank in old picture and a Chinese Restaurant (Golden Chopstix) in lower one.





Harrisburg Redevelopment Agency Property Improvement Grant Program

Program Guidelines and Overview

Purpose:

The Redevelopment Agency has developed a Property Improvement Grant Program to carry out the goals and objectives outlined in the Harrisburg Urban Renewal Plan. Financial assistance is available for projects within the Urban Renewal District that meet the following goals of the Plan:

- Goal 1: Develop downtown and Third Street as an historic, specialty business market.
- Goal 2: Develop commercial and industrial sites within the City limits, urban growth boundary and planning area.
- Goal 3: Improve conditions and appearances of public and private properties in the downtown and on Third Street.
- Goal 4: Create funding opportunities for renovation of properties and construction of new structures in downtown and on Third Street, consistent with an historic theme.

Grant Funds:

The Property Improvement Grant Program provides funds for eligible projects. Property Improvement Grants may provide funding for up to 50 percent (50%) of the total cost of a project, with a maximum grant award of \$50,000.

The Redevelopment Agency shall have the power to determine the amount of grant funding to be issued, based on the project's relation to the goals and objectives of the Harrisburg Urban Renewal Plan.

The Redevelopment Agency shall provide written record of funding decisions. The record shall include a description of the required uses of the approved funds. Grant funds must be used for the purposes defined by this record.

Eligible Applicants:

Eligible properties must be within the Urban Renewal District as defined by Exhibit A of the Harrisburg Urban Renewal Plan. Business owners who are tenants of a building must provide written consent from the building owner for all proposed improvements.

Eligible Projects:

Enhancements to new or existing buildings within the Urban Renewal District may be eligible for funding. Projects must specifically address one (1) or more of the goals defined in the Harrisburg Urban Renewal Plan

In addition to meeting one or more of the goals of the Harrisburg Urban Renewal Plan, eligible projects must meet the following criteria:

- Is located inside the Urban Renewal District Boundary, and is on property zoned C-1 (Commercial);
- The project cures blight;
- The project complies with all city adopted codes and ordinances;
- The project is visible from the public right-of-way, or if an interior project is limited to patron areas;
- The property and/or project are not tax-exempt; and,
- All municipal taxes, fees, and liens are paid.

Application Process:

In order to receive a Property Improvement Grant the building owner, or tenant with building owner approval, shall complete all of the following:

- If in Historic District, review historic design guidelines in the Harrisburg Community Action Plan;
- Complete and submit a Property Improvement Grant Application form;
- Submit a drawing of proposed improvements (plans need not be done by a professional architect unless the project includes structural improvements);
- Submit a specific description of each part of the proposed improvement (e.g. paint color, material type, etc.); and,
- Submit cost estimates for the proposed improvements. Bids shall be provided if the work will be done by a contractor.

Approval Procedures:

- Upon receipt of all application materials described above, City staff will review the application and refer it to the Agency.
- The Agency will then make a decision based upon the approval criteria. The Agency may impose conditions of approval, which shall be included in the Property Improvement Grant Agreement.
- If approved, City staff will contact the applicant and construction may begin after the Property Improvement Grant Agreement is signed by the applicant.

Award Reimbursement and Timing Procedures:

- Construction may begin only after the application is approved and the Property

Improvement Grant Agreement is signed by the applicant and City. Any materials purchased or work performed prior to the agreement being signed will not be eligible for reimbursement.

- Grants will be issued only after construction is complete. Projects must be completed within twelve (12) months of approval by the Agency. Upon completion of the project, City staff must be contacted for a site inspection. City staff will then inspect the property to determine compliance with the pre-approved plans. If the inspection finds that the project complies with all standards and conditions above and with the pre-approved plans submitted with the application, the project will be eligible for reimbursement.
- Reimbursable costs include materials and labor (for licensed contracted work only). Receipts must be provided to the City for reimbursement. Proof of payment for all receipts must be provided (e.g. cancelled check).
- Funds will be dispersed within 30 days from the date of invoice receipt.

Further Information:

The applicant must discuss their project with City staff prior to submitting an application. Questions and applications will be accepted at:

City of Harrisburg
120 Smith Street
Harrisburg, OR 97446
(541) 995-6655