



HRA Board Meeting Agenda
August 24, 2021
6:30 PM

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 Center @ 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*
7. *Meetings are held in a facility that is disinfected. At this time, masks are required to be worn in all indoor public spaces. The City does ask anyone running a fever, having an active cough or respiratory difficulties to not attend this meeting.*

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.)

NEW BUSINESS

1. 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:

Exhibit A: Property Improvement Grant Application

Exhibit B: Application Packet and Narrative

Exhibit C: HRA 'Program Guidelines and Overview'

Exhibit D: Current Statistics for Property Improvement Grants

ACTION "TBD – (MOTION 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)."

2. THE MATTER OF APPROVING THE HARRISBURG REDEVELOPMENT AGENCY 4TH QUARTER 2020/2021 EXPENSE REPORT

STAFF REPORT:

Exhibit A: 4th Quarter HRA Expense Report Ending June 30, 2021

ACTION: MOTION TO APPROVE THE HRA 4TH QUARTER 2020/2021 EXPENSE REPORT

OTHER

ADJOURN

Agenda Bill
Harrisburg Redevelopment Agency
Harrisburg, Oregon

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

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THIS AGENDA BILL IS DESTINED FOR: Regular Agenda – August 24, 2021

BUDGET IMPACT		
COST	BUDGETED?	SOURCE OF FUNDS
\$50,000	YES	HRA

STAFF RECOMMENDATION:

Staff recommends discussion, and approval of the attached grant application

BACKGROUND INFORMATION:

Patrick and Donnell Freeman are still in the process of restoring the International Order of the Oddfellow’s Building (IOOF). The City has recently finalized the Main Street Revitalization Grant of \$200,000 that was obtained for this building, as well as the HRA Grant that was approved in 2019. The Freeman’s were the first applicants to use the HRA Property Improvement Grant Program when it started. To date, they have received \$100,000 from the HRA and \$200,000 from the State of Oregon. (Private investment in this property is roughly \$350,000 to \$400,000 to date, as the Freeman’s are required to match the funds that are granted.)

The 1st grant went largely towards the repair of the ceiling/roof, and parapet on the structure. The 2nd grant, and Main Street Revitalization Grant, went towards re-wiring the building, restoration of a huge amount of masonry was completed, plus mechanical work, and the owners also renovated and created a commercially leased space on the bottom floor of the building.

The proposed grant request complies with the program guidelines and requirements as specified in Exhibit C. The windows are obviously a very important part of this structure, and as the applicant has stated, are being restored to National Registry of Historic Places guidelines. The quote that has been included lists the windows alone to be replaced for a total cost of \$107,320; an incredible sum for only 11 windows. The casing of the windows needs to replicate the current windows, and they are huge at almost 11' high; all of which contribute to the high cost of this project. The window replacement is important, as some of the current casings are somewhat fragile, and the replacement will be far more energy efficient than the current windows, an important consideration with the planned commercial use of the structure.

The 2nd floor and mezzanine of the building will be used as living space when the Freeman's are in town. However, the Freeman's plan on engaging with VRBO or Airbnb to rent the living space when they are not using it. In addition to the commercial space being used by a Harrisburg business on the first floor, this is another very welcome commercial use of the building.

Program funds remaining for grants is currently \$51,941. While this project is a fitting and eligible use of the remaining funds in the program, the Board might question whether an additional HRA contribution to the IOOF structure, which has already received \$100,000 from the HRA program, is the highest and best use of the remaining funds. Please keep in mind that 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

Since early spring, Staff has been approached by three property owners, who showed interest in the program. All were told that the funds will go quickly. However, Staff feels that it's unlikely that with the current cost of materials and uncertain economy, that any of them will consider an expansion/remodel of their structures at this time. The City has also budgeted ARPA (American Rescue Plan Act) funds in Community and Economic Development; façade programs are specifically an allowed use for these funds. If those funds are not needed elsewhere, then they can be used for this purpose.

Staff ultimately feels that the use of these remaining funds for this purpose is adequate, if the HRA Board agrees after discussion.

REVIEW AND APPROVAL:

8/17/2021
Michele Eldridge Date
City Administrator

**PROPERTY IMPROVEMENT GRANT**

Date of Application: 6/7/21 7/31/2021

Applicant Name: Donnell and Patrick Freeman

Mailing Address: 310 South Williams St. Denver, CO 80209

Phone Number: 415-377-5382

Signature: Patrick Freeman

Subject Property

Address: 190 Smith St. Harrisburg, OR. 97446

Assessor's Map & Tax Lot: 1554W16AA 5300

Property Owner (If different from Applicant): Patrick Freeman

Mailing Address: 310 South Williams St. Denver, CO 80209

Phone Number: 415-377-5382

☒ 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
- ☒ Historic Design Guidelines in the Harrisburg Community Action Plan
- ☒ 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.

Property Owner Consent Form

I, Patrick Freeman ("Property Owner"), certify that I own the property located at 190 Smith St. Harrisburg, OR. 97446 ("Address") in Harrisburg, Oregon and that I have reviewed the application by Donnell and Patrick Freeman

("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:

Replacement of eleven historical windows and frames to ensure we're able to preserve the historical nature of one of Harrisburg's most iconic buildings.

I fully support this application and further certify that the Applicant holds a valid lease for

12 months, expiring on 6/7/2021

own

Property Owner

Signature:

Patrick Freeman

Printed Name:

Patrick Freeman

Mailing Address:

310 South Williams St. Denver, CO 80209

Phone:

415-377-5382

Project Start Date: Sept 1st 2021

Expected Completion Date: Dec 1st 2021

Total Estimated Cost of Project: \$107,320

Grant Amount Requested: \$50,000

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.

7/25/21

Michele Eldridge
City Administration
120 Smith Street
Harrisburg, OR 97446

Dear Ms. Eldridge:

First, we wanted to thank the City of Harrisburg for your previous grant approval in 2020 to repair the primary infrastructure of the building at 190 Smith Street. The current project and generous funding approvals from the City and State have been instrumental and timely in undoubtedly saving this building from further, possibly irreversible damage.

We have once again submitted a proposal and presentation as consideration for the 2021/22 City of Harrisburg **Property Improvement Grant**. We wanted to provide some additional details surrounding our request and funding plan.

The requested project to the city includes the replacement (*to NHRP standards*) of the building's upper windows including glass, framing, flashing and weather proofing (further outlined in the submitted documents). Additionally, the exterior paint, lighting, etc. of the building will be completed at our cost and parallel the new window(s) finish. These projects and our funding request to the City of Harrisburg are supported and encouraged by our dedicated and passionate enthusiasm to re-establish and transform downtown Harrisburg into a growing commercial, residential and hospitality driven destination. We are requesting a \$50,000 grant from the City based on our \$107,320 project cost. The City of Harrisburg funding will be instrumental in assisting to fulfill the obligation with ~46% of the overall project cost.

Furthermore, financial support from the City of Harrisburg shows a strong commitment to the community, importance of creating a vibrant main street district and a pledge to preserve important historical landmarks.

This project will ensure that we maintain the structural integrity, aesthetic and longevity of this historically important Harrisburg landmark while preserving and furthering the revitalization of downtown Harrisburg.

Thank you again for your consideration and look forward to hearing from you.

Sincerely,



Patrick & Donnell Freeman

LANE COUNTY GLASS, INC.

1369 West 6th #100 EUGENE, OREGON 97402
(541) 342-7778 FAX (541) 342-7588
C.C.B. #41011

1.

PROPOSAL SUBMITTED: **Donnell Freeman**

DATE: **8/18/21**

JOB NAME: **Replacement Windows**

Location: **190 Smith St. Harrisburg, OR 97446**

Estimate Only. Estimate is based on current Marvin pricing and is subject to change at time of order

FURNISH AND INSTALL-

-Marvin Ultimate Series, Wood Single Hung, Round Top Variation 6, Rectangular Sash, Lo 'E", Stone White Clad Exterior, Bare White Oak Interior

(10) 4'-2" x 10'-5" Window Opening

(1) 4'-2" x 9'-0" Window Opening

Includes: Manufactures Standard Warranty, Exterior Caulking, Close-Out Documents, Shop Drawings

Exclusions:

All other sections other than what is specified above. Building Flashing, permits, weather proofing, paint, maintenance, abatement for lead paint or asbestos, extra trim and/or sheet metal, membrane flashing, special warranties, special insurances, special hardware, engineering, additional insurance, custom finishes, final cleaning.

Grand Total\$107,320.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature: Omar Sanchez

Note: This proposal may be withdrawn by us if not accepted within -30- days.

Acceptance of Proposal - The above prices, specifications, terms and conditions of bid are satisfactory and are hereby accepted.
You are authorized to do the work as specified.

Date of Acceptance: _____ Signature: _____

LANE COUNTY GLASS, INC.

1369 West 6th #100 EUGENE, OREGON 97402

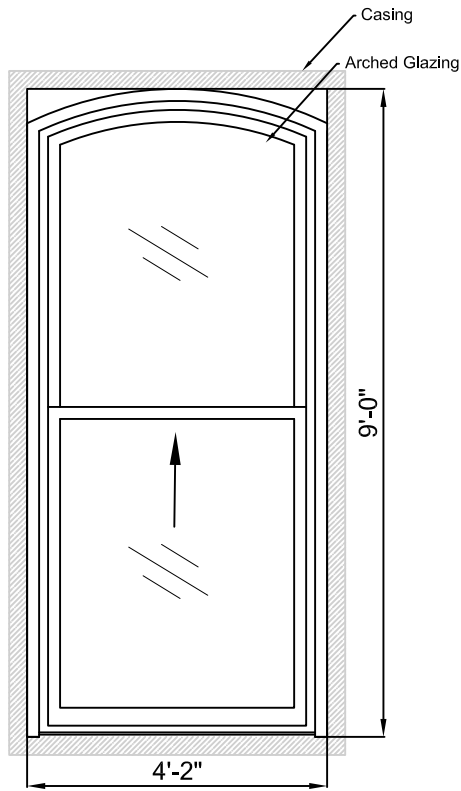
(541) 342-7778 FAX (541) 342-7588

C.C.B. #41011

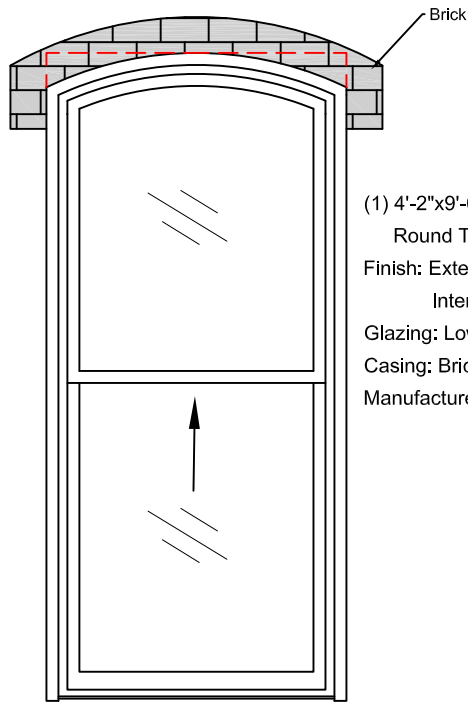
1.

Terms and Conditions of Bid

1. We shall not be liable for any delays caused by (a) strikes, lockouts, force majeure, shortage of material or personnel, fires, floods, priorities, delays in transportation, restrictions imposed by Federal or State legislation, rules or regulations, or (b) causes beyond our control.
2. Cleaning of glass or metal after installation is not included.
3. Under no circumstances shall material or labor be charged to us without our express written consent.
4. We assume no responsibility for breakage of materials furnished by us other than that caused by our employees.
5. Employees in our employ will be provided with necessary equipment and other portable equipment at our expense. Unless otherwise noted in this proposal, scaffolds are to be furnished by you. Where required, use of elevators and hoisting equipment are to be furnished by you without charge to us.
6. We assume responsibility for collection and payment of State Unemployment Taxes of only our employees. We carry at our expense Workmen's Compensation and Public Liability Insurance on work performed by our employees.
7. State sales tax is not included in our price.
8. All work is to be performed during regular working hours, 8 hours per day, Mondays through Fridays. When overtime work is performed prevailing labor rates will be charged accordingly. Overtime is incurred only on written authorization by the general contractor, and are to be paid by the general contractor.
9. Terms: Payments equal to 90% of our billings to you for all materials delivered and labor performed during each month are to be paid on or before the 10th day of the immediately following month. The balance due us on such billings is to be paid in full within 30 days after completion of our contract.
10. We reserve the right to request a joint check or direct check for mobilization.
11. This proposal is based upon present costs and shall be binding up on us only for a period of 30 Days after the date of this proposal. In the event of increased costs of materials, labor, or both, prior to delivery under this proposal, the amount of this contract will be increased accordingly upon mutual agreement between the contractor and subcontractor. The subcontractor reserves the right to withdraw this bid without penalty to the subcontractor, if the general contractor does not agree to cost increases.
12. In the event it is necessary to execute a formal contract the provisions of this proposal shall become a part thereof and shall supersede and replace anything to the contrary contained elsewhere in the contract.
13. No specific or pro rata charges for use of telephone, temporary power, general cleaning, general office expenses, security services or temporary structures are included in this proposal and the same are not chargeable to us. No allowance is made for pro rata charges of any sort or description.
14. AAMA certification labels are not available and are not included in this proposal.
15. The terms of this proposal may not be changed or varied except in writing.
16. Due to long manufacture lead times on some materials, a written guarantee for openings may be required.
17. Bids do not include additional completed operations liability insurance.
18. This Proposal and its Terms and Conditions of Bid will become part of any contracts.

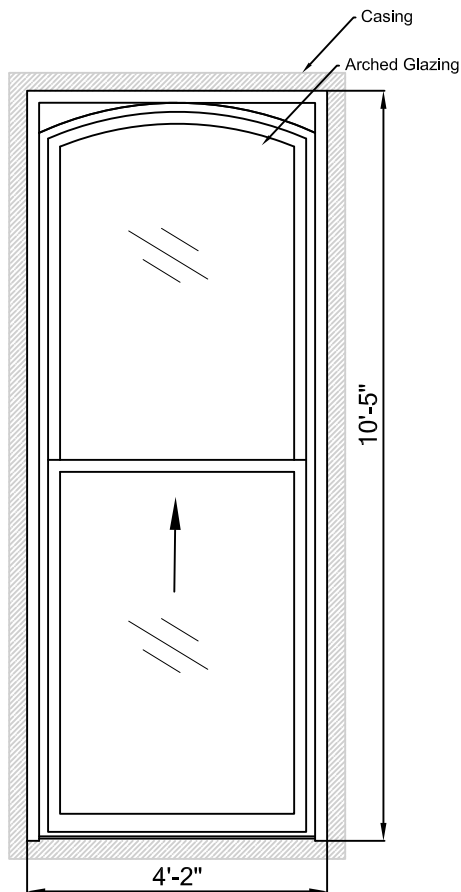


Interior

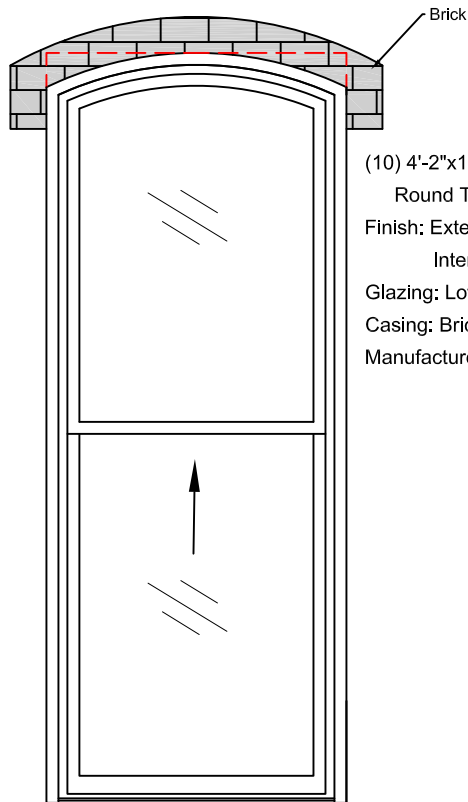


Exterior

(1) 4'-2"x9'-0" Marvin Ultimate Series - Single Hung Windows
 Round Top Variation 6, Rectangular Sash
 Finish: Exterior - Stone White Clad
 Interior - Bare White Oak
 Glazing: Low E2 with Argon
 Casing: Brick Mould
 Manufacturers Standard Window Hardware

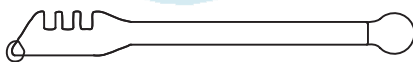


Interior

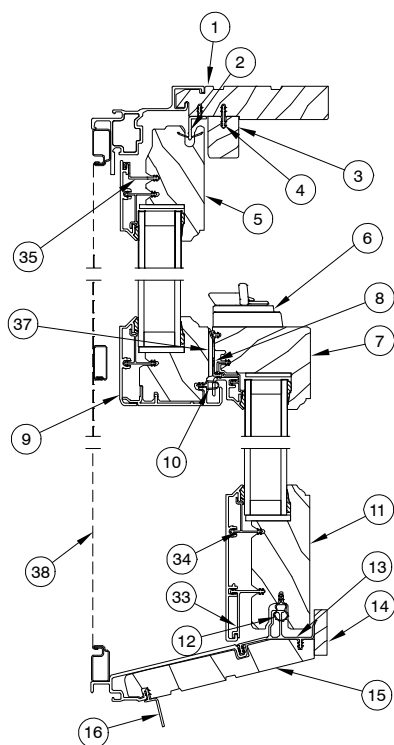


Exterior

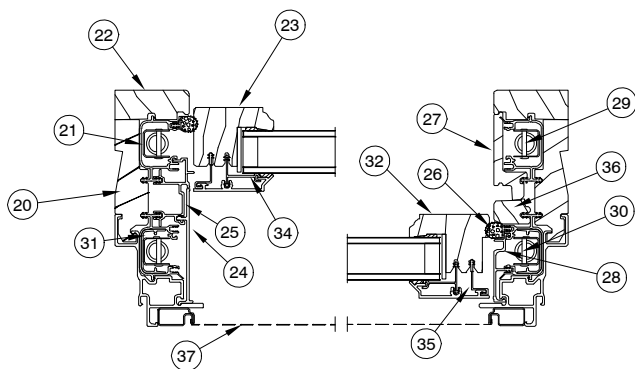
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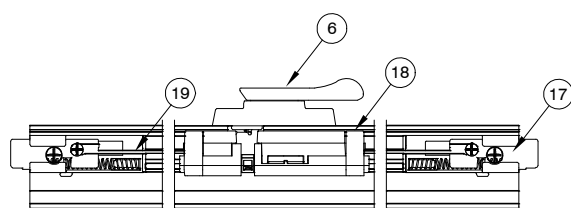
Ultimate Single Hung Insert G2



**Head Jamb and 14 Degree Sill
Vertical Detail**

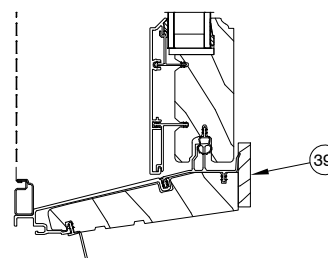


**Jamb
Horizontal Detail**

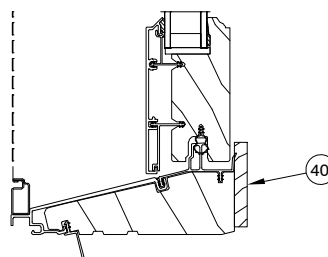


Check Rail

1. Head Jamb
2. Head Jamb Weather Strip, V2783
3. Parting Stop, W11578
4. Connecting Barb, V803
5. Top Rail
6. Sash Lock
7. Bottom Check Rail
8. Bottom Check Rail Hardware Cover, V2478
9. Top Check Rail
10. Top Check Rail Weather Strip, V2803
11. Bottom Rail
12. Weather Strip, V2779
13. Sill Thermal Break, V2191
14. Sill Liner, 14 Degree, W12515
15. Sill
16. Sill Fin, V1007
17. Bottom Sash Latch Assembly
18. Cord Guide Assembly
19. Operation Cord
20. Jamb
21. Vinyl Jamb Liner, V2655
22. Jamb Liner, W12679
23. Stile Bottom Sash
24. Single Hung Exterior Cover, A2700
25. Mid Cover Base, V2432
26. Frame Weather Strip, V2682
27. Interior Jamb Cover, Removable, W13093
28. Exterior Hardware Cover, V2338
29. Bottom Sash Balance Tube
30. Top Sash Balance Tube
31. Exterior Sash Stop, V2257
32. Stile Top Sash
33. Bottom Rail Filler V2301
34. Glazing Bead V2300
35. Sash Filler V2430
36. Interior Jamb Cover, Fixed, W13094
37. Strike Assembly
38. Full Screen Assembly
39. Sill Liner, 8 Degree, W11576
40. Sill Liner, 0 Degree Flat Sill, W12595



8 Degree Sill Detail



0 Degree Flat Sill Detail

Energy Factor	Value (range)
U Factor:	0.24 - 0.31
Solar Heat Gain (SHGC):	0.29 - 0.30
Visual Transmittance (VT):	0.47 - 0.52
Condensation Resistance (CR):	56 - 66
Energy Star:	N, NC
Energy Star Canada:	
U Factor Canada:	1.36 - 1.76

SCREENS



Double Hung Insert G2 windows with Full Screens

SCREENS

Choose from an aluminum surround in three finishes or a wood interior surround that complements warm wood interiors and comes factory-prepped for staining and painting. A variety of screen mesh options in aluminum or fiberglass allow for further customization for aesthetics or to ensure you're choosing a mesh that's fine enough to keep even the littlest bugs away.

CASEMENT SCREEN OPTIONS



RETRACTABLE SCREEN
The innovative Retractable Screen from Marvin lets the breeze in and easily retracts out of sight when not in use. A tight seal and a strong adjustable pull bar ensure extraordinary performance. Marvin's unique concealed design makes the screen nearly undetectable when it is in the retracted position.

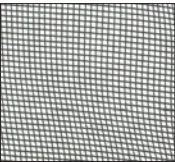
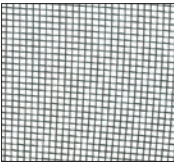
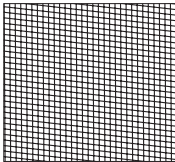
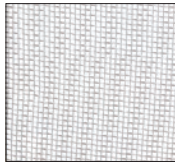
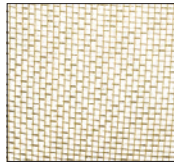



INSWING CASEMENT SCREEN
The beautifully crafted inswing screen can bring in fresh air along with its classic appearance to standard or round top casement windows.



WOOD SCREEN SURROUND
The patented wood screen surround with Hi-Transparency screen mesh and aluminum exterior creates a seamless wood interior.

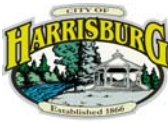
SCREEN MESH OPTIONS

					
CHARCOAL FIBERGLASS	CHARCOAL ALUMINUM WIRE	BLACK ALUMINUM WIRE	BRIGHT ALUMINUM WIRE	BRIGHT BRONZE WIRE	HI-TRANSPARENCY MESH









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

HRA Total Targeted Improvement Loan & Grant Program Statistics				
Amount Allocated for Program by the 5th Substantial Amendment			\$	500,000.00
Amount Available for Either Loan or Grant Program as of 08.17.20			\$	51,941.00
Loan & Grant Program	Approved Commitments	Number	Amount to be forgiven (40%)	Loans returning to program over time
HRA Loans & 40% Grant Commitments	\$ 219,265.00		\$ 87,706.00	\$ 131,559.00
Total Loans/Grants to date		3		*All loans are amortized over 10 years
Grants Only Program	Amount Committed	\$	228,794.00	
Grants Paid out - As of 08.17.20		7	\$ 228,794.00	
Committed Funds that Remain Unpaid		0	\$ -	
Total Grants		7		
Businesses Assisted by the HRA Property Improvement Grants and Loans Program				
Approved Amounts				
Clyde the Glide (IOOF Building)	190 Smith St.	Complete	\$ 50,000.00	Grant HRA G 01
Clyde the Glide (IOOF Building)	190 Smith St.	Complete	\$ 50,000.00	Grant HRA G 03
Dennis Dunne for Dental RE Holdings LLC	The Voo - 172 S. 2nd	Complete	\$ 50,000.00	Grant HRA G 02
Jim & Brenda Hoiland - JB Woodworks (Moody Hardware)	206 S. 3rd	Complete	\$ 18,992.00	Grant HRA G 04
Scott & Renee Phelps Trust	170 S. 3rd St.	Complete	\$ 20,490.00	Grant HRA G-05
Glory, LLC (Heidi Kropf - Grocery Deals)	245 N. 3rd St.		\$ 50,000.00	Grant HRA G-06
Harrisburg Medical Clinic/ICCO, LLC	190 N. 3rd St.	Complete*	\$ 69,265.00	HRA L 01
Magnuson Dental	205 Macy St.	Complete*	\$ 62,500.00	HRA L 02
Magnuson Dental	205 Macy St.	Complete*	\$ 87,500.00	HRA L 03
* These are combination loans and grants. The projects are complete, and payments are being made.				

Agenda Bill
Harrisburg Redevelopment Agency Board
Harrisburg, Oregon

**THE MATTER OF APPROVING THE HARRISBURG REDEVELOPMENT AGENCY
4TH QUARTER 2020/2021 EXPENSE REPORT**

STAFF REPORT:

Exhibit A: 4th Quarter HRA Expense Report Ending June
30, 2021

**ACTION: MOTION TO APPROVE THE HRA 4TH QUARTER 2020/2021
EXPENSE REPORT.**

THIS AGENDA BILL IS DESTINED FOR: Regular Agenda – August 24, 2021

BUDGET IMPACT		
COST	BUDGETED?	SOURCE OF FUNDS
N/A	N/A	N/A

STAFF RECOMMENDATION:

**Staff recommend the HRA Board reviews and approves the HRA 4th Quarter
202/2021 Expense Report.**

BACKGROUND INFORMATION:

The HRA's Finance Officer has prepared the 4th Quarter 2020/2021 Expense Report for review by the HRA Board. The report shows all revenues and expenditures for the 4th quarter for fiscal year 2020-2021. The HRA Board should review the document and raise any questions or concerns they may have to the HRA staff. **Be aware that these numbers could change after fiscal year 2020-2021 is audited due to any auditor adjustments or reclassifications.**

REVIEW AND APPROVAL:

8/18/2021

Michele Eldridge
City Administrator

Date

**HARRISBURG REDEVELOPEMENT AGENCY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING June 30, 2021**

HRA GENERAL FUND

REVENUES (RESOURCES)

OBJECT CLASSIFICATION (DESCRIPTION)	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PERCENTAGE
BEGINNING FUND BALANCE	3,176,606.14	3,176,606.14	2,934,000.00	242,606.14	108.27%
TAXES	14,625.28	395,891.94	283,040.00	112,851.94	139.87%
INVESTMENT REVENUE	3,062.15	20,873.97	65,000.00	(44,126.03)	32.11%
MISCELLANEOUS REVENUE	1,096.33	88,968.13	113,156.00	(24,187.87)	78.62%

TOTAL FUND REVENUE 3,195,389.90 3,682,340.18 3,395,196.00 287,144.18 108.46%

EXPENDITURES (REQUIREMENTS)

OBJECT CLASSIFICATION (DESCRIPTION)	PERIOD ACTUAL	YTD ACTUAL	BUDGET	REMAINING	PERCENTAGE
MATERIALS & SERVICE	135.25	13,521.43	19,200.00	5,678.57	70.42%
CAPITAL OUTLAY	283,316.77	1,367,427.75	2,947,785.00	1,580,357.25	46.39%
SPECIAL PAYMENTS	50,000.00	126,736.48	208,161.00	81,424.52	60.88%
DEBT SERVICES	167,732.94	220,005.88	220,050.00	44.12	99.98%

TOTAL FUND EXPENDITURES 501,184.96 1,727,691.54 3,395,196.00 1,667,504.46 50.89%

NET REVENUES OVER EXPENDITURES 2,694,204.94 1,954,648.64 0.00