

HRA Board Meeting Agenda

March 10, 2026

6:30 PM

Chairperson: Robert Duncan
Vice Chairperson: Mike Caughey
Members: Kimberly Downey, Randy Klemm, Charlotte Thomas, Cindy Knox
and Dana Henry
Meeting Location: Harrisburg Municipal Center Located at 354 Smith St

PUBLIC NOTICES:

1. *This meeting is open to the public and will be tape-recorded.*
2. *The City Hall Council Chambers are handicapped accessible. People with disabilities wishing accommodations, including assisted listening devices, sign language assistance or interpreter services, are requested to contact the City Recorder, 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 does not apply to an emergency meeting as per ORS 192.630(5).*
3. *If you wish to testify, and are unable to attend, please contact the City Recorder to be placed on a Conference Call list during the meeting.*
4. *The City of Harrisburg does not discriminate against individuals with disabilities and is an equal opportunity provider.*
5. *For more information regarding items of discussion on this agenda, or to be added to our email distribution list please contact City Recorder Lori Ross, at 541-995-6655 or at lross@ci.harrisburg.or.us.*

CALL TO ORDER AND ROLL CALL BY CHAIRPERSON ROBERT DUNCAN

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

APPROVAL OF MINUTES

1. MOTION TO APPROVE THE JANUARY 13, 2026 HRA BOARD MINUTES

NEW BUSINESS

2. THE MATTER OF REVIEWING THE REQUEST FOR A PROPERTY IMPROVEMENT GRANT FOR PATRICK & DONNELL FREEMAN, DBA CLYDE THE GLIDE LLC; PROPERTY OWNERS FOR 285 MOORE ST.

STAFF REPORT:

Exhibit A: Grant Request from the Freeman's

Exhibit B: Current Site Plan Pictures

Exhibit C: Quotes

ACTION: MOTION TO *APPROVE/DENY* THE REQUEST FOR THE AVAILABLE FUNDS OF \$7,967.50 FOR PATRICK & DONNELL FREEMAN, DBA CLYDE THE GLIDE, LLC; FOR PROPERTY LOCATED AT 285 MOORE ST.

3. THE MATTER OF APPROVING THE HARRISBURG REDEVELOPMENT AGENCY 2ND QUARTER 2025/2026 EXPENSE REPORTS

STAFF REPORT:

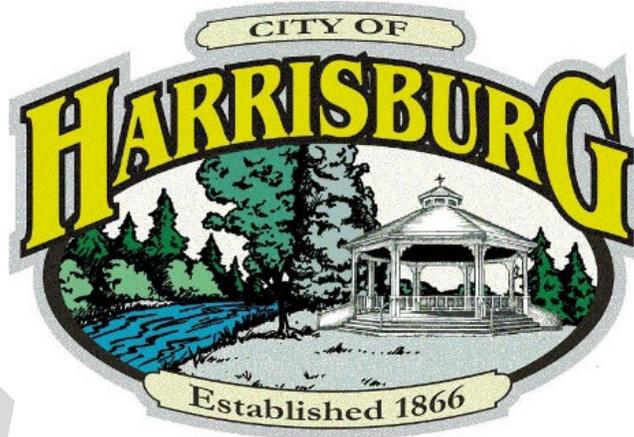
Exhibit A: 2nd Quarter HRA Expense Report Ending December 31, 2025

ACTION: MOTION TO APPROVE THE HRA 2nd QUARTER 2025/2026 EXPENSE REPORTS.

OTHER

ADJOURN

This document is supplemented by agenda packet materials, meeting materials distributed and audio recordings of the meeting and may be reviewed upon request to the City Recorder.



Harrisburg Redevelopment Agency Meeting Minutes January 13, 2026

Chairperson: Robert Duncan, Absent (Excused)
 Vice Chairperson: Mike Caughey, Presiding
 Members: Kimberly Downey, Randy Klemm, Cindy Knox and Dana Henry
 Members Absent: Charlotte Thomas (Excused)
 Staff Present: City Administrator Michele Eldridge, Public Works Director Chuck Scholz, Finance Director/Deputy City Recorder Cathy Nelson and City Recorder/Municipal Court Administrator Lori Ross
 Meeting Location: Harrisburg Municipal Center Located at 354 Smith St.

CALL TO ORDER AND ROLL CALL by Vice-Chairperson Mike Caughey at the hour of 8:41pm

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

MOTION TO APPROVE THE HRA BOARD MINUTES FOR DECEMBER 9, 2025: No comments or concerns.

- Downey motioned to approve the December 9, 2025 HRA Board Minutes and was seconded by Klemm. The motion passed unanimously by a vote of 5-0. (Yes: Downey, Klemm, Caughey, Knox, and Henry. No: None.)

THE MATTER OF APPROVING THE HARRISBURG REDEVELOPMENT AGENCY 4TH QUARTER 2024/2025 AND THE 1ST QUARTER 2025/2026 EXPENSE REPORTS: Nelson pointed out the property taxes as shown on page 7, reflect only 1.03% collected due to taxes being received in November. No comments or concerns.

- Downey motioned to approve the HRA 4th Quarter 2024/2025 and the HRA 1st Quarter 2025/2026 Expense Reports and was seconded by Henry. The motion passed unanimously by a vote of 5-0. (Yes: Downey, Henry, Caughey, Klemm, and Knox. No: None.)

January 13, 2026

THE MATTER OF REVIEWING AND ACCEPTING THE ANNUAL REPORT OF THE HARRISBURG REDEVELOPMENT AGENCY (HRA): Eldridge reminded Council this report is a yearly requirement which includes the reason for the HRA, the background, the financial reporting for the current fiscal year and the budget for the following year.

Other highlights include:

- Revenue sharing is now handled by the Tax Assessor.
- The maximum indebtedness is \$8.1M with \$2.2M still available for approved projects.
- \$1.4M was used for the water project.
- Property improvement grants still outstanding include 234 S 3rd St, and the VFW Quonset Hut on Smith St.
- Priority approved projects include a new community center. Eldridge added these funds don't have to be used for priority projects; however, the plan would have to be amended to reflect an alternate use.
- Eldridge added this report will be sent out to all the taxing districts. Downey asked if changes are made to the HRA plan, are we required to notify the taxing districts. Eldridge replied yes.
- Henry clarified that the 2025/2026 proposed budget for expenditures, under capital outlay, is money that is available and not assigned to a specific project. Nelson replied yes.
 - Downey **motioned to approve the Annual Report for the Harrisburg Redevelopment Agency and was seconded by Henry.** The motion passed unanimously by a vote of 5-0. (Yes: Downey, Henry, Caughey, Klemm, and Knox. No: None.)

With no further business, the HRA Board Meeting adjourned at the hour of

Mayor

City Recorder

Agenda Bill
Harrisburg Redevelopment Agency
Harrisburg, Oregon

THE MATTER OF REVIEWING THE REQUEST FOR A PROPERTY IMPROVEMENT GRANT FOR PATRICK & DONNELL FREEMAN, DBA CLYDE THE GLIDE LLC; PROPERTY OWNERS FOR 285 MOORE ST.

STAFF REPORT:

Exhibit A: Grant Request from Freemans

Exhibit B: Current Site Plan Pictures

Exhibit C: Quotes

ACTION: MOTION TO APPROVE/DENY THE REQUEST FOR THE AVAILABLE FUNDS OF \$7,967.50 FOR PATRICK & DONNELL FREEMAN, DBA CLYDE THE GLIDE, LLC; FOR PROPERTY LOCATED AT 285 MOORE ST.

THIS AGENDA BILL IS DESTINED FOR: Agenda – March 10, 2026

BUDGET IMPACT		
COST	BUDGETED?	SOURCE OF FUNDS
\$7,967.50	Yes	HRA Property Improvement Grant Fund

STAFF RECOMMENDATION:

Staff recommends the HRA Board review and determine if the grant should be provided to Patrick & Donnell Freeman, DBA Clyde the Glide, LLC, for work to improve the structure at 285 Moore St.

BACKGROUND INFORMATION:

Patrick & Donnell Freeman have submitted a Property Improvement Plan Request for property located at 285 Moore St. This property was recently leased by Bennett Ceilings, and was owned by Adept Web Media, LLC previously. Now that the Freeman’s have purchased the structure, they plan on leasing it to another business. After discovering that the HRA still had \$7,967.50 in the current year property improvement grant budget, they decided to apply it to some improvement work being done on the property.

The commercial building at this location was built in 1930. The property is located in the historical zone overlay, in the commercial zone (C-1). The property is also known as 15S-04W-16AA, Tax Lot 6400. The lot is only 5,000 sq. ft., and the building itself is 2,748 sq. ft. The building has held general retail businesses in the past. Staff processed a special permit for a specialty automotive repair shop, when that business was planning on leasing the structure; unfortunately, the owner shortly thereafter entered into negotiations to sell the building.

The Freemans have submitted an application and narrative, shown in **Exhibit A** to the Harrisburg Redevelopment Agency. They have been successful with HRA grants for the Order of the Oddfellows Building, and the VFW Quonset hut in the past; and are well acquainted with the process. Their narrative explains that they will be removing all of the existing damaged, and/or deteriorated window units, (**See Exhibit B** for current photos) and will be replacing them with aesthetically appropriate windows consistent with historical zone standards. Trim will be installed around the windows, and will be painted as well. The total cost sheet, and quotes for projects proposed are shown in **Exhibit C**.

To be eligible for a property improvement grant, the property must meet these 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.

Staff finds that the structure is inside the boundaries of the HRA, and is zoned commercial. The project cures blight, by removing dilapidated windows, and creating consistency on the exterior of the building. (It will also improve interior lighting and improves heat/cold efficiency). The project is located in the Historical District overlay, and therefore is subject to the current Harrisburg Municipal Code requirements. The project is visible from the public right-of-way, both from Moore St., as well as from the publicly owned parking lot to the north. The property is not tax exempt, and all accounts are up to date.

There is only \$7,967.50 remaining in the account for this fiscal year; which is why the Freeman’s are limiting their request to this amount. Technically, their project could qualify for \$8,626, if more funds were available. As the applicant has stated, they are improving the condition and appearance of a key downtown property through aesthetically appropriate window upgrades. Staff appreciates that they are taking advantage of resources available to them for improvements on this property. This project will improve their chances of obtaining a new, commercial use of the property. If the HRA Board agrees with the use of the funds for this project, then Staff suggests the following Conditions of Approval.

Conditions of Approval:

1. The property owner must obtain approval for the Type I Historical Zone Application for the property and must follow application procedures before construction may commence.
2. The property owner must comply with Commercial Building Code Requirements.

3. The property owner must sign a development agreement with the Harrisburg Redevelopment Agency.
4. The Property must undergo inspection, and the applicant must provide proof of payment, and meet the requirements of the development agreement before reimbursement is provided.
5. No construction may start until the development agreement is signed, and the conditions of approval are completed.
6. All construction work must be completed within a year of the development agreement.

REVIEW AND APPROVAL:



Michele Eldridge 03.03.26
City Administrator



PROPERTY IMPROVEMENT GRANT

Date of Application: 2/17/26

Applicant Name: Patrick & Donnell Freeman

Mailing Address: P.O. Box 588, Harrisburg, OR 97446

Phone Number: 415-377-5382

Signature: *Patrick Freeman*

Subject Property

Address: 285 Moore Street, Harrisburg, OR 97446

Assessor's Map & Tax Lot:

Property Owner (If different from Applicant): Freeman Revocable Living Trust

Mailing Address: P.O. Box 588, Harrisburg, OR 97446

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.

Project Start Date: 4/1/26

Expected Completion Date: 6/30/26

Total Estimated Cost of Project: 18537.46

Grant Amount Requested: 7967.50

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.

Exhibit A

Property Owner Consent Form

I, ("Property Owner"), certify that I own the property located at ("Address") in Harrisburg, Oregon and that I have reviewed the application by

("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:

Printed Name:

Mailing Address:

Phone:

Grant Proposal: Historic Window Upgrade at 285 Moore Street

Project Location

285 Moore Street, Harrisburg 97446

Project Overview

This project proposes a targeted exterior improvement to the commercial building located at 285 Moore Street in downtown Harrisburg, focusing on the replacement and upgrade of existing windows. The improvement will help restore the building’s historic appearance, improve energy efficiency, and contribute to the broader goal of strengthening downtown Harrisburg as a historic, specialty business district.

The project aligns with the City’s long-term vision to revitalize downtown through strategic reinvestment in existing structures, particularly along key corridors, while preserving historic character and encouraging private investment.

Statement of Need

The building at 285 Moore Street is a visible component of downtown Harrisburg’s commercial core. Existing windows are outdated and no longer support the building’s historic aesthetic or modern performance standards. Deteriorated or non-historic/functional window features negatively impact:

- The visual continuity of downtown’s character
- Energy efficiency and interior comfort
- The building’s attractiveness to specialty businesses and customers

Without targeted funding assistance, property owners face barriers to making historically appropriate exterior improvements, slowing downtown revitalization efforts.

Project Goals and Objectives

This project supports the City’s downtown revitalization goals by:

- Reinforcing downtown Harrisburg as a historic, specialty business market through visible, high-impact exterior improvements.
- Improving the condition and appearance of a key downtown property through aesthetically appropriate window upgrades.
- Encouraging reinvestment in existing downtown structures by demonstrating successful use of grant funding for preservation-aligned improvements.

- Supporting broader economic development efforts by improving the marketability and functionality of downtown commercial space.

Proposed Improvements

Grant funds will be used specifically for:

- Removal of existing damaged, negatively aesthetic and/or deteriorated window units
- Installation of new, aesthetically appropriate windows consistent with downtown design standards
- Exterior trim and finishing work necessary to ensure architectural consistency

All improvements will be designed to align with Harrisburg’s historic downtown character and applicable design guidelines.

Anticipated Outcomes

Upon completion, the window upgrade at 285 Moore Street is expected to:

- Significantly improve the building’s exterior appearance while maintaining the historic authenticity
- Enhance energy efficiency and interior usability of the commercial space
- Increase the building’s appeal to specialty retail, service, or professional tenants
- Contribute positively to the overall streetscape and pedestrian experience downtown
- Serve as a model for future downtown façade and renovation projects

Community Impact

This project represents a visible investment in downtown Harrisburg that benefits not only the property owner but also neighboring businesses and the community at large. By improving a prominent downtown building, the project supports increased foot traffic, stronger business retention, and a more cohesive historic identity along Moore Street.

Sustainability

The window upgrades are a long-term capital improvement with minimal ongoing maintenance requirements. The property owner is committed to maintaining the upgraded windows and ensuring continued alignment with downtown design standards. This investment will support sustained economic activity and preservation outcomes well beyond the grant period.

Conclusion

The proposed window upgrade at 285 Moore Street is a focused, cost-effective project that advances downtown Harrisburg’s revitalization goals. Grant funding will enable a historically appropriate improvement that enhances building performance, strengthens visual character, and supports economic development—delivering lasting value to the downtown district and the broader community.

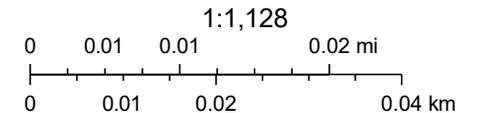
EXHIBIT A

285 Moore St.



3/3/2026, 11:59:52 AM

- Sales
- Permits
- Roads
- Tax Lots
- Address
- Highways
- City Limits
- County Boundary



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA

Map created using the Linn County Oregon web mapping







Digitized by B

285 Moore Street Project

Windows

Material	\$	8,795.00
Black Trim	\$	227.46
Labor	\$	4,050.00
Winter Discount	\$	(1,285.00)

Total \$ 11,787.46

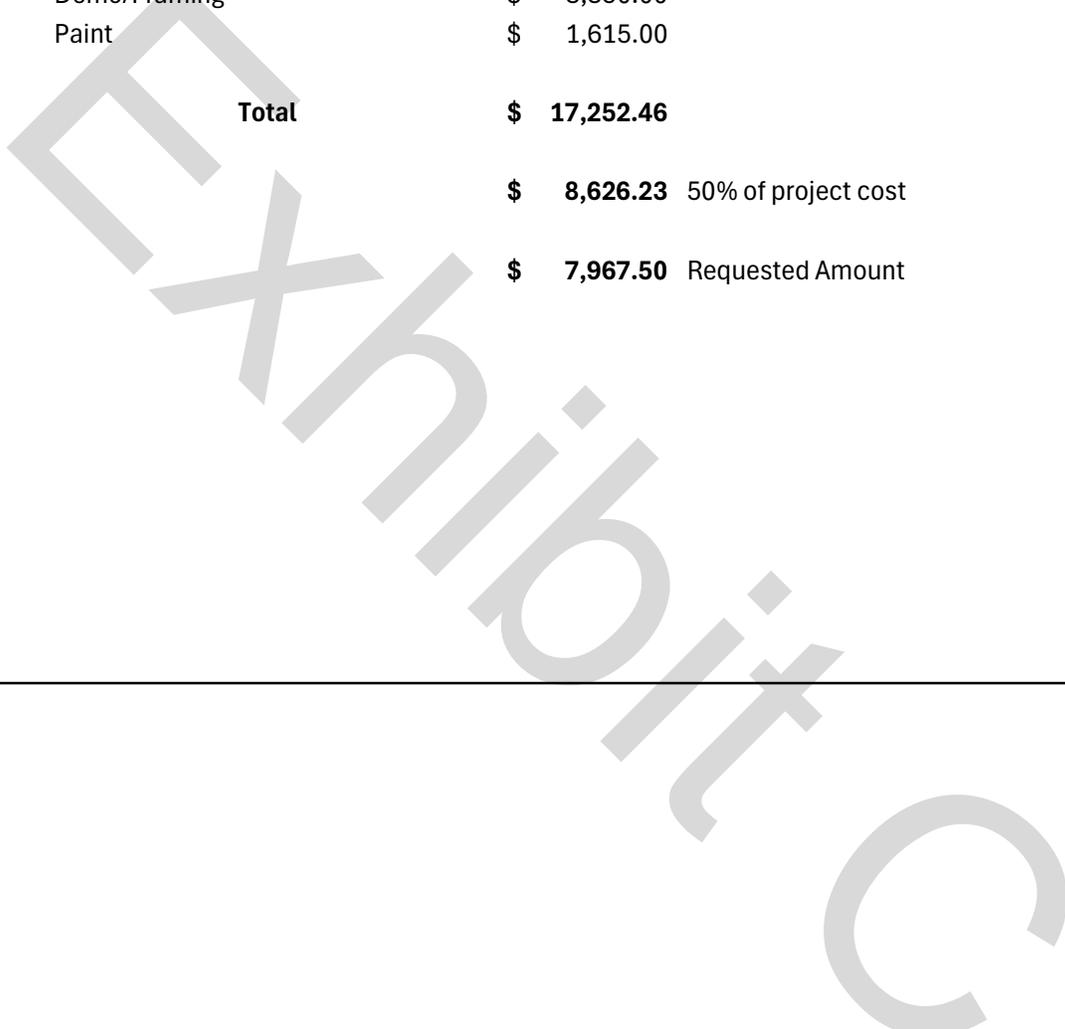
Demo/Framing \$ 3,850.00

Paint \$ 1,615.00

Total \$ 17,252.46

\$ 8,626.23 50% of project cost

\$ 7,967.50 Requested Amount



285 Moore St

From Adam McNamar <adam@oregondiscountwindows.com>

Date Mon 2/16/2026 11:01 AM

To Patrick Freeman <freeman_patrick@hotmail.com>; Discount Windows Install <install@oregondiscountwindows.com>

1 attachment (194 KB)

Patrick Freeman INST Milgard.pdf;

Morning Patrick

Here is the quote to replace the windows at 285 Moore St. Milgard Tuscany Black ext, White int. Please review and let me know if you have any questions.

Milgard \$8795.69

Labor \$4050

10% Winter sale \$[1285]

Total \$11,560.69

Note: To change to Black inside and out add \$227.46 to total.

Let me know if any changes are needed or if you would like to proceed.

Thanks



Adam McNamar
Install Manager
 Monday – Friday 7:30am-4pm

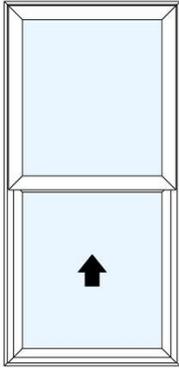
1635 Juniper Street, Junction City, OR 97448
 Hours of Operation: 7 Days a Week 9am–5pm
 Cell (541) 525-3654 | Office (541) 998-8984 ext. 1201

Quote Name:	Patrick Freeman INST	Quote Number:	SQPCK052061_1
Customer:	DISCOUNT WINDOWS	Created Date:	2/16/2026
Payment Terms:		Modified Date:	2/16/2026
Sales Representative:	Adam McNamar Mobile: Adam@oregondiscountwindows.com	PO Number:	
Weighted Average:	U-Factor: .29, SHGC: .28, VT: .52	Total Windows:	14
Comments:		Total Doors:	
		Total Sq Ft:	173.00
		Total Perim Ft:	222
		Est. Delivery:	_____

For warranty information please visit www.milgard.com/warranty/

Billing Information		Shipping Information	
Name:	DISCOUNT WINDOWS	Name:	DISCOUNT WINDOWS
Address:	1635 JUNIPER ST JUNCTION CITY, OR 97448-1907	Address:	1635 JUNIPER ST JUNCTION CITY, OR 97448-1907
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	

Line:	1	Location:	1		
Quantity:	1	V400 Tuscan, 8220T, SH, 1 3/8" Setback, Ext Black / Int White, U-Factor: .29, SHGC: .28, VT: .52			\$341.18
		Ext Black / Int White			\$230.46
		Argon Gas Filled			\$11.52
		Tariff			\$1.62
		Model = Single Hung			
		Size = Net Frame: 28 1/4" x 58 1/2"			
		Dimensions = Sash Height: One Half			
		Energy Star Zone(s) = None			
		Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer			
		Glazing = 7/8" OA Dual Glaze with Argon			
		Hardware = SmartTouch Lock			
		Other Options = Lifetime Limited Warranty			
		Screen = Standard with Fiberglass Mesh			
		Ratings = STC: 29, OITC: 24, PG: LC-PG40			
		Clear Opening = W 25 1/4" x H 25 3/8" Sq. Ft. 4.45			
		Calculations = Unit Area (Sq. Ft.): 12, Unit Perimeter (nominal in lineal ft): 15'			
		Other Ratings = CPD: MIL-A-225-18987-00001			
		Item Total:			\$584.78
		Line Total:			\$584.78



Viewed From Exterior

Customer Approval: _____

Line: 2
Quantity: 2

Location: 2/3
V400 Tuscany, 8220T, SH, No Fin with Sloped Sill Adapter, Ext Black / Int White, U-Factor: .29, SHGC: .28, VT: .52

\$ 5

Ext Black / Int White

\$227.95

No Fin with Sloped Sill Adapter

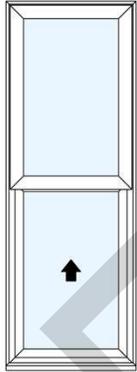
\$8.02

Argon Gas Filled

\$9.02

Tariff

\$1.62



Model = Single Hung
Size = Net Frame: 21 3/4" x 61"
Dimensions = Sash Height: One Half
Energy Star Zone(s) = None
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Glazing = 7/8" OA Dual Glaze with Argon
Hardware = SmartTouch Lock
Other Options = Lifetime Limited Warranty
Screen = Standard with Fiberglass Mesh
Ratings = STC: 29, OITC: 24, PG: LC-PG40
Clear Opening = W 18 3/4" x H 26 5/8" Sq. Ft. 3.47
Calculations = Unit Area (Sq. Ft.): 10, Unit Perimeter (nominal in lineal ft): 14'
Other Ratings = CPD: MIL-A-225-18987-00001

Item Total: \$570.26
Line Total: \$1,140.51

Viewed From Exterior

Customer Approval: _____

Line: 3
Quantity: 6

Location: 4/5/6/7/8/9
V400 Tuscany, 8220T, SH, No Fin with Sloped Sill Adapter, Ext Black / Int White, U-Factor: .29, SHGC: .28, VT: .52

\$357.21

Ext Black / Int White

\$232.97

No Fin with Sloped Sill Adapter

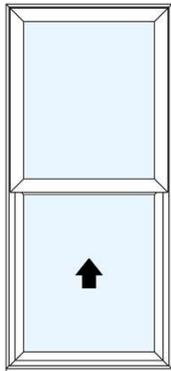
\$10.02

Argon Gas Filled

\$11.52

Tariff

\$1.62



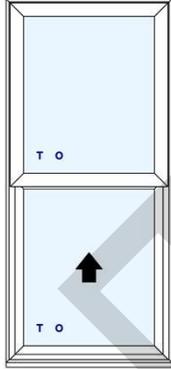
Model = Single Hung
Size = Net Frame: 27 3/4" x 61"
Dimensions = Sash Height: One Half
Energy Star Zone(s) = None
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Glazing = 7/8" OA Dual Glaze with Argon
Hardware = SmartTouch Lock
Other Options = Lifetime Limited Warranty
Screen = Standard with Fiberglass Mesh
Ratings = STC: 29, OITC: 24, PG: LC-PG40
Clear Opening = W 24 3/4" x H 26 5/8" Sq. Ft. 4.58
Calculations = Unit Area (Sq. Ft.): 12, Unit Perimeter (nominal in lineal ft): 16'
Other Ratings = CPD: MIL-A-225-18987-00001

Item Total: \$613.34
Line Total: \$3,680.05

Viewed From Exterior

Customer Approval: _____

Line: 4	Location: 10	2.
Quantity: 1	V400 Tuscany, 8220T, SH, No Fin with Sloped Sill Adapter, Ext Black / Int White, U-Factor: .29, SHGC: .28, VT: .52	\$
	1/8" SunCoat (Low-E) Tempered over 1/8" P516 (Standard Obscure) Tempered	\$216.43
	Ext Black / Int White	\$232.97
	No Fin with Sloped Sill Adapter	\$10.02
	Argon Gas Filled	\$11.52
	Tariff	\$1.62
	Item Total:	\$829.77
	Line Total:	\$829.77

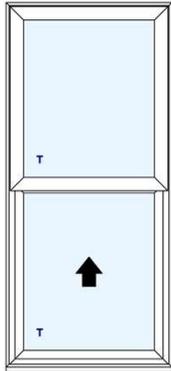


Viewed From Exterior

Model = Single Hung
 Size = Net Frame: 27 3/4" x 61"
 Dimensions = Sash Height: One Half
 Energy Star Zone(s) = None
 Glass = 1/8" SunCoat (Low-E) Tempered over 1/8" P516 (Standard Obscure) Tempered with Gray EdgeGardMAX Spacer
 Glazing = 7/8" OA Dual Glaze with Argon
 Hardware = SmartTouch Lock
 Other Options = Lifetime Limited Warranty
 Screen = Standard with Fiberglass Mesh
 Ratings = STC: 29, OITC: 24, PG: LC-PG40
 Clear Opening = W 24 3/4" x H 26 5/8" Sq. Ft. 4.58
 Calculations = Unit Area (Sq. Ft.): 12, Unit Perimeter (nominal in lineal ft): 16'
 Other Ratings = CPD: MIL-A-225-18987-00001

Customer Approval: _____

Line: 5	Location: 11	
Quantity: 1	V400 Tuscany, 8220T, SH, No Fin with Sloped Sill Adapter, Ext Black / Int White, U-Factor: .29, SHGC: .28, VT: .52	\$357.21
	1/8" SunCoat (Low-E) Tempered over 1/8" Clear Tempered	\$123.75
	Ext Black / Int White	\$232.97
	No Fin with Sloped Sill Adapter	\$10.02
	Argon Gas Filled	\$11.52
	Tariff	\$1.62
	Item Total:	\$737.09
	Line Total:	\$737.09



Viewed From Exterior

Model = Single Hung
 Size = Net Frame: 27 3/4" x 61"
 Dimensions = Sash Height: One Half
 Energy Star Zone(s) = None
 Glass = 1/8" SunCoat (Low-E) Tempered over 1/8" Clear Tempered with Gray EdgeGardMAX Spacer
 Glazing = 7/8" OA Dual Glaze with Argon
 Hardware = SmartTouch Lock
 Other Options = Lifetime Limited Warranty
 Screen = Standard with Fiberglass Mesh
 Ratings = STC: 29, OITC: 24, PG: LC-PG40
 Clear Opening = W 24 3/4" x H 26 5/8" Sq. Ft. 4.58
 Calculations = Unit Area (Sq. Ft.): 12, Unit Perimeter (nominal in lineal ft): 16'
 Other Ratings = CPD: MIL-A-225-18987-00001

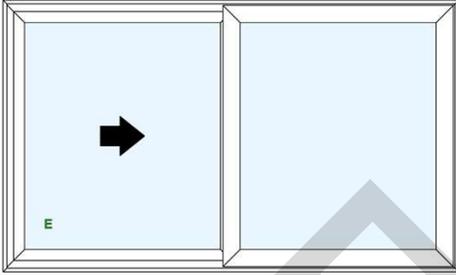
Customer Approval: _____

Line: 6
Quantity: 3

Location: 12/13/14
V400 Tuscany, 8120T, HV, 1 3/8" Setback, Ext Black / Int White, U-Factor: .29, SHGC: .28, VT: .52
Ext Black / Int White
Argon Gas Filled
Tariff

2.

\$232.97
\$14.53
\$1.62
Item Total: \$607.83
Line Total: \$1,823.49



Model = Half Vent
Size = Net Frame: 59 1/2" x 35 1/2"
Handing = XO
Energy Star Zone(s) = None
Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Glazing = 7/8" OA Dual Glaze with Argon
Hardware = SmartTouch Lock
Other Options = Lifetime Limited Warranty
Screen = Standard with Fiberglass Mesh
Ratings = STC: 29, OITC: 24, PG: LC-PG40
Clear Opening = W 27 1/16" x H 32 1/2" Sq. Ft. 6.11, Egress: Yes
Calculations = Unit Area (Sq. Ft.): 15, Unit Perimeter (nominal in lineal ft): 17'
Other Ratings = CPD: MIL-A-224-18933-00001

Viewed From Exterior

Customer Approval: _____



DISCOUNT WINDOWS
1635 JUNIPER ST
JUNCTION CITY, OR 97448-1907



2.

Submitted By: _____	Material Subtotal:	\$8,795.69
Accepted By: _____	Grand Total (USD):	\$8,795.69
Date: _____		

For warranty information please visit www.milgard.com/warranty/

Please note that actual NFRC energy values may vary from those reported in CTB Quote Plus due to variations that may occur during the manufacturing process. In most cases variations will be minimal. Please contact your Milgard location with questions or concerns regarding this potential variation.

Painted Vinyl Note: For stucco applications, please follow the Milgard Stucco Tape Guidelines https://www.milgard.com/sites/milgard/files/u/u57666/stucco_taping_guidelines_0920.pdf.

Handing is viewed from outside looking in.

ADDITIONAL INFORMATION:

Bid – 285 Moore Street

From: Bennett Ceilings LLC

Bill To:

Patrick Freeman
120 S. 2nd Street Street
Harrisburg, OR 97446

Bid Date: ___2/15/26_____

Description of Services (Time & Materials)

Materials and Labor for 285 Moore window project (demo and framing for new windows)

Subtotal: __\$3,850_____

Tax (if applicable): __\$0_____

TOTAL DUE:
_____ \$3,850 _____

Date:
_____ 2/15/26 _____

Notes:
Payment due upon receipt unless otherwise agreed.
Thank you for your business.



Groovy Painting and Construction

To Donnell Freeman
Date 02/15/26
Invoice # 062849
Property Address: 285 Smith St, Harrisburg Oregon

Estimate

(TM) time and Material
Estimate 19 hours. Painting 1 coat primer and finish paint on window frames (interior and exterior and some finish cutting in at borders

Total labor, 19 hours @ \$85.00 per hour = \$1,615.00
Total amount due, \$1,615.00

Thank you
Vermo is fine to use, 951 490-1594

Notes..

Hours: Friday 9:00am to 2:30pm Monday 9:00pm to 1:30pm Thursday 9:00am to 2:00pm, Friday 9:00am to 1:00pm. Looks like we will be done Monday 100%

Respectfully submitted

Ron Phillips: Groovy Painting and Construction
Licenses # 240402
Phone (541) 543-1106
groovyeugene@yahoo.com



Agenda Bill
Harrisburg Redevelopment Agency Board
Harrisburg, Oregon

THE MATTER OF APPROVING THE HARRISBURG REDEVELOPMENT AGENCY 2ND QUARTER 2025/2026 EXPENSE REPORTS

STAFF REPORT:

Exhibit A: 2nd Quarter HRA Expense Report Ending December 31,
2025

ACTION: MOTION TO APPROVE THE HRA 2ND QUARTER 2025/2026 EXPENSE REPORTS.

THIS AGENDA BILL IS DESTINED FOR: Regular Agenda – March 10, 2026

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 2nd Quarter 2025/2026 Expense Reports.

BACKGROUND INFORMATION:

The HRA’s Finance Officer has prepared the 2nd Quarter 2025/2026 Expense Report for review by the HRA Board. The report shows all revenues and expenditures for the 2nd quarter for fiscal year 2025-2026 ending December 31, 2025.

Please remember when looking at the percentage column for the 2nd Quarter Report that we are only 50% of the way through the budget year. 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 2024-2025 is audited due to any auditor adjustments or reclassifications.**

REVIEW AND APPROVAL:

Cathy Nelson

Cathy Nelson, Finance Officer 03.3.26

**HARRISBURG REDEVELOPEMENT AGENCY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING DECEMBER 31, 2025**

HRA GENERAL FUND

REVENUES (RESOURCES)

OBJECT CLASSIFICATION (DESCRIPTION)	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PERCENTAGE
BEGINNING FUND BALANCE	2,502,475.00	2,502,475.00	2,508,750.00	(6,275.00)	99.75%
TAXES	255,121.18	257,441.60	224,960.00	32,481.60	114.44%
INVESTMENT REVENUE	3,512.86	18,399.82	60,000.00	(41,600.18)	30.67%
MISCELLANEOUS REVENUE	0.00	2,250.00	378,730.00	(376,480.00)	0.59%
TOTAL FUND REVENUE	2,761,109.04	2,780,566.42	3,172,440.00	(391,873.58)	87.65%

EXPENDITURES (REQUIREMENTS)

OBJECT CLASSIFICATION (DESCRIPTION)	PERIOD ACTUAL	YTD ACTUAL	BUDGET	REMAINING	PERCENTAGE
MATERIALS & SERVICE	2,000.05	5,567.14	22,530.00	16,962.86	24.71%
CAPITAL OUTLAY	0.00	1,444,999.21	2,475,310.00	1,030,310.79	58.38%
SPECIAL PAYMENTS	0.00	0.00	458,400.00	458,400.00	0.00%
DEBT SERVICES	40,600.00	40,600.00	216,200.00	175,600.00	18.78%
TOTAL FUND EXPENDITURES	42,600.05	1,491,166.35	3,172,440.00	1,681,273.65	47.00%
NET REVENUES OVER EXPENDITURES	2,718,508.99	1,289,400.07	0.00		