

HRA Board Meeting Agenda

June 11, 2024

6:30 PM

Chairperson: Robert Duncan
Vice Chairperson: Mike Caughey
Members: Kimberly Downey, Robert Boese, Randy Klemm, Charlotte Thomas,
and Cindy Knox
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. *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 MAY 14TH AND MAY 28TH, 2024 HRA BOARD MEETING.**

NEW BUSINESS

- 2. THE MATTER OF APPROVING THE LEGAL BOUNDARY DESCRIPTION, AND MAP OF THE HARRISBURG REDEVELOPMENT AGENCY**

STAFF REPORT:

Exhibit A: HRA-16

Exhibit B: Tax Maps – Errors

Exhibit C: HRA Legal Description

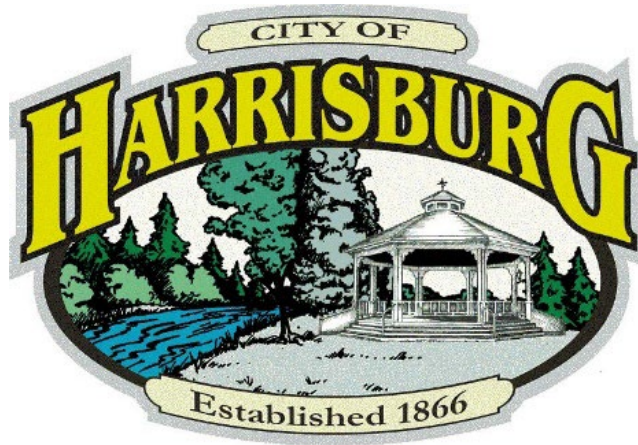
Exhibit D: HRA Revised Map

Exhibit E: Map from Ord 993

ACTION: MOTION TO APPROVE THE LEGAL BOUNDARY DESCRIPTION OF THE HARRISBURG REDEVELOPMENT AGENCY, AND TO ACCEPT THE MAP DEPICTING THE BOUNDARY.

OTHER

ADJOURN



HRA Board Meeting Minutes
 May 14, 2024

Chairperson: Robert Duncan, Presiding
 Vice Chairperson: Mike Caughey, Present
 Members: Kimberly Downey, Randy Klemm, Charlotte Thomas, and Cindy Knox
 Members Absent: Robert Boese (Excused)
 Staff Present: City Administrator Michele Eldridge, Finance Officer/Deputy City Recorder Cathy Nelson, and City Recorder/Municipal Court Clerk 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 7:09pm.

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

APPROVAL OF MINUTES: No comments or concerns.

- Thomas motioned to approve the minutes from the January 9, 2024 HRA Board Meeting and was seconded by Klemm. The motion passed unanimously by a vote of 5-0. (Yes: Caughey, Downey, Klemm, Thomas and Knox. No: None.)

THE MATTER OF DISCUSSING THE HARRISBURG REDEVELOPMENT AGENCY FISCAL YEAR 2022-2023 AUDIT REPORT WITH THE HRA AUDITOR, STEVE TUCHSCHERER: Auditor Steve Tuchscherer once again joined the meeting via Zoom. Tuchscherer stated that no problems were found, and everything is as it should be. He pointed out page 40 of the agenda which listed a violation of overspending, which is not correct. He stated they will reissue that statement removing *"the agency over expended appropriations in one fund."* Tuchscherer thanked City Council for the opportunity to serve the City. No additional comments or concerns.

- Thomas **motioned to approve the HRA's Fiscal Year 2022-2023 Audit Report, as presented by the Auditor Steve Tuchscherer and was seconded by Downey. The motion passed unanimously by a vote of 5-0.** (Yes: Caughey, Downey, Klemm, Thomas and Knox. No: None.)

THE MATTER OF CONSIDERATION OF AN HRA GRANT REQUEST FOR A \$11,333 PROPERTY IMPROVEMENT GRANT FROM THE OWNERS OF THE JB WOODWORKS BUILDING, ALSO KNOWN AS THE MOODY BUILDING LOCATED AT 206 S 3RD ST: Eldridge referred to page 46 of the agenda, the narrative outlining the details of the Hoiland's request which includes resurfacing the roof and repairing nine windows.

- Owner, Brenda Hoiland approached the HRA thanking them for having a program that provides grants.
- Klemm asked if the failed windows were from the previous awarded grant and Hoiland replied that they are different windows, and these repairs will bring all windows current.
 - Thomas **motioned to approve the Property Improvement Grant Application for Jim and Brenda Hoiland in the amount of \$11,333 upon completion of the work described in the grant application for the Moody Building currently known as JB Woodworks and was seconded by Caughey. The motion passed unanimously by a vote of 5-0.** (Yes: Caughey, Downey, Klemm, Thomas and Knox. No: None.)

THE MATTER OF APPROVING THE HARRISBURG REDEVELOPMENT AGENCY 2ND AND 3RD QUARTER 2023/2024 EXPENSE REPORT: Nelson stated that the 3rd quarter taxes are at 91% which is higher than expected due to revenue sharing and that investment revenue is 214% over what's budgeted due to interest rates. No additional comments or concerns.

- Caughey **motioned to approve the HRA 2nd and 3rd Quarter 2023/2024 Expense Report and was seconded by Thomas. The motion passed unanimously by a vote of 5-0.** (Yes: Caughey, Downey, Klemm, Thomas and Knox. No: None.)

THE MATTER OF REVIEWING AND ACCEPTING THE ANNUAL REPORT OF THE HARRISBURG REDEVELOPMENT AGENCY (HRA): Eldridge stated that this report is required as per state statute. Eldridge pointed out page 70 of the agenda, which outlines different projects the HRA has provided grants for over the years. Eldridge commented that she appreciates having money from the program and the option of using some of those funds for the water bond project if needed. No comments or concerns.

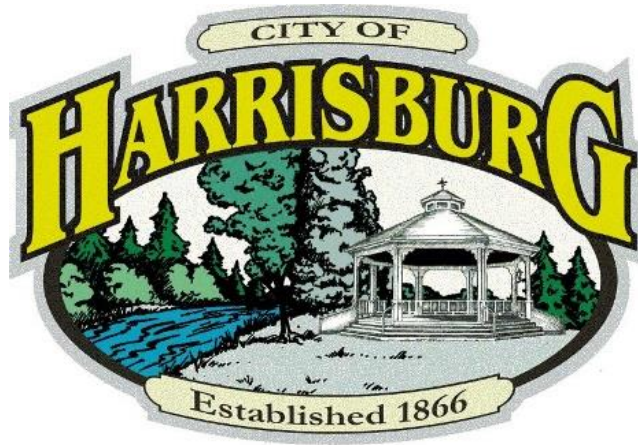
- Klemm **motioned to approve the Annual Report for the Harrisburg Redevelopment Agency and was seconded by Caughey. The motion passed unanimously by a vote of 5-0.** (Yes: Caughey, Downey, Klemm, Thomas and Knox. No: None.)

Others: None.

With no further discussion, the HRA Board Meeting adjourned at the hour of 7:32pm to return to the City Council Work Session.

Chairperson

City Recorder



HRA Board Meeting Minutes
May 28, 2024

Chairperson: Robert Duncan, Absent (Excused)
 Vice Chairperson: Mike Caughey, Presiding
 Members: Kimberly Downey, Randy Klemm, and Cindy Knox
 Members Absent: Robert Boese (Excused) and Charlotte Thomas (Excused)
 Staff Present: City Administrator Michele Eldridge, Public Works Director Chuck Scholz, Finance Officer/Deputy City Recorder Cathy Nelson and City Recorder/Municipal Court Clerk 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 7:48pm

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

THE MATTER OF AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN A DEVELOPMENT AGREEMENT WITH JIM AND BRENDA HOILAND, OWNERS, IN RELATION TO A \$11,333 PROPERTY IMPROVEMENT GRANT APPROVED FOR THE JB WOODWORKS BUILDING, ALSO KNOWN AS THE MOODY BUILDING LOCATED AT 206 S. 3RD ST: Eldridge stated this is a simple agreement as seen previously by the HRA Board. No further comments or concerns.

- Downey **motioned to authorize the Executive Director to sign a Development Agreement with Jim and Brenda Hoiland, owners of the JB Woodworks Building, also known as the Moody Building located at 206 S 3rd St and was seconded by Knox. The motion passed unanimously by a vote of 4-0.** (Yes: Caughey, Downey, Klemm, and Knox. No: None.)

Others:

- Downey informed the Board she would not be attending the next meeting scheduled for June 11th.
- Scholz informed the Board, the 6th St Bid will come to Council June 11, 2024.

With no further business, the HRA Board adjourned at the hour of 7:51pm.

Chairperson

City Recorder

Agenda Bill
Harrisburg Redevelopment Agency
Harrisburg, Oregon

THE MATTER OF APPROVING THE LEGAL BOUNDARY DESCRIPTION, AND MAP OF THE HARRISBURG REDEVELOPMENT AGENCY

STAFF REPORT:

- Exhibit A: HRA-16
- Exhibit B: Tax Maps – Errors
- Exhibit C: HRA Legal Description
- Exhibit D: HRA Revised Map
- Exhibit E: Map from Ord 993

ACTION MOTION TO APPROVE THE LEGAL BOUNDARY DESCRIPTION OF THE HARRISBURG REDEVELOPMENT AGENCY, AND TO ACCEPT THE MAP DEPICTING THE BOUNDARY.

THIS AGENDA BILL IS DESTINED FOR: Regular Agenda – June 11, 2024

BUDGET IMPACT		
COST	BUDGETED?	SOURCE OF FUNDS
N/A	YES/NO	HRA

STAFF RECOMMENDATION:

Staff recommends the HRA Board approve the legal boundary description of the HRA and accept the map depicting the boundary.

BACKGROUND INFORMATION:

Earlier this year, Staff received a series of emails from Linn County Cartographer, Ben Olson. Ben was new as department head, and was reviewing Ordinance No. 993, and realized that it didn't quite match what his understanding of the HRA Boundary actually was.

If the HRA Board remembers, Staff worked through an analysis of the properties within the HRA Boundaries. This was something that Brian had intended to work on, but wasn't able to pursue. After a series of emails, and unfortunately, many hours of major research on behalf of Staff, it was eventually discovered that the error likely occurred somewhere in between 2001 and 2005, and specifically in relation to a minor amendment shown in HRA Resolution No 16 (**Exhibit A**).

This minor amendment added the properties that were the Cedar Square Building, the Snow Duplex, and one other structure. At that time, Bruce Cleeton was the City Administrator, and was working hard on getting a new Municipal Center; that's what these properties were purchased for. These lots have since all been re-platted, and now are comprised by the Fire Station, and a portion of the City owned property that is part of the museum. While the City owned the Cedar Square building, and the 'Snow' Duplex, it was technically a landlord, as

the City rented those structures to several different businesses and people. Because we were receiving revenue, they weren't allowed to be a tax-exempt structure. Once the HART Center, who at the time, was a City department, moved into this building, and the dentist moved out, the building finally became tax exempt.

Bruce was advised by our consultant at that time that after HRA-16 was approved, that a new legal boundary was needed. He therefore asked Ron Staehlin, our former City Engineer to take care of this. The legal boundary that the City started working with in later years is based off of this legal boundary description. Unfortunately, somewhere between Bruce Cleeton, Ron Staehlin, and possibly Linn County, the legal boundary description was never incorporated into the HRA boundary. This property has therefore never been properly taxed. Also included in this error, are two other sections of town. Luckily, one section was placed inside the HRA Boundaries as they are now, and another is a 1' section of property located on LaSalle Street, in between the two railroads. You can find all of these properties represented on Tax Map 16D, 16AA, and 15BB, shown in **Exhibit B**. These are all marked in a different color than the rest of the boundaries which are the legal and correct versions.

The City is incredibly lucky at this time, that the only taxing district affected was the HRA itself. All the other districts affected by this error made 23 years ago, have been receiving the full taxes owed to them by these properties. We would be having a vastly different conversation if the opposite was true. To 'fix' this error, would require working with all the tax districts, the Tax Assessor, the State of Oregon Department of Revenue, and would cost countless tax dollars in people working to repair the error. Staff spoke with the Tax Assessors office, with our City Attorney, and with Elaine Howard to obtain counsel on how to fix this error. The easiest and most logical way to fix this is to simply leave it out of the current boundary legal description. This causes the least amount of cost, and time, to all involved. Specifically, our City Attorney has agreed that this is an appropriate way to handle this issue. This report works as a trail showing the actions the HRA is taking.

Our Surveyor from Branch Engineering has been working on a full brand-new legal description, jumping from the one completed by Elaine Howard, and sub-consultants EcoNorthwest, when Brian Latta was working on Substantial Amendment No. 5 in 2015. The draft of this legal boundary description can be found in **Exhibit C**. This legal boundary will be modified slightly, as the surveyor is now working to remove a few ambiguities in the document. (The 'more or less' clause used consistently in the document should be minimized with the application of digital GIS capabilities.) The HRA Board will be provided with a revised copy at the meeting. **Exhibit D** is a copy of the revised map, that now shows the corrected boundaries of the HRA, based upon the legal description. As noted previously, the most important element of the HRA Boundary is the legal description. Once the HRA Board adopts these documents, they will be forwarded to Linn County the day after this meeting, to be recorded, and entered into the tax assessor's system.

Staff will be working with our consultant to codify the HRA Plan to reflect the actions we are taking now. That will come back to the HRA Board in the future for adoption. On a much smaller scale compared to the issue above, we also realized that the map used in Ordinance No. 993 was not correct. The map used as a basis in the ordinance was in an electronic file called 'boundary's and maps' in the server under Harrisburg Redevelopment Agency. It was brought over from Brians files when he was working with EcoNorthwest in 2017. When our consultant was working on the preparation of the Ordinance used in Substantial Amendment No. 6, our surveyor didn't have the capacity at that time to provide us with a new map. Therefore, Staff provided this to our consultant, noting the way it was marked. The consultant used this version to alter it slightly to accommodate the addition of the water bond properties

It was so similar to the map used previously, that neither of us realized that there was an error on it.

The incorrect map is shown in **Exhibit E**. It was extremely hard to determine this problem, as Staff remembers that Brian had EcoNorthwest working on a possible modification, which would exchange property in between the railroad lines, and incorporate instead the same acreage and size of property, and would then apply to properties on the east side of S. 3rd St. He never followed through with this action; if Staff remembers correctly, our consultant advised him that constraints in the state statutes likely wouldn't allow it. Following up on this error led us ultimately to the more serious issue discussed above. Luckily, this is legally considered a 'scriveners' error, easily fixed without an amendment of the ordinance. The City will simply insert the correct map and will have the Ordinance recorded at Linn County.

REVIEW AND APPROVAL:

Michele Eldridge

06.04.24

Michele Eldridge, Executive Director Date

RESOLUTION NO. HRA-16**A RESOLUTION BY THE GOVERNING BODY OF THE HARRISBURG REDEVELOPMENT AGENCY, TO AMEND THE HARRISBURG URBAN RENEWAL PLAN.**

WHEREAS, the governing body of the Harrisburg Redevelopment Agency desires to make a down payment on property for use as a city facility, and

WHEREAS, the governing body of the Harrisburg Redevelopment Agency believes that property identified as T. 15, R. 4W, Section 15BB, Tax Lots 3400, 3501 and 3800, owned by Bill Morse and Charles Kizer; and Tax Lot 3502, owned by Paul and Bonnie Sandland, is needed for the location of a future city facility to help stimulate development along Smith Street, which is central to the downtown area of the community, and

WHEREAS, the Harrisburg Urban Renewal Plan allows for minor changes to the Plan by governing body resolution, in accordance with Section 1000 of the Plan, and

WHEREAS, the Plan specifically allows for the Agency to acquire land for public improvements to correct for inadequate public facilities, in accordance with Section 600 of the Plan, but does not specifically identify T. 15, R. 4W, Section 15BB, Tax Lots 3400, 3501, 3800 and 3502 as property acquisition.

NOW, THEREFORE, BE IT RESOLVED, that the Harrisburg Redevelopment Agency amends the Harrisburg Urban Renewal Plan, by adding the following sentence to Section 700, D. 1., to wit "Property to be acquired includes Tax Lots 3400, 3501, 3800 and 3502, T. 15, R. 4W, Section 15BB, and

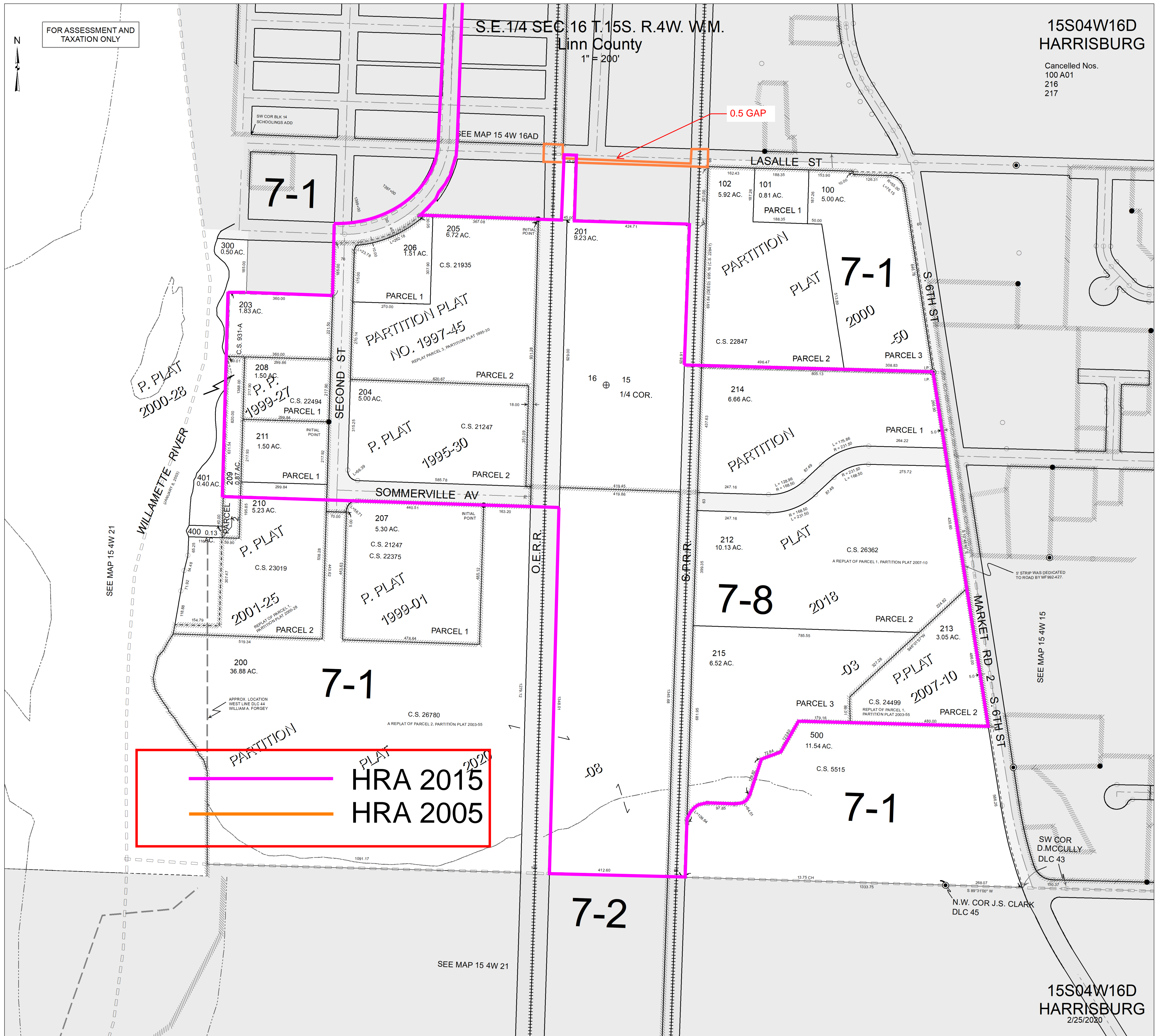
BE IT RESOLVED, that T. 15, R. 4W, Section 15BB, Tax Lots 3400, 3501, 3800 and 3502, is authorized to make a down payment by the Harrisburg Redevelopment Agency and donated to the City of Harrisburg and recorded as City of Harrisburg property, if agreed to by the City Council of the City of Harrisburg, with the intent to construct a future City facility.

Adopted this 13th day of February, 2001.

Jerry Buckle, Chairman

ATTEST:

Grayce Coffey, Secretary



FOR ASSESSMENT AND TAXATION ONLY



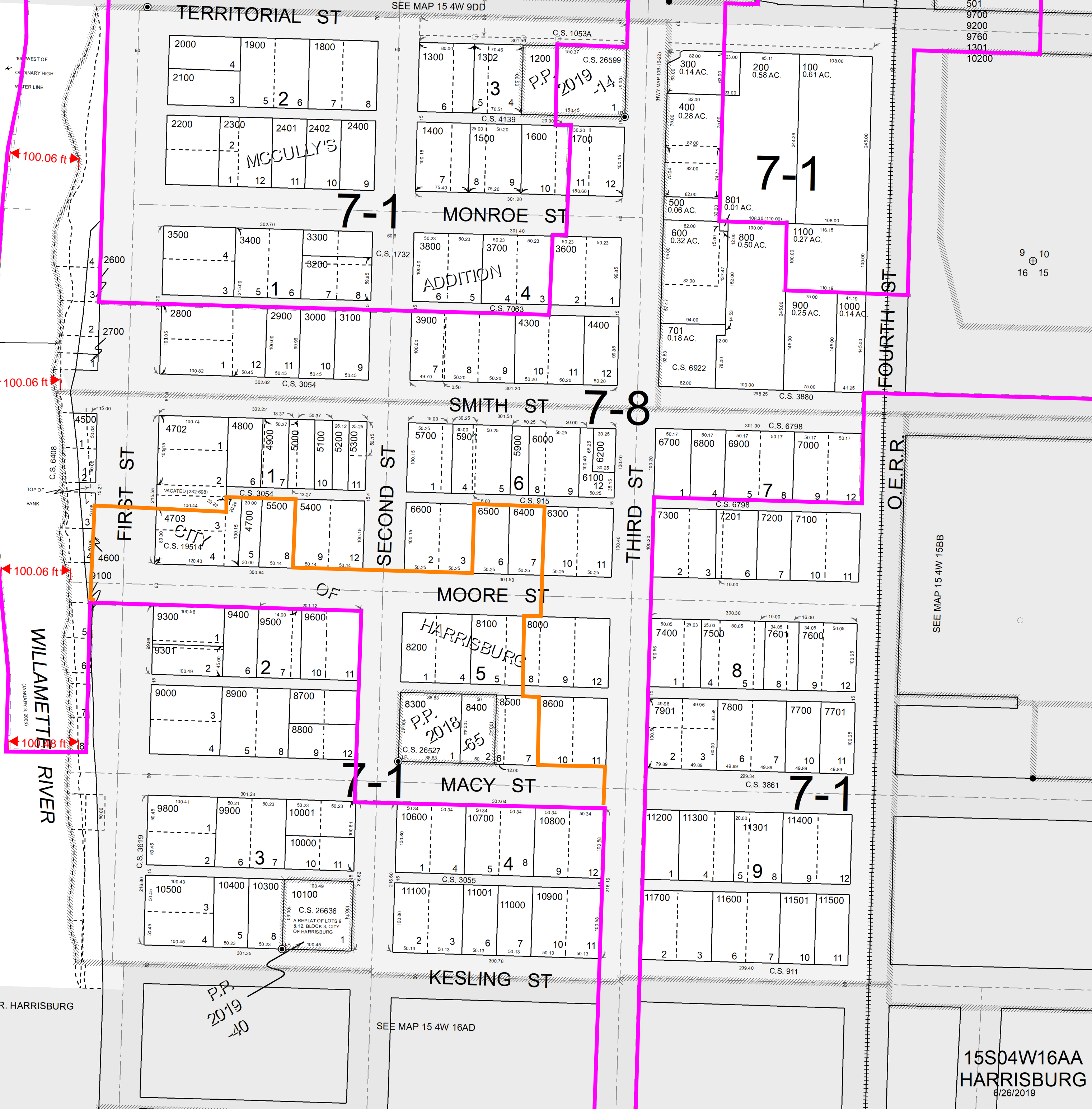
N.E. 1/4 N.E. 1/4 SEC. 16 T.15S. R.4W. W.M.

Linn County

1" = 100'

15S04W16AA HARRISBURG

Cancelled Nos.
700
4000
4100
4200
501
9700
9200
9760
1301
10200



WATER EDGE
MAY 1961 AIR PHOTO
PROJECTION

NOTE: ORIGINAL PLATS SPECIFY
LOTS TO BE 50X 100 SURVEYS
INDICATE DISCREPANCIES DIMENSIONS
ARE SHOWN WHERE AVAILABLE FROM
SURVEYS OR DESCRIPTIONS

S.W. COR. HARRISBURG
C.S. 3619

SEE MAP 15 4W 16AD

SEE MAP 15 4W 15BB

15S04W16AA HARRISBURG
6/26/2019

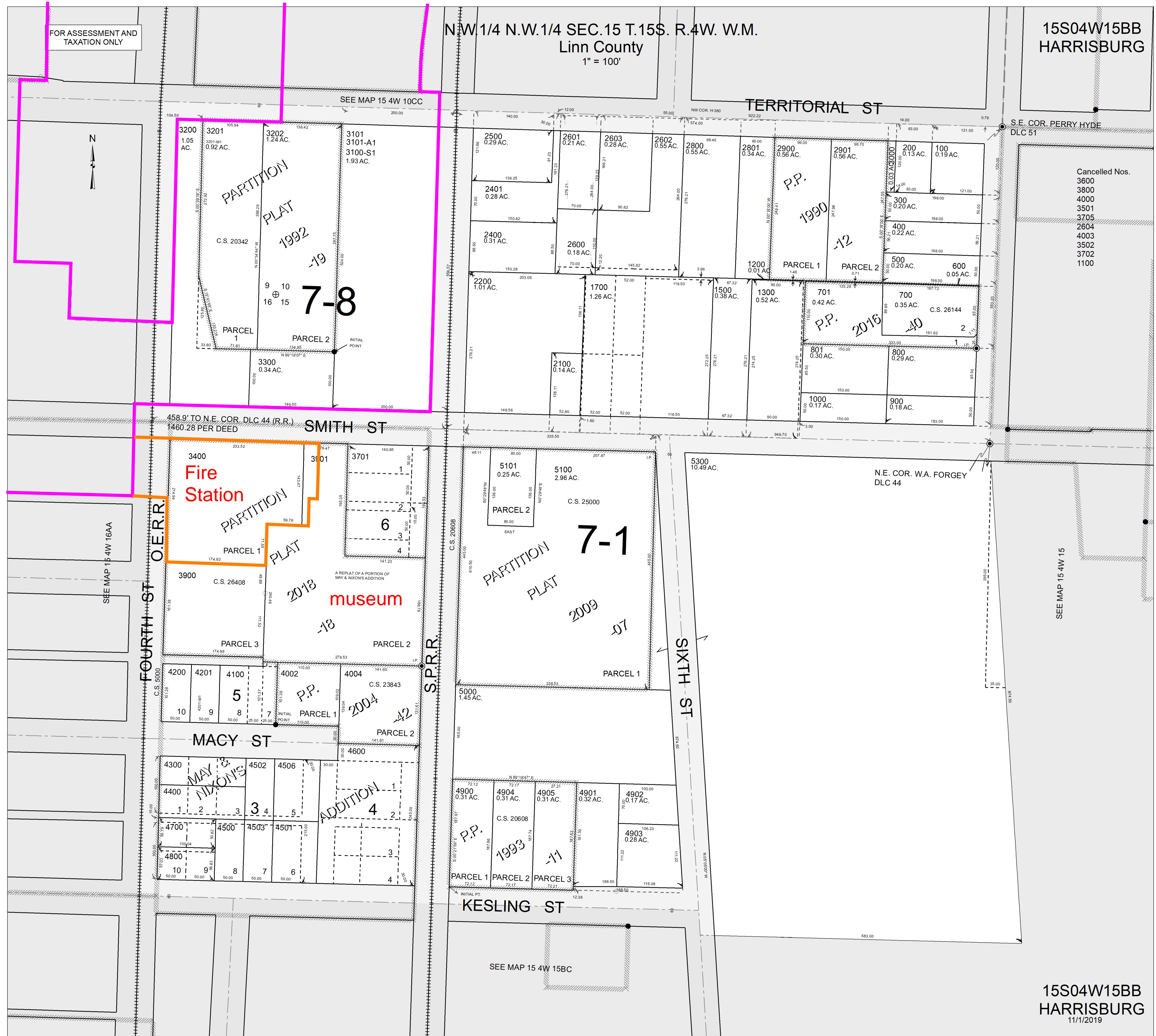


EXHIBIT A

Harrisburg Urban Renewal Plan
Harrisburg, Oregon
June 5, 2024

Commencing at the Southwest corner of Block 14 in Schooling's Addition to the Town of Harrisburg, in Linn County, Oregon;

- Thence South 550.0 feet and West 60.0 feet to the Northwest corner of those lands described in that deed recorded in Book 328, Page 419, Linn County Deed Records, and the Point of Beginning;
- Thence South along the West line of said lands, continuing along the West line of Parcel 2 of Partition Plat No. 2000-28, Linn County Plat Records, 700 feet, more or less, to a point on the westerly extension of the southerly margin of Sommerville Avenue;
- Thence East along said southerly margin, 1,172 feet, more or less, to the East right-of-way of the Burlington Northern- Santa Fe Railroad;
- Thence South along said East right-of-way 1,280 feet, more or less;
- Thence East 470 feet, more or less, to the East right-of-way of the Union Pacific Railroad;
- Thence along said East right-of-way North 0°06' West 190 feet, more or less, to the Southwest corner of Parcel 1 of Partition Plat No. 2007-10, Linn County Plat Records;
- Thence along the South line of said Parcel 1 the following seven courses:
 1. Along on a 70.00-foot radius curve to the right (the long chord of which bears North 45°12'28" East 98.77 feet) a distance of 109.64 feet;
 2. Thence South 89°55'20" East 97.31 feet;
 3. Thence along a 50.00-foot radius curve to the left (the long chord of which bears North 53°24'05" East 59.73 feet) a distance of 64.01 feet;
 4. Thence North 16°43 '31" East 128.82 feet;
 5. Thence North 67°57'49" East 72.60 feet;
 6. Thence North 29°14'55" East 123.90 feet;

7. Thence South $89^{\circ}17'15''$ East 179.16 feet to the Southwest corner of Parcel 2 of said Partition Plat No. 2007-10;
- Thence along the South line of said Parcel 2 South $89^{\circ}17'15''$ East 515.59 feet to the center of Market Road 2 (known as Coburg to Harrisburg Road);
 - Thence North $10^{\circ}48'40''$ West 1,247.53 feet along the center of Market Road to a point on the easterly extension of the South line of Partition Plat No. 2000-50, Linn County Plat Records;
 - Thence along said South line, South $89^{\circ}56'43''$ West 905 feet, more or less, to the West right-of-way of the Union Pacific Railroad;
 - Thence along said West line, North $0^{\circ}06'$ West 490 feet, more or less;
 - Thence West 400 feet, more or less;
 - Thence North 230 feet, more or less, to the center of LaSalle Street;
 - Thence along said center of LaSalle Street, West 45 feet, more or less, to the East right-of-way of the Burlington Northern - Santa Fe Railroad;
 - Thence along said East right-of-way of the Burlington Northern - Santa Fe Railroad, South 230 feet, more or less;
 - Thence West 500 feet, more or less, to the East right-of-way of Pacific Highway (US 99E);
 - Thence Northerly along the East right-of-way of said Pacific Highway 1,740 feet, more or less, to the North margin of the alleyway in Block 7, City of Harrisburg, Linn County Plat Records;
 - Thence East 300 feet, more or less, to the West right-of-way of the Burlington Northern - Santa Fe Railroad;
 - Thence North 162 feet, more or less, to the North right-of-way of Smith Street;
 - Thence East 514 feet, more or less, to the West right-of-way of the Union Pacific Railroad;
 - Thence Northerly along the West right-of-way of the Union Pacific Railroad 560 feet, more or less, to the North right-of-way of Territorial Street;
 - Thence West 35 feet, more or less, along the North right-of-way of Territorial Street;
 - Thence Northerly 145 feet, more or less;
 - Thence 25.2 feet East to the West right-of-way of the Union Pacific Railroad;

- Thence Northeasterly along the West right-of-way of the Union Pacific Railroad 1,390 feet, more or less, to the Northeast corner of those lands in deed reference MF 1107- 0806, Linn County Deed Records;
- Thence along the North line of said lands, South 89°28' West 470 feet, more or less, to the East right-of-way of the Pacific Highway (US 99E);
- Thence along said East right-of-way, South 42°05' West 280 feet, more or less, to the East right-of way of the Burlington Northern - Santa Fe Railroad and the Northwest corner of Partition Plat No, 2008-07, Linn County Plat Records;
- Thence along the North line of said Partition Plat, South 89°52'44" East 122.09 feet, more or less, to the East line of Section 9, Township 15 South, Range 4 West, of the Willamette Meridian;
- Thence along said East line of Section 9, South 1,321 feet, more or less, to the South right-of-way of Territorial Street;
- Thence along said South right-of way, West 180 feet, more or less, to the East right-of- way of the Burlington Northern - Santa Fe Railroad;
- Thence along the East right-of-way of the Burlington Northern - Santa Fe Railroad, South 355 feet, more or less;
- Thence West 176.19 feet to the Northwest corner of those lands described in that deed recorded as Instrument No, 2014-6675, Linn County Deed Records;
- Thence North 100 feet to the Northeast corner of those lands described in that deed recorded as Instrument No, 2014-6677, Linn County Deed Records;
- Thence West 100 feet, more or less, to the Southwest corner of those lands described in deed reference MF 0895-042, Linn County Deed Records;
- Thence along the West line of said lands, North 320 feet, more or less, to the North right-of-way of Territorial Street;
- Thence East 46 feet, more or less, to the Southeast corner of Parcel 3, Partition Plat No. 2006-61, Linn County Plat Records;
- Thence along the East line of said Parcel 3, North 0°31'48" West 250 feet, more or less;
- Thence West 128 feet, more or less, to the East right-of-way of Pacific Highway (US 99E);
- Thence North 430 feet, more or less, to the intersection of the West right-of-way of Pacific Highway and the East right-of-way of Market Road No. 2 (known as Peoria Road);
- Thence North and Northwesterly along the East right-of-way of Peoria Road 2,685 feet, more or less, to the Southwest corner of Parcel 1, Partition Plat No. 2003- 56, Linn County Plat Records;

- Then along the South line of said Parcel 1, North 89 °27'30" East 1,171.43 feet, more or less, to the West right-of-way of the Burlington Northern - Santa Fe Railroad;
- Thence along said West right -of-way, North 1°00'15" East 1,511.32 feet, more or less, to the Northeast corner of Parcel 2 of said Partition Plat;
- Thence along the North line of said Parcel 2, West 1,440 feet, more or less, to the Northwest Corner of the Perry Hyde D.L.C. No. 51;
- Thence along the West line of said D.L.C. No. 51, South 500 feet, more or less, to the East right-of-way of Peoria Road;
- Thence South 12°57' East 450 feet, more or less, along the East right-of-way of Peoria Road to the Northwest corner of said Parcel 1, Partition Plat No. 2003-56;
- Thence westerly, 59.00 feet, more or less, to a point on a line between the northwest corner of Parcel 1 and the East-Northeast corner of Parcel 3, Partition Plat No. 2003-56, as platted in the Linn County Records, said point being 1.00 feet easterly, by perpendicular measurement, of the westerly right-of-way of Peoria Road;
- Thence northerly, parallel with said westerly right-of-way of Peoria road, 2473 feet, more or less, to the north line of the Charles Roth Donation Land Claim No. 38;
- Thence westerly along the north line of said Donation Land Claim, 359.13 feet, more or less, to a point 350.00 feet, by perpendicular measurement, from said westerly right-of-way line;
- Thence leaving said Donation Land Claim line, running southerly and parallel with said westerly right-of-way of Peoria road, 2010.53 feet more or less, to a point lying 1,965 feet, by perpendicular measurement, to said north donation land claim line;
- Thence easterly and parallel to the north line of said Donation Land Claim, 358.11 feet, to said westerly right-of-way line;
- Thence southerly along said right of way, 462 feet, more or less, to the East-Northeast corner of Parcel 3, Partition Plat No. 2003-56;
- Thence Southeast and South along said West right-of-way of Peoria Road 4,055 feet, more or less, to the South right-of-way of Territorial Street;
- Thence West 100.5 feet to the Northwest corner of Lot 2, Block 3, McCully's Addition, Linn County Plat Records;
- Thence along the West line of said Lot 2, South 115.15 feet to the Northwest corner of Lot 11, Block 3, McCully's Addition;

- Thence along the North line of said Lot 11, East 20 feet to the Northeast corner of those lands described in that deed recorded in Book 391, Page 183, Linn County Deed Records;
- Thence along the East line of said lands, South 160.15 feet to the South right-of-way of Monroe Street;
- Thence along said South right-of-way of Monroe Street, West 20 feet, more or less, to the Northwest corner of Lot 2, Block 4, McCully's Addition;
- Thence along the West line of said Lot 2, South 114.85 feet to the South side of the alleyway in said Block 4, McCully's Addition;
- Thence along the South side of said alleyway and continuing along the South side of the alleyway in Block 1, McCully's Addition, West 652 feet, more or less, to the West right-of-way of First Street;
- Thence along said West right-of-way, North 467 feet, more or less, to the North right-of-way of Territorial Street;
- Thence along said North right-of-way, East 127 feet, more or less, to the Southwest corner of those lands described in that deed recorded as Instrument No. 2011-10225, Linn County Deed Records;
- Thence along the West line of said lands, North 100 feet, more or less, to the Northwest corner of said lands, being a point on the westerly extension of the south line of the alleyway in Block 1, Perry Hyde's Addition, Linn County Plat Records;
- Thence along said westerly extension, West 250 feet, more or less, to a point of 100 feet West of the ordinary high-water line of the East bank of the Willamette River;
- Thence Southerly 1,230 feet, more or less, along a line 100 feet West of said ordinary highwater line of the East bank of the Willamette River to a point on the Westerly projection of the North right-of-way of Macy Street;
- Thence East 130 feet, more or less, to the Southeast corner of Lot 8, of an unnumbered block lying between First Street and the Willamette River, City of Harrisburg, being a point on the West right-of-way of First Street;
- Thence along said West right-of-way, North 215 feet, more or less, to a point on the South right-of-way of Moore Street;
- Thence along said South right-of-way, East 390 feet, more or less, to the Northeast corner of Block 2, City of Harrisburg, being a point on the West right-of-way of Second Street;
- Thence along said West right-of-way, South 275 feet, more or less, to the Northeast corner of Block 3, City of Harrisburg, being a point on the South right-of-way of Macy Street;

- Thence along said South right-of-way, East 360 feet, more or less, to the Northeast corner of Block 4, City of Harrisburg, being a point on the West right-of-way of Pacific Highway (US 99E);
- Thence South and Southwesterly along the West right-of-way of the Pacific Highway (US 99E) 1,505 feet, more or less, to the West right-of-way of Second Street at the intersection with Pacific Highway;
- Thence South 248 feet, more or less, to the northeast corner of said lands described in that deed recorded in Book 328, Page 419, Linn County Deed Records;
- Thence along the North line of said lands, West 360 feet, more or less, to the Point of Beginning.

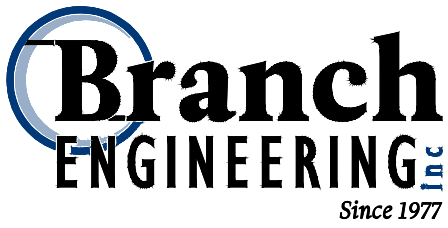



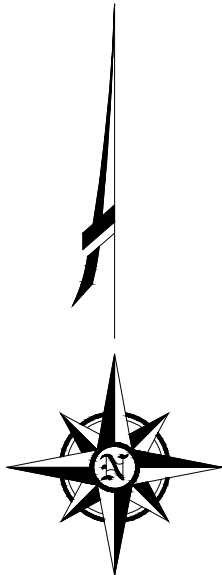
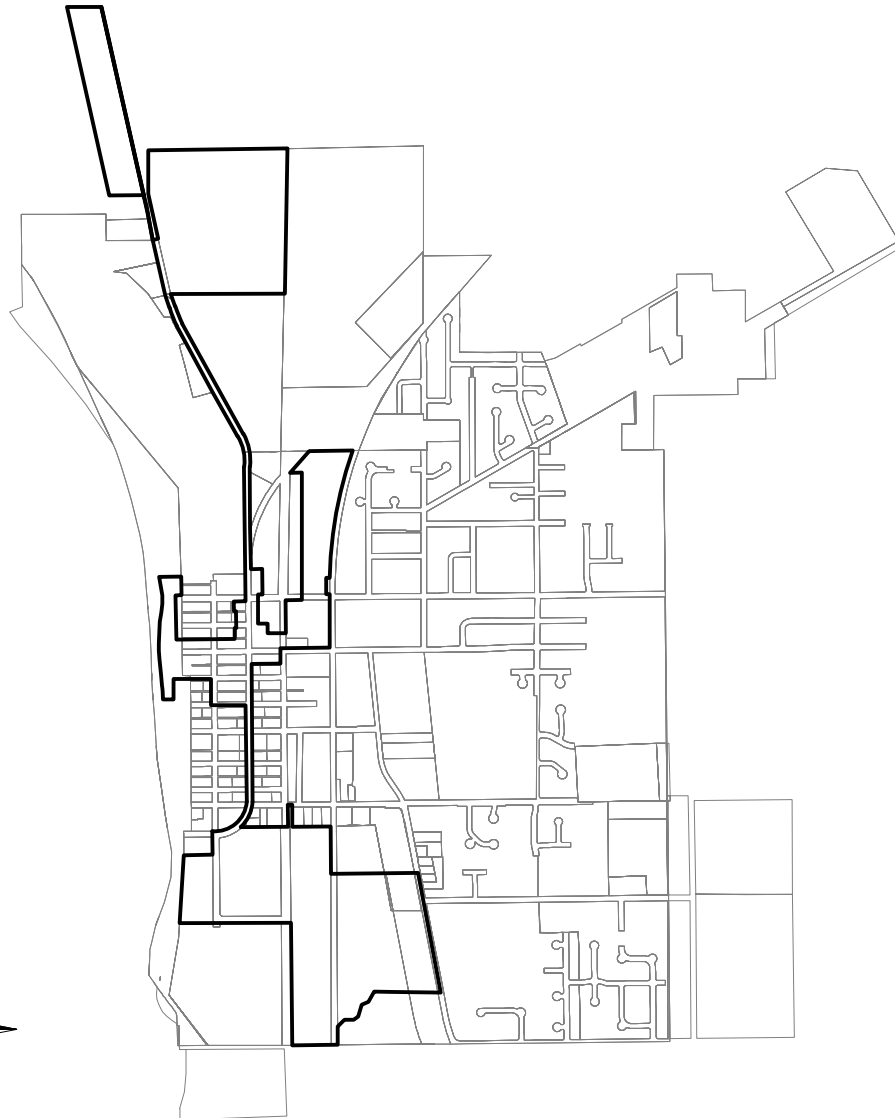
EXHIBIT B
HARRISBURG HRA
BOUNDARY
JUNE 5, 2024
SCALE: 1" = 2,000'

310 5th Street
Springfield, OR 97477
p: 541.746.0637

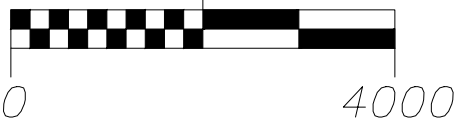
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LEGEND

-  HRA LINE
-  APPROXIMATE TAX LOTS



2000



PROJECT No. 24-009D

Exhibit 1. Urban Renewal Boundary Map

