

**FOR COUNCIL MEETING OF:
AGENDA ITEM NO.:**

November 14, 2011
8 (a)

TO: MAYOR AND CITY COUNCIL
THROUGH: LINDA NORRIS, CITY MANAGER
FROM: RICK SCOTT, INTERIM ADMINISTRATIVE SERVICES DIRECTOR
**SUBJECT: PUBLIC HEARING ON PROPOSED ASSESSMENT FOR SALEM
DOWNTOWN ECONOMIC IMPROVEMENT DISTRICT**

ISSUE:

Shall the City Council adopt Resolution No. 2011-76 (Attachment A) assessing benefited properties within the Salem Downtown Economic Improvement District for the economic improvements described in SRC 44.005, if written objections are not received from owners of property upon which more than thirty-three percent (33%) of the total amount of the proposed assessment would be levied?

RECOMMENDATION:

That the City Council adopts Resolution No. 2011-76 (Attachment A) assessing benefited properties within the Salem Downtown Economic Improvement District for the economic improvements described in SRC 44.005, if written objections are not received from owners of property upon which more than thirty-three percent (33%) of the total amount of the proposed assessment would be levied.

BACKGROUND:

On September 26, 2011, the City Council adopted Resolution No. 2011-67 establishing the period of the proposed partial year assessment for the Salem Downtown Economic Improvement District (EID) to be December 1, 2011 through June 30, 2012.

The procedure for assessing property owners within the EID for economic improvements is defined in SRC 44.040. This procedure includes:

- Preparation and mailing of a notice of the proposed assessment to all property owners within the EID;
- Informing the property owners of the time and place of a public hearing before City Council, at which time affected persons may appear and present evidence and testimony in support for or opposition to the proposed assessment;
- Holding a public hearing no sooner than 30 days from the mailing of the notice; and
- Adoption of a resolution by City Council enacting the assessment.

FACTS AND FINDINGS

SRC 44.020 specifies that all commercial property within the boundaries of the EID shall be subject to the assessment and establishes an assessment of \$0.07 per square foot per year of real property with structure improvements and \$0.02 per square foot per year for unimproved property and parking lots. SCR 44.023 provides that the assessment may be for all or a portion of a full fiscal year, provided that the assessment be prorated for the period covered by the assessment.

With the adoption of Resolution No. 2011-67 establishing the assessment period to be December 1, 2011 through June 30, 2012, the assessment for this period is prorated and calculated to be \$0.0407 per square foot of real property with structure improvements and \$0.0116 per square foot for unimproved property and parking lots.

On October 13, 2011, staff provided notice to property owners within the EID of the proposed assessment and the November 14, 2011 public hearing on assessment of properties within the EID boundaries. Attachment B is a copy of the letter sent to the property owners of 181 properties within EID.

The November 14, 2011 public hearing is to provide an opportunity for property owners to voice their support for or opposition to the proposed assessment. After the public hearing, the City Council shall consider objections, if any, and may adopt, correct, modify or revise the proposed assessment.

As provided by SRC 44.040, if after the public hearing the City Council decides to impose the proposed assessment, Council shall determine whether the property owners shall bear the entire cost of the economic improvements and, if so, adopt a resolution enacting the assessment.

If written objections are received either at or before the public hearing from owners of property upon which more than thirty-three percent (33%) of the total amount of

proposed assessment would be levied, the City Council shall not impose the assessment.

Resolution No. 2011-76 was prepared according to the provisions of SRC 44. Attached to the Resolution is a list of the properties, the owners, and the proposed assessment for each property.

RESOLUTION NO. 2011-76

A RESOLUTION OF THE CITY OF SALEM ASSESSING BENEFITTED PROPERTIES WITHIN THE SALEM DOWNTOWN ECONOMIC IMPROVEMENT DISTRICT.

Whereas, Ordinance Bill No. 01-08 created the Salem Downtown Economic Improvement District (EID), established the boundaries of the EID, authorized the undertaking of particular economic improvements defined therein, and authorized the assessment of all commercial property within the boundaries of the EID for the cost of the economic improvements; and

Whereas, Ordinance Bill No. 33-10 extended the EID for a period of time concluding June 30, 2014; and

Whereas, Resolution No. 2011-67 established the assessment period for year one of the extended three-year EID period to be December 1, 2011 through June 30, 2012; and

Whereas, a public hearing to assess benefitted property for costs incurred for economic improvement projects within the EID was scheduled for November 14, 2011 at which time affected property owners were entitled to appear and present evidence and testimony in support of or in objection to the proposed assessment; and

Whereas, notices of the hearing on the proposed assessment and the amount of the proposed assessment for each property were sent, by the City to all affected property owners within the boundaries of the EID, not less than thirty days prior to the public hearing on the proposed assessment as required by SRC 44.040; and

Whereas, the public hearing was held on November 14, 2011 and the City Council received evidence and testimony in support of and in objection to the proposed assessment; and

Whereas, the City did not receive written objections to the proposed assessment from owners of property upon which more than thirty-three percent (33%) of the total amount of the proposed assessment would be levied; and

Whereas, the City Council has considered the objections, finds that the proposed assessment should be made upon the properties specially benefitted by the economic improvements, that the properties should bear all of the costs of the activities to be funded, and that levy of the assessment should be made as provided in SRC 44.040;

NOW, THEREFORE, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Those certain properties more specifically identified in "Exhibit A," which is attached hereto and incorporated herein by reference, shall be and hereby are assessed at the rates

and in the amounts set forth in "Exhibit A," and the levy therefor is hereby made, such assessment and levy to be for the purpose of undertaking the economic improvements within the EID.

Section 2. The Finance Director shall as soon as practicable cause to be sent to each property owner identified in "Exhibit A" a bill for the assessment which shall be due and payable by the property owners as provided in SRC 44.045.

Section 3. This resolution is effective upon adoption.

ADOPTED by the Board this 14th day of November, 2011.

ATTEST:

City Recorder

Approved by City Attorney _____

Checked by: R. L. Scott

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SALEM DOWNTOWN ECONOMIC IMPROVEMENT DISTRICT

Proposed Assessment Roll

Property ID	Address	Owner(s)	Assessment		Total
			per Square Foot	Square Feet	
R325692	245 COMMERCIAL ST SE	Retro LLC &	\$ 0.0407	18,127	\$ 737.77
R327263	181 HIGH ST NE	Smith, Carole &	0.0407	9,950	404.97
R327264	183 HIGH ST NE	Smith, Carole &	0.0407	6,208	252.67
R327265	187 HIGH ST NE	Smith, Carole &	0.0116	1,939	22.49
R327266	466 COURT ST NE	Campbell, Kenneth S	0.0407	1,641	66.78
R327267	456 COURT ST NE	George H Crandall Rt &	0.0407	2,640	107.45
R327268	195 HIGH ST NE	Smith, Carole &	0.0407	7,180	292.24
R327269	149 HIGH ST NE	Smith, Carole &	0.0116	7,117	82.56
R329963	555 COURT ST NE	Salem Area Mass Transit District	0.0407	3,408	138.71
R338863	255 LIBERTY ST NE	Newberry LLC	0.0407	18,431	750.14
R89026	501 MARION ST NE	Price-Asg LLC	0.0407	44,209	1,799.31
R89027	546 - 566 HIGH ST NE	Pioneer Trust Co	0.0407	9,700	394.79
R89028	540 UNION ST NE	Pioneer Trust Co Trustee	0.0116	10,676	123.84
R89029	590 HIGH ST NE	Mitchell, Charles A & Mary Jo	0.0407	2,576	104.84
R89030	400 HIGH ST NE	Macy's California Realty LLC	0.0407	179,860	7,320.30
R89031	550 CENTER ST NE	West Coast Bank	0.0407	15,302	622.79
R89032	365 CHURCH ST NE	West Coast Bank	0.0116	13,761	159.63
R89033	301 CHURCH ST NE	West Coast Bank	0.0407	18,951	771.31
R89034	525 - 545 CHEMEKETA ST NE	Weller, George C Et Al	0.0116	27,519	319.22
R89036	530 CENTER ST NE	Weller, George C Et Al	0.0407	123,615	5,031.13
R89040	560 - 580 STATE ST	Wells Fargo Bank, NA	0.0407	28,919	1,177.00
R89041	580 STATE ST	Wells Fargo Bank, NA	0.0116	24,752	287.12
R89042	525 FERRY ST SE	Ross Bros Construction Inc	0.0407	22,784	927.31
R89044	508 - 524 STATE ST	17Th & Mission LLC 70% &	0.0407	25,052	1,019.62
R89045	542 STATE ST	Ross Brothers Profit Sharing	0.0116	8,134	94.35
R89046	554 FERRY ST SE	Csb Investments LLC	0.0407	7,770	316.24
R89047	205 CHURCH ST SE	Barrick, Donald L	0.0407	18,672	759.95
R89049	525 TRADE ST SE	Yost Properties LLC	0.0116	12,362	143.40
R89050	525 TRADE ST SE	Yost Properties LLC	0.0407	37,101	1,510.01
R89051	200 - 234 HIGH ST SE	Valley Office Buildings LLC	0.0407	45,666	1,858.61
R89108	201 HIGH ST SE	Capitol Health Care Inc	0.0407	73,494	2,991.21
R89109	280 LIBERTY ST SE	Charter Properties I LLC	0.0407	16,243	661.09
R89110	260 LIBERTY ST SE	Vip's Industries Inc	0.0407	10,158	413.43
R89111	250 LIBERTY ST SE	Inter-Pacific Development Co	0.0407	13,749	559.58

EXHIBIT A

SALEM DOWNTOWN ECONOMIC IMPROVEMENT DISTRICT

Proposed Assessment Roll

Property ID	Address	Owner(s)	Assessment		Total
			per Square Foot	Square Feet	Assessment
R89112	444 FERRY ST SE	Vip's Industries Inc	0.0407	7,992	325.27
R89113	210 LIBERTY ST SE	Phoenix Inns LLC Of Oregon	0.0407	24,420	993.89
R89114	494 STATE ST	Oregon Building-State Street LLC	0.0407	43,280	1,761.50
R89115	456 - 468 STATE ST	Dye, Michael B &	0.0407	22,151	901.55
R89116	153 - 191 HIGH ST SE	Richard A & Mary R Sampson Lt &	0.0407	52,116	2,121.12
R89117	431 - 447 FERRY ST SE	Rosie Rentals Of Salem LLC	0.0407	8,190	333.33
R89118	427 FERRY ST SE	Rosie Rentals Of Salem LLC	0.0407	972	39.56
R89119	198 LIBERTY ST SE	Rosie Rentals Of Salem LLC	0.0407	4,428	180.22
R89120	170 - 180 LIBERTY ST SE	Rosie Rentals Of Salem LLC	0.0407	6,552	266.67
R89121	150 LIBERTY ST SE	Quisenberry, Perry D Jr Trustee	0.0407	11,345	461.74
R89123	416 STATE ST	Western Security Bank	0.0407	10,098	410.99
R89124	440 STATE ST	Chen, Rong-Kai &	0.0407	12,744	518.68
R89130	495 STATE ST	Eco Franklin LLC	0.0407	33,830	1,376.88
R89131	441 - 445 STATE ST	Bednarz, Miriam-Trustee Etal	0.0116	6,703	77.75
R89132	132 LIBERTY ST NE	Bernard F Bednarz Fam Tr &	0.0116	148	1.72
R89133	102 - 110 LIBERTY ST NE	Bernard F Bednarz Fam Tr &	0.0407	13,612	554.01
R89134	120 LIBERTY ST NE	Bernard F Bednarz Fam Tr &	0.0407	13,446	547.25
R89135	148 LIBERTY ST NE	Williams, Betty	0.0407	13,612	554.01
R89136	160 LIBERTY ST NE	Metropolitan Building LLC	0.0407	14,623	595.16
R89137	170 LIBERTY ST NE	Charles R Johnson IRA #32107	0.0407	10,560	429.79
R89138	450 COURT ST NE	Baird, Maria	0.0407	27,139	1,104.56
R89139	198 LIBERTY ST NE	Horenstein Salem Property Tr &	0.0407	8,402	341.96
R89140	277 - 287 HIGH ST NE	Sp Development I LLC	0.0407	1,116	45.42
R89141	0	Sp Development I LLC	0.0116	6,302	73.10
R89142	255 HIGH ST NE	Sp Development III LLC	0.0116	4,347	50.43
R89143	237 - 245 HIGH ST NE	Ilse E Green Lt &	0.0407	6,200	252.34
R89144	223 - 233 HIGH ST NE	Franklin Group 50% &	0.0407	9,315	379.12
R89145	455 COURT ST NE	Dragonhopper LLC	0.0407	16,280	662.60
R89147	439 COURT ST NE	Dokay LLC	0.0407	4,264	173.54
R89149	421 - 429 COURT ST NE	Lafky, Kevin T	0.0407	5,306	215.95
R89150	409 COURT ST NE	Mcilnay, Gary & Ladell	0.0407	6,257	254.66
R89151	405 COURT ST NE	Haugen, Alan L &	0.0407	2,823	114.90
R89152	220 - 230 LIBERTY ST NE	Derfler Properties LLC	0.0407	4,043	164.55
R89153	234 - 248 LIBERTY ST NE	HF LSP LLC 50% &	0.0407	13,575	552.50

SALEM DOWNTOWN ECONOMIC IMPROVEMENT DISTRICT

Proposed Assessment Roll

Property ID	Address	Owner(s)	Assessment		Total
			per Square Foot	Square Feet	
R89154	260 LIBERTY ST NE	Sp Development II LLC	0.0407	35,300	1,436.71
R89155	280 LIBERTY ST NE	Sp Development II LLC	0.0407	20,790	846.15
R89157	420 CENTER ST NE	Nordstrom, Inc	0.0407	68,730	2,797.31
R89159	333 HIGH ST NE	Obert Family Ltd Partnership	0.0407	16,545	673.38
R89161	480 CENTER ST NE	Tristate Joint Venture	0.0407	120,755	4,914.73
R89163	401 CENTER ST NE	Price-Asg LLC	0.0407	88,815	3,614.77
R89164	450 MARION ST NE	Kohls Department Stores Inc	0.0407	82,286	3,349.04
R89205	435 LIBERTY ST NE	Wec 97K-37 Investment Trust	0.0407	61,461	2,501.46
R89206	354 - 394 CENTER ST NE	Samiee Lt &	0.0407	7,717	314.08
R89207	365 LIBERTY ST NE	White, Lucinda Jones 50% &	0.0407	3,280	133.50
R89209	305 LIBERTY ST NE	Schlesinger, So Et Al	0.0407	102,465	4,170.33
R89212	290 - 350 CHEMEKETA ST NE	City of Salem	0.0407	17,064	694.50
R89213	388 COMMERCIAL ST NE	Colson & Colson Const Co	0.0407	40,688	1,656.00
R89214	285 LIBERTY ST NE	Saba Investments Inc	0.0407	78,618	3,199.75
R89215	233 LIBERTY ST NE	Samiee, Parviz &	0.0407	764	31.09
R89216	241 LIBERTY ST NE	Newberry LLC	0.0407	24,242	986.65
R89217	355 - 369 COURT ST NE	Smith, Carole & Kittleson, Eric	0.0407	8,500	345.95
R89218	377 COURT ST NE	Singh, Barinder &	0.0407	4,000	162.80
R89219	387 COURT ST NE	Jones, Roderick M	0.0407	4,200	170.94
R89220	399 COURT ST NE	P R Properties LLC	0.0407	10,500	427.35
R89221	339 - 347 COURT ST NE	Morris, Keith G & Gwenn R	0.0407	3,704	150.75
R89222	339 COURT ST NE	Scheel, Michael B &	0.0407	3,080	125.36
R89223	305 - 321 COURT ST NE	317 Court Street LLC	0.0407	17,624	717.30
R89224	216 - 220 COMMERCIAL ST NE	Dalke Investments	0.0407	6,000	244.20
R89225	0	Dalke Investments	0.0116	1,125	13.05
R89226	236 COMMERCIAL ST NE	236 Commercial St Ne LLC	0.0407	24,971	1,016.32
R89227	240 COMMERCIAL ST NE	Dorney, William &	0.0407	6,549	266.54
R89228	254 COMMERCIAL ST NE	Pdq Investments LLC	0.0407	6,000	244.20
R89229	189 LIBERTY ST NE	QA Investments LLC	0.0407	59,930	2,439.15
R89230	155 LIBERTY ST NE	Salem Arts LLC	0.0407	46,500	1,892.55
R89231	145 - 147 LIBERTY ST NE	Bishop Building LLC	0.0407	22,935	933.45
R89232	105 - 135 LIBERTY ST NE	Catlin, Russell-Est Of 50% &	0.0407	17,110	696.38
R89233	379 - 383 STATE ST	Ogdahl, Janet I &	0.0407	5,280	214.90
R89234	363 - 373 STATE ST	Arbuckle Costic LLC	0.0407	5,937	241.64

SALEM DOWNTOWN ECONOMIC IMPROVEMENT DISTRICT

Proposed Assessment Roll

Property ID	Address	Owner(s)	Assessment		Total
			per Square Foot	Square Feet	Assessment
R89235	353 STATE ST	Arbuckle Costic LLC	0.0407	6,381	259.71
R89236	335 - 349 STATE ST	Yank Investments Ltd	0.0407	4,748	193.24
R89237	315 - 333 STATE ST	Economy Dental Supply Co	0.0407	11,884	483.68
R89238	120 COMMERCIAL ST NE	Qa Properties LLC	0.0407	14,271	580.83
R89239	162 - 170 COMMERCIAL ST NE	Chandler Brown Trust Etal &	0.0116	8,173	94.81
R89240	174 - 188 COMMERCIAL ST NE	Chandler Brown Trust Etal &	0.0407	16,637	677.13
R89241	340 COURT ST NE	Chandler Brown Trust Etal &	0.0407	29,140	1,186.00
R89242	388 STATE ST	QA Investments LLC	0.0407	53,607	2,181.80
R89243	386 STATE ST	QA Investments LLC	0.0407	1,008	41.03
R89244	372 STATE ST	372 State St LLC	0.0407	7,227	294.14
R89245	370 STATE ST	Cooke Stationery Co	0.0407	6,886	280.26
R89246	360 - 362 STATE ST	Cooke Stationery Co	0.0407	5,832	237.36
R89247	356 STATE ST	A Few Good Properties LLC	0.0407	6,713	273.22
R89248	195 LIBERTY ST SE	City Of Salem	0.0407	3,821	155.51
R89249	198 COMMERCIAL ST SE	Retro LLC &	0.0407	41,472	1,687.91
R89250	302 STATE ST	US National Bank	0.0407	51,384	2,091.33
R89252	201 - 291 LIBERTY ST SE	Salem Group LLC	0.0407	144,782	5,892.63
R89311	0	Eastridge, James A	0.0116	535	6.21
R89313	263 - 267 COMMERCIAL ST SE	Eastridge, James A	0.0407	10,099	411.03
R89316	275 COMMERCIAL ST SE	James A Eastridge Lt &	0.0407	2,487	101.22
R89318	0	City Of Salem-Urban Renewal	0.0116	5,996	69.55
R89319	260 STATE ST	State And Commercial LLC	0.0116	12,286	142.52
R89320	129 COMMERCIAL ST SE	Syverson, Greg J &	0.0116	4,095	47.50
R89321	147 COMMERCIAL ST SE	Lewis, Larry E & Nancy J-Trust	0.0407	8,021	326.45
R89322	157 COMMERCIAL ST SE	Gag LLC	0.0407	2,820	114.77
R89323	195 COMMERCIAL ST SE	Riverfront LLC	0.0407	14,638	595.77
R89324	0	Riverfront LLC	0.0407	16,087	654.74
R89325	200 FERRY ST SE	Jim Eastridge LLC 21.16% &	0.0407	16,058	653.56
R89326	210 STATE ST	Alexander, Margaret F	0.0407	17,880	727.72
R89327	226 STATE ST	Alexander, Margaret F	0.0407	9,600	390.72
R89328	246 STATE ST	Jed Driggers Tr &	0.0407	4,611	187.67
R89329	236 STATE ST	Clyde And Edna Thommen	0.0407	2,664	108.42
R89330	195 COMMERCIAL ST NE	Gramor LLC	0.0407	12,236	498.01
R89331	179 COMMERCIAL ST NE	Gramor LLC	0.0407	5,302	215.79

SALEM DOWNTOWN ECONOMIC IMPROVEMENT DISTRICT

Proposed Assessment Roll

Property ID	Address	Owner(s)	Assessment per Square Foot	Square Feet	Total Assessment
R89332	175 COMMERCIAL ST NE	175 Commercial LLC	0.0407	1,396	56.82
R89333	155 - 163 COMMERCIAL ST NE	Pioneer Trust Company	0.0116	10,192	118.23
R89334	135 - 147 COMMERCIAL ST NE	Evan B Boise Fam Tr &	0.0407	11,324	460.89
R89335	129 COMMERCIAL ST NE	Pioneer Trust Company	0.0407	2,198	89.46
R89336	125 COMMERCIAL ST NE	Pioneer Trust Company	0.0407	1,975	80.38
R89337	109 - 117 COMMERCIAL ST NE	Pioneer Trust Bank NA	0.0407	34,039	1,385.39
R89338	261 STATE ST	Pioneer Trust Bank	0.0407	9,750	396.83
R89339	241 STATE ST	Bernard F Bednarz Fam Tr &	0.0407	6,396	260.32
R89340	229 STATE ST	Driggers, Joe D &	0.0407	3,780	153.85
R89341	217 STATE ST	Alexander, Margaret F	0.0407	13,270	540.09
R89342	140 FRONT ST NE	Alexander, Margaret F	0.0407	8,892	361.90
R89346	248 - 250 COURT ST NE	Pioneer Trust Bank	0.0116	13,654	158.39
R89347	295 COMMERCIAL ST NE	Pdq Investments LLC	0.0407	11,904	484.49
R89348	241 - 247 COMMERCIAL ST NE	Nina Sue Honey Tr &	0.0407	9,328	379.65
R89349	231 - 233 COMMERCIAL ST NE	Samax LLC	0.0407	2,871	116.85
R89350	223 COMMERCIAL ST NE	Fletcher, Marilyn S 50% &	0.0407	14,850	604.40
R89351	201 - 211 COMMERCIAL ST NE	PDQ Investments LLC	0.0407	13,753	559.75
R89352	245 COURT ST NE	PDQ Investments LLC	0.0407	7,000	284.90
R89353	230 CHEMEKETA ST NE	DJ & A Properties	0.0407	48,463	1,972.44
R89357	325 COMMERCIAL ST NE	Saffron, John 25% &	0.0407	13,022	530.00
R89358	311 COMMERCIAL ST NE	Saffron, John	0.0407	5,200	211.64
R89359	263 CHEMEKETA ST NE	Chassman, David Scott	0.0407	2,091	85.10
R89360	285 CHEMEKETA ST NE	Saffron, John	0.0116	1,332	15.45
R89362	205 - 223 CHEMEKETA ST NE	Emerson, Lawrence G &	0.0407	5,712	232.48
R89363	350 FRONT ST NE	Argo Investment Corp	0.0407	13,197	537.12
R89365	240 - 270 CENTER ST NE	Argo Investment Corporation	0.0116	8,042	93.29
R89366	0	Argo Investment Corporation	0.0407	1,120	45.58
R89368	435 - 465 COMMERCIAL ST NE	His Properties	0.0407	22,354	909.81
R89453	475 COTTAGE ST NE	Cottage Street Investors 50% &	0.0407	23,202	944.32
R89454	415 COTTAGE ST NE	Cottage Street Investors 50% &	0.0116	11,022	127.86
R89456	657 CENTER ST NE	Center Street LLC	0.0116	3,674	42.62
R89457	605 CENTER ST NE	Center Street LLC	0.0407	13,531	550.71
R89458	444 - 460 CHURCH ST NE	Transportation Realty Income	0.0407	11,766	478.88
R89459	476 CHURCH ST NE	Macy's Department Stores Inc	0.0116	5,955	69.08

SALEM DOWNTOWN ECONOMIC IMPROVEMENT DISTRICT

Proposed Assessment Roll

Property ID	Address	Owner(s)	Assessment	Square Feet	Total
			per Square		Foot
R89460	610 MARION ST NE	Paulus, Helen G	0.0116	3,392	39.35
R89461	610 - 630 MARION ST NE	Paulus, Helen G	0.0407	2,852	116.08
R89462	480 - 498 CHURCH ST NE	Paulus, Helen G	0.0407	4,290	174.60
R89463	680 CENTER ST NE	Statesman Journal Co Inc	0.0116	7,489	86.87
R89466	0	Statesman Journal Co	0.0116	22,017	255.40
R89467	300 COTTAGE ST NE	Amerititle Inc	0.0116	11,009	127.70
R89468	693 CHEMEKETA ST NE	Chemeketa Cottage LLC	0.0407	9,121	371.22
R89469	693 CHEMEKETA ST NE	Chemeketa Cottage LLC	0.0116	4,175	48.43
R89470	617 - 635 CHEMEKETA ST NE	Amerititle Inc	0.0407	21,220	863.65
R89471	630 CENTER ST NE	Pacific First Bank	0.0407	19,540	795.28
R89476	280 CHURCH ST NE	Statesman Journal Co	0.0407	64,391	2,620.71
Total					<u>\$ 131,381.36</u>



ADMINISTRATIVE SERVICES DEPARTMENT
555 Liberty St. SE, Room 230 • Salem, OR 97301-3513
Phone: 503-588-6040 • **Email:** finance@cityofsalem.net • **Fax:** 503-588-6251

October 13, 2011

NOTICE OF PUBLIC HEARING TO ASSESS BENEFITTED PROPERTY FOR COSTS INCURRED FOR ECONOMIC IMPROVEMENT PROJECTS WITHIN THE DOWNTOWN ECONOMIC IMPROVEMENT DISTRICT

Dear <<Owner1>>:

On June 30, 2011, the first three-year Salem Downtown Economic Improvement District assessment period expired.

The Salem City Council will hold a public hearing on Monday, November 14, 2011 at 6:30 p.m. in the City Council Chambers at City Hall, 555 Liberty St. SE, Salem on the new assessment to pay the costs for economic improvement projects to be undertaken in the Salem Downtown Economic Improvement District (EID). Americans with Disabilities Act accommodations for the hearing will be provided upon 24-hour request. At the hearing, interested persons may present oral and written testimony objecting to or supporting the proposed assessment.

Upon receiving evidence and testimony, the City Council may adopt, correct, modify or revise the proposed assessment. The proposed assessment will not be made if written objections are received from owners of property upon which more than thirty-three percent (33%) of the total amount of the proposed assessment would be levied. Written objections may be submitted at any time prior to the hearing, or at the hearing itself. Written objections should be submitted to:

The City of Salem Administrative Services Director
RE: EID Assessment
555 Liberty St. SE, Room 230
Salem, Oregon 97301

Written objections submitted prior to the hearing should be received by the City no later than 5:00 p.m., Monday, November 14, 2011 at 5:00 p.m.

Written objections must be signed by the property owner or the property owner's authorized representative and state the name of the property owner, the location of the property, and the fact the property owner objects to the proposed assessment. A written objection may, but is not required to, state the reasons for objecting to the proposed assessment.

Property located within the EID that is primarily used for residential purposes is not subject to the assessment for the EID. Commercial property located within the EID is assessed as follows:

\$0.07 per square foot per year for property with structure improvements

\$0.02 per square foot per year for unimproved property and parking lots

Salem Revised Code (SRC) 44.023 provides that the assessment for the EID may be for all or part of a fiscal year. If the assessment is for part of a fiscal year, the rate is prorated for the period covered by the assessment. The City Council has established a partial year assessment for Fiscal Year 2011-2012. The assessment period for Fiscal Year 2011-2012 begins on December 1, 2011 and ends June 30, 2012. The prorated rate for partial year assessment period for Fiscal Year 2011-2012 would be as follows:

\$0.0407 per square foot for property with structure improvements

\$0.0116 for unimproved property and parking lots

For each of the two following years, the proposed assessment would be at a rate of \$0.07 per square foot per year for property with structure improvements, and \$0.02 per square foot per year for unimproved property and parking lots.

The assessment will be used to undertake economic improvement projects within the area that comprises the EID. The economic improvement projects to be undertaken or constructed are:

- Planning or management of development or improvement activities
- The conduct of activities in support of downtown retail and commercial business recruitment and development
- The marketing and promotion of businesses, public events, and other activities occurring in the EID
- The provision of decorations, flowers, trash cans, planters, benches, banners, signage, or other assets that generally benefit the EID

- Cleaning and maintaining the off-street public spaces within the EID
- Provision of safety and security in the public spaces within the EID
- Any other economic improvement activity that specially benefits the EID.

The City has tentatively selected Salem Downtown Partnership to be the administrator of the EID through a competitive process. The EID administrator will undertake the economic improvement projects, and must perform its duties by providing public meetings, preparing a budget for consideration and adoption at open publicly noticed meetings, and having a board that has no less than fifty percent (50%) of the voting members that are real property owners within the EID.

Attached to this notice is a statement of the proposed assessment based on Marion County Assessor's data for your property. **This statement is not an invoice or a request for payment.** The proposed assessment is based on the location, use, and square footage of your property, and is prorated for Fiscal Year 2011-2012.

Salem Revised Code (SRC) Chapter 44 governs the administration of the EID. SRC Chapter 44 may be viewed at www.cityofsalem.net under Your City or at the City Recorder's Office, 555 Liberty Street SE, Room 205, Salem, Oregon 97301.

If you have questions about the hearing or this notice, please contact Ryan Zink at the City of Salem Administrative Services office, at (503) 588-6130.



ADMINISTRATIVE SERVICES DEPARTMENT

555 Liberty St. SE, Room 230 • Salem, OR 97301-3513

Phone: 503-588-6040 • **Email:** finance@cityofsalem.net • **Fax:** 503-588-6251

October 13, 2011

NOTICE OF PUBLIC HEARING TO ASSESS BENEFITTED PROPERTY FOR COSTS INCURRED FOR ECONOMIC IMPROVEMENT PROJECTS WITHIN THE DOWNTOWN ECONOMIC IMPROVEMENT DISTRICT

Dear <<Owner1>>:

On June 30, 2011, the first three-year Salem Downtown Economic Improvement District assessment period expired.

The Salem City Council will hold a public hearing on Monday, November 14, 2011 at 6:30 p.m. in the City Council Chambers at City Hall, 555 Liberty St. SE, Salem on the new assessment to pay the costs for economic improvement projects to be undertaken in the Salem Downtown Economic Improvement District (EID). Americans with Disabilities Act accommodations for the hearing will be provided upon 24-hour request. At the hearing, interested persons may present oral and written testimony objecting to or supporting the proposed assessment.

Upon receiving evidence and testimony, the City Council may adopt, correct, modify or revise the proposed assessment. The proposed assessment will not be made if written objections are received from owners of property upon which more than thirty-three percent (33%) of the total amount of the proposed assessment would be levied. Written objections may be submitted at any time prior to the hearing, or at the hearing itself. Written objections should be submitted to:

The City of Salem Administrative Services Director
RE: EID Assessment
555 Liberty St. SE, Room 230
Salem, Oregon 97301

Written objections submitted prior to the hearing should be received by the City no later than 5:00 p.m., Monday, November 14, 2011 at 5:00 p.m.

Written objections must be signed by the property owner or the property owner's authorized representative and state the name of the property owner, the location of the property, and the fact the property owner objects to the proposed assessment. A written objection may, but is not required to, state the reasons for objecting to the proposed assessment.

Property located within the EID that is primarily used for residential purposes is not subject to the assessment for the EID. Commercial property located within the EID is assessed as follows:

\$0.07 per square foot per year for property with structure improvements

\$0.02 per square foot per year for unimproved property and parking lots

Salem Revised Code (SRC) 44.023 provides that the assessment for the EID may be for all or part of a fiscal year. If the assessment is for part of a fiscal year, the rate is prorated for the period covered by the assessment. The City Council has established a partial year assessment for Fiscal Year 2011-2012. The assessment period for Fiscal Year 2011-2012 begins on December 1, 2011 and ends June 30, 2012. The prorated rate for partial year assessment period for Fiscal Year 2011-2012 would be as follows:

\$0.0407 per square foot for property with structure improvements

\$0.0116 for unimproved property and parking lots

For each of the two following years, the proposed assessment would be at a rate of \$0.07 per square foot per year for property with structure improvements, and \$0.02 per square foot per year for unimproved property and parking lots.

The assessment will be used to undertake economic improvement projects within the area that comprises the EID. The economic improvement projects to be undertaken or constructed are:

- Planning or management of development or improvement activities
- The conduct of activities in support of downtown retail and commercial business recruitment and development
- The marketing and promotion of businesses, public events, and other activities occurring in the EID
- The provision of decorations, flowers, trash cans, planters, benches, banners, signage, or other assets that generally benefit the EID

- Cleaning and maintaining the off-street public spaces within the EID
- Provision of safety and security in the public spaces within the EID
- Any other economic improvement activity that specially benefits the EID.

The City has tentatively selected Salem Downtown Partnership to be the administrator of the EID through a competitive process. The EID administrator will undertake the economic improvement projects, and must perform its duties by providing public meetings, preparing a budget for consideration and adoption at open publicly noticed meetings, and having a board that has no less than fifty percent (50%) of the voting members that are real property owners within the EID.

Attached to this notice is a statement of the proposed assessment based on Marion County Assessor's data for your property. **This statement is not an invoice or a request for payment.** The proposed assessment is based on the location, use, and square footage of your property, and is prorated for Fiscal Year 2011-2012.

Salem Revised Code (SRC) Chapter 44 governs the administration of the EID. SRC Chapter 44 may be viewed at www.cityofsalem.net under Your City or at the City Recorder's Office, 555 Liberty Street SE, Room 205, Salem, Oregon 97301.

If you have questions about the hearing or this notice, please contact Ryan Zink at the City of Salem Administrative Services office, at (503) 588-6130.

RESOLUTION NO. 2011-76

**A RESOLUTION OF THE CITY OF SALEM ASSESSING BENEFITTED PROPERTIES
WITHIN THE SALEM DOWNTOWN ECONOMIC IMPROVEMENT DISTRICT**

Whereas, Ordinance Bill No. 01-08 created the Salem Downtown Economic Improvement District (the EID), established the boundaries of the EID, authorized the undertaking of particular economic improvements defined therein, and authorized the assessment of all commercial property within the boundaries of the EID for the cost of the economic improvements; and

Whereas, Ordinance Bill No. 33-10 extended the EID for a period of time concluding June 30, 2014; and

Whereas, Resolution No. 2011-67 established the assessment period for year one of the extended three-year EID period to be December 1, 2011 through June 30, 2012; and

Whereas, a public hearing to assess benefitted property for costs incurred for economic improvement projects within the EID was scheduled for November 14, 2011, at which time affected property owners were entitled to appear and present evidence and testimony in support of or in objection to the proposed assessment; and

Whereas, notices of the hearing on the proposed assessment and the amount of the proposed assessment for each property were sent, by the City of Salem (the City) to all affected property owners within the boundaries of the EID, not less than thirty days prior to the public hearing on the proposed assessment as required by SRC 44.040; and

Whereas, the public hearing was held on November 14, 2011, and the City Council received evidence and testimony in support of and in objection to the proposed assessment; and

Whereas, the City did not receive written objections to the proposed assessment from owners of property upon which more than thirty-three percent (33%) of the total amount of the proposed assessment would be levied; and

Whereas, the City Council has considered the objections, finds that the proposed assessment should be made upon the properties specially benefitted by the economic improvements, that the properties should bear all of the costs of the activities to be funded, and that levy of the assessment should be made as provided in SRC 44.040;

NOW, THEREFORE, THE CITY OF SALEM RESOLVES AS FOLLOWS:

Section 1. Those certain properties more specifically identified in "Exhibit 1," which is attached hereto, and incorporated herein by this reference, shall be and hereby are assessed at the rates and in the amounts set forth in "Exhibit 1," and the levy therefor is hereby made, such assessment and levy to be for the purpose of undertaking the economic improvements within the EID.

Section 2. The Finance Director shall as soon as practicable cause to be sent to each property owner identified in "Exhibit 1" a bill for the assessment which shall be due and payable by the property owners as provided in SRC 44.045.


Section 3. This resolution is effective upon adoption.

ADOPTED by the City Council this 14th day of November, 2011.

ATTEST:

City Recorder

Approved by City Attorney



Checked by: R. L. Scott

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SALEM DOWNTOWN ECONOMIC IMPROVEMENT DISTRICT

Proposed Assessment Roll

Property ID	Address	Owner(s)	Assessment		Total
			per Square Foot	Square Feet	
R325692	245 COMMERCIAL ST SE	Retro LLC &	\$ 0.0407	18,127	\$ 737.77
R327263	181 HIGH ST NE	Smith, Carole &	0.0407	9,950	404.97
R327264	183 HIGH ST NE	Smith, Carole &	0.0407	6,208	252.67
R327265	187 HIGH ST NE	Smith, Carole &	0.0116	1,939	22.49
R327266	466 COURT ST NE	Campbell, Kenneth S	0.0407	1,641	66.78
R327267	456 COURT ST NE	George H Crandall Rt &	0.0407	2,640	107.45
R327268	195 HIGH ST NE	Smith, Carole &	0.0407	7,180	292.24
R327269	149 HIGH ST NE	Smith, Carole &	0.0116	7,117	82.56
R329963	555 COURT ST NE	Salem Area Mass Transit District	0.0407	3,408	138.71
R338863	255 LIBERTY ST NE	Newberry LLC	0.0407	18,431	750.14
R89026	501 MARION ST NE	Price-Asg LLC	0.0407	44,209	1,799.31
R89027	546 - 566 HIGH ST NE	Pioneer Trust Co	0.0407	9,700	394.79
R89028	540 UNION ST NE	Pioneer Trust Co Trustee	0.0116	10,676	123.84
R89029	590 HIGH ST NE	Mitchell, Charles A & Mary Jo	0.0407	2,576	104.84
R89030	400 HIGH ST NE	Macy's California Realty LLC	0.0407	179,860	7,320.30
R89031	550 CENTER ST NE	West Coast Bank	0.0407	15,302	622.79
R89032	365 CHURCH ST NE	West Coast Bank	0.0116	13,761	159.63
R89033	301 CHURCH ST NE	West Coast Bank	0.0407	18,951	771.31
R89034	525 - 545 CHEMEKETA ST NE	Weller, George C Et Al	0.0116	27,519	319.22
R89036	530 CENTER ST NE	Weller, George C Et Al	0.0407	123,615	5,031.13
R89040	560 - 580 STATE ST	Wells Fargo Bank, NA	0.0407	28,919	1,177.00
R89041	580 STATE ST	Wells Fargo Bank, NA	0.0116	24,752	287.12
R89042	525 FERRY ST SE	Ross Bros Construction Inc	0.0407	22,784	927.31
R89044	508 - 524 STATE ST	17Th & Mission LLC 70% &	0.0407	25,052	1,019.62
R89045	542 STATE ST	Ross Brothers Profit Sharing	0.0116	8,134	94.35
R89046	554 FERRY ST SE	Csb Investments LLC	0.0407	7,770	316.24
R89047	205 CHURCH ST SE	Barrick, Donald L	0.0407	18,672	759.95
R89049	525 TRADE ST SE	Yost Properties LLC	0.0116	12,362	143.40
R89050	525 TRADE ST SE	Yost Properties LLC	0.0407	37,101	1,510.01
R89051	200 - 234 HIGH ST SE	Valley Office Buildings LLC	0.0407	45,666	1,858.61
R89108	201 HIGH ST SE	Capitol Health Care Inc	0.0407	73,494	2,991.21
R89109	280 LIBERTY ST SE	Charter Properties I LLC	0.0407	16,243	661.09
R89110	260 LIBERTY ST SE	Vip's Industries Inc	0.0407	10,158	413.43
R89111	250 LIBERTY ST SE	Inter-Pacific Development Co	0.0407	13,749	559.58

EXHIBIT 1

SALEM DOWNTOWN ECONOMIC IMPROVEMENT DISTRICT

Proposed Assessment Roll

Property ID	Address	Owner(s)	Assessment		Total Assessment
			Foot	Square Feet	
R89112	444 FERRY ST SE	Vip's Industries Inc	0.0407	7,992	325.27
R89113	210 LIBERTY ST SE	Phoenix Inns LLC Of Oregon	0.0407	24,420	993.89
R89114	494 STATE ST	Oregon Building-State Street LLC	0.0407	43,280	1,761.50
R89115	456 - 468 STATE ST	Dye, Michael B &	0.0407	22,151	901.55
R89116	153 - 191 HIGH ST SE	Richard A & Mary R Sampson Lt &	0.0407	52,116	2,121.12
R89117	431 - 447 FERRY ST SE	Rosie Rentals Of Salem LLC	0.0407	8,190	333.33
R89118	427 FERRY ST SE	Rosie Rentals Of Salem LLC	0.0407	972	39.56
R89119	198 LIBERTY ST SE	Rosie Rentals Of Salem LLC	0.0407	4,428	180.22
R89120	170 - 180 LIBERTY ST SE	Rosie Rentals Of Salem LLC	0.0407	6,552	266.67
R89121	150 LIBERTY ST SE	Quisenberry, Perry D Jr Trustee	0.0407	11,345	461.74
R89123	416 STATE ST	Western Security Bank	0.0407	10,098	410.99
R89124	440 STATE ST	Chen, Rong-Kai &	0.0407	12,744	518.68
R89130	495 STATE ST	Eco Franklin LLC	0.0407	33,830	1,376.88
R89131	441 - 445 STATE ST	Bednarz, Miriam-Trustee Etal	0.0116	6,703	77.75
R89132	132 LIBERTY ST NE	Bernard F Bednarz Fam Tr &	0.0116	148	1.72
R89133	102 - 110 LIBERTY ST NE	Bernard F Bednarz Fam Tr &	0.0407	13,612	554.01
R89134	120 LIBERTY ST NE	Bernard F Bednarz Fam Tr &	0.0407	13,446	547.25
R89135	148 LIBERTY ST NE	Williams, Betty	0.0407	13,612	554.01
R89136	160 LIBERTY ST NE	Metropolitan Building LLC	0.0407	14,623	595.16
R89137	170 LIBERTY ST NE	Charles R Johnson IRA #32107	0.0407	10,560	429.79
R89138	450 COURT ST NE	Baird, Maria	0.0407	27,139	1,104.56
R89139	198 LIBERTY ST NE	Horenstein Salem Property Tr &	0.0407	8,402	341.96
R89140	277 - 287 HIGH ST NE	Sp Development I LLC	0.0407	1,116	45.42
R89141	0	Sp Development I LLC	0.0116	6,302	73.10
R89142	255 HIGH ST NE	Sp Development III LLC	0.0116	4,347	50.43
R89143	237 - 245 HIGH ST NE	Ilse E Green Lt &	0.0407	6,200	252.34
R89144	223 - 233 HIGH ST NE	Franklin Group 50% &	0.0407	9,315	379.12
R89145	455 COURT ST NE	Dragonhopper LLC	0.0407	16,280	662.60
R89147	439 COURT ST NE	Dokay LLC	0.0407	4,264	173.54
R89149	421 - 429 COURT ST NE	Lafky, Kevin T	0.0407	5,306	215.95
R89150	409 COURT ST NE	Mcilnay, Gary & Ladell	0.0407	6,257	254.66
R89151	405 COURT ST NE	Haugen, Alan L &	0.0407	2,823	114.90
R89152	220 - 230 LIBERTY ST NE	Derfler Properties LLC	0.0407	4,043	164.55
R89153	234 - 248 LIBERTY ST NE	HF LSP LLC 50% &	0.0407	13,575	552.50

SALEM DOWNTOWN ECONOMIC IMPROVEMENT DISTRICT

Proposed Assessment Roll

Property ID	Address	Owner(s)	Assessment		Total
			per Square Foot	Square Feet	Assessment
R89154	260 LIBERTY ST NE	Sp Development II LLC	0.0407	35,300	1,436.71
R89155	280 LIBERTY ST NE	Sp Development II LLC	0.0407	20,790	846.15
R89157	420 CENTER ST NE	Nordstrom, Inc	0.0407	68,730	2,797.31
R89159	333 HIGH ST NE	Obert Family Ltd Partnership	0.0407	16,545	673.38
R89161	480 CENTER ST NE	Tristate Joint Venture	0.0407	120,755	4,914.73
R89163	401 CENTER ST NE	Price-Asg LLC	0.0407	88,815	3,614.77
R89164	450 MARION ST NE	Kohls Department Stores Inc	0.0407	82,286	3,349.04
R89205	435 LIBERTY ST NE	Wec 97K-37 Investment Trust	0.0407	61,461	2,501.46
R89206	354 - 394 CENTER ST NE	Samiee Lt &	0.0407	7,717	314.08
R89207	365 LIBERTY ST NE	White, Lucinda Jones 50% &	0.0407	3,280	133.50
R89209	305 LIBERTY ST NE	Schlesinger, So Et Al	0.0407	102,465	4,170.33
R89212	290 - 350 CHEMEKETA ST NE	City of Salem	0.0407	17,064	694.50
R89213	388 COMMERCIAL ST NE	Colson & Colson Const Co	0.0407	40,688	1,656.00
R89214	285 LIBERTY ST NE	Saba Investments Inc	0.0407	78,618	3,199.75
R89215	233 LIBERTY ST NE	Samiee, Parviz &	0.0407	764	31.09
R89216	241 LIBERTY ST NE	Newberry LLC	0.0407	24,242	986.65
R89217	355 - 369 COURT ST NE	Smith, Carole & Kittleson, Eric	0.0407	8,500	345.95
R89218	377 COURT ST NE	Singh, Barinder &	0.0407	4,000	162.80
R89219	387 COURT ST NE	Jones, Roderick M	0.0407	4,200	170.94
R89220	399 COURT ST NE	P R Properties LLC	0.0407	10,500	427.35
R89221	339 - 347 COURT ST NE	Morris, Keith G & Gwenn R	0.0407	3,704	150.75
R89222	339 COURT ST NE	Scheel, Michael B &	0.0407	3,080	125.36
R89223	305 - 321 COURT ST NE	317 Court Street LLC	0.0407	17,624	717.30
R89224	216 - 220 COMMERCIAL ST NE	Dalke Investments	0.0407	6,000	244.20
R89225	0	Dalke Investments	0.0116	1,125	13.05
R89226	236 COMMERCIAL ST NE	236 Commercial St Ne LLC	0.0407	24,971	1,016.32
R89227	240 COMMERCIAL ST NE	Dorney, William &	0.0407	6,549	266.54
R89228	254 COMMERCIAL ST NE	Pdq Investments LLC	0.0407	6,000	244.20
R89229	189 LIBERTY ST NE	QA Investments LLC	0.0407	59,930	2,439.15
R89230	155 LIBERTY ST NE	Salem Arts LLC	0.0407	46,500	1,892.55
R89231	145 - 147 LIBERTY ST NE	Bishop Building LLC	0.0407	22,935	933.45
R89232	105 - 135 LIBERTY ST NE	Catlin, Russell-Est Of 50% &	0.0407	17,110	696.38
R89233	379 - 383 STATE ST	Ogdahl, Janet I &	0.0407	5,280	214.90
R89234	363 - 373 STATE ST	Arbuckle Costic LLC	0.0407	5,937	241.64

SALEM DOWNTOWN ECONOMIC IMPROVEMENT DISTRICT

Proposed Assessment Roll

Property ID	Address	Owner(s)	Assessment		Total
			per Square Foot	Square Feet	
R89235	353 STATE ST	Arbuckle Costic LLC	0.0407	6,381	259.71
R89236	335 - 349 STATE ST	Yank Investments Ltd	0.0407	4,748	193.24
R89237	315 - 333 STATE ST	Economy Dental Supply Co	0.0407	11,884	483.68
R89238	120 COMMERCIAL ST NE	Qa Properties LLC	0.0407	14,271	580.83
R89239	162 - 170 COMMERCIAL ST NE	Chandler Brown Trust Etal &	0.0116	8,173	94.81
R89240	174 - 188 COMMERCIAL ST NE	Chandler Brown Trust Etal &	0.0407	16,637	677.13
R89241	340 COURT ST NE	Chandler Brown Trust Etal &	0.0407	29,140	1,186.00
R89242	388 STATE ST	QA Investments LLC	0.0407	53,607	2,181.80
R89243	386 STATE ST	QA Investments LLC	0.0407	1,008	41.03
R89244	372 STATE ST	372 State St LLC	0.0407	7,227	294.14
R89245	370 STATE ST	Cooke Stationery Co	0.0407	6,886	280.26
R89246	360 - 362 STATE ST	Cooke Stationery Co	0.0407	5,832	237.36
R89247	356 STATE ST	A Few Good Properties LLC	0.0407	6,713	273.22
R89248	195 LIBERTY ST SE	City Of Salem	0.0407	3,821	155.51
R89249	198 COMMERCIAL ST SE	Retro LLC &	0.0407	41,472	1,687.91
R89250	302 STATE ST	US National Bank	0.0407	51,384	2,091.33
R89252	201 - 291 LIBERTY ST SE	Salem Group LLC	0.0407	144,782	5,892.63
R89311	0	Eastridge, James A	0.0116	535	6.21
R89313	263 - 267 COMMERCIAL ST SE	Eastridge, James A	0.0407	10,099	411.03
R89316	275 COMMERCIAL ST SE	James A Eastridge Lt &	0.0407	2,487	101.22
R89318	0	City Of Salem-Urban Renewal	0.0116	5,996	69.55
R89319	260 STATE ST	State And Commercial LLC	0.0116	12,286	142.52
R89320	129 COMMERCIAL ST SE	Syverson, Greg J &	0.0116	4,095	47.50
R89321	147 COMMERCIAL ST SE	Lewis, Larry E & Nancy J-Trust	0.0407	8,021	326.45
R89322	157 COMMERCIAL ST SE	Gag LLC	0.0407	2,820	114.77
R89323	195 COMMERCIAL ST SE	Riverfront LLC	0.0407	14,638	595.77
R89324	0	Riverfront LLC	0.0407	16,087	654.74
R89325	200 FERRY ST SE	Jim Eastridge LLC 21.16% &	0.0407	16,058	653.56
R89326	210 STATE ST	Alexander, Margaret F	0.0407	17,880	727.72
R89327	226 STATE ST	Alexander, Margaret F	0.0407	9,600	390.72
R89328	246 STATE ST	Jed Driggers Tr &	0.0407	4,611	187.67
R89329	236 STATE ST	Clyde And Edna Thommen	0.0407	2,664	108.42
R89330	195 COMMERCIAL ST NE	Gramor LLC	0.0407	12,236	498.01
R89331	179 COMMERCIAL ST NE	Gramor LLC	0.0407	5,302	215.79

SALEM DOWNTOWN ECONOMIC IMPROVEMENT DISTRICT

Proposed Assessment Roll

Property ID	Address	Owner(s)	Assessment		Total
			per Square Foot	Square Feet	
R89332	175 COMMERCIAL ST NE	175 Commercial LLC	0.0407	1,396	56.82
R89333	155 - 163 COMMERCIAL ST NE	Pioneer Trust Company	0.0116	10,192	118.23
R89334	135 - 147 COMMERCIAL ST NE	Evan B Boise Fam Tr &	0.0407	11,324	460.89
R89335	129 COMMERCIAL ST NE	Pioneer Trust Company	0.0407	2,198	89.46
R89336	125 COMMERCIAL ST NE	Pioneer Trust Company	0.0407	1,975	80.38
R89337	109 - 117 COMMERCIAL ST NE	Pioneer Trust Bank NA	0.0407	34,039	1,385.39
R89338	261 STATE ST	Pioneer Trust Bank	0.0407	9,750	396.83
R89339	241 STATE ST	Bernard F Bednarz Fam Tr &	0.0407	6,396	260.32
R89340	229 STATE ST	Driggers, Joe D &	0.0407	3,780	153.85
R89341	217 STATE ST	Alexander, Margaret F	0.0407	13,270	540.09
R89342	140 FRONT ST NE	Alexander, Margaret F	0.0407	8,892	361.90
R89346	248 - 250 COURT ST NE	Pioneer Trust Bank	0.0116	13,654	158.39
R89347	295 COMMERCIAL ST NE	Pdq Investments LLC	0.0407	11,904	484.49
R89348	241 - 247 COMMERCIAL ST NE	Nina Sue Honey Tr &	0.0407	9,328	379.65
R89349	231 - 233 COMMERCIAL ST NE	Samax LLC	0.0407	2,871	116.85
R89350	223 COMMERCIAL ST NE	Fletcher, Marilyn S 50% &	0.0407	14,850	604.40
R89351	201 - 211 COMMERCIAL ST NE	PDQ Investments LLC	0.0407	13,753	559.75
R89352	245 COURT ST NE	PDQ Investments LLC	0.0407	7,000	284.90
R89353	230 CHEMEKETA ST NE	DJ & A Properties	0.0407	48,463	1,972.44
R89357	325 COMMERCIAL ST NE	Saffron, John 25% &	0.0407	13,022	530.00
R89358	311 COMMERCIAL ST NE	Saffron, John	0.0407	5,200	211.64
R89359	263 CHEMEKETA ST NE	Chassman, David Scott	0.0407	2,091	85.10
R89360	285 CHEMEKETA ST NE	Saffron, John	0.0116	1,332	15.45
R89362	205 - 223 CHEMEKETA ST NE	Emerson, Lawrence G &	0.0407	5,712	232.48
R89363	350 FRONT ST NE	Argo Investment Corp	0.0407	13,197	537.12
R89365	240 - 270 CENTER ST NE	Argo Investment Corporation	0.0116	8,042	93.29
R89366	0	Argo Investment Corporation	0.0407	1,120	45.58
R89368	435 - 465 COMMERCIAL ST NE	His Properties	0.0407	22,354	909.81
R89453	475 COTTAGE ST NE	Cottage Street Investors 50% &	0.0407	23,202	944.32
R89454	415 COTTAGE ST NE	Cottage Street Investors 50% &	0.0116	11,022	127.86
R89456	657 CENTER ST NE	Center Street LLC	0.0116	3,674	42.62
R89457	605 CENTER ST NE	Center Street LLC	0.0407	13,531	550.71
R89458	444 - 460 CHURCH ST NE	Transportation Realty Income	0.0407	11,766	478.88
R89459	476 CHURCH ST NE	Macy's Department Stores Inc	0.0116	5,955	69.08

SALEM DOWNTOWN ECONOMIC IMPROVEMENT DISTRICT

Proposed Assessment Roll

Property ID	Address	Owner(s)	Assessment	Square Feet	Total
			per Square		Foot
R89460	610 MARION ST NE	Paulus, Helen G	0.0116	3,392	39.35
R89461	610 - 630 MARION ST NE	Paulus, Helen G	0.0407	2,852	116.08
R89462	480 - 498 CHURCH ST NE	Paulus, Helen G	0.0407	4,290	174.60
R89463	680 CENTER ST NE	Statesman Journal Co Inc	0.0116	7,489	86.87
R89466	0	Statesman Journal Co	0.0116	22,017	255.40
R89467	300 COTTAGE ST NE	Amerititle Inc	0.0116	11,009	127.70
R89468	693 CHEMEKETA ST NE	Chemeketa Cottage LLC	0.0407	9,121	371.22
R89469	693 CHEMEKETA ST NE	Chemeketa Cottage LLC	0.0116	4,175	48.43
R89470	617 - 635 CHEMEKETA ST NE	Amerititle Inc	0.0407	21,220	863.65
R89471	630 CENTER ST NE	Pacific First Bank	0.0407	19,540	795.28
R89476	280 CHURCH ST NE	Statesman Journal Co	0.0407	64,391	2,620.71
Total					\$ 131,381.36