SECOND SUBSTANTIAL AMENDMENT TO TALENT URBAN RENEWAL PLAN

Adopted July 6, 2005
By Ordinance No. 05-784-0

CITY OF TALENT

TALENT URBAN RENEWAL AGENCY
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SECTION 100 INTRODUCTION

The City of Talent Urban Renewal Plan is a 122 acre, Urban Renewal Area in the City of Talent, Jackson County, Oregon. The Urban Renewal Area is located entirely within the boundaries of the City of Talent. The Urban Renewal Area consists of a single contiguous geographic area, and has an estimated total taxable 1990-91 assessed value of $11,172,640.

This Plan consists of two parts - Part 1, Text and Part 2, Exhibits, and has been prepared by the Urban Renewal Agency of the City of Talent pursuant to the provisions of Chapter 457 of the Oregon Revised Statutes, the Oregon Constitution and all other applicable state and local laws.

110. City/Agency Relationship. The Governing Body (City Council) of the City of Talent on March 20, 1991, by Ordinance Number 539, declared that blighted areas exist within the City and that there is a need for an urban renewal agency to function within the City. The City Council, by the approval of such Ordinance Number 539, and in accordance with the provisions of ORS 457.045, appointed an Urban Renewal Agency consisting of nine (9) members of which three (3) are also members of the City Council. On July 3, 2002, by Ordinance Number 02-721-02, the City Council amended Section 3 of Ordinance Number 539, changing the number of board members to seven (7) members of which three (3) are also members of the City Council. Pursuant to ORS 457.035, the Urban Renewal Agency is, "... a public body corporate and politic...".

The relationship between the City of Talent, an Oregon Municipal Corporation and the Urban Renewal Agency of the City of Talent shall be as contemplated by Chapter 457 of the Oregon Revised Statutes. Nothing contained in this Plan, nor the City's supplying of services or personnel, nor the budgeting requirements of this Plan shall in any way be construed as departing from or disturbing the relationship contemplated by Chapter 457 of the Oregon Revised Statutes.
SECTION 200  DEFINITIONS

As used in the construction of this Plan, unless the context requires otherwise, the following definitions shall apply:

AGENCY means the Urban Renewal Agency of the City of Talent which, in accordance with the provisions of Chapter 457 of the Oregon Revised Statues is the Urban Renewal Agency of the City of Talent, Oregon. The Agency membership consists of seven (7) members of which three (3) are members of the City Council.

ARCHITECTURAL REVIEW COMMITTEE means the City committee charged with developing and administering design standards for land use districts (zones) within the Area.

AREA means that geographic portion of the City of Talent which encompasses the Talent Urban Renewal Area - an urban renewal area conceived pursuant to the provisions of ORS Chapter 457. The Talent Urban Renewal Area encompasses land located within the City of Talent.

ASSESSED VALUE (AV) means the taxable value of real, mobile home, personal and State assessed property used by the County Assessor to compute tax rates.

BLIGHTED AREAS means areas that, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more conditions as further defined in ORS 457.010 (1).

BOARD OF COMMISSIONERS OF JACKSON COUNTY (BOARD) means the governing body of Jackson County.

CITY means the City of Talent, Jackson County, State of Oregon.

CITY COUNCIL means the governing body of the City of Talent.

COMPREHENSIVE PLAN means the Land Use Plan of the City of Talent including all of its policies, procedures and implementing provisions.

COUNTY means Jackson County, Oregon.

ECONOMIC DEVELOPMENT COMMITTEE (EDC) means a group of people appointed by the Mayor and City Council to advise the Council and coordinate with the Urban Renewal Agency and other community representatives on matters of Economic Development for the City.

E.S.D. means the Jackson County Education Service District … an authorized taxing
EXHIBIT means an attachment, either narrative or graphic, to this Urban Renewal Plan, Part 2 and/or to the Report on the Plan.

FIRE DISTRICT #5 means Jackson County Fire District #5.

INCREMENTAL VALUE means the increase in AV, within the Urban Renewal Area, over the AV certified by the County Assessor for the Base Year (1990-91). Incremental value determines the amount of funds available to the Urban Renewal Agency.

ORS means Oregon Revised Statutes (State Law). ORS Chapter 457 is the chapter which regulates the renewal of blighted areas within the State of Oregon.

PLAN means the Talent Urban Renewal Plan.

REDEVELOPER means a party who acquires real property or who receives financial assistance from the Urban Renewal Agency for the purposes of developing or redeveloping such property in conformity with the provisions of this Urban Renewal Plan.

REPORT means the Report on the Talent Urban Renewal Plan as amended, which contains the information required by ORS 457.085(3).

ROW means right-of-way - as for street, railroad, etc.

R.V.S.S. means the Rogue Valley Sanitary Service… an authorized taxing district of Jackson County.

R.V.T.D. means the Rogue Valley Transit District . . . an authorized taxing district of Jackson County.

SCHOOL DISTRICT #4 (SCH.DIST. 4 or SD 4) means the Phoenix-Talent School District Number 4 . . . an authorized taxing district of Jackson County.

STATE means the State of Oregon including its various departments, divisions and agencies.

TAX INCREMENT FINANCING means a method of financing indebtedness incurred by the Talent Urban Renewal Agency in preparing and implementing the Urban Renewal Plan. Such tax increment method is authorized by ORS sections 457.420 through 457.450 and provides that the tax proceeds (herein referred to as TAX INCREMENT PROCEEDS OR FUNDS), if any, realized from an increase in the taxable assessed value property within the Area shall be used to pay the principal and interest on indebtedness incurred by the Agency in financing or refinancing the preparation and implementation of the approved Urban Renewal Plan including the administration of the Agency's activities.
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TAXING DISTRICT means any authorized entity which levies (or may levy) ad valor taxes within the boundaries of the Urban Renewal Area.


U.R. means urban renewal as in Urban Renewal Boundary, Urban Renewal Area (URA), Urban Renewal Plan, etc.

URBAN RENEWAL LAW means Chapter 457 of the Oregon Revised Statutes as same exists on the effective date of this Urban Renewal Plan or as same may be amended from time-to-time by action of the Oregon Legislature.

URBAN RENEWAL PLAN means the Plan for the Talent Urban Renewal Area … an Urban Renewal Program of the City of Talent.

VECTOR CONTROL means the mosquito abatement district of Jackson County . . . an authorized taxing district of Jackson County.

SECTION 300 - LEGAL BOUNDARY DESCRIPTION

The legal description of the boundaries of the Urban Renewal Area is set forth in Part 2 of this Plan as follows:

301. Exhibit 1 - Graphic (Map) Description of Urban Renewal Area.

302. Exhibit 2 - Narrative Legal Description of Urban Renewal Area.
SECTION 400 - MISSION STATEMENT, GOALS AND OBJECTIVES OF THE URBAN RENEWAL AGENCY OF TALENT FOR THE CITY OF TALENT COMMUNITY

401. MISSION STATEMENT
The mission of the Urban Renewal Agency is to eliminate blight and, in the process, improve the safety, quality of life and economic well being of those who live, work, own property and visit the Talent Area. Further it is the mission of the Agency to improve the area's public infrastructure, to rehabilitate and redevelop the City's Core Area in a manner which respects its historic past but recognizes the need for improved buildings, a greater mix of businesses and services and the development of people-pleasing amenities.

402. GOALS AND OBJECTIVES
To accomplish its mission the Agency will develop and implement an urban renewal program - the goals and objectives of which are:

A. To enhance opportunities for residential, civic, cultural, and business property to be developed, redeveloped, improved, rehabilitated and conserved in ways which will ensure the vitality of the Area:

B. To encourage the retention, expansion and development of diversified businesses that will produce jobs for the people of Talent and Jackson County; and

C. Increase property values so that the Area will contribute its fair share to the costs of public services provided by the City, County, Schools and other Taxing Districts.

D. To be responsive to the needs and the concerns of all people of Talent in the details of amending and implementing this Urban Renewal Plan;

E. To encourage the maximum amount of public involvement, citizen participation in the formation and communication with other taxing districts in the implementation of the Urban Renewal Plan.

F. To assist property and business owners in the rehabilitation, development or redevelopment of their buildings, property and/or leased space.
G. To improve to City standards the Area's public streets, bicycle and pedestrian ways and utilities.

H. To provide park facilities designed to serve the recreational needs of all age levels of Talent population;

I. To provide streetscape improvements in areas of maximum pedestrian concentration;

J. To provide adequate off-street parking for the convenience of people who drive to the Area;

K. To improve the public transportation capability of the Area, including bus and rail transit.

L. To leverage the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding sources.

403. RELATIONSHIP OF PLAN TO LOCAL OBJECTIVES

This Plan is intended to further the objectives of the City's Comprehensive Plan. Further, pursuant to expressed Citizen comments, this Plan is intended to improve roads, street lighting, traffic flow, recreation facilities, pedestrian amenities, the sewer and storm drain systems and other public improvements.

404. CONSISTENCY WITH CITY’S COMPRE HENSIVE PLAN

This Plan has been prepared in conformity with the City's adopted Comprehensive Plan including its goals, policies, procedures and implementing provisions.

405. CONSISTENCY WITH ECONOMIC GOALS

The Urban Renewal Plan has been prepared to enhance and promote the Economic Goals and Policies of the City of Talent Comprehensive Plan as amended, specifically the following:

ECONOMIC ELEMENT GOALS AND STRATEGIES

POLICY 1: Business Development: The City will plan for and nurture a favorable environment to attract and maintain new businesses.

Objective 1: Incorporate the plan concepts developed during the Downtown Mixed-Use, Transit-Oriented Redevelopment Plan process into implementing ordinances to create an attractive, accessible downtown area.
POLICY 2: Family Wage Jobs: Promote and support businesses that bring family wage jobs into the community. A family wage is defined as a wage sufficient to pay for a family’s basic needs without forcing the family to resort to public assistance. A family wage rate is based on the average expenses for families in Jackson County. A benchmark for this rate is set by the Oregon Economic & Community Development Department (OECDD).

Objective: Increase the number of family wage jobs in the City of Talent.

POLICY 3: Business Support and Assistance: The City will support, and encourage retention and expansion of existing business.

Objective: Support existing businesses by sharing technical resources, maintaining open communications with local business people, and providing available staff support for economic development projects initiated by the business community.

POLICY 4: Infrastructure Support: The City will continue to pursue funding for needed infrastructure to support economic development activities. (Specific infrastructure Goals and strategies are included in the Public Facilities and Services and Transportation Elements)

POLICY 5: Livability: The City recognizes that livability is an important factor in the location choices of some types of businesses, and the policy of maintaining livability for the benefits of City residents is further reinforced by the potential for economic benefits.

Objective 1: Create a community where people want to spend time beyond the exigencies of daily life.

POLICY 6: Environmental Stewardship: The City will support environmental preservation and sustainable use of natural resources

Objective 1. Promote open space acquisition/preservation projects and City park improvement projects (specific goals are included in the Parks and Open Spaces Element).

Objective 2: Encourage business owners to support the Valdez principles adopted by the City Council in 1997, Resolution number 97-435-R.

- Protection of the Biosphere: Strive to eliminate pollutants that may cause damage to the earth and its air, water, and inhabitants.
- Sustainable Use of Natural Resources: Use renewable resources at sustainable levels.
- Reduction and Disposal of Waste: Minimize the creation of waste and, wherever possible, recycle.
- Wise Use of Energy: Find and use environmentally safe and sustainable
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energy sources, invest in and promote efficiency and conservation in operations.
- Risk Reduction: Minimize the environmental, health, and safety risks to employees and the community by using safe technologies and operating procedures.

SECTION 500 - LAND USE PLAN

The use and development of all land within the Urban Renewal Area shall comply with the following provisions:

501. LAND USE REGULATIONS

Land use within the Area is regulated and governed by the City of Talent Comprehensive Plan and its implementing ordinances. Amendments to the Comprehensive Plan and/or implementing ordinances automatically apply within the Area without amendment of the Plan.

502. The City's acknowledged Comprehensive Plan and its implementing ordinances, codes, policies and regulations, as they exist on the effective date of this Urban Renewal Plan or as they may be amended from time to time are incorporated hereby by reference as if they were included in full.

503. The use, development or redevelopment of all land within the Urban Renewal Area shall comply with the provisions of the City's Comprehensive Plan, implementing Ordinances, codes, policies, and regulations described in Sections 501 and 502 above, and with all other applicable Federal, State, County and City regulations.

504. The City's Zoning Ordinance and all applicable Building, Health and Safety Codes as they exist on the effective date of this Urban Renewal Plan or as they may be amended from time to time, are hereby made a part of this Urban Renewal Plan as though included herein in full.

SECTION 600 - URBAN RENEWAL ACTIVITIES

In order to achieve the goals and objectives of this Plan, the following activities, subject to the availability of appropriate funding, may be undertaken by the Agency, or caused to be undertaken by others, in accordance with applicable Federal, State, County and City policies and procedures and in compliance with the provisions of this Plan.

601. URBAN RENEWAL PROJECTS AND IMPROVEMENT ACTIVITIES

The following projects and activities are hereby deemed necessary to:

Eliminate blighting conditions and influences;
Sustain growth in property values;

Create a physical, visual and economic environment in the U.R. Area that will attract new businesses and housing and that will encourage existing businesses and housing to be rehabilitated; and to

Further the objectives of this Urban Renewal Plan as set forth in Sections 401, 402, 403, 404 and 405.

Project improvement activities will begin as soon as is practical following the Agency's receipt of funds. Improvements will be made in phased segments as funds are available and consistent with sound engineering practice. All improvements are expected to be completed during or before Fiscal Year 2018-19.

When undertaken, all public improvements herein proposed shall be complete with all required appurtenances and shall be constructed and implemented in conformance with the approved standards and policies of City of Talent or the authorized responsible entity. Further, since the utility work to be undertaken within the Urban Renewal Area will be designed and constructed as complete, integrated systems it may be necessary, on occasion, to install facilities outside the Urban Renewal Area to resolve the problems within the Area. The U. R. Agency is hereby authorized to install facilities off-site (beyond the boundaries of the U.R. Area) where sound engineering principles so dictate. All work shall be coordinated with other utility and street work.

The Agency may establish policies requiring public improvements to be made in part or in full by an owner or the developer of abutting property within the URA when such property is developed.

Agency cost and income estimates prepared in conjunction with this Plan, and discussed in the "Report on the Plan" under separate cover, were made in March, 1991. The dollar estimates used, therefore, were those applicable as of that month and year. To determine the change in the Dollar's value for subsequent years, the Agency will apply the appropriate index for adjustment as set forth in Exhibit 5 and Exhibit 6 of Part 2 of this Plan.

With funds available to it, the Urban Renewal Agency may fund in full, in part, a proportionate share, or cause to be funded, the following designated projects and activities:

A. STREET ROW SURVEY, MONUMENTING AND MAPPING

The precise location of streets and alleys within the U.R. Area in relationship to abutting subdivided property is in question. Prior to constructing the several proposed public improvements, the Agency will
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retain the services of an Oregon Licensed Land Surveyor to locate and monument the several street and alley rights-of-way. The surveyor will provide a map or maps of the U.R. Area describing such locations and noting the location of such monuments. Any monuments destroyed or covered over during construction shall be replaced.

B. STREET ROW ACQUISITION

The Agency may acquire property along the rights-of-way of Front Street, Wagner Street, John Street, Rapp Road and in conjunction with a redesign of the intersection of Talent Avenue, Hwy 99 and Suncrest Road all of which are currently below City standards. The narrow strip of land along the west ROW of Front Street lying outside the Area may also be acquired with Agency funds to eliminate a ROW obstacle.

Every attempt will be made by the Agency, or its designated Agent, to have the owners of such property dedicate such ROW.

D. STORM DRAIN SYSTEM

The principal drainage system, with limited exceptions, is by open ditches on each side of the Area's streets and in open ditches on public and private property. This Urban Renewal Plan proposes construction of an underground, piped drainage system throughout most of the U.R. Area. All work shall be designed and constructed to the standards of the City of Talent.

Storm drain (storm sewer) construction shall be undertaken concurrently with the reconstruction of all street segments within the URA. Agency funds may be used to pay for all or portions of such work, including the filling and grading of existing drainage ditches.

E. SANITARY SEWER SYSTEM

Work includes reconstruction of old, broken, root impacted sewer lines, service connections and rehabilitation of manholes. All work shall be designed and constructed to the standards of the R.V.S.S. Sanitary sewer reconstruction shall be undertaken concurrently with the reconstruction of all streets within the URA. Agency funds may be used to pay for all or portions of such work.

F. WATER DELIVERY SYSTEM

While the majority of the water delivery system in the U.R. Area is believed to be adequate, some reconstruction and new lines are needed.
The city Water Master Plan has identified water lines within the area that are substandard either in size or condition. When streets are excavated, the Agency shall upgrade the line and/or replace water lines based on the Water Master Plan priorities or on identifiable problems with the line.

Further, with the reconstruction of streets and particularly with the construction of sidewalks, where none exist, fire hydrants will be relocated and/or reset at the Agency's expense.

G. STREET RECONSTRUCTION

The Agency, as funds are available to it, proposes to construct or cause to be constructed the following streets:

1. COMPLETE STREET RECONSTRUCTION including sub-base, base, asphaltic concrete pavement, curbs, gutters and sidewalks:
   a. TALENT AVENUE . . . full length within the U.R. Area, including rehabilitation of the bridge over Wagner Creek and including separate bicycle/pedestrian bridges on each side of main bridge;
   b. I STREET . . . North Street to Wagner Street;
   c. FRONT STREET ... full length within the U.R. Area;
   d. NORTH STREET . . . Gibson Avenue to I Street;
   e. MAIN STREET southwest U.R. boundary to Talent Avenue;
   f. WAGNER STREET . . . southwest U.R. boundary to Talent Avenue; and
   g. VALLEY VIEW ROAD . . . Talent Avenue to the northeast U.R. boundary.

2. STREET RECONSTRUCTION as in Subsection 1, above, except that sidewalks and travel ways may be constructed to lesser dimension due to insufficient right-of-way:
   a. PARK AVENUE . . . Sunny Street to North/Lapree Streets;
   b. NEW STREET . . . Talent Avenue to Highway 99 (Pacific Hwy.);
c. SUNNY STREET . . . Roy Street to Talent Avenue; and  
d. LAPREE STREET . . . I Street to Talent Avenue.

3. CURBS, GUTTERS, SIDEWALKS and such pavement as may be necessary in conjunction therewith may be constructed along STATE HIGHWAY 99 (Pacific Highway). The Agency shall coordinate this work with O.D.O.T. and shall negotiate with the State for their paying for the cost of this and related storm drain work.

4. OTHER STREETS where full improvements are needed but where it is assumed by the Agency that such improvements will not be accomplished by the developers of adjacent property in a timely manner:

a. RAPP ROAD . . . all within the U.R. boundary;  
b. SUNCREST ROAD . . . [all within the U.R. boundary] see Talent Avenue, Hwy 99, Suncrest Road; and  
c. JOHN STREET . . . north of Main Street.

If, in the judgment of the Agency, the objectives of the U.R. Plan would be significantly advanced the Agency, if funds are available to it, may pay for, or participate in the funding of these street segments.

5. HOME STREET . . . will be improved to City standards by the Agency and used as access and parking for the adjacent park expansion.

H. ALLEY IMPROVEMENTS

All alleys within the boundaries of the U.R. Area are currently unimproved. The Agency, with funds available to it, proposes to improve such alleys to City standards.

I. PARKING FACILITIES

The Agency may acquire property for and develop public parking facilities to serve Area businesses and residents. Such facilities may be a component of a private development, provided the facilities are open to the public.

Prior to property being acquired for parking facilities under the powers of
eminent domain, the Agency must adopt a Minor Amendment to the Plan which identifies the property to be acquired. In using its eminent domain authority the Agency shall comply with all statutory requirements, including those contained in ORS 35.

J. STREET FURNITURE

The Agency will purchase and/or construct and install street furniture, which may include, but not be limited to:

1. BENCHES
2. TRASH RECEPTACLES
3. DRINKING FOUNTAINS with appropriate backflow prevention devices
4. TELEPHONE KIOSKS
5. BUS STOP SHELTER

The cost of such furniture shall be included with the costs of each street project . . . see Report on the Plan.

K. PERIOD STREET LIGHTING

Period Street light standards and luminaires, as selected by the Agency and approved by the City Council, may be installed in conjunction with all street reconstruction listed in Subsections G-1, G-3, G-4 and G-5 above. The light standards may be owned and maintained by the City or, at the discretion of the City Council, may be turned over to the serving electrical utility company for their continued maintenance. The terms and conditions for maintenance and for supplying electrical energy to each light in the district shall be subject to negotiations between the City and the serving electrical utility company. Agency funds cannot be used for maintenance or electrical energy costs.

The cost of such period street lights and their installation shall be included with the costs of each street project . . . see Report on the Plan.

L. STREET TREES AND STREET LANDSCAPING

Street trees, of species selected by the Agency, with sizes ranging from 1 1/2" to 2" caliper, may be planted in sidewalk tree wells or other locations within the street right-of-way on all reconstructed streets listed in the Subsections G-1, G-3, G-4 and G-5 above. Tree wells shall be prepared
in conformance with the standards of the providing nursery including the installation of an appropriate irrigation system.

M. PARK AND RECREATION FACILITIES

The Agency may acquire property for and develop public park and recreation facilities to serve Area businesses and residents. Such facilities may be a component of a private development, provided the facilities are open to the public.

Prior to property being acquired for park and recreation facilities under the powers of eminent domain, the Agency must adopt a Minor Amendment to the Plan which identifies the property to be acquired. In using its eminent domain authority the Agency shall comply with all statutory requirements, including those contained in ORS 35.

N. ASSISTANCE TO PROPERTY AND/OR BUSINESS OWNERS

The Plan authorizes assistance to property and/or business owners in making capital improvements to property within the Area which will enhance the attractiveness and vitality of the Area; retain, expand or create diversified businesses; provide a variety of housing opportunities, including housing that is affordable for all income levels; and improve property values. Specific programs and rules and regulations for their administration will be developed to ensure that urban renewal funds are used properly and for the agreed upon purposes. The adoption and amendment of such programs, rules and regulations shall not be considered changes to the Plan.

Programs may include the following:

- Loans and/or grants for property rehabilitation and development, redevelopment and other improvements. Property to be improved may be residential or commercial. Loans may be at or below market rates, and assistance can include direct loans or guarantees of loans made by third parties. Examples of improvement projects that may be supported by the Agency include:
  - preservation of historic buildings
  - façade improvements
  - code compliance, including seismic improvements
  - new mixed use (residential/commercial) development that meets the objectives of the Plan
  - expansion or improvement of business facilities that result in increased employment.
Technical assistance, in the form of site studies, market studies, feasibility analyses, engineering and design and other activities directly related to development of property in the Area. Examples of such technical assistance include analysis of buildings to promote rehab and preparation of building prototypes that would be most suitable for development and redevelopment within the Area.

O. ASSISTANCE FOR PROPERTIES AFFECTED BY PUBLIC ROAD AND STREET IMPROVEMENTS

This program provides assistance to property owners/lessees whose property in the Area is affected by improvements to public roads and streets in the Area. Property may be affected in terms of reduced access or parking or other factors that, in the judgment of the Agency, impair use of the property. The Agency’s determination that a property is “affected” shall be final. Assistance may be in the form of grants or loans to a property owner/lessee, or in the form of capital improvements undertaken by the Agency. The Agency may make such assistance dependent on the recipient meeting specified conditions, including but not limited to providing public access to parking or circulation improvements funded by the Agency. If assistance is provided to a property lessee, the Agency may require that the recipient have the right to long term use of the property.

P. PUBLIC BUILDINGS

The Agency may participate in the development of new civic facilities, including a civic center composed of a city hall, library and/or other public uses, provided that the degree of Agency participation corresponds to the benefits of such facilities to the Area. New civic facilities are vital to the ongoing economic health of the Area because they are “anchor” uses that draw people to the Area and provide facilities that can promote business development.

Q. EMPLOYMENT-RELATED SITES AND FACILITIES

The Agency may acquire property for the purpose of dividing such property into suitably sized lots and may provide access and utility improvements to such lots to promote development of uses that generate employment within the Area. The Agency may also provide access and utility improvements to existing properties in private ownership where the improvements will result in employment opportunities.

The Agency may acquire property and develop a building containing space available for lease by commercial businesses industrial businesses and/or non-profit organizations at affordable rents. The availability of such space at affordable rates is intended to spur business activity and job development, which is a goal of the Plan.
602. ACQUISITION OF REAL PROPERTY

A. INTENT: It is the intent of this Plan to authorize the Urban Renewal Agency to acquire property within the Urban Renewal Area by any legal means to achieve the objectives of this Plan. In using its eminent domain authority the Agency shall comply with all statutory requirements, including those contained in ORS 35.

B. PURPOSE OF PROPERTY ACQUISITIONS. Property acquisition, including limited interest acquisition is hereby made a part of this Plan and may be used by the Agency to achieve the objectives of this Plan based on any one of the following criteria:

1. Where existing conditions do not permit practical or feasible rehabilitation of a structure, by its owner, and it is determined by the Agency that acquisition of such properties and demolition or rehabilitation of the improvements thereon are necessary to remove substandard and blighting conditions;

2. Where incompatible land uses exist and it is determined by the Agency that acquisition of such properties and the rehabilitation or demolition of the improvements are necessary to remove blighting influences;

3. Where it is determined by the Agency that the property is needed to provide public improvements and facilities as follows:
   a. Right-of-way acquisition for streets, alleys, bicycle paths or pedestrian ways;
   b. Facilities such as park and/or recreation facilities, parking facilities or other uses that are for the benefit of the public and are to be developed by the Agency, the City, or any other public entity; and/or
   c. Where the owner of real property within the boundaries of the Urban Renewal Area wishes to convey title of such property by legal means, including by gift.

4. Where it is determined by the Agency that a substantial public interest or the objectives of this Plan can be furthered by acquiring property for development or redevelopment by a party other then the owners of record of such property, the Agency may acquire such
property. This criterion may apply to property acquired by the Agency for the purpose of providing adequate sites for business location.

5. Where the Agency determines that there is no conflict with Article 13 of the City’s zoning ordinance regarding historic preservation.

C. PROPERTY WHICH MAY BE ACQUIRED. Property has been identified for acquisition in conjunction with street right-of-way and park expansion projects as follows:

* Talent Avenue-Hwy 99-Suncrest Road intersection redesign: Tax Map 38-lw-23CA . . . all or parts of Tax Lots 2200, 2300, 2400, 2500;

* Rapp Road, right-of-way: Tax Map 38-1W-26A . . . 20' strip on southeast side of Tax Lot 2400;

* South Front Street, right of way: Tax Map 38-1W-23CD . . . Tax lot 8200 and +/- 30' of railroad right-of-way.

* North Front Street, right-of-way: Tax Map 38-IW-26BA . . . +/- 30' of railroad right-of-way;

* Park expansion: Tax Map 38-1W-26BA . . . Tax Lot 4600.

Such property acquisition shall comply with the procedures set forth in Sections 603 and 605 of this Plan.

D. PLAN AMENDMENT REQUIREMENTS FOR PROPERTY ACQUISITION

The Agency may acquire property using all legal means, including the power of eminent domain, for street, public utility and alley way improvements without further amendment of the Plan.

The Agency may acquire property using all legal means, including the power of eminent domain, for parks and recreation facilities, parking facilities, such other public facilities as are authorized by the Plan and for disposition for private redevelopment only after it has adopted a Minor Amendment to the Plan which identifies the property to be acquired. Owners of property to be acquired by the Agency shall be notified of the proposed Minor Amendment and be allowed an opportunity to testify to the Agency regarding such Amendment.

In using its eminent domain authority the Agency shall comply with all statutory requirements, including those contained in ORS 35. The Agency may acquire
property from property owners willing to sell or otherwise convey their property (e.g. as a donation) without further amendment of the Plan.

603. RELOCATION ACTIVITIES

If in the implementation of this Plan, persons or businesses should be displaced by action of the Agency, the Agency shall provide assistance to such persons or businesses to be displaced. Such displacees will be contacted to determine their individual relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and relocation payments made in accordance with the provisions of ORS 281.045 - 281.105. Payments will be made to persons displaced from dwellings. Such persons will be assured that they will have available to them habitable, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to occupants displaced.

The Agency intends to prepare "Relocation and Property Acquisition Guidelines and Procedures" (under separate cover) conforming to both State and Federal laws. Such Guidelines and procedures will be available to interested parties at the Agency's office and will set forth the relocation program and procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters.

604. PROPERTY DISPOSITION AND REDEVELOPER OBLIGATIONS

A. PROPERTY DISPOSITION. The Agency is authorized to dispose of, sell, lease, exchange, subdivide, transfer, assign, pledge, or encumber by mortgage, deed of trust, or otherwise any interest in property which has been acquired by them in accordance with the provisions of this Plan and with the terms and conditions set forth in a Disposition and Development Agreement or other legal instrument as determined by the Agency.

All real property acquired by the Agency in the Urban Renewal Area, if any, shall be used or disposed of for development consistent with the uses permitted in this Plan. The Agency shall obtain fair re-use value for the specific uses to be permitted on the real property. Real property acquired by the Agency may be disposed of without consideration (cost) to any other public entity in accordance with this Plan. All persons and entities obtaining property from the Agency shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Agency fixes as reasonable, and shall comply with other conditions which the Agency deems necessary to carry out the objectives of this Plan. Real property shall not be disposed of for the purpose of speculation.
The Agency shall provide adequate safeguards to ensure that the provisions of this Plan will be carried out to prevent the recurrence of blight. All real property owned or leased by parties, shall be made subject to provisions of this Plan. Leases, deeds, contracts, agreements, documents, and declarations of restrictions by the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions precedent or subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

B. REDEVELOPER’S OBLIGATION. Any redeveloper and his/her successors or assigns within the Urban Renewal Area, in addition to the other controls and obligations stipulated and required of the Redeveloper by the provisions of this Plan, shall also be obligated by the following requirements:

1. The Redeveloper shall obtain necessary approvals of proposed developments from all Federal, State and/or local agencies that may have jurisdiction on properties and facilities to be developed or redeveloped within the Urban Renewal Area;

2. The Redeveloper shall develop or redevelop such property in accordance with the land use provisions and other requirements specified in this Plan;

3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Agency or such of its agents as the Agency may designate for review prior to distribution to appropriate reviewing bodies as required by the City;

4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Agency;

5. The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or any part thereof is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin in the sale, lease or occupancy thereof;

6. The Redeveloper shall accept all conditions and agreements as may be required by the Agency. In return for receiving assistance from the Agency, if any, the Agency may require the redeveloper to execute a development agreement acceptable to the Agency as a condition of the Agency providing assistance; and

7. The Redeveloper shall maintain property under his/her ownership
within the area in a clean, neat, and safe condition.

607. OWNER PARTICIPATION

Property owners within the Urban Renewal Area proposing to improve their properties and receiving financial and/or technical assistance from the Agency shall do so in accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans and procedures of the City, and with all program guidelines adopted by the Agency.

608. ADMINISTRATION OF PLAN

The Agency may retain or contract for staff, consultants and other service providers for administration of the Plan. Administrative activities include, but are not limited to:

A. Complying with statutory requirements for budgets, Comprehensive Annual Financial Reports and other financial disclosure reports.

B. Management of urban renewal projects.

C. Planning and feasibility analyses for existing or potential future urban renewal projects.

D. Communication, marketing, and promotion of the Area as a location for business activity and development.

E. Participation in state, regional and local land use and transportation planning and economic development efforts and initiatives, provided that the participation shall be in proportion to the potential or actual benefits to the Area.

F. Participation in business recruitment, retention and expansion efforts as such efforts apply to the Area. This activity includes, but is not limited to assisting businesses and/or developers with land use applications, development review and permitting.
SECTION 700 - MAXIMUM AMOUNT OF INDEBTEDNESS AND FINANCING OF URBAN RENEWAL PROJECTS

Pursuant to ORS 457.190(3) (c) (A) the maximum amount of indebtedness that may be issued or incurred under this plan for fiscal years 1998-99 through its terminal year, 2018-19, is Seventeen Million, One Hundred Twenty-seven Thousand, Two Hundred and Seventy-six and No/100's Dollars ($17,127,276.00).

The Urban Renewal Agency, may borrow money and accept advances, loans, grants and any other legal form of financial assistance from the Federal Government, the State, County, City or other public body, or from any legal sources, public or private, for the purposes of undertaking and carrying out this Plan, and may otherwise obtain financing as authorized by ORS Chapter 457.

701. SELF LIQUIDATION OF COSTS OF URBAN RENEWAL INDEBTEDNESS (TAX INCREMENT FINANCING).

The projects may be financed, in whole or in part, by self-liquidation of the costs of urban renewal activities as provided in ORS 457.420 through 457.460. The ad valorem taxes, if any, levied by a taxing district upon the taxable real and personal property situated in the Urban Renewal Areas, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the increase in the assessed value of property located in the urban renewal areas, or part thereof, over the assessed value specified in the certificate filed under ORS 457.430, after collection by the County Tax Collector, shall be paid into a special fund of the Agency and shall be used to pay the principal and interest on any indebtedness incurred by the Agency to finance this Plan and for any projects or activities authorized and undertaken pursuant to the provisions of this Plan.

The tax increment financing process, pursuant to ORS 457.420 through 457.460, shall be terminated not more than twenty-eight (28) years after the effective date of the original Talent Urban Renewal Plan, which is July 17, 1991. Provided, however, the tax increment collection process may be terminated in a period of less than 28 years should debts of the Agency be retired earlier and funds remaining be sufficient to complete planned improvements.

Should the proceeds for the terminal year of tax increment collection be greater than the projects remaining plus the amount of debt to be retired, the surplus amount of such tax increment proceeds shall be prorated back to the County Treasurer for distribution as required by subsection (3) of ORS 457.450.
SECOND SUBSTANTIAL AMENDMENT TO TALENT URBAN RENEWAL PLAN

702. PRIOR INDEBTEDNESS

Any indebtedness permitted by law and incurred by the Agency or the City of Talent in connection with preplanning for this Urban Renewal Plan or any amendment thereto, may be repaid from Agency funds when and if such funds are available.

703. ANNUAL BUDGET

The Agency shall adopt and use a fiscal year ending in the June 30 accounting period. Each year, by July 1, the Agency shall adopt a budget in conformance with the provisions of ORS 294 and the State budget law. Such budget shall describe its sources of revenue, proposed expenditures and activities and shall comply with any changes due to subsequent, applicable legislative action.

The Agency shall submit its proposed budget to the Urban Renewal Agency's Budget Committee for its review and approval and the Agency shall not undertake any activities nor expend any funds except as provided in the approved budget.

SECTION 800 - CITIZEN PARTICIPATION

The activities and projects identified in this Plan, the development of subsequent plans, procedures, activities and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of citizens, owners and tenants as individuals and organizations who reside within or who have business or other financial interest within the Urban Renewal Area and with the general citizens of the City.

SECTION 900- NON-DISCRIMINATION

In the preparation, adoption and implementation of this Plan, no public official or private party shall take any action or cause any persons, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status or national origin.

SECTION 1000 - RECORDING OF PLAN

A copy of the City Council's Non-Emergency Ordinance approving this Plan or Substantial Amendment to this Plan under ORS 457.095 shall be sent by the Council to the Urban Renewal Agency. Following receipt of such Ordinance, this Plan or Substantial Amendment to this Plan shall be recorded by the Agency with the Recording Officer of Jackson County.
SECTION 1100 – PROCEDURES FOR AMENDMENTS TO THE PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments consist solely of the following amendments:

- Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area; or
- Increasing the maximum amount of indebtedness that can be issued or incurred under the plan.

Substantial Amendments shall require the same notice, hearing and approval procedure required of the original Plan, including public involvement, consultation with taxing districts, presentation to the Planning Commission and adoption by the City Council by non-emergency ordinance after a hearing notice of which is provided to individual households (as postal patrons, voters, property owners, or public utility customers) within the City of Talent.

B. Council-Approved Amendments

Council-Approved Amendments consist solely of the following amendments:

- Material changes to the goals and objectives of the Plan.
- Extending the duration of the Plan as stated in Section 1200.

Council-approved amendments require public involvement, consultation with taxing districts, presentation to the Planning Commission and adoption by the City Council by non-emergency ordinance after a public hearing for which notice is provided in the normal manner.

C. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments or Council-Approved amendments. They shall be adopted by the Agency by resolution. Minor Amendments include the identification of property to be acquired by all legal means including eminent domain.

D. Amendments to the City of Talent Comprehensive Plan, Ancillary Documents and the City’s Zoning Ordinance

Amendments to the City of Talent Comprehensive Plan and implementing ordinances that affect the Plan and/or the Area shall be incorporated within the Plan without any action required by the Agency or the City Council.
SECTION 1200 - DURATION AND VALIDITY OF APPROVED URBAN RENEWAL PLAN

1201 DURATION OF URBAN RENEWAL PLAN

This plan shall remain in full force and effect for a period of twenty-eight (28) years from the effective date of approval of this Plan, which is July 17, 1991. Any extension of the twenty-eight (28) year period shall be considered as a Council Approved Amendment pursuant to Section 1100 (B).

1202 VALIDITY

Should a court of competent jurisdiction find any word, clause, sentence, section or part of this Plan to be invalid the remaining words clauses, sentences, sections or parts shall be unaffected by such finding and shall remain in full force and effect for the duration of the Plan.
EXHIBIT 2

LEGAL DESCRIPTION

THE URBAN RENEWAL PLAN

OF THE

CITY OF TALENT, OREGON

The boundaries of the Talent Urban Renewal Area are shown graphically on Exhibit 1 of Part 2 of this Urban Renewal Plan.

Said Urban Renewal Area is described as that land containing lots and parcels of property situated in a fractional portion of Township 38 South, Range 1 West of the Willamette Meridian, City of Talent, Jackson County, State of Oregon, as follows:

Commencing at the corner common to Sections 23, 24, 25 and 26, Township 38 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon;

1. Thence due west along the section line common to Sections 23 and 26 to the northeast right-of-way (ROW) line of Pacific Highway (U.S. 99) as shown on the Jackson County Assessor Plat (Plat) 38-1W-23D; thence northwesterly along said ROW line to the southeast intersection of Valley View Road and Pacific Highway for the true point of beginning (POB);

2. Thence southwesterly along the southeast ROW line of Valley View Road to a point common with the Northeast corner of tax lot 2600 (as recorded in 1957 in Vol. 440, pages 208-210 of the Official Records (OR) of Jackson County) and as shown on Plat 38-1W-23DC;

3. Thence clockwise along the easterly line of said tax lot 2600 to a point common with the southeast corner of said tax lot 2600 and the northeast corner of tax lot 2400 (OR 89-31012, Dec. 29, 1989) of said Plat 38-1W-23DC;

4. Thence along the Northwesterly line of said tax lot 2400 to a point being 90 feet Southwesterly of when measured at right angles to the Northeasterly line of said tax lot 2400; thence Southeasterly parallel to said Northeasterly line, to the Northwest ROW of an alley; thence Southwesterly along said alley ROW to a point 150 feet northeast of and parallel to Talent Avenue (Old Pacific

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5. Thence southeasterly and northeasterly along the ROW line of said alley to a point common with the southwest corner of tax lot 1001 (OR 87-22241, Oct. 21, 1987), of said Plat 38-1W-26AB;

6. Thence southeasterly along the southwest line of said tax lot 1001 and its prolongation to a point on the southeast ROW line of Gangnes Drive which is common with the southwest line of tax lot 1016 (OR 87-21372, Oct. 9, 1987) of said Plat 38-1W-26AB;

7. Thence southwest along said ROW line to the southwest corner of said tax lot 1016;

8. Thence southeasterly along the southwest line of said tax lot 1016 to a point common with the southeast corner of said tax lot 1016 and the northwest line of tax lot 1101 (OR 90-00835, Jan 11, 1990) of said Plat 38-1W-26AB;

9. Thence northeast along the northwest line of said tax lot 1101 and its prolongation to a point on the northwest line of tax lot 200 [OR 77-16527, Aug. 12, 1977; P-146-86 (Pro.Jv)] of Plat 38-1W-26A;

10. Thence clockwise around said tax lot 200 to its common corner with the northwest corner of tax lot 502 (OR 89-10240, May 18, 1989) of said Plat 38-1W-26A and along the northeast line of said tax lot 502 to a point on the northwest line of tax lot 613 (OR 88-24743, Nov. 17, 1988) of said plat;

11. Thence southerly along the northwest line of said tax lot 613, the northwest ROW line of Lithia Avenue and the northwest line of tax lot 612 (OR 80-14648, Aug. 6, 1980) of said Plat 38-1W-26A to its common point with the northwest corner of tax lot 600 (OR 90-05513, March 8, 1990) of said Plat 38-1W-26A;

12. Thence clockwise along the northeast and southeast line of said tax lot 600 to a point on the northeast line of tax lot 603 (OR 89-02729, Feb. 8, 1989) of said Plat 38-1W-26A;

13. Thence southeasterly along the northeast line of said tax lot 603 and tax lot 604 (OR 73-17665, Nov. 27, 1973), of said Plat 38-1W-26A, and its prolongation across Rapp Road to the southeast ROW line of said Rapp Road;
SECOND SUBSTANTIAL AMENDMENT TO TALENT URBAN RENEWAL PLAN

14. Thence southwesterly along said southeast ROW line across Talent Avenue to a point common with the east prolongation of the south line of tax lot 2400 (OR 69-11634, Dec. 24, 1969) of said Plat 38-1W-26A and said southeast ROW of Rapp Road;

15 Thence west across said Rapp Road and along said south line of said tax lot 2400 to a point on the northeast ROW line of the Southern Pacific Railroad;

16 Thence northwesterly along said Railroad ROW to the southeast corner of tax lot 1601 (OR 73-07979, May 25, 1973) of Plat 38-1W-26AB;

17. Thence counter-clockwise around nine sides of said tax lot 1601 to a point on the northeast ROW line of said Southern Pacific Railroad common with the southwest corner of said tax lot 1601, said tax lot 1601 thereby being excluded from within this boundary;

18 Thence northwesterly along the northeast Railroad ROW line to its intersection with the southeast ROW line of Wagner Street;

19. Thence southwesterly along said Wagner Street ROW line to its intersection with the southwest ROW line of said Railroad;

20. Thence northwesterly, across Wagner Street, along the prolongation of said southwest Railroad ROW line to its intersection with the southeast ROW line of Main Street on Plat 38-1W-23CD;

21. Thence diagonally across the Main Street ROW to its intersection with the southwest ROW line of Front Street as delineated on said Plat 38-1W-23CD;

22. Thence northwesterly along said Front Street ROW line to its intersection with the north line of Dedication Land Claim 64 (DLC 64) located in the SE 1/4, SW 1/4, Section 23, Township 38 South, Range 1W, Willamette Meridian;

23. Thence east along the north line of said DLC 64 to a point on the northwest line of tax lot 3900 (OR 83-06584, April 29, 1983) of Plat 38-1W-23CD;

24. Thence clockwise around said tax lot 3900 to a point on the west ROW line of Gibson Avenue;

25. Thence diagonally across Gibson Avenue ROW to the northeast intersection of Gibson Avenue and North Street;

26. Thence east along the north ROW line of North Street to its northwest intersection with Park Avenue;
SECOND SUBSTANTIAL AMENDMENT TO TALENT URBAN RENEWAL PLAN

27. Thence north along the west ROW line of Park Avenue to the southwest intersection with Sunny Street;

28. Thence west along the south ROW line of Sunny Street to the west ROW line of Roy Avenue;

29. Thence north along the west ROW line of Roy Avenue and its continuation with the west ROW line of an alley 132 feet east of and parallel to Gibson Avenue to the alley's intersection with the southwest ROW line of Talent Avenue as delineated on Plat 38-1W-23CA;

30. Thence across the junction of Talent Avenue and Pacific Highway to the northeast intersection of Suncrest Road and Pacific Highway;

31. Thence northwest, across Suncrest Road, along the northeast ROW line of Pacific Highway to the northwest corner of tax lot 1800 (OR 89-12732, June 16, 1989), Plat 38-1W-23B;

32. Thence clockwise around said tax lot 1800 and the prolongation of the easterly line of said tax lot 1800 to the south ROW line of Suncrest Road;

33. Thence east along said south ROW line to the northwest corner of tax lot 100 (OR 89-00375, Jan. 6, 1989), Plat 38-1W-23CA;

34. Thence counterclockwise around said tax lot 100 to the south ROW line of Suncrest Road;

35. Thence east along said south ROW line to a point on the north line of tax lot 500 (OR 89-22636, Oct. 3, 1989), Plat 38-1W-23D;

36. Thence east along the north line of said tax lot 500 to a point common with the northwest corner of tax lot 700 (OR 90-13340, May 31, 1990) of said Plat 38-1W-23D;

37. Thence clockwise around the north and east line of said tax lot 700 and the prolongation of said east line to a point on the south ROW line of Valley View West (Road);

38. Thence westerly along said south ROW line to the true point of beginning (POB).
The above described urban renewal boundary lies entirely within the incorporated boundaries of the City of Talent, Oregon, and contains a land area of 122.38 acres more or less.