

Lebanon Urban Renewal Agency

A component Unit of the City of Lebanon,
Oregon

2022-2023

Adopted
Budget





Budget Committee Members

Agency Officials

Paul R. Aziz
Wayne Dykstra
Wayne Rieskamp
Gamael Nassar
Kim Ullfers
Jason Bolen
Michelle Steinhebel

Citizens Appointed

Bob Elliott
Lance Caddy
Josh Port
Tom Wells
Vacant
Vacant
Vacant

ADMINISTRATIVE STAFF

Agency Manager: Nancy Brewer
Chief of Police: Frank Stevenson
Agency Attorney: Trë Kennedy
Agency Recorder: Kim Scheafer
Community Development Director: Kelly Hart
Human Resources Director: Angela Solesbee
Finance Director: Matt Apken
Information Services Director: Brent Hurst
Library Services Director: Kendra Antila
Senior Services Director: Kindra Oliver
Engineering Services Director: Ron Whitlatch
Maintenance Division Director: Jason Williams

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City Manager's Office
925 S. Main Street
Lebanon, Oregon 97355

TEL: 541.258.4202
nbrewer@ci.lebanon.or.us
www.ci.lebanon.or.us

June 9, 2022

Honorable Mayor Aziz,
Members of the City Council,
Members of the Budget Committee,
Members of the Lebanon Community

RE: Fiscal Year 2022-202 Adopted Budget for the Urban Renewal Agency

I am pleased to present the Adopted Budget for FY 22-23 for the Lebanon Urban Renewal Agency. The Agency has five Urban Renewal Districts: Northwest, North Gateway, Mill Race, Downtown, and Cheadle Lake. Each district's budget is accounted for in a separate fund in this budget document.

The budget is balanced in each fund. All debt provisions are expected to be met. There are no specific projects planned for the fiscal year.

Respectfully Submitted,

Nancy Brewer
City Manager

Lebanon Urban Renewal Funds

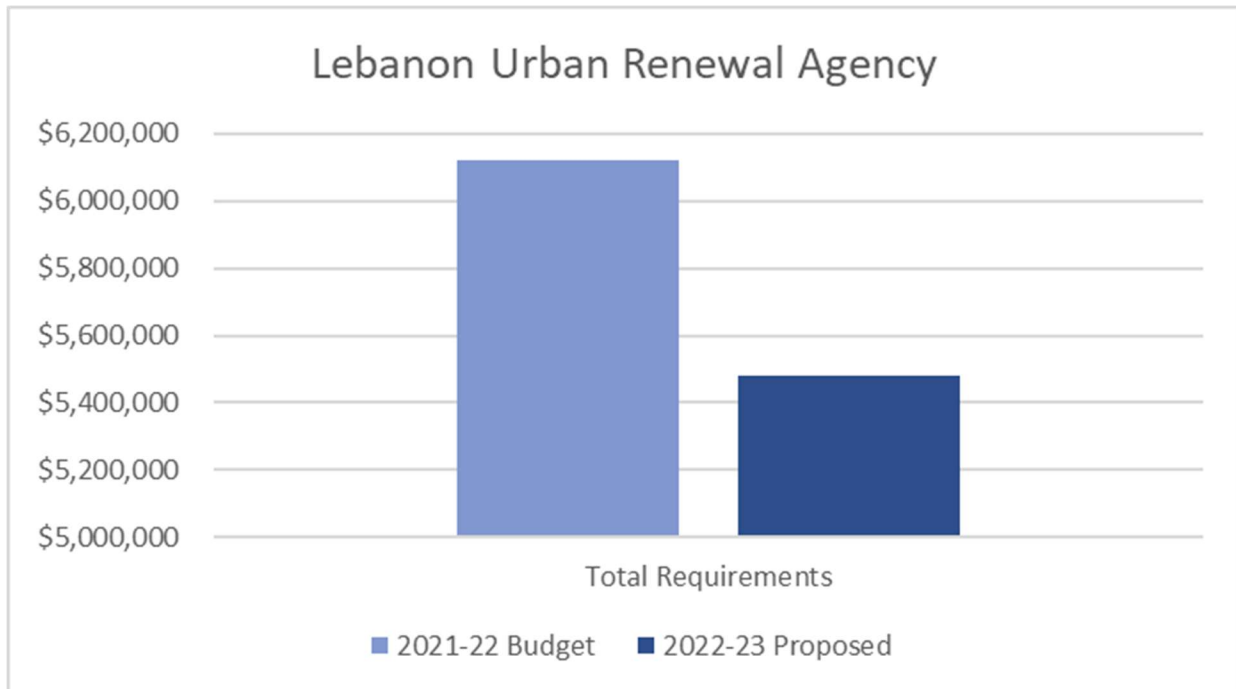
Purpose of the Fund: The City’s Urban Renewal Agency currently has five districts with urban renewal plans in place. Each District has its own fund to manage the revenues and expenses associated with the respective district. For more information, see the separate Urban Renewal Agency Budget.

Summary of Major Revenue Sources: Revenue for all urban renewal districts is from taxes paid on the increasing value of properties within the district, over the “frozen” amount which is still revenue to the original taxing districts (i.e., City, County, School District). From time-to-time, revenue will include proceeds from bond issues or loans to fund infrastructure improvements.

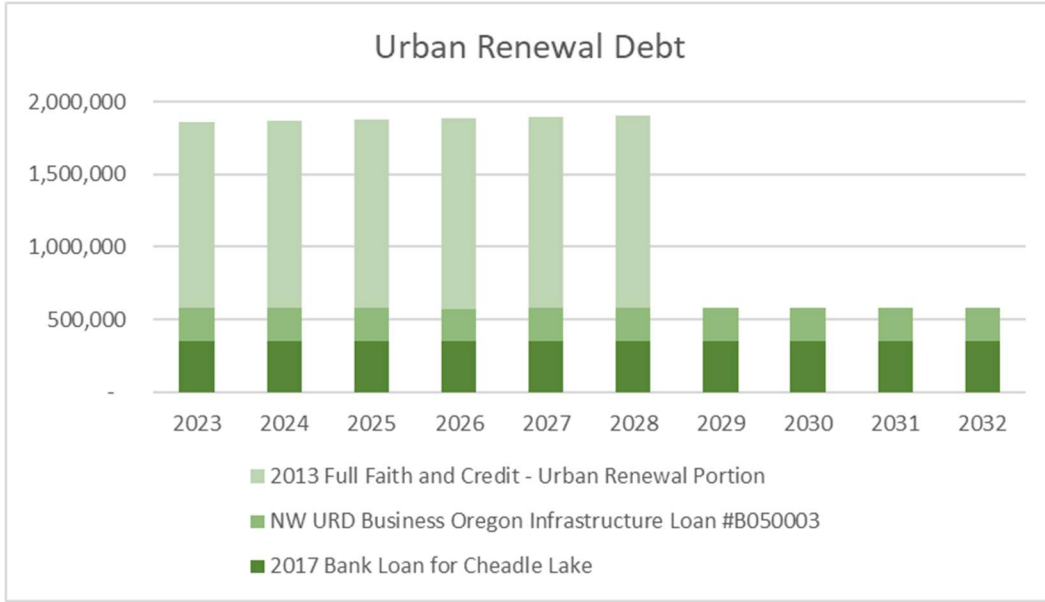
Summary of Operating Costs: Operating costs in an urban renewal fund are limited. For fiscal year 2023 the budget includes monies for a consultant to review and potentially revise the North Gateway Urban Renewal Plan.

Summary of Non-Operating Costs:

Debt Service – three of the five funds have debt service paid directly from the fund.



Description	2019-20	2020-21	2021-22	2021-22	2022-23	2022-23	2022-23	% Chg From
	Actual	Actual	Budget	Estimate	Proposed	Approved	Adopted	2021-22 Budget
Resources								
Property Taxes	\$2,984,384	\$2,388,841	\$2,495,100	\$2,430,809	\$2,449,589	\$2,449,589	\$2,449,589	-2%
Intergovernmental	-	1,108,568	240,000	-	240,000	240,000	240,000	0%
Interest	69,695	37,316	14,020	17,490	14,020	14,020	14,020	0%
Other Sources	3,249,214	2,612,555	3,369,737	3,398,017	2,780,155	2,780,155	2,780,155	-17%
Total Revenue	\$6,303,293	\$6,147,280	\$6,118,857	\$5,846,316	\$5,483,764	\$5,483,764	\$5,483,764	-10%
Requirements								
Operating								
Materials & Services	\$1,300,110	\$707,601	\$589,826	\$69,987	\$303,928	\$303,928	\$303,928	-48%
Capital Outlay	163,025	269	236,348	500	1,575,589	1,575,589	1,575,589	567%
Non-Operating								
Transfers Out	1,055,647	-	-	-	-	-	-	0%
Debt Service Prin	887,992	1,450,912	2,466,600	2,465,452	1,414,947	1,414,947	1,414,947	-43%
Debt Service Int	283,964	590,481	536,150	530,222	445,897	445,897	445,897	-17%
Unappropriated	-	-	2,289,933	-	1,743,403	1,743,403	1,743,403	-24%
Total Requirements	\$3,690,738	\$2,749,263	\$6,118,857	\$3,066,161	\$5,483,764	\$5,483,764	\$5,483,764	-10%



Total Urban Renewal Debt			
Fiscal Year	Principal	Interest	Total
Ending			
2023	\$ 1,414,945	\$ 445,895	\$ 1,860,840
2024	1,468,638	401,151	1,869,789
2025	1,542,611	333,679	1,876,290
2026	1,611,877	273,763	1,885,640
2027	1,686,429	211,111	1,897,540
2028	1,756,273	145,466	1,901,739
2029	501,421	77,068	578,489
2030	516,883	58,858	575,741
2031	537,665	40,074	577,739
2032	558,783	20,460	579,243
	<u>\$ 11,595,525</u>	<u>\$ 2,007,525</u>	<u>\$ 13,603,050</u>

Northwest Lebanon Urban Renewal District

Description	2019-20 Actual	2020-21 Actual	2021-22 Budget	2021-22 Estimate	2022-23 Proposed	2022-23 Approved	2022-23 Adopted
Current Property Taxes	\$ 1,632,757	\$ 926,517	\$ 900,000	\$ 930,000	\$ 900,000	\$ 900,000	\$ 900,000
Delinquent Prop Taxes	50,800	46,902	50,000	35,000	35,000	35,000	35,000
Rev. - Property Tax	\$ 1,683,557	\$ 973,419	\$ 950,000	\$ 965,000	\$ 935,000	\$ 935,000	\$ 935,000
From City of Lebanon	\$ -	\$ 1,108,568	\$ 240,000	\$ -	\$ 240,000	\$ 240,000	\$ 240,000
Rev.-Intergovernmental	\$ -	\$ 1,108,568	\$ 240,000	\$ -	\$ 240,000	\$ 240,000	\$ 240,000
Interest On Investment	\$ 49,128	\$ 23,635	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000
Rev. - Interest	\$ 49,128	\$ 23,635	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000
Beginning Balance	\$ 1,968,138	\$ 1,978,594	\$ 2,590,783	\$ 2,590,249	\$ 2,064,399	\$ 2,064,399	\$ 2,064,399
Rev.-Beginning Balance	\$ 1,968,138	\$ 1,978,594	\$ 2,590,783	\$ 2,590,249	\$ 2,064,399	\$ 2,064,399	\$ 2,064,399
REVENUE	\$ 3,700,823	\$ 4,084,216	\$ 3,793,783	\$ 3,568,249	\$ 3,252,399	\$ 3,252,399	\$ 3,252,399
Contract Services	\$ 48,138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dept/Operating Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exp.-Materials & Services	\$ 48,138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NORTHWEST URBAN RENEWAL	\$ 48,138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
To General Fund	\$ 19,754	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
To General Fund-Sal/Ben	170,643	-	-	-	-	-	-
To Debt Service	865,250	-	-	-	-	-	-
Exp.-Transfers Out	\$ 1,055,647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Principal	\$ 380,000	\$ 930,000	\$ 975,000	\$ 975,000	\$ 1,010,000	\$ 1,010,000	\$ 1,010,000
Principal SPWF-BO5003	122,163	128,077	134,100	134,100	140,070	140,070	140,070
Exp.-Debt Service Principal	\$ 502,163	\$ 1,058,077	\$ 1,109,100	\$ 1,109,100	\$ 1,150,070	\$ 1,150,070	\$ 1,150,070
Bond Interest	\$ 13,300	\$ 337,823	\$ 302,850	\$ 302,850	\$ 273,600	\$ 273,600	\$ 273,600
Interest SPWF-BO5003	102,981	98,067	91,900	91,900	85,326	85,326	85,326
Exp.-Debt Service Interest	\$ 116,281	\$ 435,890	\$ 394,750	\$ 394,750	\$ 358,926	\$ 358,926	\$ 358,926
Res For Debt Service	\$ -	\$ -	\$ 2,289,933	\$ -	\$ 1,743,403	\$ 1,743,403	\$ 1,743,403
Exp.-Unappropriated	\$ -	\$ -	\$ 2,289,933	\$ -	\$ 1,743,403	\$ 1,743,403	\$ 1,743,403
NON-OPERATING	\$ 1,674,091	\$ 1,493,967	\$ 3,793,783	\$ 1,503,850	\$ 3,252,399	\$ 3,252,399	\$ 3,252,399
Total Revenue	\$ 3,700,823	\$ 4,084,216	\$ 3,793,783	\$ 3,568,249	\$ 3,252,399	\$ 3,252,399	\$ 3,252,399
Total Expense	\$ 1,722,229	\$ 1,493,967	\$ 3,793,783	\$ 1,503,850	\$ 3,252,399	\$ 3,252,399	\$ 3,252,399
NORTHWEST URBAN RENEWAL	\$ 1,978,594	\$ 2,590,249	\$ -	\$ 2,064,399	\$ -	\$ -	\$ -

Cheadle Lake Urban Renewal District

Description	2019-20 Actual	2020-21 Actual	2021-22 Budget	2021-22 Estimate	2022-23 Proposed	2022-23 Approved	2022-23 Adopted
Current Property Taxes	\$ 402,244	\$ 440,411	\$ 440,000	\$ 455,000	\$ 440,000	\$ 440,000	\$ 440,000
Delinquent Prop Taxes	10,294	10,647	10,000	10,000	10,000	10,000	10,000
Rev. - Property Tax	\$ 412,538	\$ 451,058	\$ 450,000	\$ 465,000	\$ 450,000	\$ 450,000	\$ 450,000
Interest On Investment	\$ 5,148	\$ 3,419	\$ 1,000	\$ 850	\$ 1,000	\$ 1,000	\$ 1,000
Interest On Taxes	667	1,855	-	-	-	-	-
Rev. - Interest	\$ 5,815	\$ 5,274	\$ 1,000	\$ 850	\$ 1,000	\$ 1,000	\$ 1,000
Beginning Balance	\$ 445,741	\$ 223,552	\$ 150,568	\$ 156,981	\$ 257,111	\$ 257,111	\$ 257,111
Rev.-Beginning Balance	\$ 445,741	\$ 223,552	\$ 150,568	\$ 156,981	\$ 257,111	\$ 257,111	\$ 257,111
REVENUE	\$ 864,094	\$ 679,884	\$ 601,568	\$ 622,831	\$ 708,111	\$ 708,111	\$ 708,111
Contract Services	\$ 125,671	\$ 171,057	\$ 13,320	\$ 13,320	\$ 7,885	\$ 7,885	\$ 7,885
Exp.-Materials & Services	\$ 125,671	\$ 171,057	\$ 13,320	\$ 13,320	\$ 7,885	\$ 7,885	\$ 7,885
Improvements	\$ 112,218	\$ -	\$ 236,348	\$ 500	\$ 348,378	\$ 348,378	\$ 348,378
Exp.-Capital Outlay	\$ 163,025	\$ -	\$ 236,348	\$ 500	\$ 348,378	\$ 348,378	\$ 348,378
CHEADLE LAKE URD	\$ 288,696	\$ 171,057	\$ 249,668	\$ 13,820	\$ 356,263	\$ 356,263	\$ 356,263
Loan Princ	\$ 243,248	\$ 250,254	\$ 257,500	\$ 257,500	\$ 264,877	\$ 264,877	\$ 264,877
Exp.-Debt Service Principal	\$ 243,248	\$ 250,254	\$ 257,500	\$ 257,500	\$ 264,877	\$ 264,877	\$ 264,877
Loan Int	\$ 108,598	\$ 101,592	\$ 94,400	\$ 94,400	\$ 86,971	\$ 86,971	\$ 86,971
Exp.-Debt Service Interest	\$ 108,598	\$ 101,592	\$ 94,400	\$ 94,400	\$ 86,971	\$ 86,971	\$ 86,971
Operating Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exp.-Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NON-OPERATING	\$ 351,846	\$ 351,846	\$ 351,900	\$ 351,900	\$ 351,848	\$ 351,848	\$ 351,848
Total Revenue	\$ 864,094	\$ 679,884	\$ 601,568	\$ 622,831	\$ 708,111	\$ 708,111	\$ 708,111
Total Expense	\$ 640,542	\$ 522,903	\$ 601,568	\$ 365,720	\$ 708,111	\$ 708,111	\$ 708,111

North Gateway Urban Renewal Agency

Description	2019-20 Actual	2020-21 Actual	2021-22 Budget	2021-22 Estimate	2022-23 Proposed	2022-23 Approved	2022-23 Adopted
Current Property Taxes	\$ 866,045	\$ 929,956	\$ 955,000	\$ 885,841	\$ 912,416	\$ 912,416	\$ 912,416
Delinquent Prop Taxes	21,290	22,672	20,000	20,000	20,000	20,000	20,000
Rev. - Property Tax	\$ 887,335	\$ 952,628	\$ 975,000	\$ 905,841	\$ 932,416	\$ 932,416	\$ 932,416
Interest On Investment	\$ 13,315	\$ 4,388	\$ -	\$ 3,500	\$ -	\$ -	\$ -
Interest On Taxes	1,437	3,916	-	-	-	-	-
Rev. - Interest	\$ 14,752	\$ 8,304	\$ -	\$ 3,500	\$ -	\$ -	\$ -
Beginning Balance	\$ 835,335	\$ 409,455	\$ 615,645	\$ 638,263	\$ 402,680	\$ 402,680	\$ 402,680
Rev.-Beginning Balance	\$ 835,335	\$ 409,455	\$ 615,645	\$ 638,263	\$ 402,680	\$ 402,680	\$ 402,680
REVENUE	\$ 1,737,422	\$ 1,370,387	\$ 1,590,645	\$ 1,547,604	\$ 1,335,096	\$ 1,335,096	\$ 1,335,096
Contract Services	\$ 1,126,301	\$ 536,275	\$ 443,645	\$ 5,000	\$ 107,885	\$ 107,885	\$ 107,885
Exp.-Materials & Services	\$ 1,126,301	\$ 536,275	\$ 443,645	\$ 5,000	\$ 107,885	\$ 107,885	\$ 107,885
Improvements (Eng)	\$ -	\$ 269	\$ -	\$ -	\$ 1,227,211	\$ 1,227,211	\$ 1,227,211
Exp.-Capital Outlay	\$ -	\$ 269	\$ -	\$ -	\$ 1,227,211	\$ 1,227,211	\$ 1,227,211
NORTH GATEWAY URD	\$ 1,126,301	\$ 536,544	\$ 443,645	\$ 5,000	\$ 1,335,096	\$ 1,335,096	\$ 1,335,096
Loan Princ	\$ 142,581	\$ 142,581	\$ 1,100,000	\$ 1,098,852	\$ -	\$ -	\$ -
Exp.-Debt Service Principal	\$ 142,581	\$ 142,581	\$ 1,100,000	\$ 1,098,852	\$ -	\$ -	\$ -
Loan Int	\$ 59,085	\$ 52,999	\$ 47,000	\$ 41,072	\$ -	\$ -	\$ -
Exp.-Debt Service Interest	\$ 59,085	\$ 52,999	\$ 47,000	\$ 41,072	\$ -	\$ -	\$ -
NON-OPERATING	\$ 201,666	\$ 195,580	\$ 1,147,000	\$ 1,139,924	\$ -	\$ -	\$ -
Total Revenue	\$ 1,737,422	\$ 1,370,387	\$ 1,590,645	\$ 1,547,604	\$ 1,335,096	\$ 1,335,096	\$ 1,335,096
Total Expense	\$ 1,327,967	\$ 732,124	\$ 1,590,645	\$ 1,144,924	\$ 1,335,096	\$ 1,335,096	\$ 1,335,096
NORTH GATEWAY URD	\$ 409,455	\$ 638,263	\$ -	\$ 402,680	\$ -	\$ -	\$ -

Downtown Lebanon Urban Renewal District

Description	2019-20 Actual	2020-21 Actual	2021-22 Budget	2021-22 Estimate	2022-23 Proposed	2022-23 Approved	2022-23 Adopted
Current Property Taxes	\$ 954	\$ 11,469	\$ 20,000	\$ 31,500	\$ 32,073	\$ 32,073	\$ 32,073
Delinquent Prop Taxes	-	267	100	3,000	100	100	100
Rev. - Property Tax	\$ 954	\$ 11,736	\$ 20,100	\$ 34,500	\$ 32,173	\$ 32,173	\$ 32,173
Interest On Investment	\$ -	\$ 54	\$ 20	\$ 100	\$ 20	\$ 20	\$ 20
Rev. - Interest	\$ -	\$ 103	\$ 20	\$ 100	\$ 20	\$ 20	\$ 20
Beginning Balance	\$ -	\$ 954	\$ 12,741	\$ 12,524	\$ 46,862	\$ 46,862	\$ 46,862
Rev.-Beginning Balance	\$ -	\$ 954	\$ 12,741	\$ 12,524	\$ 46,862	\$ 46,862	\$ 46,862
REVENUE	\$ 954	\$ 12,793	\$ 32,861	\$ 47,124	\$ 79,055	\$ 79,055	\$ 79,055
Contract Services	\$ -	\$ 269	\$ 32,861	\$ 262	\$ 79,055	\$ 79,055	\$ 79,055
Exp.-Materials & Services	\$ -	\$ 269	\$ 32,861	\$ 262	\$ 79,055	\$ 79,055	\$ 79,055
DOWNTOWN URD	\$ -	\$ 269	\$ 32,861	\$ 262	\$ 79,055	\$ 79,055	\$ 79,055
Total Revenue	\$ 954	\$ 12,793	\$ 32,861	\$ 47,124	\$ 79,055	\$ 79,055	\$ 79,055
Total Expense	\$ -	\$ 269	\$ 32,861	\$ 262	\$ 79,055	\$ 79,055	\$ 79,055
DOWNTOWN URD	\$ 954	\$ 12,524	\$ -	\$ 46,862	\$ -	\$ -	\$ -

Mill Race Urban Renewal District

Description	2019-20 Actual	2020-21 Actual	2021-22 Budget	2021-22 Estimate	2022-23 Proposed	2022-23 Approved	2022-23 Adopted
Current Property Taxes	\$ -	\$ -	\$ 100,000	\$ 60,468	\$ 100,000	\$ 100,000	\$ 100,000
Rev. - Property Tax	\$ -	\$ -	\$ 100,000	\$ 60,468	\$ 100,000	\$ 100,000	\$ 100,000
Interest On Investment	\$ -	\$ -	\$ -	\$ 40	\$ -	\$ -	\$ -
Rev. - Interest	\$ -	\$ -	\$ -	\$ 40	\$ -	\$ -	\$ -
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ 9,103	\$ 9,103	\$ 9,103
Rev.-Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ 9,103	\$ 9,103	\$ 9,103
REVENUE	\$ -	\$ -	\$ 100,000	\$ 60,508	\$ 109,103	\$ 109,103	\$ 109,103
Contract Services	\$ -	\$ -	\$ 100,000	\$ 51,405	\$ 109,103	\$ 109,103	\$ 109,103
Exp.-Materials & Services	\$ -	\$ -	\$ 100,000	\$ 51,405	\$ 109,103	\$ 109,103	\$ 109,103
MILL RACE URD	\$ -	\$ -	\$ 100,000	\$ 51,405	\$ 109,103	\$ 109,103	\$ 109,103
Total Revenue	\$ -	\$ -	\$ 100,000	\$ 60,508	\$ 109,103	\$ 109,103	\$ 109,103
Total Expense	\$ -	\$ -	\$ 100,000	\$ 51,405	\$ 109,103	\$ 109,103	\$ 109,103
MILL RACE URD	\$ -	\$ -	\$ -	\$ 9,103	\$ -	\$ -	\$ -

RESOLUTION LEVYING TAXES FOR THE
LEBANON URBAN RENEWAL AGENCY'S
BUDGET FOR FISCAL YEAR 2022-2023

) RESOLUTION NO. 2022-12
)
)

BE IT RESOLVED by the Board of the Lebanon Urban Renewal Agency:

Section 1. To certify to the county assessor for the Northwest Lebanon Urban Renewal District Plan Area a request for taxes at the increment property value of \$56,500,000, which is less than the maximum division of taxes that may be raised by dividing the taxes under Section 1c, Article IX, of the Oregon Constitution and ORS Chapter 457.

Section 2. To certify to the county assessor a request for the North Gateway Urban Renewal District Plan Area for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX, of the Oregon Constitution and ORS Chapter 457.

Section 3. To certify to the county assessor a request for the Cheadle Lake Urban Renewal District Plan Area for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX, of the Oregon Constitution and ORS Chapter 457.

Section 4. To certify to the county assessor a request for the Downtown Urban Renewal District Plan Area for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX, of the Oregon Constitution and ORS Chapter 457.

Section 5. To certify to the county assessor a request for the Mill Race Urban Renewal District Plan Area for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX, of the Oregon Constitution and ORS Chapter 457.

Section 6. This resolution is effective on July 1, 2022.

Passed by the Lebanon Urban Renewal Agency and executed by the Mayor on this 8th day of June 2022 by a vote of 6 yeas and 0 nays.

CITY OF LEBANON, OREGON



Paul R. Aziz, Mayor



Michelle Steinhebel, Council President



ATTESTED BY:


Kim Scheafer, MMC, City Recorder

**A RESOLUTION ADOPTING THE LEBANON)
 URBAN RENEWAL AGENCY BUDGET AND)
 MAKING APPROPRIATIONS FOR FISCAL YEAR)
 2022-2023)**

RESOLUTION NO. 2022-13

RESOLUTION ADOPTING A BUDGET

BE IT RESOLVED that the Board of the Lebanon Urban Renewal Agency hereby adopts the Agency budget for 2022-23, in the sum of \$5,483,764 now on file at City Hall.

RESOLUTION MAKING APPROPRIATIONS

BE IT RESOLVED by the Board of the Lebanon Urban Renewal Agency:


Section 1. That the amounts for the fiscal year beginning July 1, 2022 and for the purposes shown below, are hereby appropriated as follows:

<u>Northwest Lebanon Urban Renewal District Fund</u>	
NW Lebanon Urban Renewal District Activities	\$ -
Debt Service Principal	1,150,070
Debt Service Interest	358,926
Total Northwest Lebanon Urban Renewal District Fund	\$ 1,508,996
<u>Cheadle Lake Urban Renewal District Fund</u>	
Cheadle Lake Urban Renewal District Activities	\$ 356,263
Debt Service Principal	264,877
Debt Service Interest	86,971
Total Cheadle Lake Urban Renewal District Fund	\$ 708,111
<u>North Gateway Urban Renewal District Fund</u>	
North Gateway Urban Renewal District Activities	\$ 1,335,096
Total North Gateway Urban Renewal District Fund	\$ 1,335,096
<u>Downtown Urban Renewal District Fund</u>	
Downtown Urban Renewal District Activities	\$ 79,055
Total Downtown Urban Renewal District Fund	\$ 79,055
<u>Mill Race Urban Renewal District Fund</u>	
Mill Race Urban Renewal District Activities	\$ 109,103
Total Mill Race Urban Renewal District Fund	\$ 109,103
TOTAL AGENCY APPROPRIATIONS	\$ 3,740,361
Unappropriated	\$ 1,743,403

Section 2. This resolution is effective July 1, 2022.

Passed by the Lebanon Urban Renewal Agency and executed by the Mayor on this 8th day of June 2022 by a vote of 6 yeas and 0 nays.

CITY OF LEBANON, OREGON



Paul R. Aziz, Mayor
Michelle Steinhebel, Council President

ATTESTED BY:



Kim Scheafer, MMC, City Recorder