

CITY COUNCIL MEETING AGENDA

August 28, 2025

6:00 PM

Central Point City Hall, Council Chambers

140 S 3rd St, Central Point, OR

www.centralpointoregon.gov



10. Meeting Called to Order

20. Pledge of Allegiance

30. Roll Call

40. Presentations

- A. Annual Audit Fiscal Year 2022/2023
- B. Annual Audit Fiscal Year 2023/2024

50. Public Comments

The City Council sets aside 20 minutes for in-person public comments on non-agenda items. Comments are limited to three (3) minutes per individual, five (5) minutes per group or organization. Please complete a public comment form before speaking.

The City Council encourages written comments. Please submit your comments by regular mail to City Council, 140 S Third St, or by email to meetings@centralpointoregon.gov. Comments must be received by noon on the date of the meeting to be noted in the record. Please include the date of the Council meeting with your comments.

60. Public Agency Comments

70. Consent Agenda

- A. Approval of August 14, 2025, Meeting Minutes
- B. Central Market - 750 Hopkins Rd

80. Items Removed from the Consent Agenda

90. Ordinances and Resolutions

- A. Resolution Initiating Vacation - Public Works Yard Alley
Matt Samitore, Parks and Public Works Director
- B. Resolution Authorizing Financing of Preschool Play Area
Matt Samitore, Parks and Public Works Director

- C. Resolution of Intent to Sale PW Corp Yard
Chris Clayton, City Manager

100. Business

- A. Food and Friends Grant Application
Chris Clayton, City Manager

110. Mayor's Report

120. City Manager's Report

130. Council Reports

140. Department Reports

150. Adjournment

Individuals wishing to attend a meeting via Zoom or needing special accommodations such as sign language, foreign language interpreters, or equipment for deaf and hard of hearing people must request such services at least 72 hours before the City Council meeting. To make your request, please contact the City Recorder at 541-423-1015 (voice) or by e-mail to meetings@centralpointoregon.gov.

Si necesita traductor en español o servicios de discapacidades (ADA) para asistir a una junta publica de la caudad poor favor llame con 72 hora de anticipation al 541-664-3321 ext. 201.

CITY COUNCIL MEETING MINUTES

August 14, 2025

6:00 PM

Central Point City Hall, Council Chambers

140 S 3rd St, Central Point, OR

www.centralpointoregon.gov



1 Meeting Called to Order

2 Pledge of Allegiance

3 Roll Call

The following members were present: Mayor Tanea Browning (remotely), At Large Rob Hernandez, Ward II Kelley Johnson, Ward I Neil Olsen, Ward IV Brian Whitaker

The following staff members were also present: City Manager Chris Clayton, City Attorney Sydnee Dreyer (remotely), Finance Director Tessa DeLine, Planning Director Stephanie Powers, Police Chief Scott Logue, Parks Planner Dave Jacobs, and City Recorder Rachel Neuenschwander

4 Public Comments

5 Public Agency Comment

6 Consent Agenda

A. Approval of July 17, 2025, Meeting Minutes

Motion: Approve

Moved By: Kelley Johnson

Seconded by: Tanea Browning

Roll Call: Members Tanea Browning, Rob Hernandez, Kelley Johnson, Neil Olsen, Brian Whitaker voted yes. None voted no.

7 Items Removed from the Consent Agenda

8 Ordinances and Resolutions

A. Resolution Appointing Council Member to Vacancy - At Large

City Manager Chris Clayton explained that the agenda item addressed the vacancy for the at-large council position. He explained that previously, the council was going to consider an appointment for a pro tem to fill in for Mike Parsons while he was out with health issues. However, Mike Parsons had passed away, which resulted in his position being declared vacant under the Charter.

Chris noted that Mayor Browning had been in the process of nominating former City Council Member Mike Quilty to be the pro tem. Once the position was declared permanently vacant, they approached Mike Quilty about serving out the remainder of the term, which runs through December 31, 2028. Although Quilty initially didn't want to make a permanent commitment, he agreed to do so given the circumstances.

Mayor Browning, who was attending remotely due to being at a mayor's conference, spoke in support of Mike Quilty, noting that his appointment would address council goals regarding transportation representation at the regional level. She highlighted his historical knowledge of how the council works, understanding of city projects, and his feel for the community as reasons for her recommendation.

Chris explained that the resolution on page 14 would accomplish these goals and turned the matter over to Council President Hernandez for further discussion.

Motion: Approve

Moved By: Tanea Browning **Seconded by:** Kelley Johnson

Roll Call: Members Tanea Browning, Rob Hernandez, Kelley Johnson, Neil Olsen, Brian Whitaker voted yes. None voted no.

Tanea Browning moved to approve Resolution No. 1843 a Resolution appointing Mike Quilty to vacant council position - At-Large.

B. Lease Purchase Agreement for Police Vehicle

City Manager Chris Clayton explained that this item was similar to one that the council had previously approved on June 26. The initial resolution had approved a not-to-exceed amount of \$102,152.24 for a lease with Government Capital Corporation for police vehicles.

Chris noted that after approval, there was debate about equipment costs, with Government Capital Corporation stating the not-to-exceed amount needed to be \$117,122.93, which is reflected in the new resolution. However, City Recorder Rachel Neuenschwander had analyzed the numbers and determined that the initial amount appeared to be correct, as Government Capital may have double-charged for equipment.

City Attorney Sydnee Dreyer noted that council members had received an updated resolution that wasn't in the packet, which included language repealing the prior resolution to avoid confusion about having two separate lease agreements for different amounts.

Council asked if the 5.9% interest rate was the best available. Chris indicated that this was consistent with current rates and in line with what was previously discussed in June.

Council also inquired about insurance coverage for the vehicles, and Chris confirmed they are added to the city's insurance schedule immediately upon acquisition.

Motion: Approve

Moved By: Brian Whitaker

Seconded by: Michael Quilty

Roll Call: Members Rob Hernandez, Kelley Johnson, Neil Olsen, Brian Whitaker, and Michael Quilty voted yes.

Brian Whitaker moved to approve Resolution No. 1844 a resolution repealing Resolution 1836 and authorizing a lease purchase agreement with Government Capital Corporation for the purpose of financing new police vehicle.

Mike Quilty was seated at the Council dias as a Council Member in attendance after for the remainder of the meeting after Resolution 1843 was approved.

Taneea Browning exited the meeting after Resolution 1843 was approved.

C. Second Reading - Ordinance Amending 2.18.010

Park Planner Dave Jacob presented the second reading of an ordinance amending Central Point Municipal Code section 2.18.0.01 regarding the Parks and Recreation Commission membership and terms. He explained that the amendment would add a student member to the Parks Commission as a voting member, bringing the total to seven members.

Dave noted that the purpose was to promote youth civic engagement, foster local youth leadership, encourage commitment to public service, and incorporate youth viewpoints in parks and recreation policies. He highlighted two minor changes made since the first reading: clarifying that applicants must be high school juniors (since it's a two-year term) and specifying that the term would begin July 1 of year one and end June 30 of year two.

Council asked about application requirements, and Dave explained there would be an application process and likely interviews, focusing on students interested in public service and park issues.

Motion: Approve

Moved By: Neil Olsen

Seconded by: Brian Whitaker

Roll Call: Members Rob Hernandez, Kelley Johnson, Neil Olsen, Brian Whitaker, and Michael Quilty voted yes. None voted no.

Neil Olsen moved to approve Ordinance No. 2129, an Ordinance amending in part Central Point Municipal Code Section 2.18.010 - Parks and Recreation Commission - Established - Membership - Terms.

D. Ordinance Adding 9.100 Fireworks

City Manager Chris Clayton presented the second reading of an ordinance adding a new section 9.100 fireworks. He clarified that, contrary to a recent newspaper article, the ordinance does not eliminate the ability to use legal fireworks in Central Point. Rather, it increases the fine for using illegal fireworks and narrows the window for using legal fireworks to July 3rd and 4th between 8 PM and

midnight.

Chris noted that the police force takes a stance of encouraging compliance first and only enforcing when necessary. He mentioned that a related topic - the future of fireworks at the Jackson County Expo - would be discussed at the upcoming Monday study session.

Council raised a question about New Year's Eve, noting that the ordinance didn't address fireworks during that time. Chris and Police Chief Scott Logue explained that New Year's fireworks activity is much smaller in scale, and since fire danger is significantly less, they didn't want to create a specific allowance for that period in the ordinance. They clarified that illegal fireworks would still be subject to penalties at any time of year.

Council also expressed concerns about enforcement challenges given the widespread use of fireworks. Chief Logue acknowledged the difficulties but explained that the increased penalties give officers another tool, particularly for unsafe situations. Chris added that communicating with property owners of large open spaces like the Mountain View Plaza could give police additional enforcement options through trespassing laws.

Motion: Approve

Moved By: Michael Quilty

Seconded by: Brian Whitaker

Roll Call: Members Rob Hernandez, Kelley Johnson, Neil Olsen, Brian Whitaker, and Michael Quilty voted yes. None voted no.

Michael Quilty moved to approve Ordinance No. 2130, an Ordinance amending in part Central Point Municipal Code Title 9 - to add a new Section 9.100 Limitations on Fireworks to a second reading.

9 Business

A. 2024-2025 Year End Financial Report

City Manager Chris Clayton introduced Finance Director Tessa DeLine, noting this was her first time presenting to council since starting with the city in June. He mentioned that this end-of-fiscal-year report would be more comprehensive than future quarterly reports to

provide a clear picture of the city's financial position.

Tessa presented a detailed overview of the 2023-2025 biennial budget. She explained that the report represents the city's unaudited financial position as of June 30, 2025, reflecting the city's commitment to strong fiscal management, strategic investments, and long-term stability.

Tessa provided a fund-by-fund analysis:

- General Fund: Revenues totaled \$24.4 million (98% of budget), while expenditures were \$24.4 million (96% of budget). The fund closed with an unaudited ending balance of \$5.7 million, slightly lower than the beginning balance of \$5.8 million. Despite this small deficit, the general fund maintained a 42% reserve relative to annual expenditures, well above the Government Finance Officers Association recommendation of 16.5%.
- Federal Stimulus Grant Fund: All ARPA funds have been expended. The fund remains open to complete the Little League fields project, which will finish in the 2025-26 fiscal year.
- Street Fund: The fund experienced strong performance, closing with an unaudited ending balance of \$4.4 million. These reserves will support upcoming capital projects, including the Tenth Street upgrade and possibly the Scenic Avenue Highway 99 project.
- Capital Improvement Fund: Closed with an ending balance of \$1.2 million, up from \$943,000. Some funds will be earmarked for the completion of the Little League fields and matching funds for a \$700,000 grant for Don Jones Park.
- Reserve Fund: Closed with an ending balance of \$563,000, slightly below the previous year. This drawdown supported fleet and facility investments.
- Debt Service Fund: Closed with an ending balance of \$1.6 million, down \$82,000 compared to June 2023.
- Building Fund: Closed with an ending balance of \$1.5 million. Commercial and residential development outperformed expectations, though a slowdown in large-scale residential activity is anticipated.
- Water Fund: Made a notable turnaround, closing with an ending balance of \$414,000 compared to a negative beginning balance

of \$890,000 in July 2023, an improvement of \$1.3 million in two years. Tessa noted that current revenues cover operational costs but not major capital needs.

- Stormwater Fund: Closed with an ending balance of \$143,000 compared to \$587,000 at the start of the year. This drawdown was expected due to upfront costs for the Elk Creek box culvert project, with approximately \$500,000 in FEMA reimbursement pending.
- Internal Services Fund: Closed with an ending balance of \$362,000 compared to \$27,000 in July 2023. The fund is healthy and stable.

Tessa concluded that overall, the city is in good financial condition with thin margins, covering operations without significantly overcharging residents. She noted that public sentiment indicates satisfaction with current service levels and costs.

Council asked about system development charges (SDCs) and how they appear in the budget. Chris explained that SDCs appear as revenue in various funds (street, water, storm, CIP) and are tracked separately on the expenditure side to ensure proper allocation.

Council also asked about the upcoming air conditioning upgrade for City Hall, and Chris confirmed it would come from the reserve fund, with approximately \$200,000 budgeted for potential facilities improvements.

Council asked if the city has sufficient rainy-day funds. Tessa explained it depends on the specific fund and the size of the emergency, noting that while the general fund is generally well-positioned, the water fund currently only covers operational costs and not major capital needs.

Chris highlighted the importance of the financial projections shown on page 62, noting that the city had about \$15 million in total reserves across all funds as of June 30, 2025, the highest amount in recent history. However, he expressed concern about the deficit trend, noting that expenses are increasing at 6-10% annually while revenues are only growing at 3-5%.

B. Setting future agenda item - parks naming

City Manager Chris Clayton explained that the council had previously discussed the city's park naming policy, particularly regarding potentially naming a park after former Mayor Hank Williams. Chris noted that Council President Rob Hernandez had submitted a request to create an agenda item on this topic.

Chris recommended forwarding the matter to the Parks Commission for review against the parameters of the city's park naming policy, after which they would make a recommendation back to the council. He noted that the policy states someone either has to be deceased or has to have participated at an exceptional level of service to the city to have a park named after them.

Council asked about which park was being considered, and Chris clarified they were looking at Twin Creeks Park, which is not currently named after an individual.

Motion: Approve

Moved By: Neil Olsen

Seconded by: Brian Whitaker

Roll Call: Members Rob Hernandez, Kelley Johnson, Neil Olsen, Brian Whitaker, and Michael Quilty voted yes. None voted no.

Neil Olsen moved to forward the renaming of Twin Creeks Park after former Mayor Hank Williams to the November 6, 2025, Parks and Recreation Commission.

C. Planning Commission Report

Planning Director Stephanie Powers reported that the Planning Commission met on August 5th. The commission discussed two items: the city's urbanization strategy and a refresher on the Oregon land use planning program for the benefit of a new commissioner.

Regarding the urbanization strategy, she explained they provided an overview of property tax situations and challenges faced by property owners with land in active farm use within the exclusive farm use zone in the county. Jay Harland from CSA Planning was present to discuss the exclusive agriculture overlay and holding zone strategy.

Stephanie also reported a recent influx of land development applications and interest, including five pre-application conferences primarily for commercial development. These included projects in the downtown district, the former Walmart property on East Pine Street, and commercial lots east of Hamrick on Biddle Road.

Current applications include an annexation proposal for a commercial site at the intersection of Hamrick and Biddle Pine (northeast corner), with plans for a gas station, coffee shop, retail pads, and a fast-food restaurant. Other projects include a right-of-way vacation for Alder Street, a multifamily cottage housing development for those 55 and older, and an infill project near Don Jones Park.

Stephanie noted that the Technical Advisory Committee for the MPO recommended sending a letter to the legislature encouraging authorization of the transportation funding package. She also reported that RVTD would be cutting all but six routes, including the new Route 41 crosstown circulator in Central Point, while reducing service on Route 40 to half-hour frequency during peak times.

10 Mayor's Report

Mayor Browning was not present for this portion of the meeting.

11 City Manager's Report

City Manager Chris Clayton reported on several issues:

- Parking and safety concerns at Ferment and Fire, noting that Fire District 3 had issued a notice regarding improper use of a second-story that lacks adequate emergency exits.
- The upcoming Monday study session will include presentations from Rogue Disposal on the Recycling Modernization Act and discussion about fireworks at the Jackson County Expo.
- A new design for the plaza in front of City Hall has been developed to address uneven concrete caused by tree roots.
- Pathway Enterprises had requested to extend their lease at the old Public Works Corporation yard for another month through September.
- Progress on the island annexations in the city, with plans to present recommendations this fall.
- The audit reports will be presented at the next council meeting.

- He would be absent at the end of the following week to take his oldest son to college.

12 Council Reports

Council Member Olson had nothing to report.

Council President Rob Hernandez reported attending the Airport Advisory Committee meeting and the TRADCO meeting. TRADCO was discussing the special session regarding new funds for ODOT, while the Airport Advisory Committee continued work on design for the airport upgrade.

Council Member Brian Whitaker reported meeting with a veteran from Lincoln, Nebraska who praised Central Point's beauty and quiet atmosphere. He mentioned that he would be working with the library administration on their strategic plan, focusing on adult literacy. He also noted he would send thank-you notes to the Expo for a dinner invitation and to the real estate association for their letter.

Council Member Michael Quilty reported that at the previous month's Rogue Valley MPO meeting, Central Point secured \$6.9 million to complete the West Pine Street project, which had seen significant cost increases due to unavoidable delays and rising construction costs. He also mentioned upcoming service reductions from RVTD, noting they would be laying off nearly 60% of their operational staff due to funding cuts.

13 Department Reports

Police Chief Scott Logue reported that the previous day there had been a fire on Looking Glass Way that was limited to a tree, an outbuilding, and a fence. He noted the fire department's quick response. He also mentioned that a new officer would be graduating from the academy the following Friday, leaving two officers still at the academy and two current openings, with candidates in background checks for those positions.

Planning Director Stephanie Powers provided additional details on development activities, noting that planners had been focused on longer-range planning initiatives while handling the recent influx of applications. She mentioned that the Planning Commission would conduct a public hearing on September 2nd regarding the Alder Street right-of-way vacation, with City Council considering it at their September 11th meeting.

14 Adjournment

Neil Olsen moved to adjourn, all said aye and the meeting was adjourned at 7:37pm.

The foregoing minutes of the August 14, 2025, Council meeting were approved by the City Council at its meeting of _____, 2025.

Dated:

Mayor Taneea W. Browning

ATTEST:

City Recorder



DEPARTMENT: Administration

MEETING DATE: August 28, 2025

STAFF CONTACT: Rachel Neuenschwander, City Recorder

SUBJECT: Central Market - 750 Hopkins Rd

SUMMARY AND BACKGROUND:

The City has received an application for change of ownership for the Market located at 750 Hopkins Rd.

Central Point Municipal Code Chapter 3.20 and the ORS require new or change of ownership for OLCC applications to be reviewed by the City Council for approval, conditional approval or an unfavorable recommendation. The City Recorder has reviewed the application materials and deems them complete and makes a favorable recommendation to Council.

ATTACHMENTS/EXHIBITS:

1. OLCC Central Market 750 Hopkins Rd



OREGON LIQUOR & CANNABIS COMMISSION
Local Government Recommendation – Liquor License

Annual Liquor License Types

Off-Premises Sales	Brewery-Public House
Limited On-Premises Sales	Brewery
Full On-Premises, Caterer	Distillery
Full On-Premises, Commercial	Grower Sales Privilege
Full On-Premises, For Profit Private Club	Winery
Full On-Premises, Non Profit Private Club	Wholesale Malt Beverage & Wine
Full On-Premises, Other Public Location	Warehouse
Full On-Premises, Public Passenger Carrier	

Section 1 – Submission – To be completed by Applicant:

License Information

Legal Entity/Individual Applicant Name(s):

Proposed Trade Name: Central market

Premises Address: 750 Hopkins Rd

Unit:

City: Central point

County: USA

Zip: 97502

Application Type: ☐ New License Application

☒ Change of Ownership

☐ Change of Location

License Type: Off Prem

☐ Additional Location for an Existing License

Application Contact Information

Contact Name: Thomas Dierkes

Phone: 541-216-3363

Mailing Address: 681 midway Rd

City: medford

State: OR

Zip: 97501

Email Address: Karma Knr central market@yahoo.com

Business Details

Please check all that apply to your proposed business operations at this location:

☐ Manufacturing/Production

☐ Retail Off-Premises Sales

☐ Retail On-Premises Sales & Consumption

If there will be On-Premises Consumption at this location:

☐ Indoor Consumption

☐ Outdoor Consumption

☐ Proposing to Allow Minors

Section 1 continued on next page



Local Government Recommendation – Liquor License

Section 1 Continued – Submission - To be completed by Applicant:

Legal Entity/Individual Applicant Name(s):

Proposed Trade Name:

IMPORTANT: You MUST submit this form to the local government PRIOR to submitting to OLCC.
Section 2 must be completed **by the local government** for this form to be accepted with your CAMP application.

Section 2 – Acceptance - To be completed by Local Government:

Local Government Recommendation Proof of Acceptance

After accepting this form, please return a copy to the applicant with received and accepted information

City or County Name: Central Point

Optional Date Received Stamp

Date Application Received: 8/15/25

Received by: Rachel Neuenschwander

Section 3 – Recommendation - To be completed by Local Government:

- ☐ Recommend this license be granted
- ☐ Recommend this license be denied (Please include documentation that meets OAR 845-005-0308)
- ☐ No Recommendation/Neutral

Name of Reviewing Official:

Title:

Date:

Signature:

After providing your recommendation and signature, please return this form to the applicant.



Local Government Recommendation – Liquor License

Per OAR 845-005-0304(3): The Commission requires an applicant for issuance of a new license issued under ORS chapter 471, to provide written notice of the application to the local government in the form of a complete, accurate, and legible Commission form.

The local government is as follows:

- (a) If the address of the premises proposed to be licensed is within a city's limits, the local government is the city.
- (b) If the address of the premises proposed to be licensed is not within a city's limits, the local government is the county.

INSTRUCTIONS:

Step 1: Applicant completes all of Section 1 (including top of Page 2).

Step 2: Applicant submits both pages of the form to the appropriate local government. NOTE: The local government may require additional forms and/or fees.

Step 3: Local government completes at least Section 2 and returns all pages of the form, or a copy thereof, to the applicant. The local government is allowed up to 45 days to complete Section 3.

Step 4: Applicant takes the form with at least Sections 1 and 2 completed and includes it with their CAMP application to meet the Local Government Recommendation document requirement. Submissions that do not have at least Sections 1 and 2 completed will not be accepted.

Step 5: The local government issues its final recommendation in Section 3 and returns the completed form to the applicant. If the applicant has already submitted their initial application via CAMP, they hold on to the final recommendation and provide it to their investigator, when requested. If they have not already submitted their application, they upload the fully completed Local Government Recommendation form with their initial application submission.

Applicants within the city of Portland ONLY: After completing the attached form, please follow these steps to complete the Local Government Recommendation process:

- Apply via the [City of Portland website](#).
- Once you have completed the application with the City of Portland, you will receive an email notifying you that your application has been accepted, usually within two business days. The email will contain an attachment titled "ABC Public Notice."
- Upload the ABC Public Notice document with your CAMP application to meet the Local Government Recommendation document requirement.

NOTE: This document only provides proof of submission. Once you receive your final recommendation from the City of Portland, you will need to provide that to your assigned OLCC investigator.



DEPARTMENT: Administration

MEETING DATE: August 28, 2025

STAFF CONTACT: Matt Samitore, Parks and Public Works Director

SUBJECT: Resolution Initiating Vacation - Public Works Yard Alley

SUMMARY AND BACKGROUND:

The old public works corporation yard contains a 20-foot wide alley that bisects the property. The alley was platted in 1887 and has not been utilized for public right-of-way purposes for at least 80-years. Over time the City's public works corporation yard was developed with buildings and other structures constructed over the alley right-of-way. The City staff has determined that the alley right-of-way is not necessary or planned for right-of-way purposes given existing development layout and recommends that the City Council initiate vacation of the abandoned right-of-way under ORS 271.130. This is a necessary step to clean up the encumbrances on the property prior to its potential sale to RVCOG.

PREVIOUSLY DISCUSSED/DECIDED:

FINANCIAL ANALYSIS:

LEGAL ANALYSIS:

The City Council of the City of Central Point may initiate vacation of the 20-foot wide alley right-of-way within Block 34 of the "Town of Central Point" plat records on its own motion pursuant to ORS 271.130.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

GOAL 5 - Plan, design, and construct modern and efficient infrastructure in all areas and systems.

STRATEGY 1 – Continually update infrastructure plans.

GOAL 1 - Build strong relationships between government and its citizens.

STRATEGY 3 – Communicate, collaborate, and partner with other governmental agencies, public and private enterprises to pool and/or leverage resources to achieve optimal outcomes for the community.

ATTACHMENTS/EXHIBITS:

1. 2025-06-25_prelim Alley Vac_CN signed

2. RESO of Intent to Initiate Vacation - Block 34 Alley

STAFF RECOMMENDATION:

Make a motion to approve the Resolution.

RECOMMENDED MOTION:

I move to approve Resolution No. _____, a Resolution of the City Council of the City of Central Point authorizing a city-initiated vacation of a portion of that 20-foot wide alley right-of-way within Block 34 of the "Town of Central Point" plat.

EXHIBIT "A"

**BLOCK 34 ALLEY RIGHT-OF-WAY VACATION
DESCRIPTION SHEET**

That 20.00-foot-wide alley within Block 34 per the plat entitled "TOWN OF CENTRAL POINT", recorded on June 4, 1887, and accepted as an annex to the original plat entitled "TOWN OF CENTRAL POINT", recorded February 29, 1887, in Volume 2 of Plats at Page 56 of the Records of Jackson County, Oregon (originally recorded in Volume 13 at Pages 431 and 432 of the Deed Records of Jackson County, Oregon), within Government Lot 1, in the Northwest One-quarter of the Northwest One-quarter of Section 11, Township 37 South Range 2 West, of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

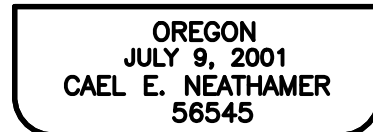
Containing 4,422 square feet (more or less).

Prepared by:
Neathamer Surveying, Inc.
3126 State Street, Suite 203
PO Box 1584
Medford, Oregon 97501
Phone: (541) 732-2869
Project Number: 09002-T-73

Date: June 25, 2025

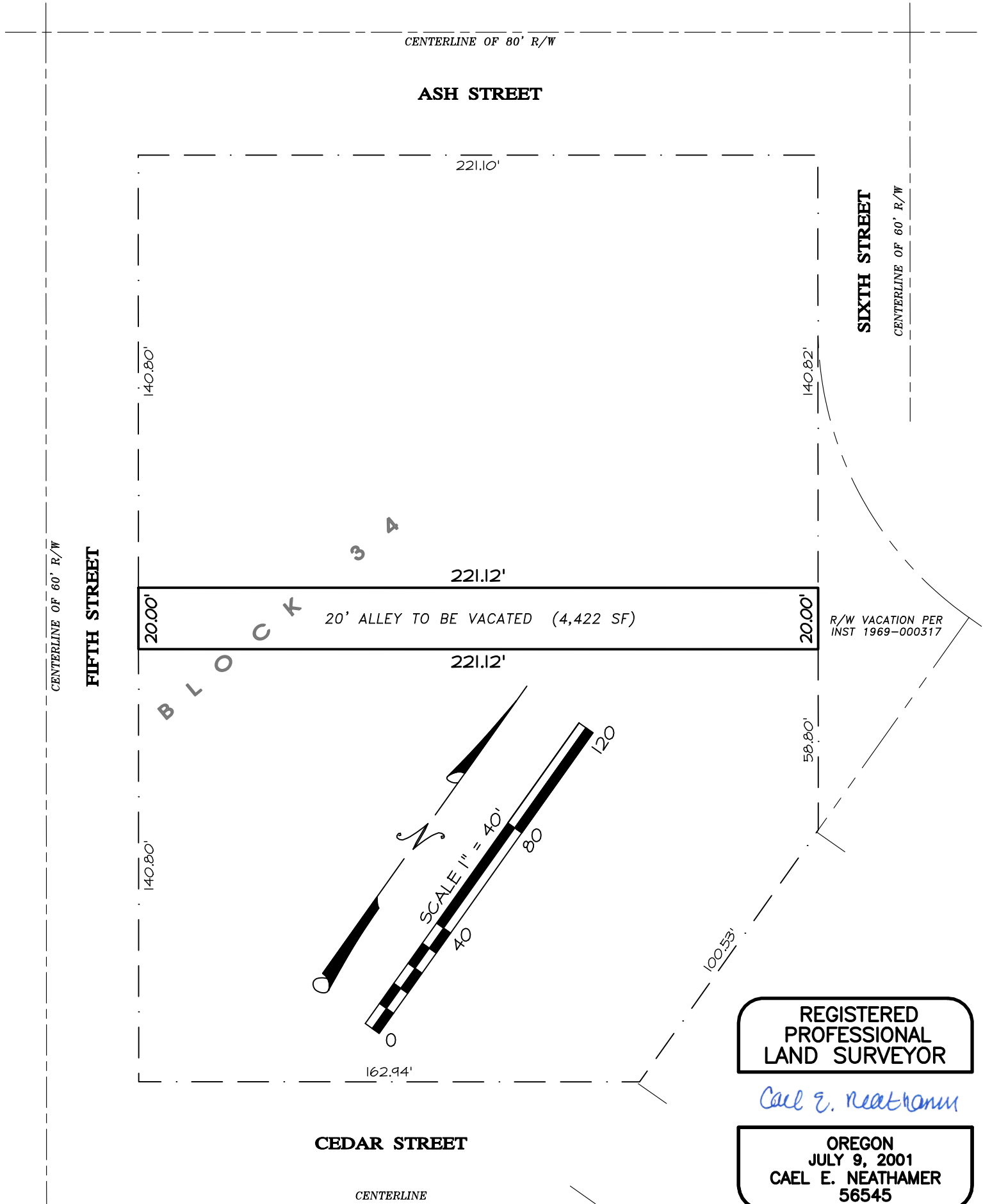


CAEL E. NEATHAMER



RENEWAL DATE 12/31/2026

EXHIBIT "B"



**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Caël E. Neathamer

**OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545**

Renewal Date 12/31/26

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CENTRAL POINT
AUTHORIZING A CITY-INITIATED VACATION OF A PORTION OF THAT 20-FOOT WIDE ALLEY
RIGHT-OF-WAY WITHIN BLOCK 34 OF THE "TOWN OF CENTRAL POINT" PLAT**

RECITALS:

- A. WHEREAS, the old public works corporation yard contains a 20-foot wide alley that bisects the property.
- B. WHEREAS, the alley was platted in 1887 and has not been utilized for public right-of-way purposes for at least 80-years.
- C. WHEREAS, over time the City's public works corporation yard was developed with buildings and other structures constructed over the alley right-of-way.
- D. WHEREAS, the City has determined that the alley right-of-way is not necessary or planned for right-of-way purposes given existing development layout.
- E. WHEREAS, Oregon Revised Statutes (ORS) Chapter 271 provides for the vacation of public rights-of-way.
- F. WHEREAS, the City Council of the City of Central Point desires to follow the provisions of ORS Chapter 271 to initiate vacation of the 20-foot wide alley right-of-way within Block 34 of the "Town of Central Point" plat records on its own motion pursuant to ORS 271.130.

THE CITY OF CENTRAL POINT RESOLVES AS FOLLOWS:

SECTION 1. Initiating Right-of-Way Vacation. This Resolution initiating the right-of-way vacation of the 20-foot wide alley within Block 34 of the "Town of Central Point" Plat pursuant to ORS 271.130, as depicted in Exhibit A attached hereto, is effective immediately.

SECTION 2. Public Hearing. A duly noticed public hearing shall be set for a future date as noticed by the City Recorder.

PASSED by the Council and signed by me in authentication of its passage this _____ day of August 2025.

Mayor Tanea W. Browning

ATTEST:

City Recorder



DEPARTMENT: Administration

MEETING DATE: August 28, 2025

STAFF CONTACT: Matt Samitore, Parks and Public Works Director

SUBJECT: Resolution Authorizing Financing of Preschool Play Area

SUMMARY AND BACKGROUND:

The City of Central Point and Jackson County are collaboratively developing a joint-use facility that will serve multiple community needs. As part of the facility design, a preschool play area has been incorporated to support early childhood programs and enhance community access to outdoor recreational space.

To facilitate the timely construction of the playground, the City will initially fund the estimated \$180,000 cost through the general fund. However, consistent with the Downtown & East Pine Street Corridor Revitalization Plan—a plan adopted by the Central Point Development Commission (Urban Renewal Agency)—the City will be reimbursed for the playground costs through an intergovernmental agreement (IGA) with the Development Commission.

ORS 457.190 and Section 1.6.8(E) of the Revitalization Plan authorize the Development Commission to accept and repay loans for the purpose of undertaking urban renewal projects. The Community Center and associated playground improvements were incorporated into the Plan through a substantial amendment approved by both the City Council and the Development Commission in 2022. The Commission's remaining indebtedness capacity exceeds \$38 million, well above the reimbursement amount.

The Development Commission intends to use its tax increment revenues to repay the City (budget dependent) and has sufficient projected revenue to fulfill this obligation under the terms of the IGA.

PREVIOUSLY DISCUSSED/DECIDED:

FINANCIAL ANALYSIS:

The attached IGA authorizes the City to move forward immediately with construction of a playground facility at the new community center/preschool site. It also requires the City's Urban Renewal Agency to reimburse the General Fund for playground-related expenses at a later date.

LEGAL ANALYSIS:

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

Strategic Priority - Community Investment

GOAL 3 - Provide opportunities for youth education, recreation, and support. (Kids are the future. Happy, well-adjusted kids are the canary in the coal mine for true community/ family well-being).

ATTACHMENTS/EXHIBITS:

1. City Council Reso Approving IGA - Playground Equipment - Community Center
2. IGA - Play area Equipment - Community Center 8-21-25

STAFF RECOMMENDATION:

Make a motion to approve the Resolution.

RECOMMENDED MOTION:

I move to approve Resolution No. ____ a Resolution of the City of Central Point authorizing the financing of the Community Center Preschool play area project through the use of an Intergovernmental Agreement with the Central Point Development Commission.

RESOLUTION NO. 2025-__

**A RESOLUTION OF THE CENTRAL POINT CITY COUNCIL AUTHORIZING
THE FINANCING OF THE COMMUNITY CENTER PRESCHOOL
PLAYGROUND PROJECT THROUGH THE USE OF AN
INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF CENTRAL
POINT DEVELOPMENT COMMISSION**

WHEREAS, the Central Point Development Commission (“Development Commission”) is authorized by ORS 457.190(1) and Section 1.6.8(E) of the Downtown & East Pine Street Corridor Revitalization Plan (“Plan”), an urban renewal plan of the City of Central Point (“City”) to accept loans for the purposes of undertaking and carrying out urban renewal projects; and

WHEREAS, the Plan, pursuant to ORS 457.190(3) includes a Maximum Indebtedness amount of \$43,177,530 having a current remaining balance in excess of \$38,220,577; and

WHEREAS, the Community Center was included in a substantial plan amendment for the Plan approved by the City Council and the Development Commission in 2022, which such Community Center has been designed to include construction of a preschool playground (the “Project”); and

WHEREAS, ORS 190.010 provides legal authority for the City and the Development Commission to enter into a binding Intergovernmental Agreement; and

WHEREAS, the City is prepared to enter into an Intergovernmental Agreement (IGA) with the Development Commission for a loan to fund the Project in the amount of approximately \$180,000.00; and

WHEREAS, the Development Commission will use its tax increment revenues to pay all amounts due the City per the IGA; and

WHEREAS, the Development Commission is projected to have sufficient tax increment revenues necessary to meet its financial obligation as stated in the IGA.

NOW, THEREFORE, BE IT RESOLVED BY THE CENTRAL POINT CITY COUNCIL:

Section 1. The Central Point City Council approves this Resolution authorizing the Mayor or her designee to enter into an Intergovernmental Agreement with the Central Point Development Commission to evidence the Loan for the Project in an amount of approximately \$180,000.00 and to obligate the Development Commission to repay the loan with tax increment revenues attached hereto at Exhibit A.

Section 2. The City Manager, or his designee, is authorized to negotiate any and all documents to complete the Agreement and transactions related to the Loan and repayment.

Section 3. This Resolution shall be effective immediately upon its adoption.

PASSED by the Central Point City Council and signed by me in authentication of its passage this
____ day of August 2025.

Central Point City Council

Taneeza Browning, Mayor

Attest:

City Recorder

Intergovernmental Agreement to Make Financing Payments

This Intergovernmental Agreement to Make Financing Payments is dated as of _____, 2025, and is entered into by and between the Central Point Development Commission, Oregon (the “Commission”) and the City of Central Point, Oregon (the “City”). The parties hereby agree as follows:

Section 1. Definitions and Recitals.

1.1 Definitions.

Unless the context clearly requires otherwise, capitalized terms used in this Intergovernmental Agreement that are defined in this Section 1.1 shall have the following meanings:

“Area” means the Central Point Urban Renewal Area described in the Plan.

“Loan” means the loan evidenced by this Intergovernmental Agreement in an amount not to exceed \$180,000 from the City’s general fund on behalf of the Commission to finance the Project.

“Plan” means the Downtown & East Pine Street Corridor Revitalization Plan approved by City Ordinance No. 1955, and amended by the City in 2022 as Ordinance No. 2091, as that plan may in the future be, amended.

“Project” means a portion of the projects described in the Plan, specifically construction of a playground for the preschool to be located at the Central Point Community Center.

“Tax Increment Revenues” means all revenues that the Commission collects for the Area under the provisions of Article IX, Section 1c of the Oregon Constitution and ORS Chapter 457.

1.2 Recitals.

(A) The City desires to enter into this Intergovernmental Agreement to loan funds for the construction of the Project on behalf of the Commission.

(B) The Commission desires to enter into this Intergovernmental Agreement to repay the Loan for construction of the Project

(C) The Project is properly described as urban renewal project in the Plan.

(D) The Commission is authorized to spend Tax Increment Revenues to pay for the costs of the Project.

(E) The Project will assist the Commission in carrying out the Plan.

(F) The City and the Commission have determined that financing the Project through an Intergovernmental Agreement as allowed by ORS 190.010 is more cost efficient than external financing methods, is financially feasible, and is in the best interests of both parties.

(G) The Commission’s maximum indebtedness is \$43,177,530, and has a current remaining balance in excess of \$38,220,577 available prior to executing this Intergovernmental Agreement.

Section 2. The Financing Payments.

2.1 Loan Terms.

The Loan will be made from the City's general fund. The Commission hereby agrees to repay the Loan no later than July 1, 2035. The principal and interest may be repaid in periodic increments or as a lump sum by July 1, 2025 as cash flow permits within the Area.

2.2 Interest.

The Loan shall bear interest at the rate of 4.6% per annum, which shall begin to accrue on the date the City makes its first payment toward the Project, calculated on a 30/365 day basis until repaid.

2.3 Security for the Obligation of the Commission to Pay the Financing Payments.

This Intergovernmental Agreement shall constitute indebtedness of the Commission in a principal amount that is equal to the Financing Amount. The Commission is obligated to make the payments due under this Intergovernmental Agreement solely from the Tax Increment Revenues. Pursuant to ORS 287A.310, the Commission pledges the Tax Increment Revenues to pay the amounts described in Section 2.1. The pledge that secures this Intergovernmental Agreement shall be superior to all other pledges or commitments of Tax Increment Revenues that the Commission makes, unless the City agrees in writing to subordinate its claim against the Tax Increment Revenues or to grant a lien on the Tax Increment Revenues on parity. However, the pledge that secures this Intergovernmental Agreement shall have a lien on Tax Increment Revenues that is equal to the lien that secures other indebtedness of the Commission issued to the City and secured by a pledge of the Tax Increment Revenues.

Section 3. Prepayment.

The Commission may prepay the amounts due from it under this Intergovernmental Agreement.

Section 4. Estoppel.

The Commission hereby certifies, recites and declares that all things, conditions and acts required by the Constitution and Statutes of the State of Oregon and by this Intergovernmental Agreement to exist, to have happened and to have been performed precedent to and in the execution and the delivery of this Intergovernmental Agreement, do exist, have happened and have been performed in due time, form and manner, as required by law, and that this Intergovernmental Agreement is a valid and binding obligation of the Commission that is enforceable against the Commission in accordance with its terms, except to the extent that enforceability may be limited by applicable bankruptcy, insolvency, fraudulent conveyance, reorganization, moratorium or other laws or judicial decisions or principles of equity relating to or affecting the enforcement of creditors' rights or contractual obligations generally.

Section 5. Title.

The City shall not have a lien on or security interest in the Project.

Section 6. Miscellaneous.

6.1 Binding Effect. This Intergovernmental Agreement shall inure to the benefit of and shall be binding upon the Development Commission and the City and their respective successors and assigns.

6.2 Severability. In the event any provisions of this Intergovernmental Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provisions hereof.

6.3 Amendments. This Intergovernmental Agreement may be amended only by a writing signed by both parties.

6.4 Execution in Counterparts. This Intergovernmental Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute the same instrument.

6.5 Applicable Law. This Intergovernmental Agreement shall be governed by and construed in accordance with the laws of the State of Oregon. Any action regarding this Intergovernmental Agreement or the transactions contemplated hereby shall be brought in an appropriate court of the State of Oregon in Jackson County, Oregon, or any court in the State of Oregon where jurisdiction and venue are proper.

6.6 Rules of Construction. References to section numbers in documents that do not specify the document in which the section is located shall be construed as references to section numbers in this Intergovernmental Agreement.

6.7 Headings. The headings, titles and table of contents in this Intergovernmental Agreement are provided for convenience and shall not affect the meaning, construction or effect of this Intergovernmental Agreement.

IN WITNESS WHEREOF, the Commission and the City have executed this Intergovernmental Agreement as of the date indicated above.

Central Point Development Commission, Oregon

Taneeia Browning, Chair

City of Central Point, Oregon

Taneeia Browning, Mayor



DEPARTMENT: Administration

MEETING DATE: August 28, 2025

STAFF CONTACT: Chris Clayton, City Manager

SUBJECT: Resolution of Intent to Sale PW Corp Yard

SUMMARY AND BACKGROUND:

The City of Central Point owns real property located on 399 South Fifth Street, commonly referred to as Map No. 372W11BB, Tax Lots 6300 and 8200 which is the location of the former Public Works Corporation Yard (the "Subject Property"). The subject property has been leased to Pathways for the last several years and Pathways has provided written notice that it is terminating the lease. The City has no municipal purpose for the Subject Property. RVCOC reached out to the City to purchase the Subject Property for its Meals on Wheels program and other related uses.

ORS 271.310 authorizes the City to sell real property without competition to another government department or public agency whenever it is not needed for public use or when the public interest may be furthered by such conveyance. City staff has determined that the Subject Property is not needed for municipal public use and recommends that it is in the public interest to sell the Property to RVCOC as authorized by CPMC 2.40.120.1.

The Subject Property has been appraised, a copy of such appraisal is attached. Staff has prepared a draft Purchase and Sale Agreement for the appraised value. The draft agreement is provided for informational purposes only, and if acceptable to RVCOC will be brought back to Council in September for approval.

PREVIOUSLY DISCUSSED/DECIDED:

FINANCIAL ANALYSIS:

LEGAL ANALYSIS:

The City may sell surplus real property directly, without competition, to a government agency or public body. RVCOC is a public body with whom the City can directly negotiate the purchase and sale of real property.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

Community Investment.

Goal 2. STRATEGY 1 – Develop and maintain positive partnerships with public and

private entities and the community to understand community needs, and leverage resources to develop and deliver opportunities for personal, professional, and/or vocational development. (Recreation Programs, Maker Space, Artisan Corridor, Volunteerism, Community Events, etc.) (Nurturing individuals skills and personal growth is an essential element to Central Point's vitality. While this is an organic process that must be desired by individuals in the population, the City can make investments that consider and further the goal of providing an environment that is supportive of this objective.)

Responsible Governance.

Goal 1. STRATEGY 2 – Work with partner agencies and stakeholders to eliminate redundancy and maximize efficiency in all areas.

ATTACHMENTS/EXHIBITS:

1. APPRAISAL_399 S Fifth Street
2. Purchase and Sale Agt - RVCPG PW Facility
3. Reso of Intent Surplus PW Corp Yard

STAFF RECOMMENDATION:

Approve Resolution of Intent to Sell the subject property.

RECOMMENDED MOTION:

I move to approve Resolution No. _____, a Resolution declaring certain real property located at 399 South Fifth Street (Map No. 372W11BB Tax Lots 6300 & 8200) surplus and authorizing the city manager to sell the property to RVCOG.

**APPRAISAL REPORT
OF
AN OFFICE-WAREHOUSE FACILITY**



**LOCATED AT
399 SOUTH FIFTH STREET
CENTRAL POINT, OREGON 97502**

**PREPARED FOR:

CITY OF CENTRAL POINT
155 SOUTH SECOND STREET
CENTRAL POINT, OREGON 97502**

**PREPARED BY:

COLETTE MEYER, MAI
REAL ESTATE APPRAISER & CONSULTANT
2640 E. BARNETT ROAD, SUITE E - 426
MEDFORD, OREGON 97504
(541) 261-0565**

Colette J. Meyer, MAI
REAL ESTATE APPRAISER & CONSULTANT
2640 E. Barnett Road, Suite E - 426
Medford, Oregon 97504
541-261-0565 voice/text
colettejmeyer@gmail.com

June 11, 2025

City of Central Point
155 S. 2nd Street
Central Point, OR 97502

Re: Office-Warehouse Facility, 399 S. Fifth Street, Central Point, Oregon 97502.

To Whom it May Concern:

Per your request I have completed an Appraisal Report of the above-referenced property. The intended use of this appraisal is for a potential property sale. The intended user is the client. The appraisal was prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) as established by the Appraisal Foundation and the Appraisal Institute.

The subject is former City of Central Point Public Works shop area and existing City water supply facilities. A water tower with pump station located in central portions of the site is not a part of the subject appraised property. The subject includes two industrial shop buildings built in 1962-69 totaling 5,050 square feet, and a two-story office facility totaling 3,040 square feet built in 2000. The gross building area (GBA) and net rentable area (NRA) totals 8,090 square feet net of the pump station. Site improvements include a shop canopy, parking canopy with car wash basin, 960 square feet of container storage, asphalt paved parking and perimeter chain link fencing with security gates. The subject is fully leased to two non-profit tenants: Pathways Enterprises is vacating the premises in July 2025 and Access, Inc., is on a month-to-month basis. The two-parcel assemblage with vacated alleyway totals 1.48 acres and is zoned Civic by the City of Central Point. The site area net of the water tower and pumphouse is estimated to total 1.37 acres.

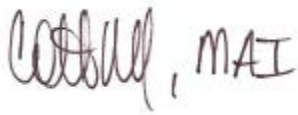
The appraisal is based on the extraordinary assumption the water tank and pump station are not a part of the subject appraised property; these improvements will remain on site until 2035, at which time the city will pay for its demolition. The city intends to determine an appropriate lease rate for use of the water tank and pump station outside the scope of this appraisal. The appraisal assumes any functional inutility created by the water tank and pump station in central portions of the subject will be offset by lease income. An above-ground gas pump on site is slated for removal and also not a part of the subject appraised property.

Page 2 – 388 S. Fifth Street, Central Point, Oregon

Based upon the studies and examinations made, the opinion of Market Value of the Fee Simple Interest of the subject in As-Is condition as of **June 2, 2025**, was **\$1,050,000**.

The following report includes the property description, market data and value analyses which form the basis of the opinions stated herein.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Colette Meyer, MAI". The signature is stylized and cursive.

Colette Meyer, MAI
Oregon State Certified General Appraiser
License No. C000767, expiring 11/30/2025

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Addenda

Subject Property Data/Assessment Information

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

RIGHTS APPRAISED:	Fee Simple Interest	
SUBJECT PROPERTY:	399 S. Fifth Street, Central Point, Oregon 97502	
OWNER OF RECORD:	City of Central Point	
LAND AREA:	1.48 acres, or 64,469 square feet; the net usable area not including water tower/pump house area is 1.37 acres, or 59,465 square feet.	
ZONING:	Civic, by the City of Central Point.	
CURRENT USE:	Industrial shop facility with city water tower and pump station (not a part of appraised property).	
HIGHEST AND BEST USE:	Office-warehouse facility.	
ASSESSOR'S PARCEL NO.:	37-2W-11BB, Tax Lots 6300 & 8200	
IMPROVEMENT DESCRIPTION:	Two single-story shop buildings built in 1962-69 totaling 5,050 square feet and a two-story office facility totaling 3,040 square feet built in 2000. The gross building area (GBA) and net rentable area (NRA) totals 8,090 square feet net of the pump house. Site improvements include a shop canopy, parking canopy with car wash basin, 960 square feet of container storage, asphalt paving and perimeter chain link fencing with security gates.	
DATE OF VALUE:	June 2, 2025	
VALUATION METHODS:	Cost Approach	\$1,090,000
	Sales Comparison Approach	\$1,050,000
	Income Approach	\$1,030,000
MARKET VALUE OPINION:	\$1,050,000	

TYPE OF APPRAISAL

The purpose of this appraisal is to develop an opinion of the As-Is Market Value of the Fee Simple Interest of the subject.

This Appraisal Report conforms to the current edition of the Uniform Standards of Professional Appraisal Practice (USPAP), as established by the Appraisal Foundation and the Appraisal Institute.

INTENDED USE AND USER OF APPRAISAL

The intended use of this appraisal is for a potential property sale. The intended user is the client. There are no other known intended users of this appraisal report.

PROPERTY RIGHTS APPRAISED

The property rights appraised are the fee simple interest of the subject property.

FEE SIMPLE INTEREST¹

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

DEFINITION OF MARKET VALUE²

“Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

¹ *The Dictionary of Real Estate Appraisal*, 6th Edition, Appraisal Institute, 2015.

² Source: USPAP 2024-25.

- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

LEGAL AND TAX DATA

Owner of Record: City of Central Point

Legal Description: Reference is made to the legal description for the subject in the addenda of this report.

Real Estate Tax Data: Year – 2024-25

Assessor’s Parcel No.: 37-2W-11BB, Tax Lots 6300 & 8200

Tax Code Area: 06-07

Taxes¹:

Site	Tax Lot	Real Market Value (RMV):			AV	Property Taxes
		Land	Imp.	Total		
N/S Yard+Canopy	6300	\$102,380	\$121,810	\$224,190	\$0	\$0.00
S/S Improvements	8200	\$96,550	\$723,740	\$820,290	\$0	\$0.00
Total		\$198,930.00	\$845,550.00	\$1,044,480.00	\$0.00	\$0.00

¹The subject is currently exempt from taxation due to city ownership and non-profit use.

PROPERTY AND OWNERSHIP HISTORY

The subject has been under the ownership of the City of Central Point for many decades. According to county records, there have been no transactions involving the subject during the five years prior to the date of this report.

The subject site was the original location of two wells serving as the City’s primary water source. In the mid 1950’s, the city transitioned to the Medford Water Commission. A 1,000,000 gallon water tower was completed in 1962 according to Jackson County assessment records, and the two shop buildings with pump house were completed between 1962-69. The industrial facility previously served as City of Central Point Public Works shop area used for materials storage, vehicles and operations. An office building was added in 2000, and a parking canopy with car wash station in 2003. The city vacated the facility 2.5 years ago and the site was leased to the non-profit Pathways Enterprises, who are vacating the premises in July 2025. The non-profit

Access also leases the south side industrial facility for food pantry use; their lease is currently on a month-to-month basis. The water tank remains in use currently serving the city's water supply. The city intends to operate the water tower at the subject until 2035, at which point they will remove it.

PENDING SALE

The subject is not currently pending sale, nor is it listed for sale.

PERSONAL PROPERTY

No personal property was included in the value conclusion of this report.

EXTRAORDINARY ASSUMPTIONS

The appraisal is based on the extraordinary assumption the water tank and pump station are not a part of the subject appraised property; these improvements will remain on site until 2035, at which time the city will pay for its demolition. The city intends to determine an appropriate lease rate for use of the water tank and pump station outside the scope of this appraisal. The appraisal assumes any functional inutility created by the water tank and pump station in central portions of the subject will be offset by lease income. An above-ground gas pump on site is slated for removal and is also not a part of the subject appraised property.

HYPOTHETICAL CONDITIONS

No hypothetical conditions were employed in this appraisal report.

SCOPE OF WORK

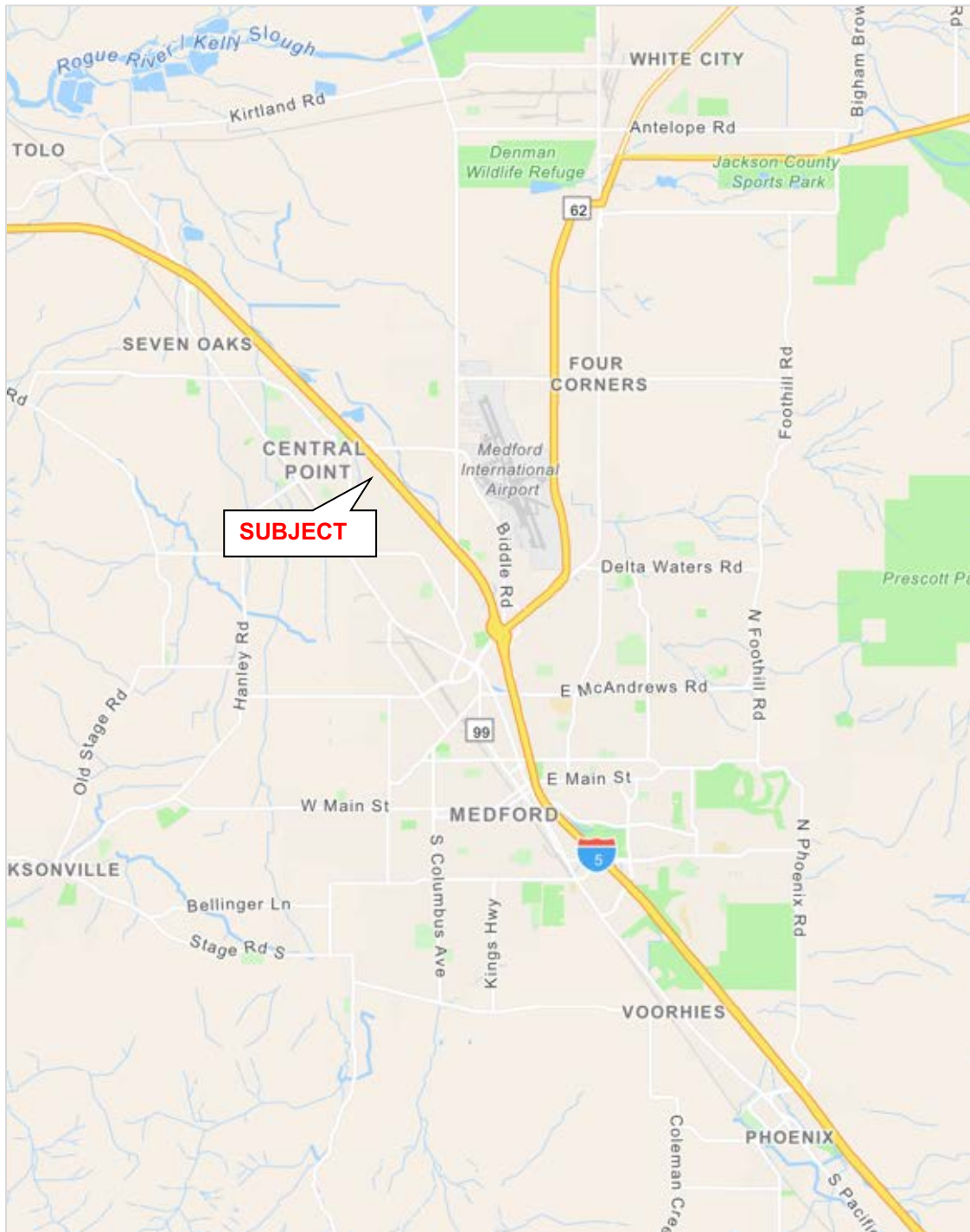
In preparing this appraisal, the appraiser:

- Inspected the subject property in May and June, 2025, most recently on June 2, 2025;
- Reviewed the subject's market area, including supply and demand patterns in the neighborhood such as population, employment, new development, sale prices, listings;
- Gathered information on comparable sales and leases;

- Confirmed all comparable sales and leases with at least one party to the transaction;
- Analyzed the data and applied the approaches to value.

All three approaches to value were applied: the Cost Approach, the Sales Comparison Approach and the Income Approach.

CITY AND AREA MAP



CITY AND AREA ANALYSIS

The subject is in the city of Central Point, Jackson County, Oregon. The following focuses on current market conditions and trends as they relate to real estate values in the subject's larger Medford-Jackson County Metropolitan Statistical Area (MSA).

LOCATION

Central Point is a bedroom community located approximately two miles north of Medford on Interstate 5 (I-5). Medford, the county seat of Jackson County, is located approximately midway between Portland, 273 miles north, and San Francisco, 390 miles south. It lies approximately 100 miles inland from the Pacific Ocean. It is the industrial, trade and service center of southern Oregon and adjoining northern California counties. Medford's primary retail market area population is estimated to be over 250,000.

POPULATION

According to the Population Research Center of Portland State University, as of July 1, 2024, the estimated population of the city of Central Point was 19,363, Medford was 88,352, and the greater Jackson County area was 220,999. Since the 2020 population of 19,045, Central Point has increased by 1.7 percent.

ECONOMY

According to the May 20, 2025 *Rogue Valley Labor Trends Report*, as of April 2025 the local unemployment rate was 4.6 percent, a decline from 5.9 percent the prior month. Employment within the Medford-Ashland MSA increased by 1,172 jobs over the prior month, but decreased by 620 jobs over the previous year. The largest employment sectors in Jackson County include health care & social assistance, retail trade, accommodation & food services, and manufacturing. Reference is made to the current employment report by industry in the Medford-Ashland MSA in the following table.



State of Oregon

Employment Department

Workforce & Economic Research Division

QualityInfo.org

May 20, 2025

Medford-Ashland MSA (Jackson County) Current Labor Force and Industry Employment

	--Change From--				
	April 2025	March 2025	April 2024	March 2025	April 2024
Labor Force Status					
Civilian labor force	105,644	105,821	106,100	-177	-456
Unemployed	4,876	6,225	4,712	-1,349	164
Unemployment rate	4.6%	5.9%	4.4%	-1.3	0.2
Unemployment rate (seasonally adjusted)					
Employed	100,768	99,596	101,388	1,172	-620
Nonfarm Payroll Employment					
Total nonfarm employment	90,270	89,790	90,130	480	140
Total private	78,150	77,740	77,860	410	290
Mining, logging, and construction	5,820	5,710	5,840	110	-20
Mining and logging	450	440	470	10	-20
Construction	5,370	5,270	5,370	100	0
Manufacturing	6,710	6,690	6,840	20	-130
Trade, transportation, and utilities	18,990	19,040	19,070	-50	-80
Wholesale trade	2,500	2,520	2,620	-20	-120
Retail trade	13,060	13,060	12,980	0	80
Transportation, warehousing, and utilities	3,430	3,460	3,470	-30	-40
Information	870	870	900	0	-30
Financial activities	3,640	3,630	3,750	10	-110
Professional and business services	8,270	8,250	8,280	20	-10
Private education and health services	20,410	20,370	19,560	40	850
Health care and social assistance	19,660	19,630	18,450	30	1,210
Leisure and hospitality	10,720	10,470	10,940	250	-220
Accommodation and food services	9,080	8,830	9,190	250	-110
Other services	2,720	2,710	2,680	10	40
Government	12,120	12,050	12,270	70	-150
Federal government	1,930	1,930	1,930	0	0
State government	1,330	1,330	1,250	0	80
State education	0	0	0	0	0
Local government	8,860	8,790	9,090	70	-230
Local education	5,610	5,550	5,890	60	-280

Source: State of Oregon Employment Department

AVAILABILITY OF CREDIT

Residential loan rates for a 30-year fixed rate mortgage currently average around 7 percent. Residential loan to value ratios typically range from 75 to 90 percent. Amortization periods are generally 15 to 30 years with a fixed rate over the term of the mortgage. Loan fees are typically one to two percent of the loan amount. Typical commercial mortgage interest rates range from approximately 6 to 7 percent. Loan to value ratios typically range from 60 to 75 percent. Amortization periods are generally 20

to 25 years with five- or ten-year calls. Loan fees are typically one to two percent of the loan amount. The table below summarizes current consumer rates.

Consumer Rates						6/02/25
	YIELD/RATE %		52 WEEK		CHG IN PCT PTS	
	LAST	WK AGO	HIGH	LOW	52-WK	3-YR
Federal-Funds Rate Target	4.25 - 4.50	4.25 - 4.50	5.25 - 5.50	4.25 - 4.50	-1.00	--
WSJ Prime Rate*	7.50	7.50	8.50	7.50	-1.00	3.50
Money Market, Annual Yield	0.45	0.44	0.56	0.40	-0.06	0.37
Secured Overnight Financing Rate (SOFR)	4.35	4.31	5.40	4.26	-0.98	3.58
Five-Year CD, Annual Yield	1.73	1.69	1.73	1.62	0.06	0.79
30-Year Mortgage, Fixed	6.95	7.00	7.50	6.68	-0.45	1.40
15-Year Mortgage, Fixed	6.24	6.27	6.92	6.02	-0.63	1.51
Jumbo Mortgage, Fixed	7.07	7.04	7.60	6.75	-0.40	1.47
Five-Year Adj Mortgage (ARM)	6.23	6.23	6.69	5.88	-0.46	2.30
New-Car Loan, 48-Month	6.81	7.19	7.94	7.18	-1.09	2.34

* Base rate posted by at least 70% of the nation's largest banks.

Source: Wall Street Journal

After a series of rate cuts totaling one percentage point between September and December 2024, the Federal Reserve Bank is currently maintaining a wait-and-see approach on interest rates as it digests the effects of changes to trade policy and tariffs that have led to increased economic uncertainty and potential rising inflation. At the Fed's May 6-7 meeting the interest rate was left unchanged. According to the U.S. Bureau of Labor Statistics, the national CPI increased 2.3 percent over the previous 12 months as of April 2025. The Fed's target rate for inflation is 2 percent.

TARIFFS

The global trade environment recently experienced a dramatic escalation in tariff wars, primarily driven by aggressive U.S. tariff policies under President Trump and subsequent retaliatory measures from major trading partners, especially China, the European Union, and Canada. U.S. imposed tariffs ranged from 10 to 50 percent, and up to 145 percent on China. On April 9, 2025, the U.S. president imposed a 90-day pause on all-new reciprocal tariffs except China. On May 12, 2025, the U.S. and China agreed

to a 90-day suspension and significant reduction of most tariffs imposed on each other in recent weeks. As of the date of this report, June 11, 2025, the U.S. president announced a trade agreement has been reached with China.

Lumber and other building materials had previously been excluded from the new tariffs. This includes plywood, MDF and other engineered woods. Additionally, certain metals and minerals, including copper, zinc, and others, are also exempt along with pharmaceuticals.

For now, the U.S. economy remains resilient but with signs of slowing growth. Real GDP decreased by 0.3 percent in 1st Qtr. 2025, however the labor market showed unexpected strength with a stable 4.2 percent unemployment rate in April, at or near maximum employment, and the annual CPI in April was the lower than expected.

On May 7, 2025, Fed Chairman Jerome Powell stated, “Despite heightened uncertainty, the U.S. economy is still in a solid position.” Adding, “As economic conditions evolve, we will continue to determine the appropriate stance of monetary policy based on the incoming data, the outlook, and the balance of risks.”

HOUSING MARKET TRENDS

The subject’s housing market increased in pricing in 2024 but with a slightly longer marketing time. This follows the pandemic boom of 2020-21, a slowdown in 2022 due to higher interest rates, and a slight price decline in 2023. As of year-to-date 2025 (January 1 to June 1), the average sale price decreased 0.32 percent and with a longer marketing time. The table on the next page summarizes average annual home sale prices for all residential units in Jackson County in recent decades.

Jackson County Residential Real Estate Sale Price Trends

Year	No. Sales	Avg. Sales Price	Annual % Price Chg.	Days on Mkt.
2025 YTD ¹	1,063	\$491,067	-0.32% YTD	65
2024	2,669	\$492,624	+2.32%	56
2023	2,536	\$481,465	-1.45%	52
2022	3,456	\$488,545	+5.22%	33
2021	3,951	\$464,303	+18.09%	23
2020	3,822	\$393,184	+11.19%	47
2019	3,833	\$353,614	+3.11%	57
2018	3,741	\$342,944	+6.41%	50
2017	3,788	\$322,285	+6.74%	45
2016	3,859	\$301,936	+6.78%	52
2015	3,587	\$282,752	+8.44%	64
2014	2,991	\$260,742	+6.85%	68
2013	2,456	\$244,020	+16.0%	65
2012	2,715	\$210,307	+5.5%	81
2011	2,357	\$199,318	-7.8%	101
2010	2,308	\$216,098	-6.5%	104
2009	2,331	\$231,061	-20.8%	102
2008	1,848	\$291,729	-13.1%	118
2007	2,257	\$329,890	-5.7%	104
2006	2,718	\$349,955	+8.9%	86
2005	4,062	\$321,362	+22.3%	54
2004	4,187	\$262,800	+17.8%	65

¹Year-to-date as of June 1, 2025.

Source: SOMLS/Flex Multiple Listing Service (FlexMLS)

According to Jackson County Residential Statistics by SOMLS, as of the quarter ending May 31, 2025, the average existing home sale price was \$412,500 in Jackson County. Over the previous year, the average sale price increased by 1.7 percent and the supply of available residential inventory increased by 30.5 percent. Within the subject's neighborhood of Central Point, the average home price for an existing residence was \$396,208, approximately 4 percent lower than the county average. Over the previous year, the Central Point average home price increased by 5.7 percent while inventory increased by 28.9 percent. Reference is made to the SOMLS statistics on the next page.

Jackson County Residential Statistics as of May 31, 2025

JACKSON CO EXISTING HOMES - March 1, 2025 through May 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	84	90	17	28	\$531,000	\$556,500	\$517,925	-2.5%	-6.9%
Talent	14	20	14	7	\$405,000	\$396,000	\$396,250	-2.2%	0.1%
Phoenix	12	5	16	16	\$414,750	\$343,000	\$370,000	-10.8%	7.9%
Jacksonville	16	20	21	17	\$662,500	\$743,750	\$642,500	-3.0%	-13.6%
Medford (97501)	77	76	19	13	\$310,500	\$325,000	\$352,500	13.5%	8.5%
Medford (97504)	145	160	13	24	\$439,500	\$445,185	\$450,000	2.4%	1.1%
Central Point	53	61	15	16	\$360,000	\$375,000	\$396,208	10.1%	5.7%
White City	23	29	16	18	\$305,457	\$322,000	\$330,000	8.0%	2.5%
Eagle Point	31	31	6	21	\$411,500	\$499,900	\$405,000	-1.6%	-19.0%
Shady Cove	18	10	65	72	\$353,500	\$380,000	\$405,000	14.6%	6.6%
Gold Hill & Rogue River	16	14	53	17	\$341,500	\$388,500	\$336,500	-1.5%	-13.4%
TOTALS	490	518	16	20	\$395,000	\$405,750	\$412,500	4.4%	1.7%

JACKSON CO NEW CONSTRUCTION - March 1, 2025 through May 31, 2025									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Ashland	2	2	N/A	N/A	\$389,900	N/A	N/A	N/A	N/A
Talent	5	8	108	282	\$409,000	\$434,900	\$408,500	-0.1%	-6.1%
Phoenix	2	0	N/A	N/A	\$294,662	N/A	N/A	N/A	N/A
Jacksonville	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Medford (97501)	13	11	85	29	\$415,000	\$414,805	\$409,900	-1.2%	-1.2%
Medford (97504)	45	26	63	82	\$568,750	\$477,995	\$509,995	-10.3%	6.7%
Central Point	3	3	108	141	N/A	N/A	N/A	N/A	N/A
White City	19	14	107	45	\$311,200	\$342,500	\$344,334	10.6%	0.5%
Eagle Point	8	9	151	162	\$535,000	\$581,902	\$570,260	6.6%	-2.0%
Shady Cove	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	100	76	86	98	\$447,609	\$435,030	\$448,995	0.3%	3.2%

JACKSON CO RURAL HOMES - March 1, 2025 through May 31, 2025									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Under 5 Acres	62	62	45	11	\$515,000	\$580,000	\$495,500	-3.8%	-14.6%
5 - 10 Acres	26	35	15	96	\$702,500	\$686,725	\$725,000	3.2%	5.6%
Over 10 Acres	24	26	124	126	\$746,800	\$822,750	\$865,000	15.8%	5.1%
TOTALS	112	123	35	33	\$640,000	\$682,500	\$642,600	0.4%	-5.8%

JACKSON CO IN PARK MOBILE HOMES - March 1, 2025 through May 31, 2025									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Mar 1 - May 31		Mar 1 - May 31		Mar 1 - May 31				
	Sold 2024	Sold 2025	Median 2024	Median 2025	Median 2023	Median 2024	Median 2025	2-year Change	1-year Change
Single Wide	17	20	60	18	\$55,000	\$45,000	\$44,250	-19.5%	-1.7%
Double Wide	37	43	43	49	\$128,500	\$108,000	\$120,000	-6.6%	11.1%
TOTALS	54	63	49	38	\$95,850	\$89,500	\$108,000	12.7%	20.7%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 05/31/24	Active 05/31/25	Change
Ashland	83	109	31.3%
Talent	19	19	0.0%
Phoenix	14	16	14.3%
Jacksonville	18	27	50.0%
Medford (97501)	62	72	16.1%
Medford (97504)	154	179	16.2%
Central Point	45	58	28.9%
White City	23	23	0.0%
Eagle Point	46	57	23.9%
Shady Cove	19	33	73.7%
Gold Hill & Rogue River	9	20	122.2%
Rural	229	328	43.2%
TOTALS	721	941	30.5%

Existing and New Construction statistics include Single Family Residential, Townhomes, and Condominiums within Urban Growth Boundaries. In Park Mobile Homes are considered personal property and do not include land.

Median prices reflect broad market trends and are not a measure of value for individual properties.

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Source: SOMLS

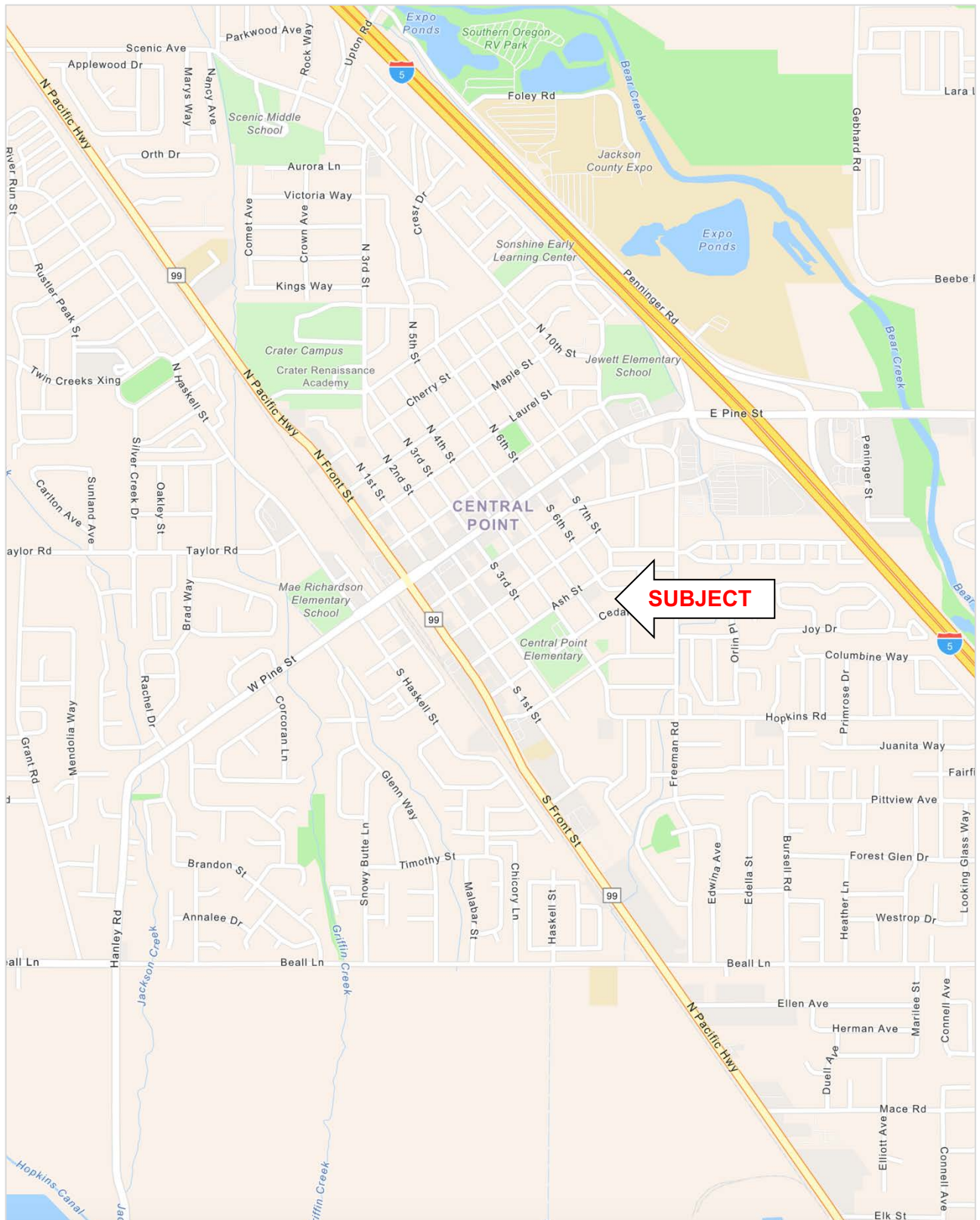
COMMERCIAL MARKET TRENDS

Market fundamentals for commercial property in the subject area have been relatively stable to increasing. Lease and sale activity has slowed since 2023, however vacancy remains low with steady demand. Rental rates and sale prices have been stable to increasing. Current rental rates for office-warehouse space typically range from \$0.70 to \$0.95 per square foot per month on a triple net (NNN) basis, with new facilities from \$1.00 to \$1.25 per square foot, NNN. Most leases include an annual CPI or fixed adjustment to rent. Vacancy rates typically range from 0 to 10 percent. Sale prices for industrial/shop (office-warehouse) facilities have ranged from approximately \$120 to \$200 per square foot. Sale prices have been increasing in recent years. Overall capitalization rates range from approximately 6 to 8.5 percent. There is a scarcity of available supply, and costs for new construction have been increasing in recent years. In conclusion, the subject's commercial market has slowed but is resilient with stable to increasing fundamentals.

CONCLUSION

The subject's Rogue Valley area economy has been resilient despite higher interest rates and rising costs in recent years. The largest employment sectors are health care and retail trade. Various new commercial developments have recently been completed or are under construction. The global trade environment has recently experienced a dramatic escalation in tariff wars with increased U.S. economic uncertainty, although a recently announced trade agreement with China provides some relief.

NEIGHBORHOOD MAP



NEIGHBORHOOD DESCRIPTION

The subject is located in central areas of the city of Central Point, within a residential neighborhood three blocks south of the TOD (transit oriented district) and the downtown central business district (CBD). The general boundaries of the subject neighborhood are Pine Street on the north, Beall Lane on the south, Front Street (Highway 99) on the west and I-5 on the east. The CBD is located on the west side of I-5 along Pine Street. Front Street (State Highway 99) extends north-south on the western boundary of Central Point.

The subject neighborhood is an average quality, mature district south of E. Pine Street and the CBD. The neighborhood is mixed use with single-story homes built in the 1960's-1970s, multifamily residential, parks, and special purpose (schools). Uses near the subject include single family homes of average quality, a community park, multifamily residential and Central Point Elementary School.

Commercial development including office, retail and restaurant is located on the north side of the neighborhood fronting Pine Street. Industrial development in the neighborhood is limited to areas of Highway 99 and smaller facilities near downtown. The newest industrial development has occurred in the east boundary of the city along Pine Street/Biddle Road and Table Rock Road.

The neighborhood is adequately served by transportation systems. Primary north/south thoroughfares include I-5, Tenth Street, Freeman Road, Second Street, Front Street (Highway 99) and Grant Road. The I-5 interchange at Pine Street is a full diamond interchange. Front Street (Highway 99) connects Central Point with Medford to the south. There is a second I-5 interchange where Highway 99 intersects with the freeway approximately two miles north of downtown Central Point at Blackwell Road. Primary east/west streets include Pine Street, Scenic Avenue and Beall Lane. There are numerous secondary streets in the neighborhood. East Pine Street and Front Street are four lane roadways with center turn lanes in some areas. On the east side of I-5 at Hamrick Road, Pine Street turns into Biddle Road. The neighborhood is just west of the Medford-Rogue Valley International Airport.

Central Point is a growing residential and commercial district. It is a bedroom community of Medford located approximately five miles to the south. Numerous shops and businesses are in Central Point including variety stores, hardware, farm supply, sporting goods, clothing stores, several restaurants, two supermarkets, banks, professional services, and offices. The largest

and most significant commercial development near downtown is the Mountain View Plaza shopping center built from 1999-2000 on the southwest corner of I-5 and Pine Street. This center is anchored by a 57,560 square foot Albertson's with an additional 34,000 square feet of retail space. A Furniture Row outlet was completed during 2005 adjacent south of the Albertson's center, and a retail strip center was built in 2021-23 on Freeman Road just west of the center. The Rays Sentry supermarket, located on Pine Street between First and Second Streets, is another large commercial development downtown.

East of I-5, various new developments have been completed over the last decade. A large Costco development was completed in 2018 in east portions of the city south of Biddle Road. Other new facilities in this area include an emergency veterinary clinic, a car wash and tire store. An 85,000 square foot Amazon warehouse was completed in 2024 on a 17-acre site near the Costco facility at 601 Federal Way in eastern portions of Central Point.

Front Street has undergone numerous street improvements in recent years as part of the TOD. This includes a tree-lined center median and decorative, overhead light posts with flower baskets. Tourist oriented commercial developments in this area include Rogue Creamery Cheese and a wine bar.

In recent decades various new commercial development has occurred along Front Street. This includes a Walgreens drug store complete in September 2014 on the northwest corner of Front and Pine Streets; a car wash, O'Reilly's Auto Parts, and a Dairy Queen completed in December 2014. A brewery is currently nearing completion in 2025 in this area. Another prominent development at 870 S. Front Street is a 31,820 square foot, two-story medical facility was built by Providence Medical Group Central Point in 2009.

In addition to residential and retail use, some industrial development is in the neighborhood between Front and Haskell Streets, just south of Pine Street. Within this area are several light industrial and service commercial users, including Grange Co-Op and Quality Fence. Most of this development is smaller, single or two tenant facilities. The supply of industrial and manufacturing employment within the city of Central Point is limited.

Some of the most significant new residential development in the neighborhood has occurred in the Twin Creeks TOD planned development in west portions of Central Point. Twin Creeks is a master planned development with single and multi-family residential units, ground floor retail/office, a retirement center, memory/care assisted living, and open space/parks. It is

the largest master planned residential development recently completed in Central Point. The multi-use, multi-phase development is located just northwest of the downtown core, west of Front Street (Hwy 99). The 230-acre development began in 2001 with initial home construction. The overall design includes 41 acres of parks and open spaces with an additional dozen acres slated for schools and other civic uses. The PUD includes several neighborhood parks with bike and jogging trails. Upon full build-out, a total of 1,500 residential dwellings will be included in the larger community. Central portions of the development include the Twin Creeks Retirement Center with 120 apartment homes for active adults, apartments, and assisted living/memory care.

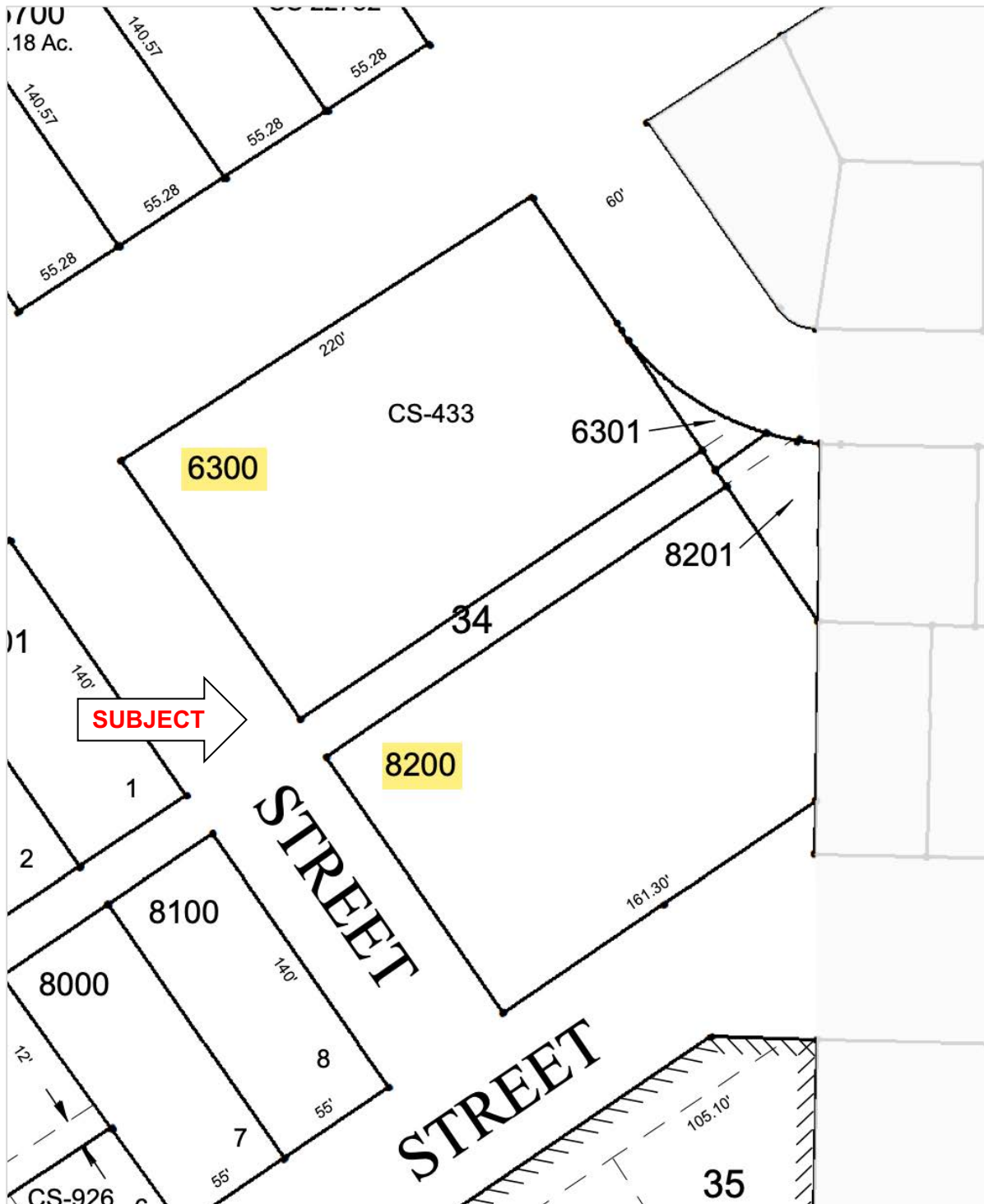
Twin Creeks is a development of W.L. Moore Construction (Brett and Amy Moore). According to Amy Moore of Twin Creeks Real Estate, all remaining single family residential lots are now sold and/or slated for build-to-suits. She stated all other remaining land (MFR/employment zone) has been sold to the Smith family for apartment/commercial construction. The Smith family is completing a total of 435 apartment units in various phases including Smith Crossing, Central Point Station, and Twin Creeks Village. The completed residential units are of good quality and have been well received in the market. The most recent completions include mixed-use developments in Central Point Station with ground level commercial space and upper floor apartments. The ground floor commercial space providing for residential support services include a wine bar, ice cream shop, coffee shop, financial services and medical. Most space has been pre-leased prior to completion without marketing by the developer.

The subject neighborhood is influenced by a small-town atmosphere. Due to its proximity to Medford and major employment centers, Central Point has become a popular bedroom community. Development has increased in recent years as Central Point has had available land. The area is in the path of growth for new development as Medford continues to expand. The subject's neighborhood is an average quality, mature, mixed use district just south of the CBD.

PLAT MAP – Neighborhood Area



PLAT MAP – Subject



Source: Jackson County Assessor

SITE DESCRIPTION

LOCATION: The subject is located at 399 S. Fifth Street, Central Point, Jackson County, Oregon. This location is on the east side of Fifth Street, the south side of Ash Street, the north side of Cedar Street and the west side of Ashley Place.

SIZE AND SHAPE: As shown on the prior plat map, the subject is a slightly irregular to rectangular shaped assemblage of two parcels bisected by a vacated alleyway. According to the Assessor's Plat, Tax Lot 6300 totals 0.71 acres and Tax Lot 8200 totals 0.67 acres. The vacated alleyway is 4,400 square feet, or 0.10 acres (20' X 220'). The total site area including the vacated alley totals 1.48 acres, or 64,469 square feet. Site dimensions are approximately 300+/- feet wide and 161 to 220+/- feet deep.

NET USABLE AREA: The net usable area of the subject site is estimated to total 1.37 acres, or 59,465 square feet. This excludes site area attributed to the water tower and pump house that are not a part of the subject appraised property. The water tower area is estimated at 4,654 square feet based on a radius of 38.5 feet ($38.5^2 \times 3.14$), and the pump house area totals 350 square feet (14' X 25') within the southeast corner of the north shop building.

TOPOGRAPHY AND SOIL: The subject site has basically level topography and is at surrounding street grade. No soils report was available for this appraisal. However, the soil quality as evidenced by the condition of existing and surrounding structures appears adequate for low-rise construction with standard perimeter concrete foundation design. Value estimates are predicated upon the soil being of adequate quality to support building improvements.

ACCESS and SITE IDENTITY: Vehicular access to the subject is good from Fifth Street and Cedar Street. There are currently two curb cuts on both streets providing ingress and egress. Site identity is good from all four surrounding streets.

STREETS: Fifth Street, Ash Street, Cedar Street and Ashley Place are all classified as local streets at the subject frontage. Each street has two lanes of traffic (one in each direction) of asphalt paving with concrete curbs, gutters and sidewalks at the subject frontage. Reference is made to the Transportation Systems Plan map on the next page.

City of Central Point
Transportation System Plan, 2008-2030

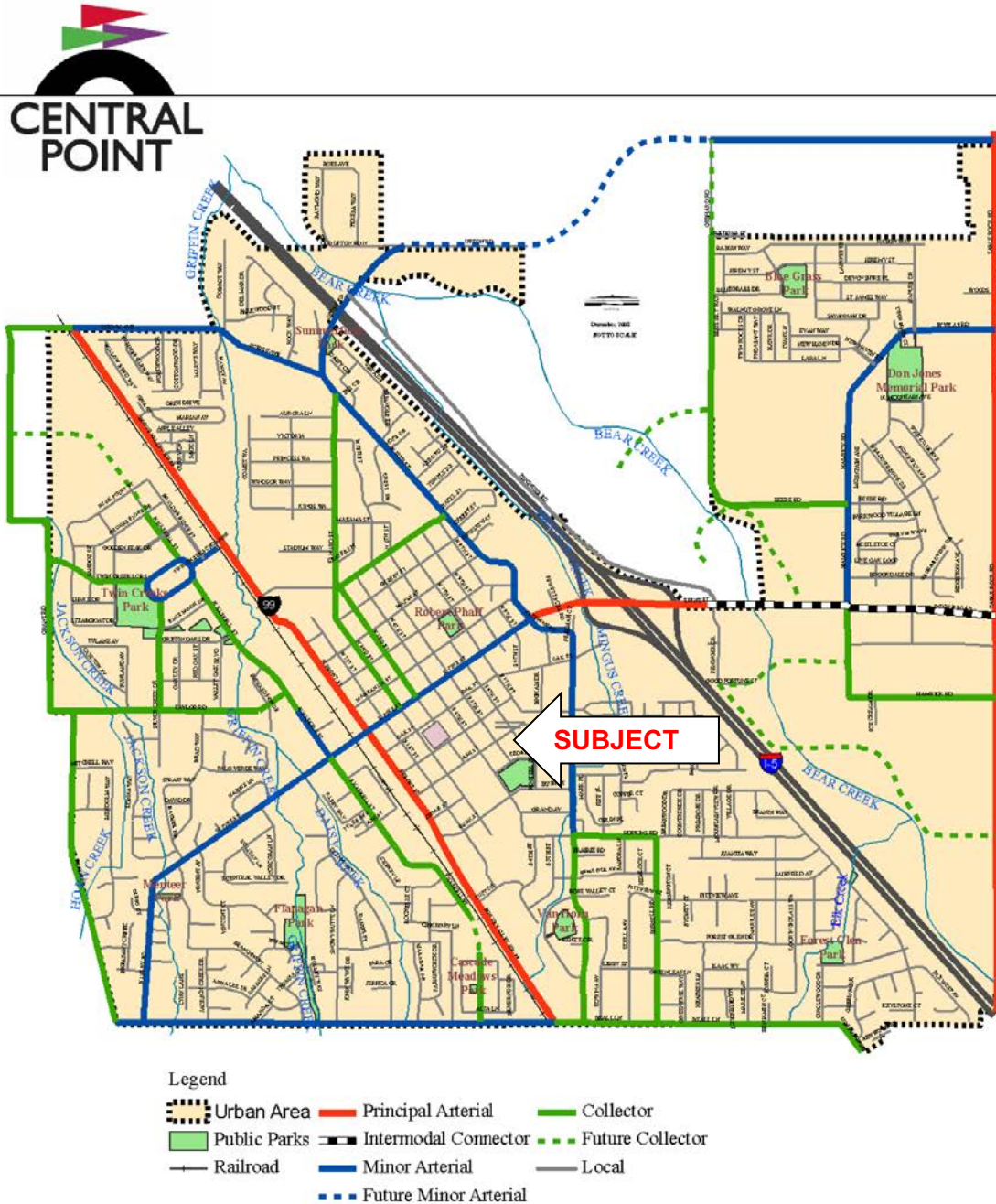


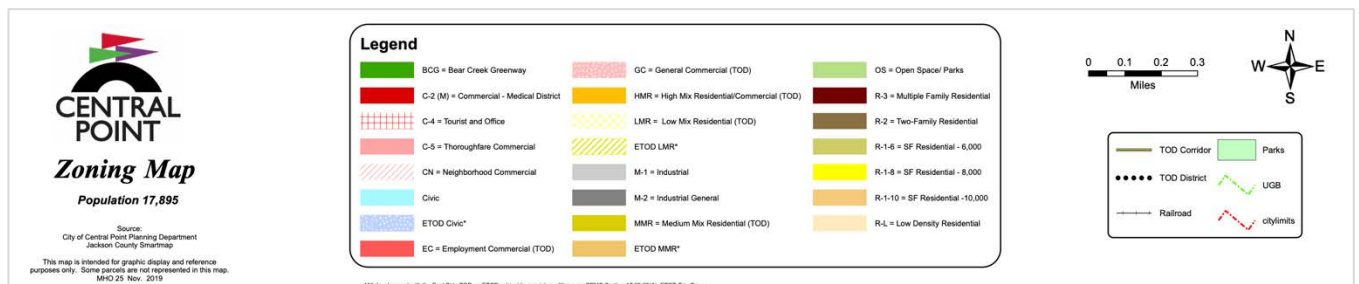
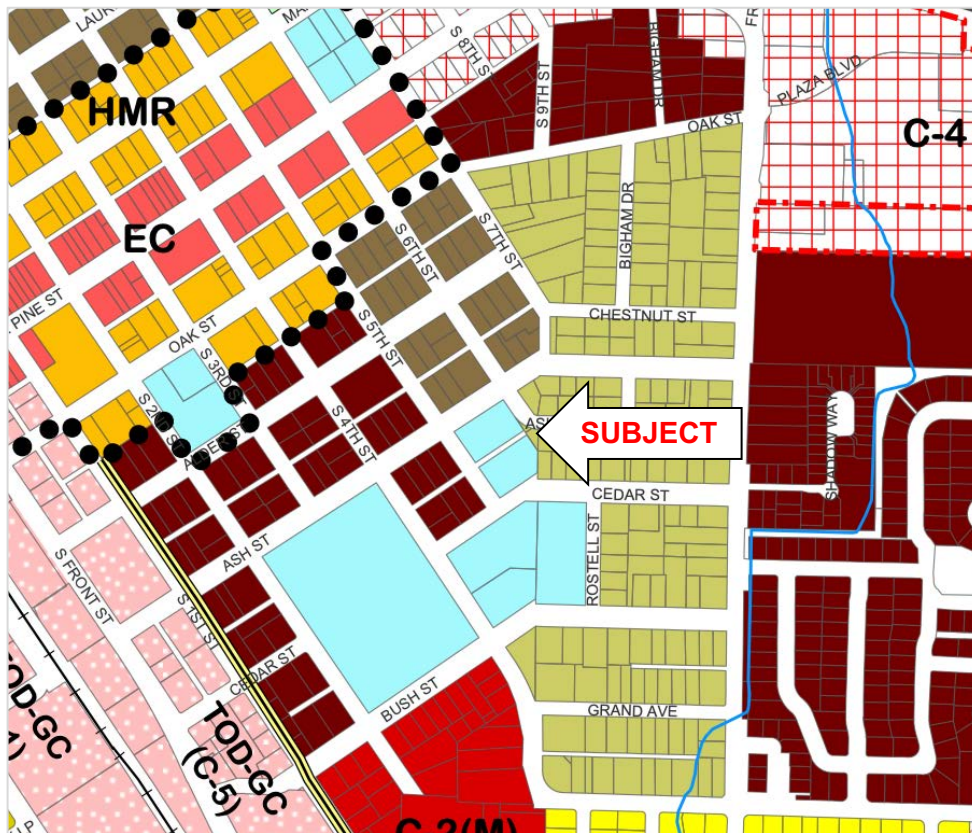
Figure 7.1
Functional Classification &
Street Network Map
2008-2030

PUBLIC UTILITIES: All normal public utilities are available at the subject as follows:

Electricity	- Pacific Power and Light Company
Telephone	- Lumens
Natural Gas	- Avista
Trash Disposal	- Rogue Disposal and Recycling Inc.
Water	- Medford Water Commission
Sanitary Sewage	- Rogue Valley Sewer

ZONING: The subject property is zoned Civic District by the City of Central Point, as shown in the zoning map below.

Zoning Map



According to the Central Point Municipal Code, the Civic District is established to provide a dedicated zoning category for public and quasi-public land uses, as outlined in the city's Comprehensive Plan. The primary goal is to ensure that essential civic uses -- such as public schools, government buildings, hospitals, cemeteries, churches, and fraternal organizations -- have appropriate locations for current and future development within the community. The Civic District is designed to accommodate a variety of necessary civic uses that serve the community. These uses are generally compatible with adjacent residential neighborhoods. The following summarizes the allowed uses:

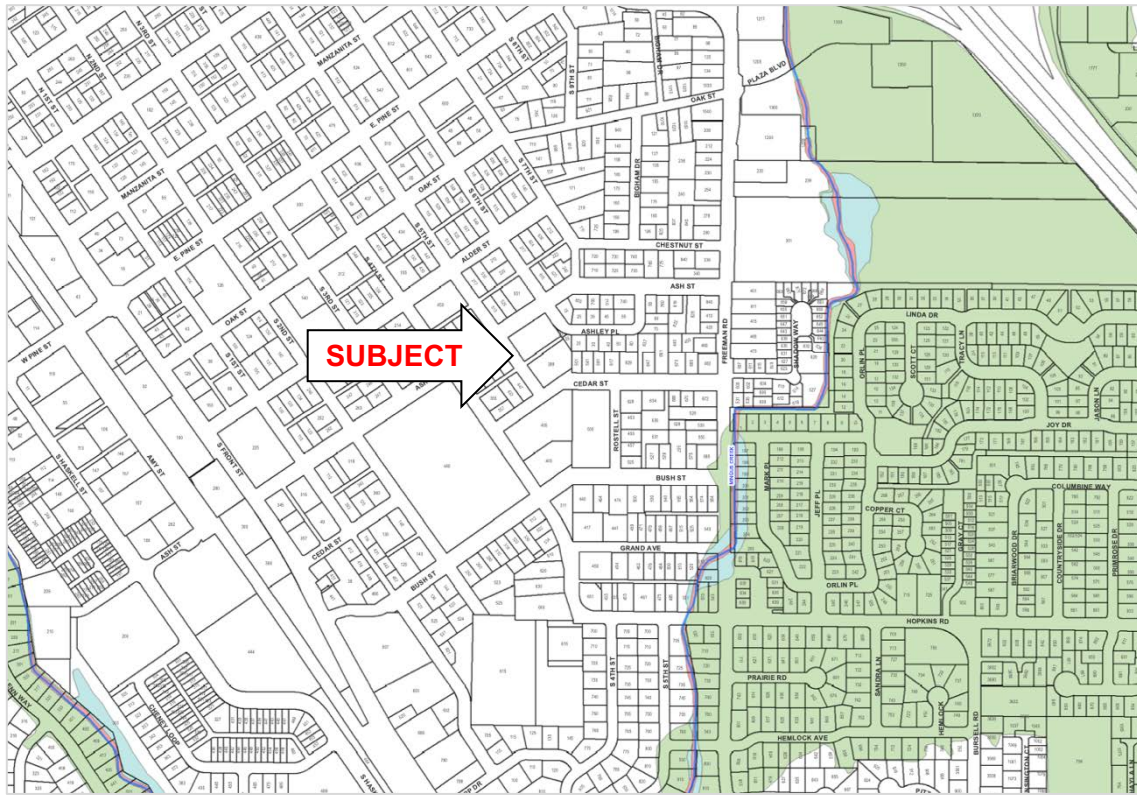
- **Permitted Uses (P):**
 - Community services
 - Public facilities (e.g., city and county offices, post offices)
 - Parks and open space
 - Elementary and middle schools
 - Utilities
 - Religious assembly
- **Conditional Uses (C):**
 - Nonprofit and fraternal organizations
 - Hospitals
 - High schools and colleges

According to the city's Comprehensive Plan map, the subject is designated for low density residential. According to Matt Samitore of the City of Central Point, the subject zoning will remain Civic District.

EASEMENTS OF RECORD: A preliminary title report for the subject property was not available for review. A physical inspection of the subject indicated no easements considered detrimental to the property. However, should any easements or encroachments be discovered, the appraiser reserves the right to re-evaluate the subject.

FLOOD PLAIN: According to the City of Central Point's FEMA flood insurance rate map updated in 2020, the subject is located outside the flood zone. Reference is made to the flood map on the next page.

FLOOD MAP



Source: City of Central Point

ENVIRONMENTAL HAZARDS: An Environmental Site Assessment for the subject property was not available to the appraiser. This report assumes there are no hazardous substances affecting the property. However, the appraiser reserves the right to re-evaluate the subject property if hazardous waste contamination is subsequently found to be present on or in the subject property.

COMMENTS: The subject is a 1.37 usable acre, Civic zoned site located in a mature residential neighborhood south of downtown Central Point.

Reference is made to the subject photographs on the next pages, followed by the description of improvements.

SUBJECT PHOTOGRAPHS – June 2, 2025



Views of main entry to office building





View of rear elevation of office building



View of side elevation of office building from Cedar Street



Interior view of office main entry and first floor conference room





Views of first floor private offices in office building





Interior view of women's restroom on first floor of office



Interior view of men's restroom on first floor of office



Interior view of locker room between men's and women's restrooms



View of first floor laundry facilities in office building

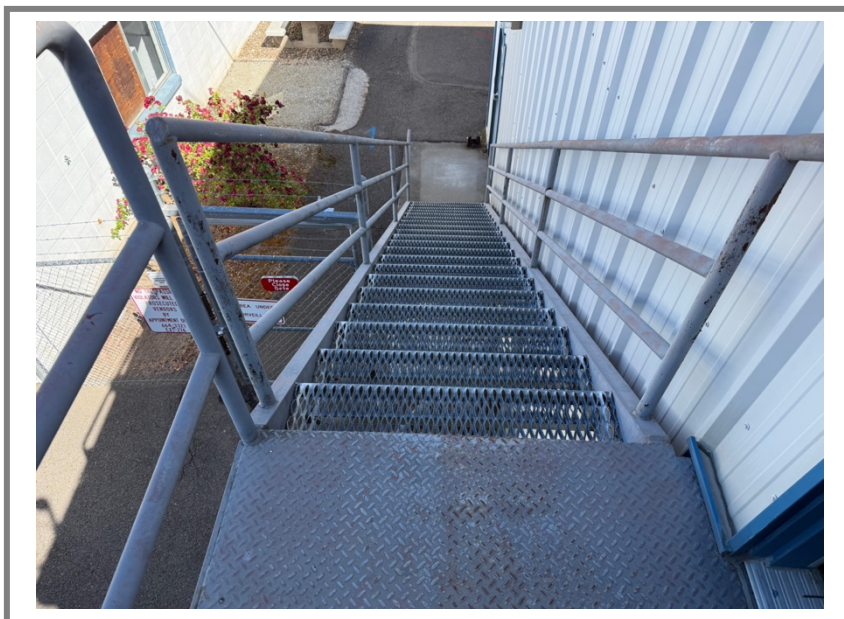


Views of second floor open office areas





View of second floor office employee breakroom



View of one of two exterior stairs



Front elevation of shop buildings from Fifth and Cedar Streets



Front elevation of north side shop building (Pathways)



Side elevation of south side shop building (Access)



Rear elevation of south side shop building (Access)



Rear elevation of north side shop building (Pathways)



Side elevation of north side shop building (Pathways)



Views of canopy area on east side of north side shop building





View toward side elevation and pump house room of north side shop building



View of walkway between shop buildings



Interior views of 14' X 25' pump house in north shop building
(not a part of appraised property SF)

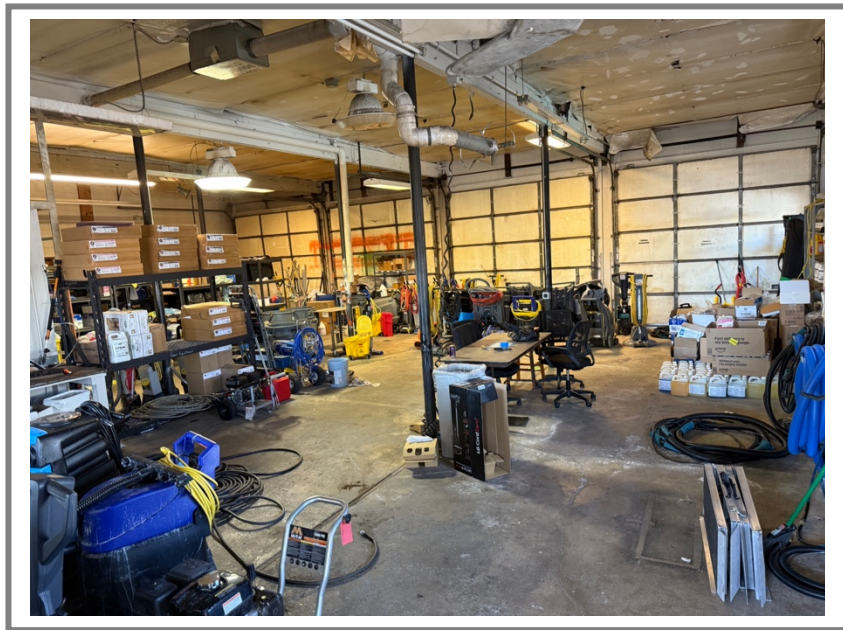




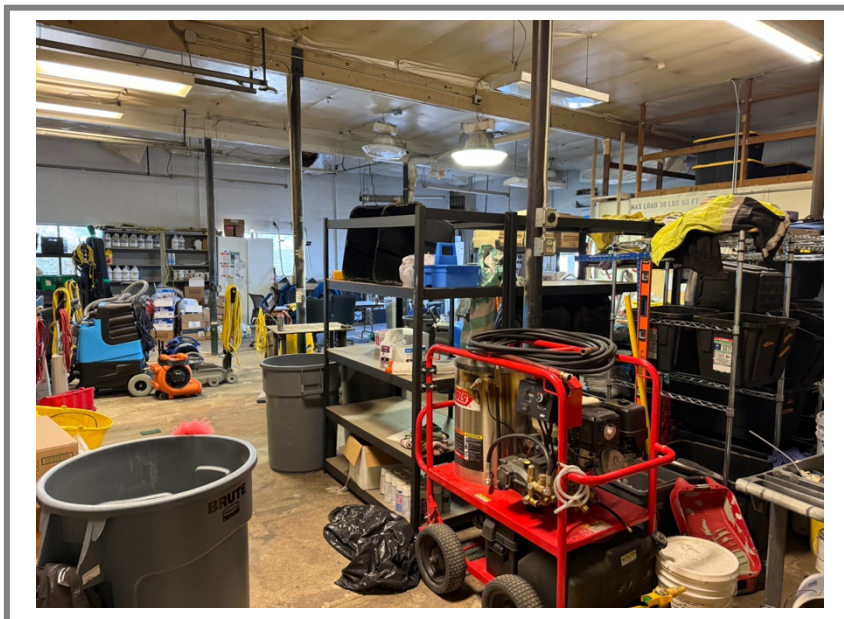
View of private office in north side shop building



View of middle warehouse area in north side shop building



Views of north side warehouse area in north side shop building





View of suspended heat system in north side shop building



View of ceiling in north side shop building



View of north side shop restroom



View north side shop mechanical and mezzanine area



Interior views of south side shop building





Interior views of south side shop building





Views of container storage on east boundary of property





Views of parking canopy on north boundary of property





Views of parking canopy structure





Views of car wash station with drain and grease catch on east side of canopy





View of above-ground gas pump on east side of property (not a part of subject)



View south across parking lot toward water tower



View of parking spaces next to water tower



View of parking spaces next to office building



View of south side entry gate from Cedar Street



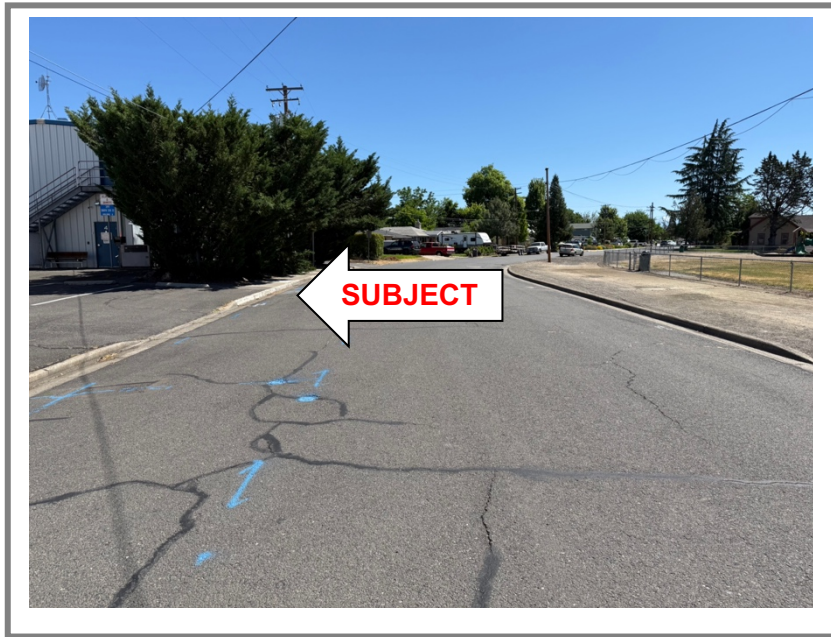
View of west side entry gate from Fifth Street



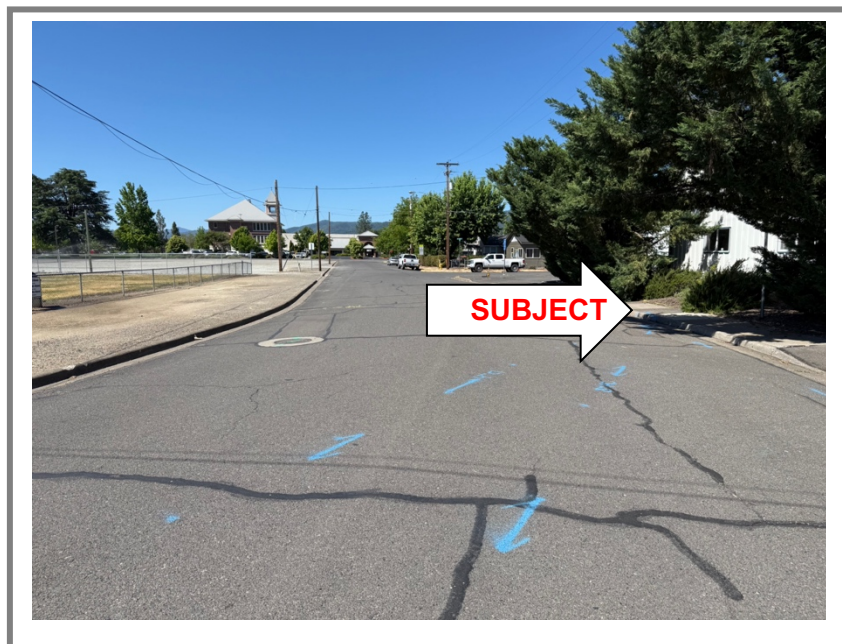
View north on Fifth Street at subject frontage



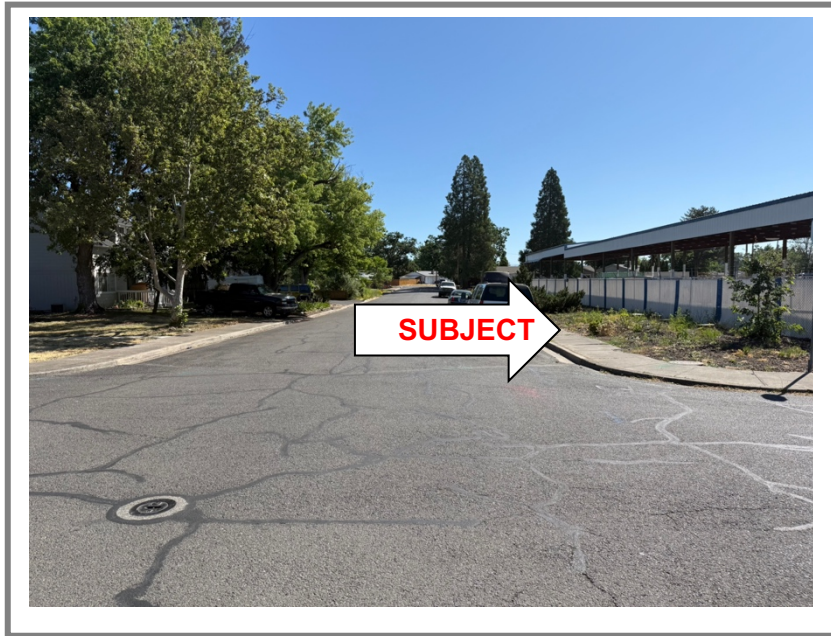
View south on Fifth Street at subject frontage



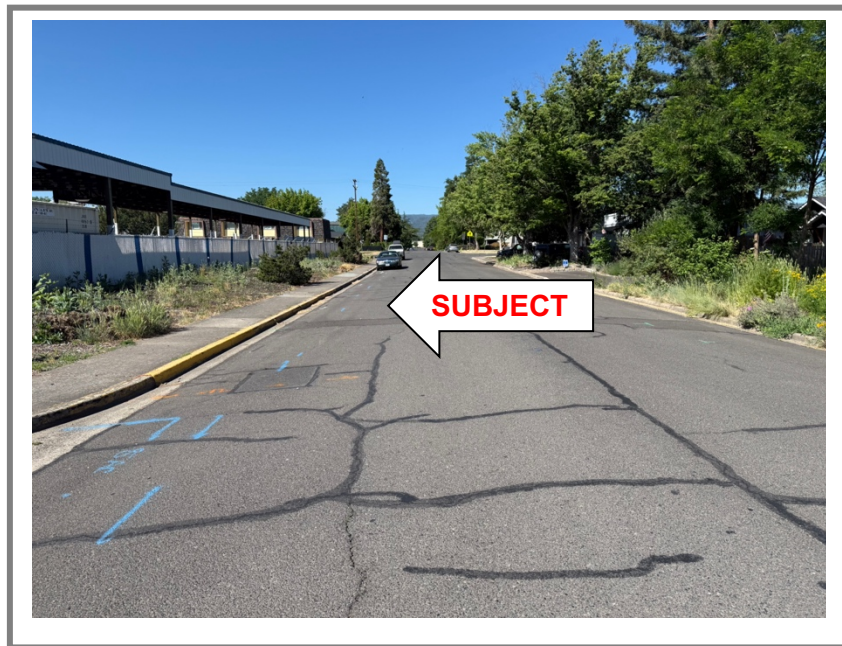
View east on Cedar Street at subject frontage



View west on Cedar Street at subject frontage



View east on Ash Street at subject frontage



View west on Ash Street at subject frontage

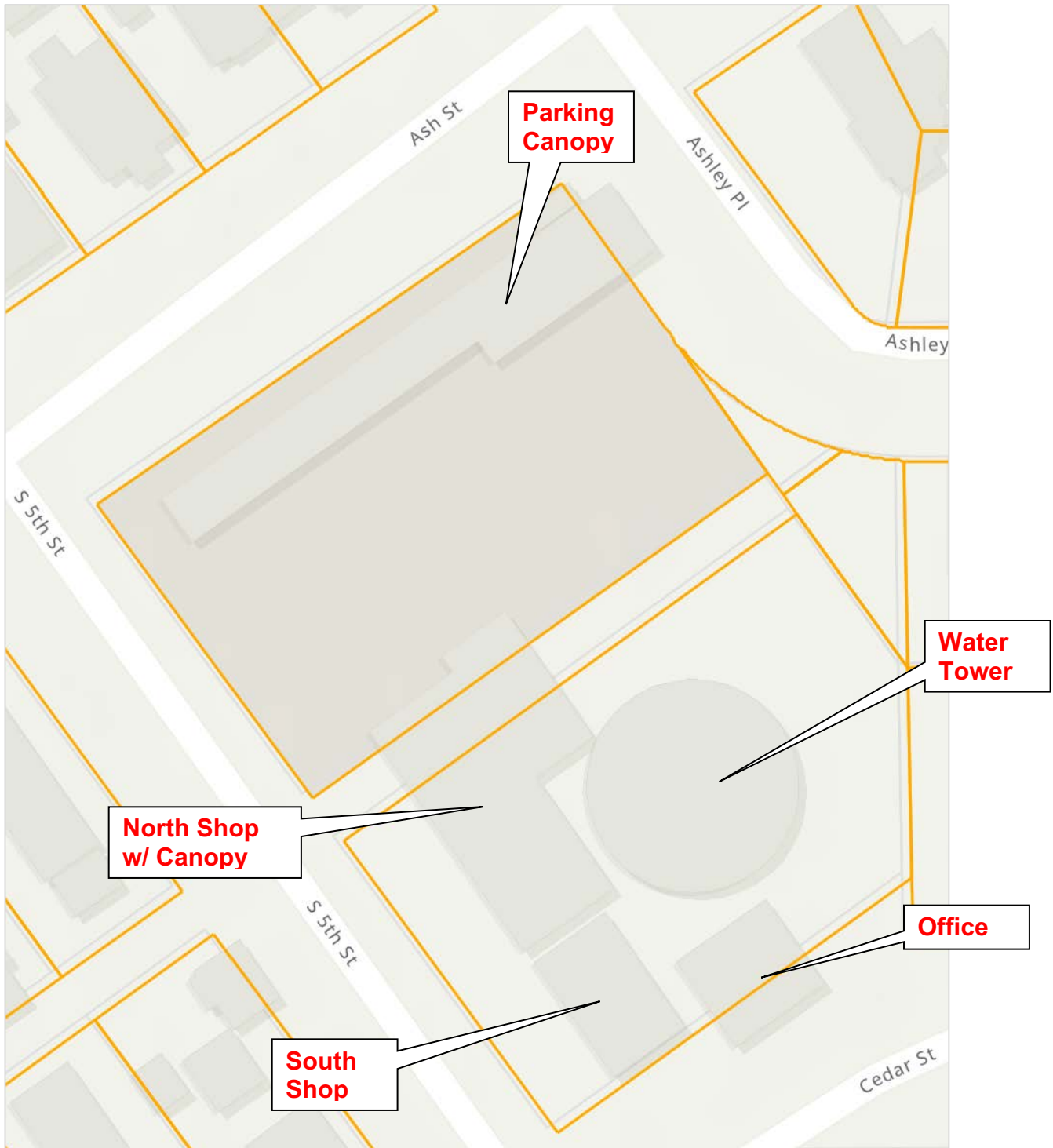


View north on Ashley Place at subject frontage



View south on Ashley Place at subject frontage

SITE PLAN



Source: Jackson County GIS



COUNTY PARCEL MAPS AERIAL OF SUBJECT SITE



Source: Jackson County GIS

AERIAL OF SUBJECT SITE



Source: Google Earth

DESCRIPTION OF IMPROVEMENTS

The subject improvements include a multi-tenant, three-building office-warehouse facility. A water tower with pump station located in central portions of the site is not a part of the subject appraised property. The subject includes two single story industrial shop buildings built in 1962-69 of concrete block construction, and one two-story office facility of metal frame construction built in 2000. The gross building area (GBA) and net rentable area (NRA) totals 8,090 square feet according to the Jackson County assessor's office and the appraiser's physical inspection, summarized as follows:

Gross Building Area:	Sq. Ft.	
North Side Shop	3,960	
Less Pump House	(350)	
Subtotal - North Shop	3,610	
South Side Shop	1,440	
Total Shop Area	5,050	(62%)
Office Building	3,040	(38%)
Total GBA:	8,090	

The office building interior includes two private offices, a conference room, men's and women's restrooms, a locker room, storage room and laundry area on the first floor; and two open office areas on the second floor. The north side shop building includes the 14' X 25' pump house (not a part of subject appraised property), a private office, a restroom, laundry area, storage room, two warehouse spaces with grade level loading doors and mezzanine storage. The south side shop includes open warehouse space with grade level doors. The clear height ranges from 16 feet in the warehouse and 8 feet in the office. The office building includes forced air heat and air conditioning. The north shop includes suspended heat in the warehouse. The south shop includes ventilation. Site improvements include a shop canopy (1,296 SF), parking

canopy with car wash basin (5,078 SF), 960 square feet of container storage, asphalt paved parking and perimeter chain link fencing with two security gates.

The site coverage ratio is 25.9 percent (15,424 SF of building area/canopy/container space divided by 59,465 SF usable site area). Reference is made to the site plans on the prior pages, and the building floor plans at the end of this section.

Basic building details are as follows:

YEAR BUILT – 1962-69, shop buildings; 2000, office.

FOUNDATION – Reinforced concrete with spread perimeter footings.

WALL STRUCTURE – Metal frame and siding, office building; concrete block, shop buildings.

ROOF STRUCTURE and COVER – Gable style roof of metal frame construction with metal covering, office building; flat of metal frame construction with membrane covering, shops.

INSULATION – Insulation throughout.

INTERIOR FLOORS – Carpet, tile, hardwood and vinyl, office building; concrete in shops.

INTERIOR WALLS – Painted sheetrock and exposed frame, office building; painted concrete block, shops.

INTERIOR CEILINGS – Painted sheetrock in office; exposed frame with insulation, shops.

WINDOWS – Windows are operable, clear glass set in aluminum frame.

DOORS – The office and shop entry doors are steel man doors of metal surrounds. Interior doors are of wood in wood frame. The north shop includes six grade level loading doors and the south side shop includes four grade level loading doors. They are manual, roll-up of metal construction.

HEATING, VENTILATING and AIR CONDITIONING – The office space HVAC is a package system providing for gas fired heat and electric air conditioning. The north shop warehouse area includes a gas fired, suspended heat system with electric, wall mounted heat and air conditioning in the private office. The south shop does not include HVAC.

PLUMBING – The office includes men's and women's restrooms on the first floor and a laundry center with washer-dryer hookups. The women's restroom includes one toilet, shower stall and sink including a china lav set in a Formica countertop. The men's restroom includes one toilet, two urinals, a shower stall and two sinks. A storage room on the first floor of the office

includes a utility sink. The second floor of the office has an employee breakroom with kitchenette including a double basin, stainless steel sink and dishwasher. The north side shop includes a restroom with utility sink, one toilet, one urinal and a shower stall. There is a utility sink in the middle warehouse space of the north shop next to built-in cabinetry and a laundry center.

LIGHTING – Combination of incandescent and fluorescent fixtures throughout.

ELECTRICAL – Electrical power is three-phase, 220 service.

MEZZANINE – Mezzanine storage is located above a storage room and the restroom within the north side shop building, accessible by ladder.

SITE IMPROVEMENTS – A 6 foot tall chain link fence with two security gates is located on the perimeter of the facility. A 24' X 54' covered canopy is located on the east side of the north shop building (1,296 SF).

CONTAINER STORAGE - There is 960 square feet of container storage located on the east boundary of the property including one 8' X 20' at the wash bay, two 8' X 20' next to the parking canopy, and one 8' X 20' plus one 8' X 40' near the office.

PARKING CANOPY & CAR WASH STATION – A 22-32' X 200' covered parking canopy (5,078 SF) is located on the north boundary of the property, including 18 covered parking spaces plus a car wash basin with utility sink, concrete paving and grease interceptor connected to the sewer drain. It was built in 2003. The structure is of 8" X 8" wood posts set in 7' of concrete with pre-fabricated metal frame girder trusses of metal covering with a 1.2/12 pitch. The ceiling height is 14' with a roof height ranging from 16'6" to 19'9". The concrete slab car wash station on the east side of the canopy is 30' X 35' or 1,050 square feet within the canopy area.

PARKING – The subject includes open asphalt paved parking areas. There are approximately 23 open, designated parking spaces adjacent to the office, water tower and north side shop building. Additional covered parking providing for 18 spaces is located within the parking canopy.

GAS PUMPS - An above-ground gas pump located on the east boundary of the site is slated for removal and not a part of the subject appraised property. According to the City of Central Point, there are no known underground storage tanks previously used for gasoline storage on site.

STORAGE TANKS – According to Jackson County assessment records, the subject previously included three 1,000 gallon underground storage tanks. Per the assessment records,

the three pumps were abandoned and slated for removal. According to the City of Central Point, the underground tanks were attributed to the prior well water operations located on site in the 1950s and have since been removed and paved over.

OVERALL CONSTRUCTION QUALITY – Average.

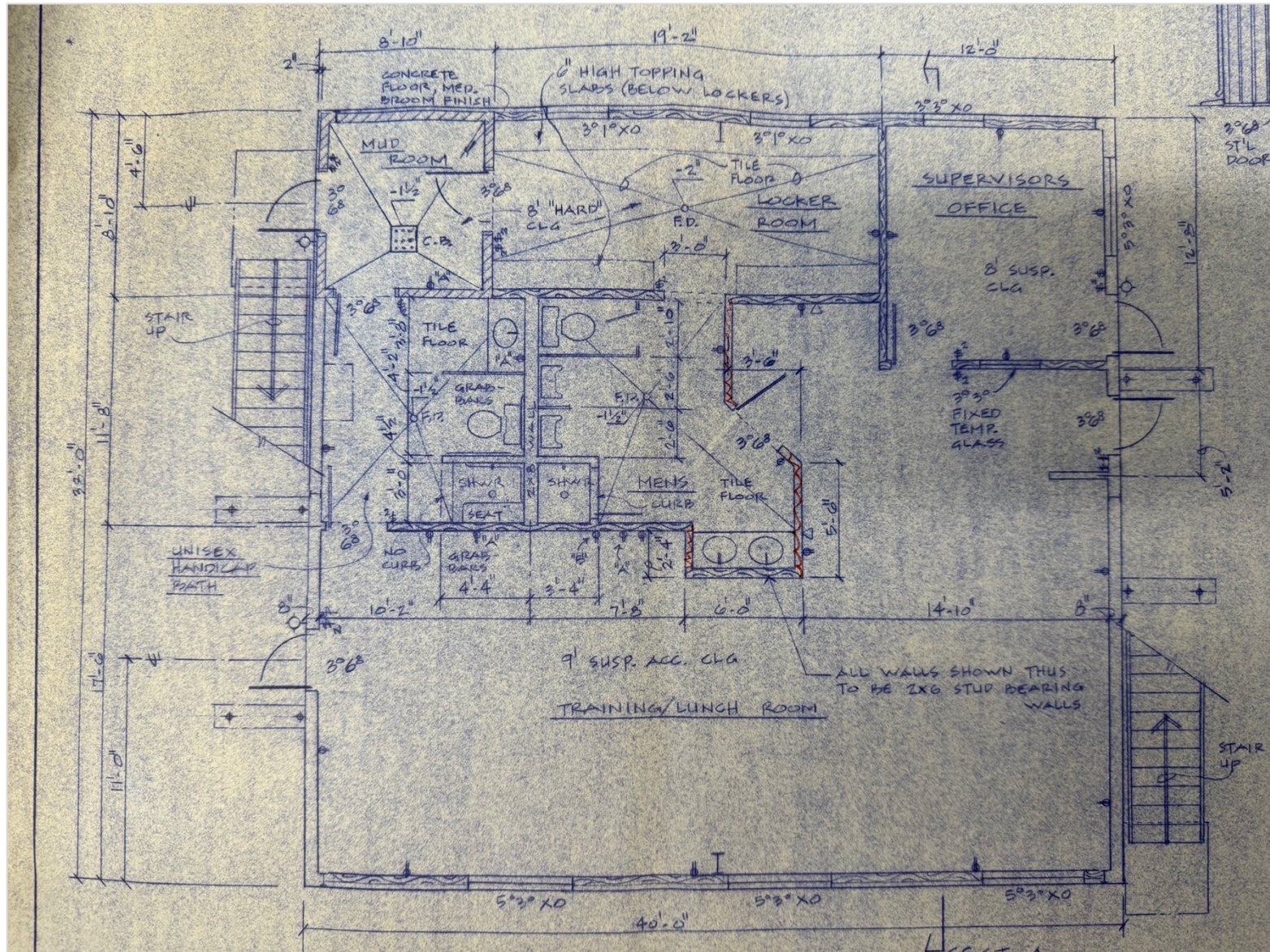
OVERALL CONDITION OF IMPROVEMENTS – Average. The subject has been adequately maintained over the years. The office building is in good condition, with no areas of deferred maintenance observed. The north side shop building includes various areas of curable physical deterioration, typical for its age, such as broken windows and some tears in the ceiling insulation membrane. The south side shop has been renovated but includes a boarded window. It is not known when the shop building roofs were last replaced. According to the city, the north shop building experienced a leak in recent years which was repaired.

ACTUAL AND EFFECTIVE AGE – The subject shop buildings were constructed in 1962-69 and have an actual age of approximately 60 years. They are in average condition with an estimated effective age of 45 years. The office building was construction in 2000 and has an actual age of 25 years. It is in average-good condition with an estimated effective age of 20 years. The blended effective age for the subject is estimated to be 36 years (38% office buildout at 20 years + 62% shop space at 45 years).

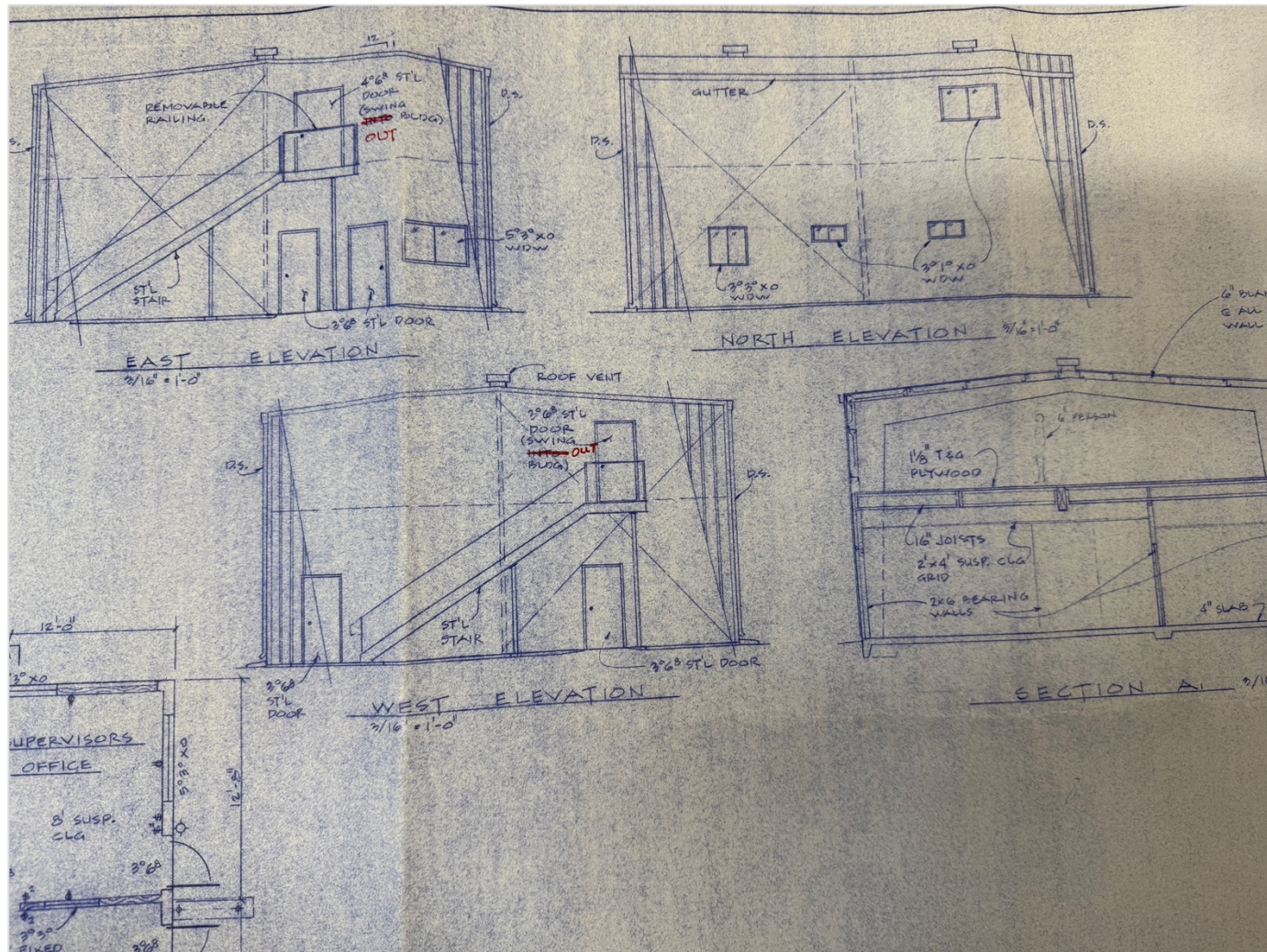
ECONOMIC LIFE - The typical economic life of similar class C-S (concrete block-metal frame) office and industrial facilities is approximately 45-55 years, or 50 years, according to the national cost guide Marshall & Swift. Based on the estimated blended effective age of 36 years, the remaining economic life is 14 years.

FUNCTIONAL UTILITY - The office and shop buildings with covered parking include average to good functional utility for its intended industrial shop/civic use in the market area. The appraisal assumes any functional inutility attributed to the water tank and pump station in central portions of the site will be offset by the lease income.

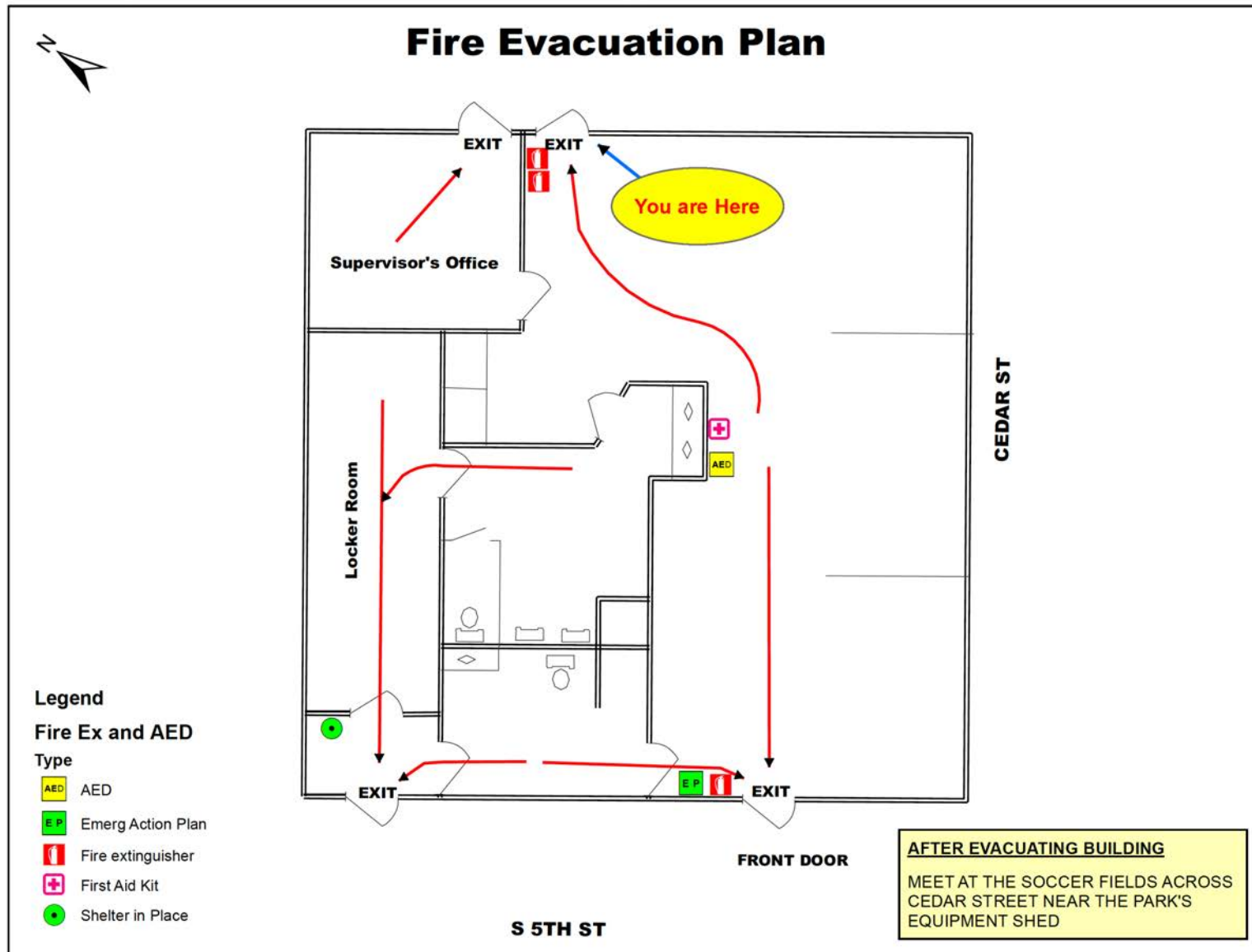
REMARKS: The subject is an average quality, class C & S (concrete block & metal) office-shop facility in average condition. Reference is made to the available floor plans on the next pages.



OFFICE BUILDING ELEVATION PLANS



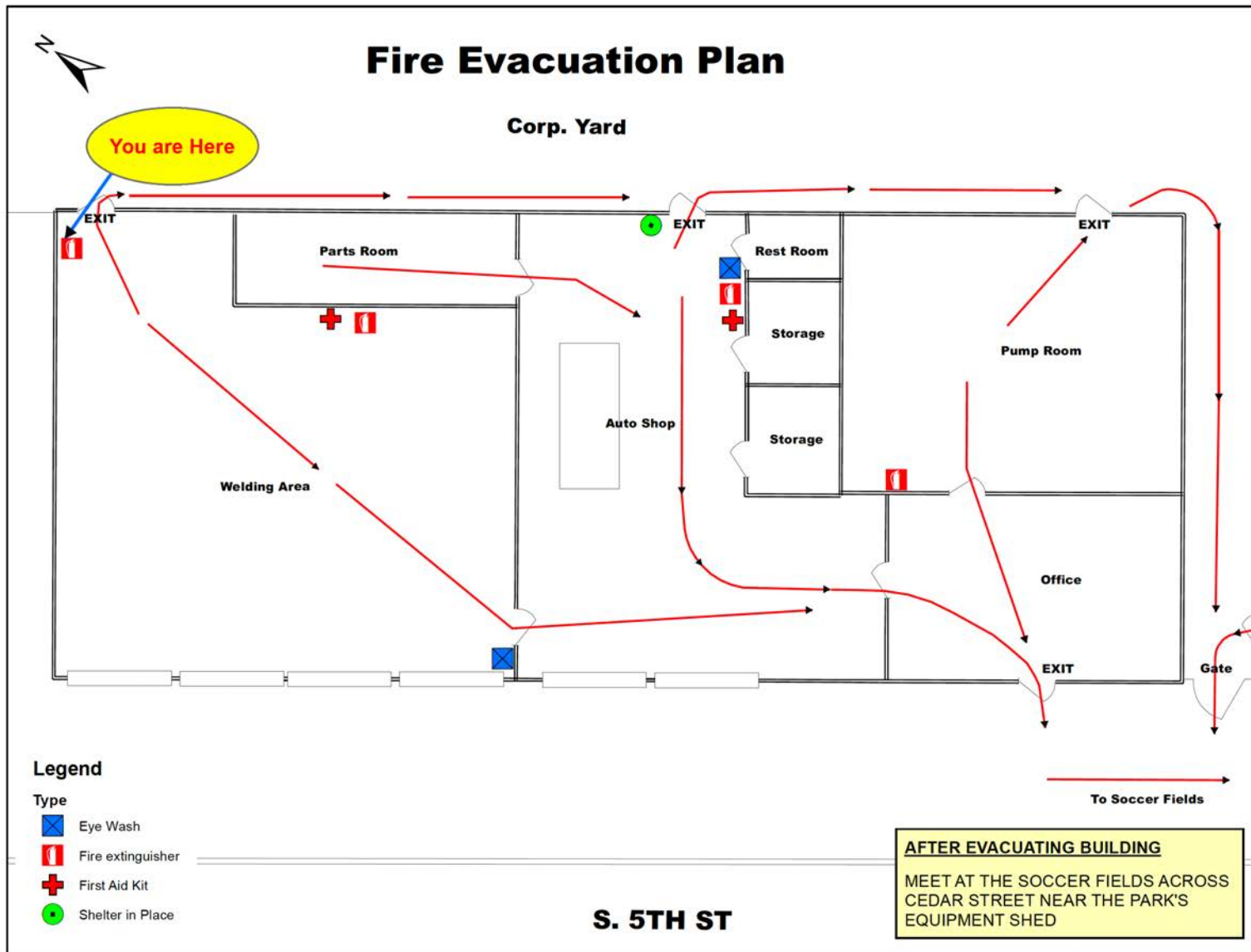
FLOOR PLAN – OFFICE 1ST FLOOR



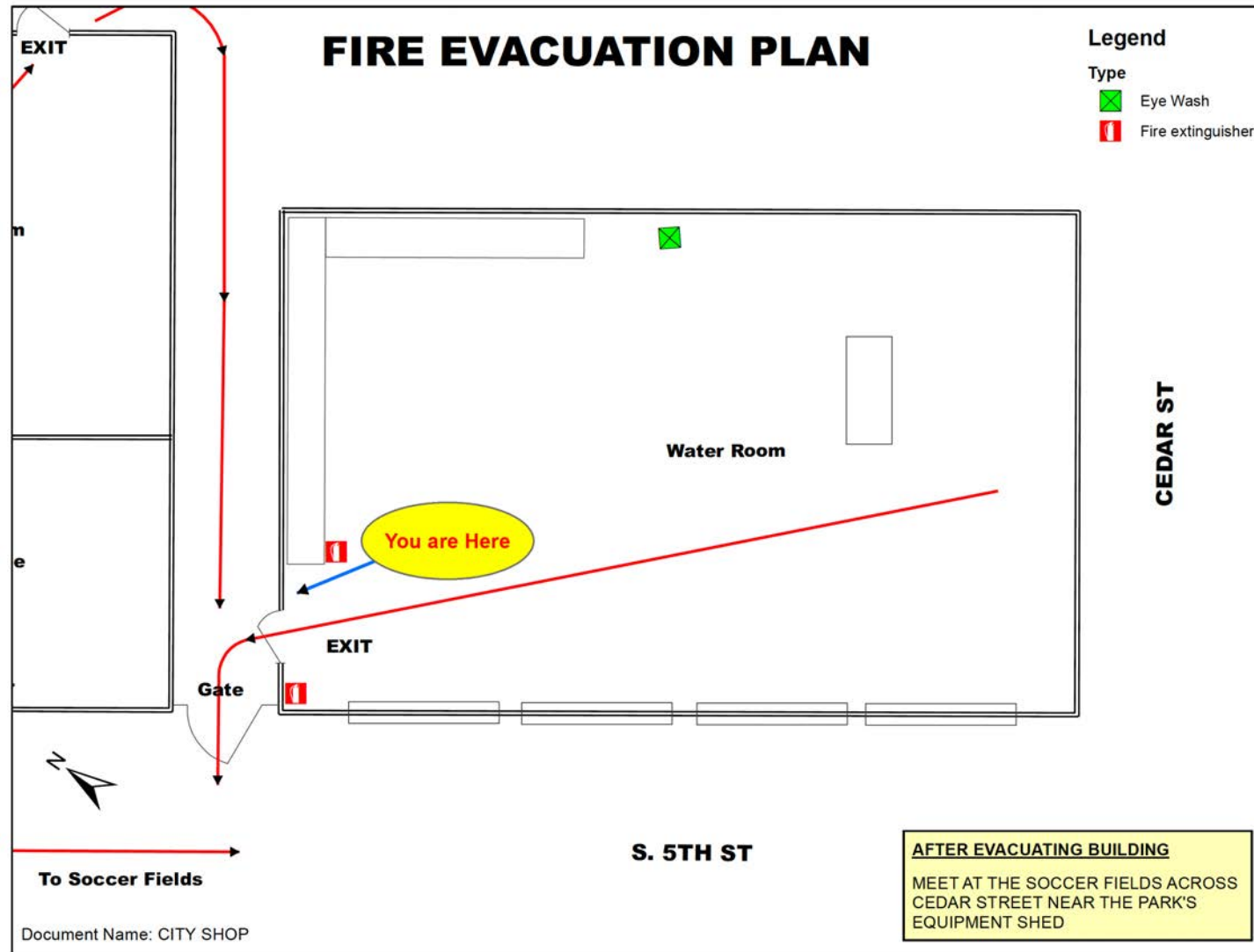
FLOOR PLAN – OFFICE 2nd FLOOR



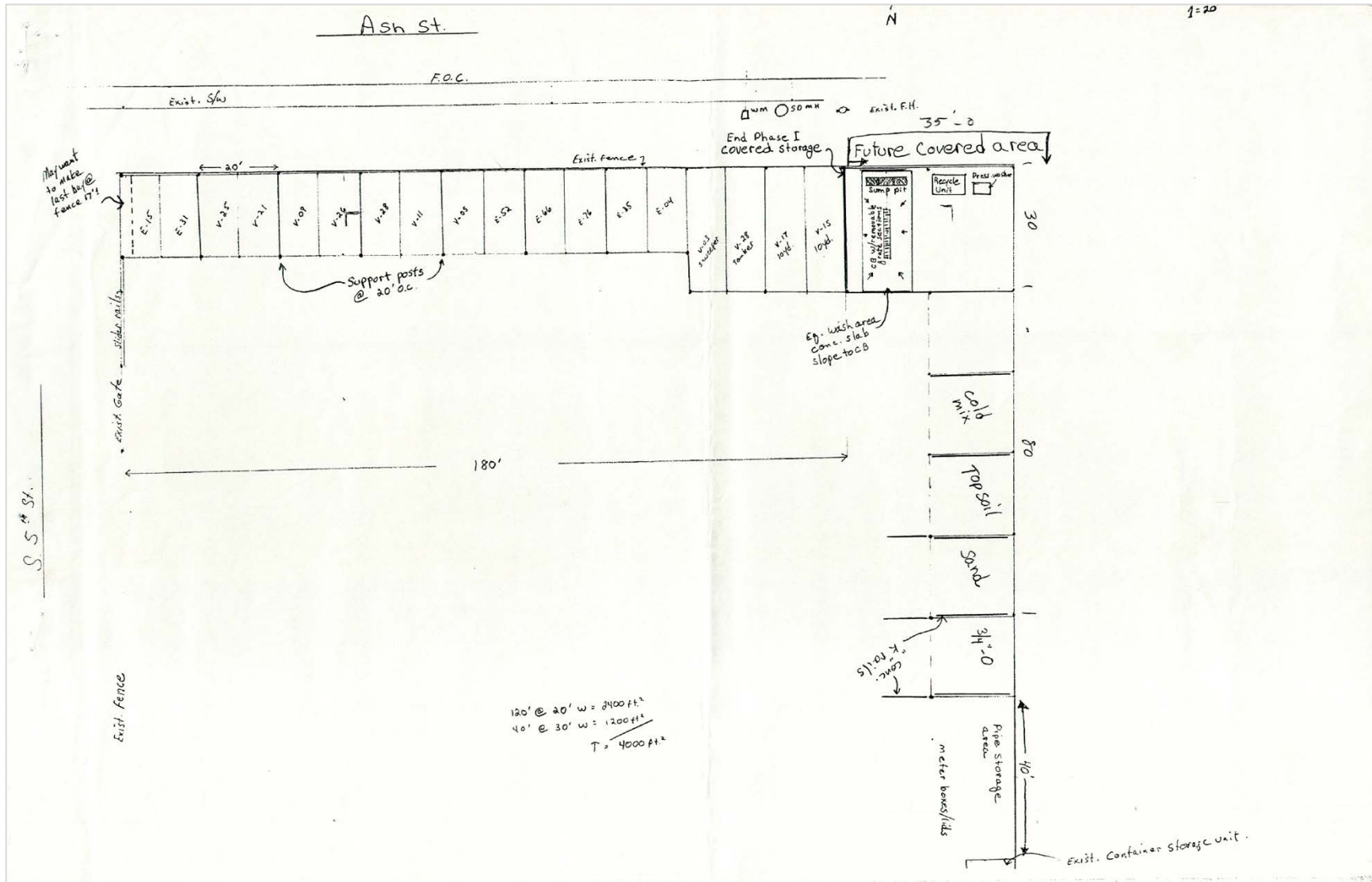
FLOOR PLAN – NORTH SIDE SHOP



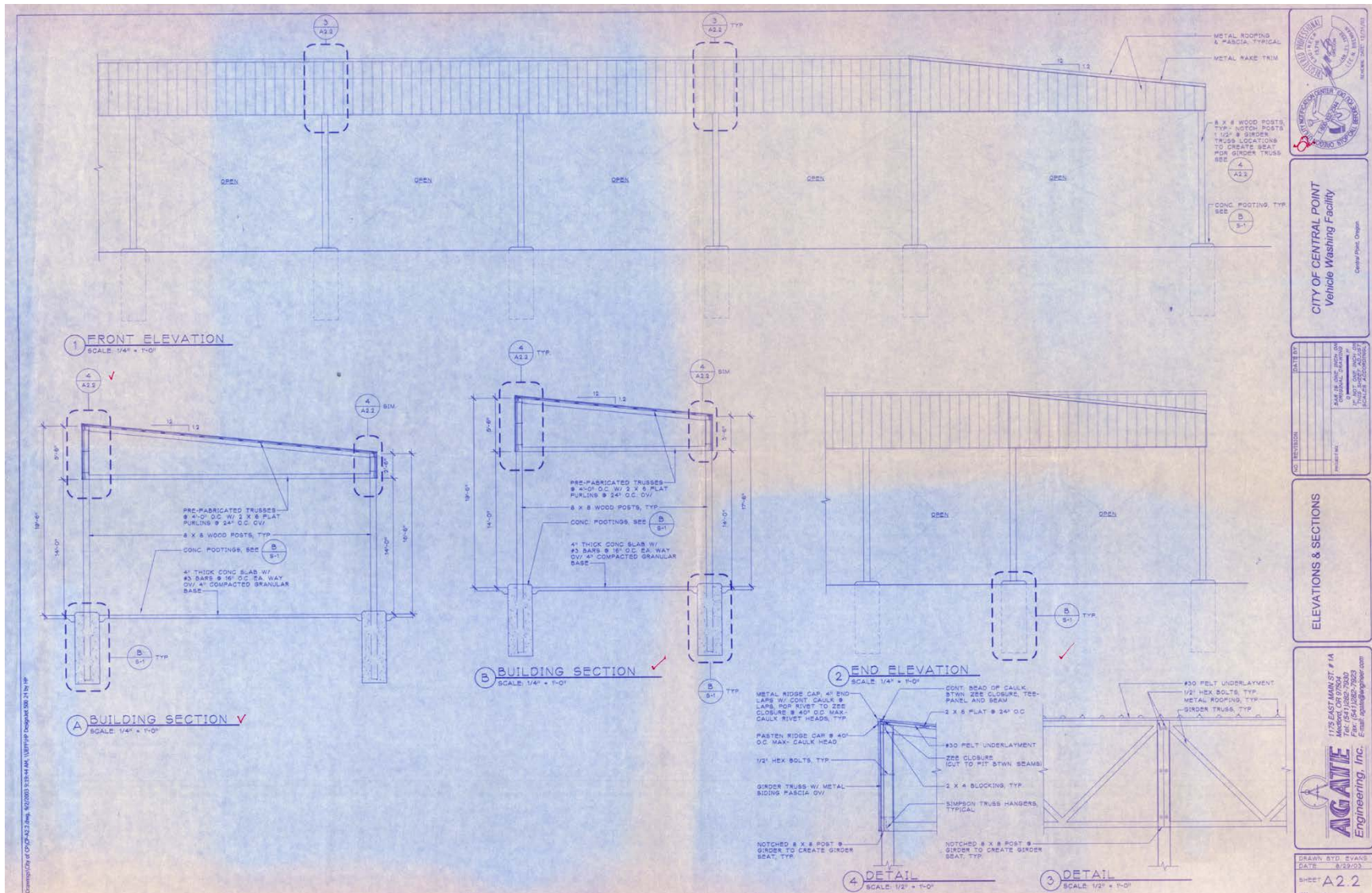
FLOOR PLAN – SOUTH SIDE SHOP



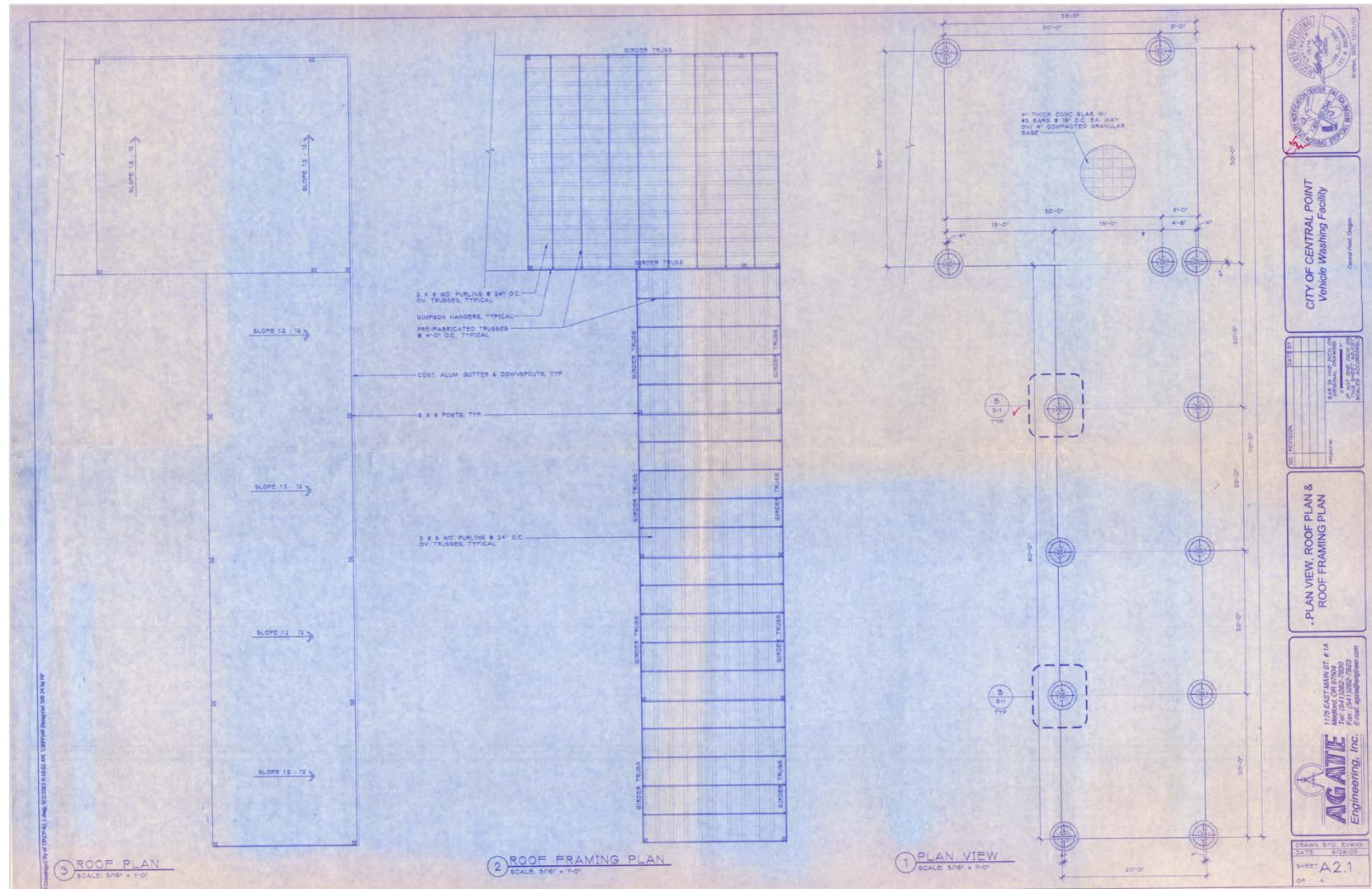
PARKING CANOPY SITE PLAN



PARKING CANOPY ELEVATION PLANS



PARKING CANOPY ROOF PLAN



HIGHEST AND BEST USE

Highest and best use is defined by *The Dictionary of Real Estate Appraisal*, 7th Edition, published 2022 by the Appraisal Institute, as: “The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity”. The following analysis determines how the land should be used and what type of improvements should be constructed based on its highest and best use.

AS-VACANT ANALYSIS

The subject’s Civic zoning is established to provide a dedicated zoning category for public and quasi-public land uses. The primary goal is to ensure that essential civic uses -- such as public schools, government buildings, hospitals, cemeteries, churches, and fraternal organizations -- have appropriate locations for current and future development within the community. The Civic District is designed to accommodate a variety of necessary civic uses that serve the community. These uses are generally compatible with adjacent residential neighborhoods. Outright permitted uses include community services, religious assembly, elementary and middle schools, and parks and open space. Conditional uses include nonprofit and fraternal, hospital, public facilities, high school and colleges, and utilities. Conditional uses limiting sales oriented space to a maximum of 400 square feet include concessions and drive-thru facilities; additionally, mobile food vendors and pods are only allowed subject to the requirements in Chapter 5.44, Mobile Food Businesses.

As was described in the neighborhood section, the subject is located in an average quality, mixed-use area just south of the downtown district. The primary development in the neighborhood is mature residential consisting of homes built in the 1950s-1970s. Special purpose uses include an elementary school and public park. In recent years some new development and revitalization efforts have been occurring. A multifamily residential property is currently under renovation adjacent west of the subject. Based on development trends, the impact of zoning on the subject property is minimal. No change in zoning is probable or anticipated according to the City of Central Point.

Regarding physical characteristics, the subject is the assemblage of two tax lots and vacated alleyway totaling 1.48 acres. Net of the water tower and pump house area the useable site area totals 1.37 acres. There are multiple curb cuts on Fifth Street and one on Cedar Street allowing for vehicular ingress and egress. The site has good exposure from the surrounding streets, which are local streets of low traffic counts. It is a three-corner assemblage slightly irregular in shape. It has flat topography and is outside the flood zone. The assemblage of the subject totaling 1.37 acres allows for increased development potential. Based on its limited exposure/traffic counts in a residential neighborhood, the most likely uses include community services, nonprofit, school, or religious. These types of uses are common for interior sites in the neighborhood.

There is a scarcity of Civic zoned land sales in the Central Point market area in recent years, due to a lack of sites offered for sale. Sales of commercial/industrial zoned land in the Central Point market area have been relatively stable in price trends. There is a scarcity of development land available in downtown Central Point due to the built out nature of the neighborhood.

CONCLUSION – AS IF VACANT:

Based on land development trends for sites with similar zoning and physical characteristics as the subject and analysis of current supply/demand trends, the highest and best use of the subject site as if vacant is for civic related development.

AS-IMPROVED ANALYSIS

The subject improvements are an average quality, shop/office facility built in the 1960s (shop space at 62%) and 2000 (office building at 38%). The improvements are in average condition with an estimated blended effective age of 36 years. The improvements conform to the existing zoning codes, and are an allowable use within the residential oriented neighborhood. The subject has good linkages in central areas of Central Point, with low traffic counts/exposure from surrounding local streets. The subject has historically been primarily owner occupied by the city, and is currently leased to non-profit/community service organizations. The primary tenant, Pathways Enterprises, is vacating the facility in July 2025; Access is on a month-to-month basis. The interior configuration and size of the subject facility is conducive to owner

occupancy. Market fundamentals (i.e., supply and demand trends) have been stable to increasing. There is a scarcity of similar shop/office space currently available in the market area directly competitive to the subject, particularly for an owner occupant. In conclusion, market fundamentals support the existing shop/office development of the subject property.

In the context of this appraisal, the highest and best use of the property is continued present use as a shop/office facility for civic use. The value of the site based on its current zoning and its physical attributes does not exceed the value of the property as it is improved. The value of the property as improved is indicated by the cost approach as \$1,090,000, the sales comparison approach as \$1,050,000 and by the income capitalization approach as \$1,030,000. The land value of the subject based on market comparison is estimated to be \$535,000. This is less than the valuation approaches applied as improved. The cost, sales comparison and income approaches analyze the current use of the property as legally permissible and consider whether the property should be renovated, converted or retained without change.

Based on this review and in the context of this appraisal, continued use of the subject as a civic oriented shop/office facility is concluded the highest and best use as improved. The most likely buyer of the subject is an owner occupant.

THE COST APPROACH

This method of valuation is based upon the assumption that no rational person would pay more for a property than the cost of purchasing a site and constructing, without undue delay, improvements of equal desirability and utility. Application of the cost approach involves estimating a replacement cost new for all improvements, deducting any accrued depreciation present, and adding land value to arrive at a value estimate.

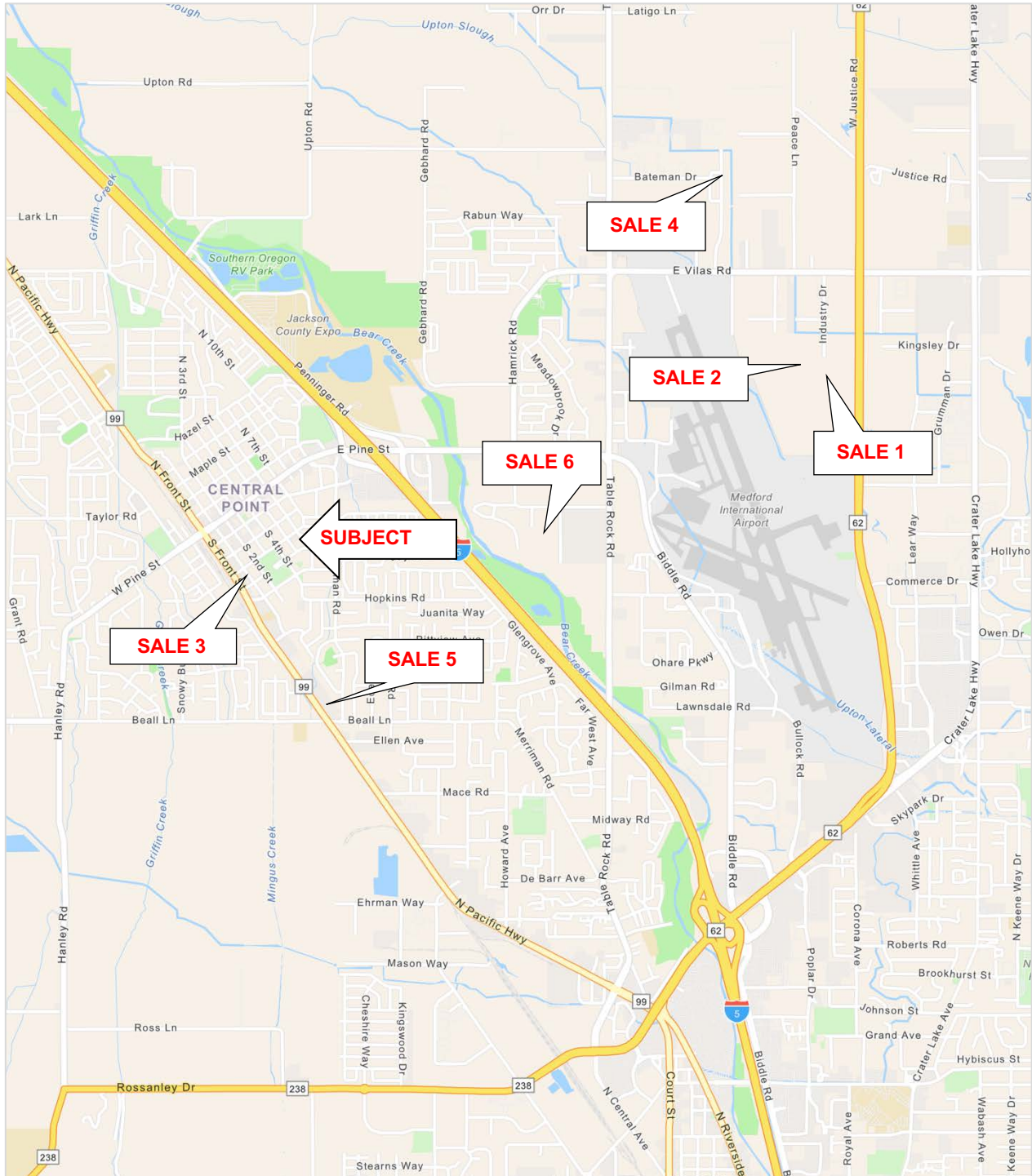
SITE VALUATION:

A search for comparable land sales was made in order to help estimate the value of the subject site. These sales had to meet certain criteria which included similar zoning, usability and developer appeal. In recent years there has been an extreme scarcity of Civic zoned land sales in the subject market, due to a scarcity available for sale. The sales search was therefore expanded to include industrial and commercial zoned land sales including sites offering a similar shop/office utility as the subject. This was the best data set available for comparison, and concluded adequate. All sales represent cash or financing terms adjusted to equal cash transactions. All public utilities were available or in use at the sites.

The most common unit of comparison for commercial land is price per square foot or price per acre. All of the comparable sales have been analyzed on the price per square foot basis. This is the method most used by market participants in the subject neighborhood. The primary differences between the subject and the comparable sales include market conditions (date of sale), location, size, and land use potential (highest and best use characteristics).

The comparable land sales available for comparison to the subject are summarized on the next pages, followed by the comparative analysis.

LAND SALE COMPARABLES MAP



LAND SALES SUMMARY

Sale No.	Location/Map & Tax Lot	Sale Date/ Recording	Sale Price	Size-AC Size-SF	Price/SF	Zone	Remarks
1	4677 Industry Drive Medford, OR 37-1W-06, 2500 Verification: Bernie Young, listing agent, John L. Scott Realty	12/18/2024 2024-5295	\$4,682,700	10.0 435,600	\$10.75	I-G	Flat, rectangular lot in Industry Drive Subdivision. Proposed for Medford Water Commission operations center.
2	4688 Industry Drive Medford, OR 37-1W-06, 2502 Verification: Bernie Young, seller's representative	9/25/2024 2024-20122	\$3,674,380	9.0 392,040	\$9.37	I-G	Flat, rectangular lot adjacent south of Vilas Industrial Park and west of Highway 62 Bypass.
3	E/S N. Front Street, N. of Cedar Central Point, OR 37-2W-11BB, 7201 Verification: Benjamin Ditzler, listing agent, eXp Realty.	8/12/2024 2024-16977	\$65,000	0.14 6,098	\$10.66	GC	Flat, small, rectangular lot on interior fronting Hwy 99, west of subject. Alley access at rear for ingress/egress. Next to 7-Eleven.
4	5408 Bierson Way Medford, OR 36-2W-36D, 123 Verification: Brian Murphy, buyer.	5/9/2024 2024-9068	\$350,000	0.71 30,927	\$11.32	I-L	Flat, rectangular lot in Bierson Industrial Park just east of Central Point.
5	880 S. Front Street Central Point, OR 37-2W-11CB, 600 & 700 Verification: Jeremy Leever, listing agent, Pulver & Leever Real Estate	11/20/2023 2023-24120	\$427,000	0.98 42,689	\$10.00	GC	Flat, two-parcel assemblage, rectangular fronting Hwy 99 next to Providence.
6	325 Ice Cream Drive Central Point, OR 37-2W-12B, 203 Verification: Bernie Young, listing agent, John L. Scott Realty	4/27/2023 2023-8372	\$1,600,000	3.73 162,479	\$9.85	M-1	Flat lot on corner of Hamrick Road & Ice Cream Drive behind Costco.

Sales Comparison Approach Analysis

The comparable land sales range in price from \$9.37 to \$11.32 per square foot. Excluding the high and low indications, the sales range from \$9.85 to \$10.75 per square foot.

The sales include a variety of industrial and general commercial parcels in the market area ranging in size from 0.14 to 10.0 acres. Over the time period of the sales from April 2023 to December 2024, market conditions for industrial/commercial land have been relatively stable. There were no recent closed sales available for comparison in 2025. While not included for direct comparison, it is noted several lots are currently pending sale at 430, 440 & 450 Federal Way in Central Point, in a commercial subdivision known as Federal Way Business Park behind Costco near the Amazon Center. The list prices of \$250,000 per lot, or \$12.75 per square foot, are consistent with closed sales of other lots in the subdivision in prior years. No adjustments are therefore made to the comparable sales for market conditions.

The land sales are located in Central Point and north Medford. Most are located in business parks or front major arterials superior to the subject. There were no sales of land located in residential neighborhoods truly similar to the subject available for comparison. The data set was the best available and concluded adequate for comparison.

A difference between the subject's Central Point location and the Medford comparables is real estate tax districts. Central Point has a higher tax rate (approximately \$17 per \$1,000 versus \$15 per \$1,000 in Medford), primarily due to an assessment for Jackson County Fire District #3.

Most of the sales include streets developed to urban standards at the property frontage, similar to the subject. The sales bracket the subject in size, physical features and zoning allowing for a similar shop/office utility.

The land sales include a variety of industrial and commercial zonings from M-1, Industrial District and GC, General Commercial in Central Point; to I-G, General Industrial in Medford. These zonings are rated superior to the subject's Civic zoning as they allow for a wider range of development.

Sales 1 and 2 are the most recent sales, closing in late 2024, located in the Vilas Industrial Park of north Medford. The sale prices of \$9.37 and \$10.75 per square foot require upward adjustment for significantly larger size of 9 to 10 acres. They are superior in location/tax rate and zoning, requiring downward adjustments.

Sale 3 at \$10.66 per square foot is within the subject's immediate neighborhood. It is approximately five blocks west of the subject on Front Street, just north of Cedar Street. It is a very small lot superior in size and retail exposure/frontage on Highway 99 and zoning, requiring downward adjustments.

Sale 4 at \$11.32 per square foot is a 0.71-acre lot in the Bierson Industrial Park, just east of Central Point. The lot is located on the interior of the park with limited exposure. The park is east of Table Rock Road at Bateman Drive. As compared to the subject it is superior in smaller size and tax rate, requiring downward adjustments.

Sale 5 at \$10.00 per square foot is located at 880 S. Front Street in Central Point. This is the two-parcel assemblage totaling 0.98 acres adjacent south of the Providence medical center. Prior to sale it had been used as an RV park with gravel and some asphalt paving. The RV park improvements have since been removed. It was purchased by the battery store owner adjacent south. Sale 5 is superior to the subject in retail exposure/frontage on Highway 99 and zoning, requiring a downward adjustment.

Sale 6 at \$9.85 per square foot is located in the Federal Way Business Park in Central Point. This park is located on the southwest quadrant of Table Rock Road and Biddle Road. The largest development in the park is Costco located adjacent east of the sale. Ice Cream Drive is a local street but has good exposure from Costco. Sale 6 is inferior to the subject in larger size. It is superior in exposure and zoning, requiring a net downward adjustment.

The table on the next page summarizes a qualitative analysis of the sales as they relate to the subject property based on market conditions, size, zoning/end-use, location, access/exposure, and physical characteristics.

Land Sale Comparative Qualitative Analysis

ADJ. FACTOR	1	2	3	4	5	6
Property Rights Conveyed	Similar	Similar	Similar	Similar	Similar	Similar
Financing Terms	Similar	Similar	Similar	Similar	Similar	Similar
Conditions of Sale	Similar	Similar	Similar	Similar	Similar	Similar
Market Conditions	Similar	Similar	Similar	Similar	Similar	Similar
Location/ Neighborhood Quality	Superior	Superior	Similar	Superior	Similar	Similar
Exposure/ Traffic Count	Similar	Similar	Superior	Similar	Superior	Superior
Corner Frontage	Inferior	Inferior	Inferior	Inferior	Inferior	Inferior
Access	Similar	Similar	Similar	Similar	Similar	Similar
Size/ Land Area	Inferior (Larger)	Inferior (Larger)	Superior (Smaller)	Similar	Similar	Inferior (Larger)
Zoning/ End Use	Superior	Superior	Superior	Superior	Superior	Superior
Physical Characteristics	Similar	Similar	Similar	Similar	Similar	Similar
Price/SF Overall Comparison	\$10.75 Superior High Indicator	\$9.37 Superior High Indicator	\$10.66 Superior High Indicator	\$11.32 Superior High Indicator	\$10.00 Superior High Indicator	\$9.85 Superior High Indicator

As summarized above, all of the land sales were rated overall superior to the subject. They require downward adjustments, and indicate a value less than \$9.37 per square foot is achievable for the subject.

Of the data set, Sales 3, 5 and 6 located in Central Point are rated most reliable. They range in pricing from \$9.85 to \$10.66 per square foot. Based on the elements of

comparison a value below this range is estimated for the subject. All of the sale are superior in zoning and development potential as compared to the subject's civic zoning.

Land Value Conclusion

Based on the previous comparative analysis, the market value of the subject is estimated to be:

$$59,465 \text{ Square Feet} \times \$9.00/\text{SF} = \$535,185$$

Rounded = \$535,000

REPLACEMENT COST OF IMPROVEMENTS:

The estimated replacement cost of all improvements new today is presented in the following summary of the cost approach. The unit cost estimates are self-explanatory. They are based on a combination of the Marshall Valuation Service cost data, and knowledge of costs experienced with similar commercial projects.

Marshall & Swift

According to the national cost guide Marshall & Swift, the estimated costs for the subject's building components are as follows:

North Shop Warehouse – According to Marshall & Swift Section 14, Page 26, the cost for an average quality Class C warehouse similar to the North Shop building is \$73.00 with height, local and current cost multipliers, or \$263,530 (3,610 SF X \$73/SF). The cost of a canopy is \$50 per square foot according to the cost guide, or \$64,800 (1,296 SF X \$50/SF). The total costs to the North Shop amount to \$328,330, or \$90.95 per square foot GBA.

South Shop Warehouse – According to Marshall & Swift Section 14, Page 26, the cost for a low cost/average quality Class C warehouse similar to the South Shop building is \$62.00 with height, local and current cost multipliers, or \$89,280 (1,440 SF X \$62/SF).

Office Building – According to Marshall & Swift Section 15, Page 17, the cost of an average quality Class S two-story office facility is \$191 per square foot with height, perimeter, local and current cost multipliers, or \$580,640 (3,040 SF X \$191/SF).

The Marshall & Swift costs include all direct costs and indirect costs associated with average architect & engineering fees, plan check & building permits, and contractor's overhead & profit. They do not include site improvements, the parking canopy with car

wash basin, the container storage, extraordinary offsite costs such as city systems development fees (SDCs), or miscellaneous costs related to finance or marketing.

The Marshall & Swift cost estimate including additional costs attributed to site improvements and SDCs based on the cost guide and market extraction as summarized as follows:

Marshall & Swift Cost Estimate

Item	Area		Cost	/Unit	Total
North Side Shop Building w/ Canopy	3,610	SF	\$91	/SF	\$328,330
South Side Shop Building	1,440	SF	\$62	/SF	\$89,280
Office Building	3,040	SF	\$191	/SF	\$580,640
Parking Canopy	5,078	SF	\$60	/SF	\$304,680
Car Wash Basin (30' X 35')	1,050	SF	\$89	/SF	\$93,450
8' X 20' Container Storage	4	UN	\$5,000	/UN	\$20,000
8' X 40' Container Storage	1	UN	\$7,000	/UN	\$7,000
Asphalt Paving	52,895	SF	\$6	/SF	\$317,370
Landscaping	5,000	SF	\$20	/SF	\$100,000
Chain Link Fencing/Gates	832	LF	\$30	/LF	\$24,960
Storm Drainage	500	LF	\$80	/LF	\$40,000
SDC Charges	8,090	SF	\$8	/SF	\$64,720
TOTAL					\$1,970,430
Per SF GBA:					\$243.56

Cost Comparables

Specific cost comparable information was available on several commercial developments in the subject market. This includes confidential construction cost budgets for properties appraised or reviewed by the appraiser under construction or proposed for completion in 2024-25 in the Medford MSA market area. This data set includes several office-warehouse and service commercial/retail facilities ranging in size from approximately 5,000 to 20,000 square feet. The total budgeted direct and indirect costs for the developments most similar to the subject, not including land or developer's profit, range from approximately \$225 to \$300 per square foot. Construction costs have increased significantly in the subject market in recent years.

Several local contractors have been interviewed in 2025 regarding cost trends and tariff implications. Most builders feel costs for wood frame construction will remain relatively steady with normal increases for the next several months as wood materials are currently exempted from the tariffs. The primary exception is HVAC equipment, but contractors reported even this category should not increase significantly. Steel frame materials are subject to tariffs, and it has been reported commercial contractors specializing in this construction type have experienced requests for projects to be placed on hold in recent weeks. Some commercial builders in the market area are including a tariff contingency in current cost budgets for materials such as steel frame construction.

Direct and Indirect Cost Conclusions

Based on the available cost data, the subject's building improvement direct and indirect costs are estimated at \$245 per square foot. This is consistent with the Marshall & Swift cost guide and bracketed by the local cost comparables.

Developer's Profit

New construction projects are driven by the expectation of profit. No developer would begin a project such as the subject without the expectation of a return on the investment. Therefore, developer's profit is a legitimate item to be included in a cost breakdown. The amount of profit varies greatly. It is not always present. It depends upon a developer's ability to accurately estimate market forces and the ability to control construction costs. Typically, a minimum profit of 10 to 15 percent is needed before a developer will even consider a project. No prudent developer would begin a project where the expectation of profit was lower than the rate that could obtain from a secure investment such as a certificate of deposit. For facilities proposed for owner occupancy or civic use there is often no developer's profit. Based on the subject's civic zoning, no developer's profit is applied in this analysis.

Depreciation

Depreciation is the loss in value from replacement costs new today that results from any cause. There are three types of depreciation: physical deterioration, functional obsolescence and external obsolescence.

Physical: The subject improvements are in average condition, with an estimated effective age of 20 years (office facility) and 45 years (shop buildings). The blended effective age for the subject is estimated to be 36 years (38% office buildout at 20 years + 62% shop space at 45 years). Based on the age-life method and an estimated economic life of 50 years, physical depreciation of 72 percent is estimated for the subject.

Functional: The office and shop buildings with covered parking include average to good functional utility for its intended civic use in the market area. The appraisal assumes functional inutility attributed to the water tank and pump station in central portions of the site will be offset by the lease income. No adjustment is therefore applied for functional obsolescence.

External or Economic: The subject's industrial market is currently experiencing stable conditions. A deduction for external obsolescence is not applied within the cost approach.

Cost Approach to Value Conclusion

Reference is made to the cost approach summary for the subject on the next page.

SUMMARY OF THE COST APPROACH

399 S. Fifth Street

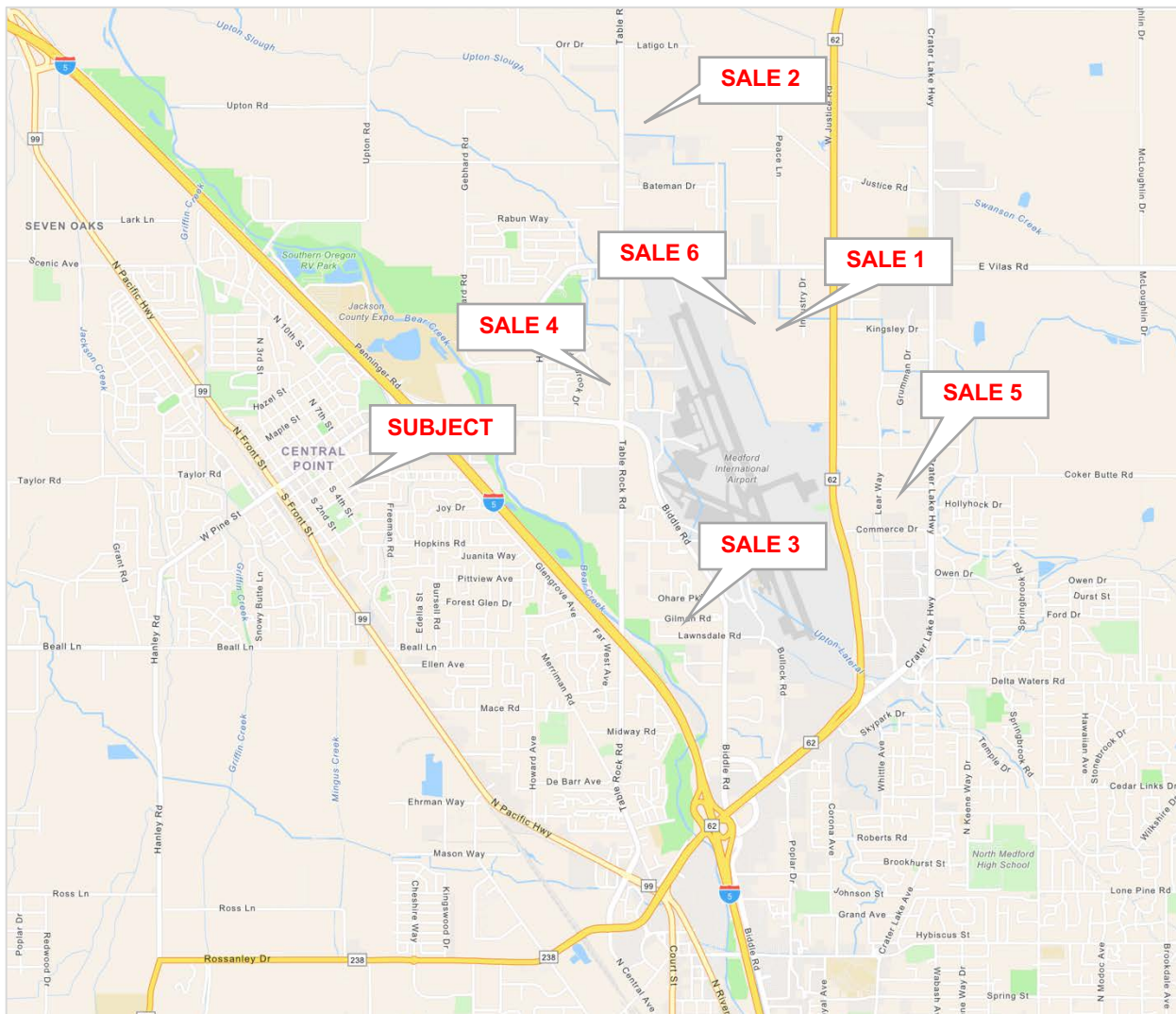
	SIZE/SF:	COST/SF:	TOTAL COST
TOTAL DIRECT & INDIRECT COSTS:	8,090	\$245.00	\$1,982,050
ENTREPRENEURIAL INCENTIVE @	0.0%		\$0
REPLACEMENT COST NEW:			\$1,982,050
Per Square Foot:			\$245.00
LESS DEPRECIATION:			
Physical	72.0%		\$1,427,076
Functional	0.0%		0
External	0.0%		0
TOTAL DEPRECIATION			\$1,427,076
DEPRECIATED VALUE OF THE IMPROVEMENTS:			\$554,974
LAND VALUE			\$535,000
TOTAL VALUE BY THE COST APPROACH			\$1,089,974
ROUNDED:			\$1,090,000
Per SF:			\$135

SALES COMPARISON APPROACH

The Sales Comparison Approach to value is based upon the assumption that a prudent buyer would not pay more for a property than the cost of acquiring an equally desirable substitute on the open market without undue delay. The approach itself is predicated upon prices paid for other comparable buildings. The differences between the comparable sales and the subject are analyzed in order to help estimate the value of the subject.

A survey was made for sales of similar office-warehouse facilities in the market area. The most helpful sales for estimating the value of the subject are summarized on the following pages. The unit of comparison most used for analyzing commercial building sales is price per square foot of gross building area, including land value.

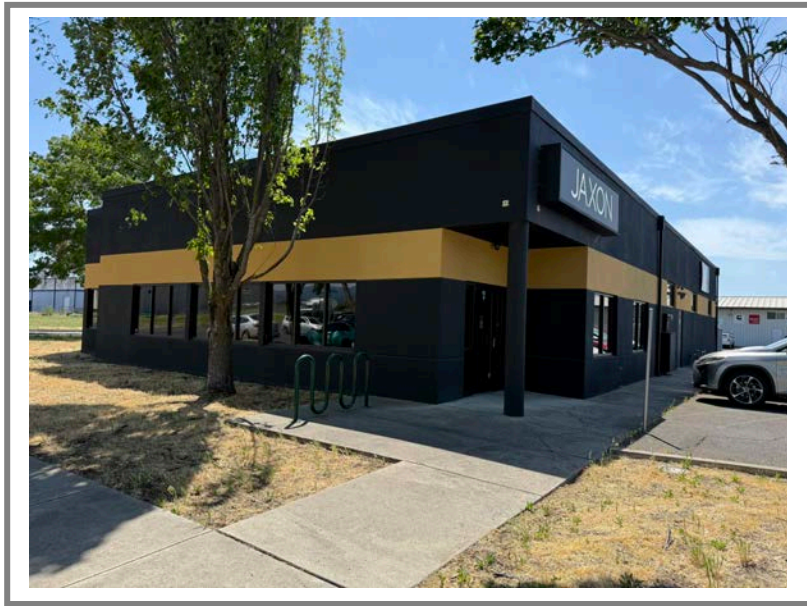
IMPROVED SALE COMPARABLES MAP



OFFICE-WAREHOUSE IMPROVED SALES SUMMARY

No.	Identification	Sale Date/ Recording	DOM	Improvement Size/ % Office	Construction Type	Year Built	Site Size/ Coverage	Sale Price	Price/SF GBA	OAR
1	4731 Industry Drive Medford, OR 37-1W-06BA, 1205	5/2/2025 2025-9459	59	6,118 SF 25%	Steel Frame/ Stucco	2002	21,780 SF 28%	\$925,000	\$151.19	Vacant
Single tenant office-warehouse with upgraded 3-phase, 600 amp electrical in 2017 for former cannabis business. Vacant at sale. Building has office, conference room, restrooms, kitchen, built in cabinetry, finished concrete floors in warehouse with one roll up loading door. Sold by Kimmel Foundation to Net Zero Properties LLC. Verification: Eli Buma, listing agent, Merit Commercial Real Estate. Prior Sales: \$830,000 on 12-28-20 and \$505,000 on 11-5-24 (foreclosure).										
2	5520 Table Rock Road Central Point, OR 37-2W-36A, 503	4/23/2025 2025-8276	109	4,823 SF 25%	Steel Frame/ Metal	1979	43,560 SF 11%	\$775,000	\$160.69	Vacant
Single tenant office-warehouse with 3 grade level loading doors, multiple offices and kitchen, fully paved and fenced yard with 18 powered truck stalls at rear. Purchased by Pathways Enterprises from 5520 Table Rock LLC. Verification: Scott King, Listing Agent, Merit Commercial.										
3	887 Gilman Road Medford, OR 37-2W-12D, 2200	12/30/2024 2024-26826	0	6,756 SF 40%	Concrete Block	2004	20,473 SF 33%	\$1,169,000	\$173.03	Vacant
First floor showroom, office, restrooms, kitchen and warehouse with two roll up doors. Second floor includes an apartment. Concrete paved site with perimeter fencing. Verification: Jake Rockwell, listing agent, eXp Realty.										
4	4399 Table Rock Road Central Point, OR 37-2W-01CA, 301	1/24/2025 2025-1878	299	4,000 SF 25%	Steel Frame/ Metal	2013	66,211 SF 6%	\$1,240,000; \$730,000 Adj	\$310.00 \$182.50 Adj.	8.37%
Single tenant office, showroom and warehouse facility with one private office, two restrooms, three grade level loading doors, 3-phase electric, storage shed, paving and perimeter fencing with gates. Vacant at sale. OAR is based on current asking rent of \$10,000/month NNN for entire site. Property had estimated surplus land of 1.06 acres or \$510,000 value. Bought by TR-Block LLC from Ciullo LLC. Verification: Joni Wilson, listing agent, 5 Star Real Estate.										
5	3855 Crater Lake Hwy. Medford, OR 37-1W-07A, 1001-1002	10/10/2024 2024-20986	88	7,500 SF 30%	Steel Frame/ Metal	1980	43,560 SF 17%	\$960,000	\$128.00	Vacant
Single tenant office-warehouse with 3-phase electric, four grade level doors, skylights, 5 offices (2 upstairs w/ kitchenette/restroom), ground floor lobby with additional kitchen and two restrooms. Gravel yard. Bought by Christian Massey Construction from TVO, LLC. Verification: Sheana Wilkinson, Listing Agent, Top Agents Real Estate.										
6	822 Enterprise Dr. Medford, OR 37-1W-06BA, 1218	3/13/2023 23-5989	23	14,175 SF 20%	Metal	2005	37,758 SF 37%	\$1,650,000	\$116.40	6.0%
Five-tenant office-warehouse facility fully leased at sale. Tenant suites ranged from 2,400 to 3,000 SF with rents from \$0.29-\$0.67/SF NNN. Each space has small office and warehouse with suspended heat, grade level loading, mezzanine storage and one restroom. Site is asphalt paved with 25 parking spaces. OAR based on current rent of \$0.67/SF/Month NNN. Verification: Jeremy Leever, listing agent, Pulver & Leever Real Estate.										

IMPROVED SALE PHOTOGRAPHS



Sale 1 – 4731 Industry Drive, Medford



Sale 2 – 5520 Table Rock Road, Central Point



Sale 3 – 887 Gilman Road, Medford



Sale 4 – 4399 Table Rock Road, Central Point



Sale 5 – 3855 Crater Lake Highway, Medford



Sale 6 – 822 Enterprise Drive, Medford

Sales Comparison Approach Analysis

The sale prices range from \$116.40 to \$182.50 per square foot. The improved sale comparables represent a range of office-warehouse facilities in the subject's market area. None included a parking canopy with car wash basin or container storage. The data set was the best available and concluded adequate.

Due to a scarcity of comparable sales in the subject's market area of Central Point, the search was expanded to include the larger market area. The Medford comparable sales are superior to Central Point in property tax rate.

The buildings range in size from 4,000 to 14,175 square feet. Most are smaller than the subject. All but one are of steel frame construction; one is of concrete block. All included grade level loading. The office build outs range from 20 to 40 percent, and the facilities were built from 1979 to 2013. The site coverage ratios range from 6 to 37 percent. The low end of this range, Sale 4, at 6 percent included surplus land for future expansion. The sale price was adjusted downward for the estimated value of the surplus land; the net area to the economic site results in a coverage ratio of 20 percent. Overall, the sales bracket the subject in physical features.

The sales occurred over the period of time from March 2023 to May 2025. Over the time period of the comparable sales, the subject's market conditions have been stable to increasing. Sale 1 was a paired sale demonstrating increasing conditions. It previously sold for \$830,000 on December 28, 2020 and resold on November 5, 2024 for \$505,000 based on a deed in lieu of foreclosure. The 2020 sale price of \$830,000 demonstrates price appreciation of 11.4 percent over the 52-month period to the May 2025 sale for \$925,000. This equals 0.22 percent per month or 2.63 percent annually. For this analysis, the sales are adjusted for market conditions at 0.20 percent per month, as follows:

Market Conditions Adjustment

Sale No.	Sale Date	Sale Price/SF	Months Since Sale	Monthly Adjustment	Total Adjustment	Adjusted Price/SF
1	5/2/25	\$151.19	1	0.20%	0.20%	\$151.49
2	4/23/25	\$160.69	2	0.20%	0.40%	\$161.33
3	12/30/24	\$173.03	5	0.20%	1.00%	\$174.76
4	1/24/25	\$182.50	4	0.20%	0.80%	\$183.96
5	10/10/24	\$128.00	8	0.20%	1.60%	\$130.05
6	3/13/23	\$116.40	27	0.20%	5.40%	\$122.69

The table on the next page summarizes a qualitative analysis of the sales as they relate to the subject property based on market conditions, size, zoning/end-use, location, and related factors.

Qualitative Improved Sale Comparative Summary

ADJ. FACTOR	Subject	1	2	3	4	5	6
Sale Price/SF	--	\$151.19	\$160.69	\$173.03	\$182.50	\$128.00	\$116.40
Property Rights Conv.	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Leased Fee
Financing Terms	Cash/Equiv.	Similar	Similar	Similar	Similar	Similar	Similar
Conditions of Sale	--	Similar	Similar	Similar	Similar	Similar	Similar
Expenditures After Sale	Shop Repairs	None Superior	None Superior	None Superior	None Superior	None Superior	None Superior
Sale Date		5/2/2025	4/23/2025	12/30/2024	1/24/2025	10/10/2024	3/13/2023
Market Conditions Adj. Price/SF		\$151.49	\$161.33	\$174.76	\$183.96	\$130.05	\$122.69
Location	Central Point	Medford Superior	Central Point Similar	Medford Superior	Central Point Similar	Medford Superior	Medford Superior
Access/Exposure	Average	Similar	Superior	Similar	Superior	Superior	Similar
Year Built/ Effective Age/ Condition	1962-2000 20-45 yr EA; 36 yr blended	2002 20 yr EA Superior	1979 30 yr EA Superior	2004 15 yr EA Superior	2013 10 yr EA Superior	1980 30 yr EA Superior	2005 15 yr EA Superior
Quality/Appeal	Average	Superior	Similar	Superior	Superior	Similar	Superior
Building Area/GBA	8,090 SF	6,118 SF Superior (Smaller)	4,823 SF Superior (Smaller)	6,756 SF Superior (Smaller)	4,000 SF Superior (Smaller)	7,500 SF Similar	14,175 SF Inferior (Larger)
Interior Finish/ Office Build Out	38%	25% Inferior	25% Inferior	40% Similar	25% Inferior	30% Inferior	20% Inferior
Site Amenities	Canopy/Wash Container Storage	Inferior	Truck Stalls Similar-Inf	Inferior	Inferior	Inferior	Inferior
Site Coverage Ratio	25.9%	28% Similar	11% Superior	33% Inferior	20% Similar	17% Superior	37% Inferior
Site Improvements/ Parking	Asphalt Paving/ Fencing	Similar	Similar	Similar	Similar	Gravel Inferior	Open Inferior
Zoning/End Use	Civic	I-L Superior	I-L Superior	I-G Superior	M1 Superior	I-G Superior	I-L Superior
Sale Price/SF Overall Comparison	--	\$151.49 Superior High Indicator	\$161.33 Superior High Indicator	\$174.76 Superior High Indicator	\$183.96 Superior High Indicator	\$130.05 Similar Mid Indicator	\$122.69 Inferior Low Indicator

As summarized in the prior table, Sales 1 through 4 from \$151.49 to \$183.96 per square foot were rated overall superior to the subject. They require downward adjustments, and indicate a value less than \$151 per square foot is achievable for the subject. Sale 5 at \$130.05 per square foot was rated similar, and sets an achievable value range for the subject. Sale 6 at \$122.69 per square foot was rated overall inferior to the subject. It requires an upward adjustment, and indicates a value greater than \$123 per square foot for the subject. Overall, the sales indicate a value less than \$151 and greater than \$123 per square foot for the subject, with the most similar at \$130 per square foot.

Of the data set, Sales 2, 5 and 6 from \$122.69 to \$161.33 per square foot are rated most reliable, and are given emphasis. These sales are most similar in effective age, physical features and/or overall appeal. Based on the elements of comparison, a value near the low-mid range of this range is estimated for the subject.

SALES COMPARISON APPROACH CONCLUSION

Based on the previous comparative analysis, the market value of the subject by the sales comparison approach is estimated to be:

$$8,090 \text{ Square Feet} \times \$130.00/\text{SF} = \$1,051,700$$

$$\text{Rounded} = \mathbf{\$1,050,000}$$

THE INCOME APPROACH

The Income Approach focuses on a property's capacity to earn money. Income producing properties are generally purchased for investment purposes and investors demand profit. A property's capacity to earn income of both quality and duration is critical to its value.

The underlying concept of the Income Approach is that the higher the earnings, the higher the value. While there are many different techniques that can be used to derive a value for a specific property, all of them ultimately convert an estimate of income into an indication of present value.

SUBJECT TENANCY

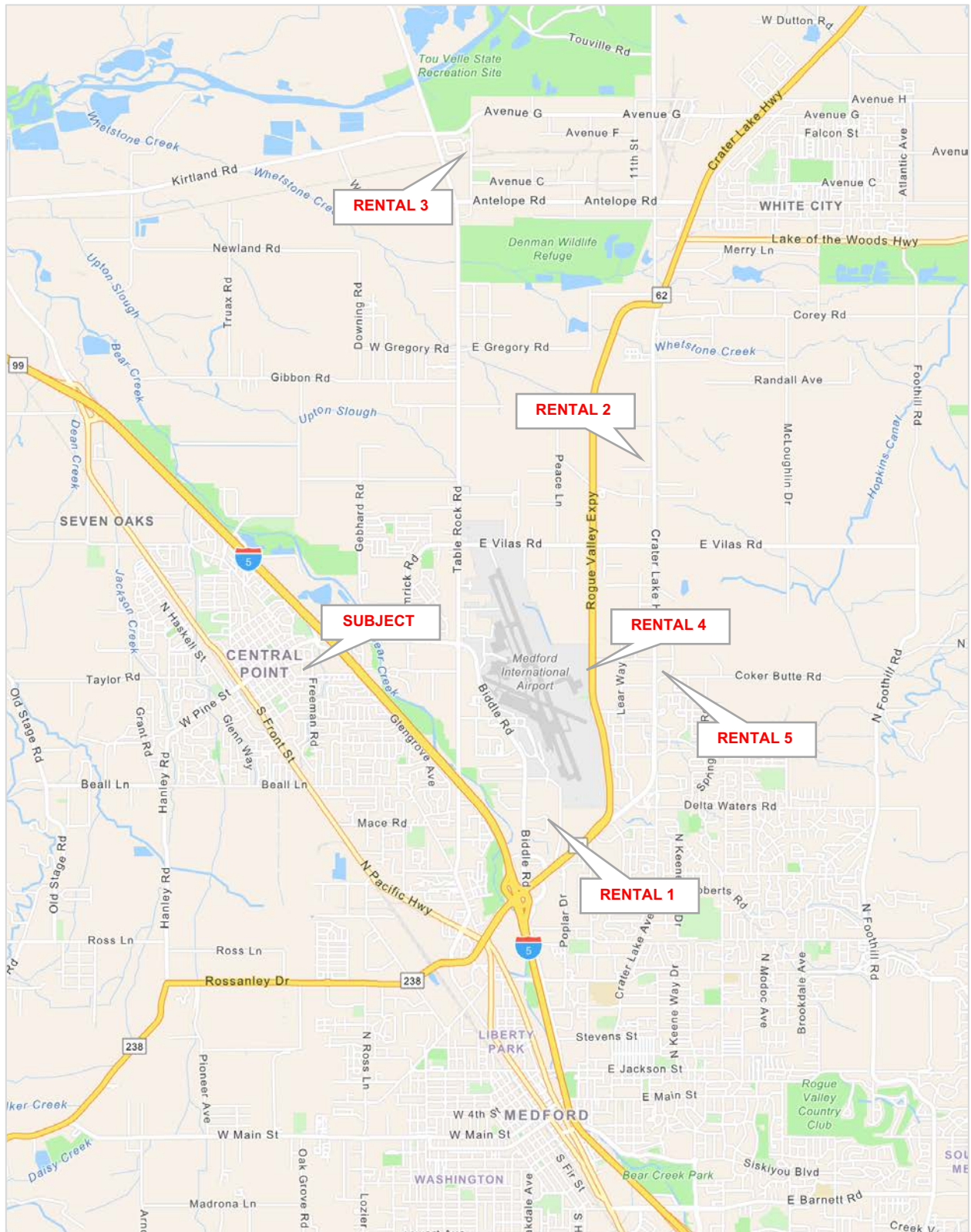
The subject is currently leased to two non-profit tenants, as follows:

1. **Pathway Enterprises** leases most of the subject property except for the water tower, pumphouse and the South Shop building. The lease began on December 16, 2022 for a two year term with two successive renewal option terms of two years. Per the lease agreement, the leased premises is identified as: "Approximately 1.9 acres containing the following improvements: 1273 s.f. of downstairs office space; 1368 s.f. of upstairs office space; 156 square feet for fleet office; 1388 s.f. for fleet shop; 1564 s.f. for fabrication shop; and 216 s.f. tool room located at 399 South Fifth Street, Central Point Oregon." The rentable area per the lease is 5,965 square feet. The base rent totals \$3,500 per month. The lease type is gross with the tenant paying for utilities and the landlord paying for all other expenses. The base rent equals \$0.59 per square foot of leasable area per the agreement. The permitted use per the lease is for the purpose of operating an employment and training center as long as the tenant remains a viable, active, non-profit corporation. Pathways has given notice to the landlord they intend to vacate the facility in July 2025.
2. **Access** leases approximately 1,288 square feet of shop space per the agreement identified in this appraisal as the South Shop. The lease began December 19, 2022 for a one year term with the option to renew for one successive term of one year. The base rent is \$0.00 per month. The tenant is permitted to use the facility for operating a food pantry, as long as it remains a viable, active, non-profit. Access remains in occupancy the subject facility on a month-to-month basis.

RENTAL SURVEY

For purposes of this analysis, income was estimated based upon the rental survey summarized on the next pages.

RENT COMPARABLES MAP



OFFICE-WAREHOUSE COMPARABLE RENTALS

No.	Identification	Date	Term	Year Built	Tenant Size/ % Office	Rent/ SF /Month	Remarks
1	1160 Fisher Avenue Medford, OR Verification: Mason McKinney, listing agent, ReMax	5/2025	3 years	1979	6,794 SF 14%	\$0.95 NNN	Concrete tilt up facility, 5 dock high loading doors. 0.75 acre site fenced and paved. East of Biddle Road near airport.
2	5885 Crater Lake Highway Central Point, OR Verification: Bob Methvin, listing agent, Windermere	8/2024	5 years	1994	11,800 SF 20%	\$0.70 NNN	Steel frame facility in industrial center, 23' ceiling height, grade level roll up doors, 800 amp 3 phase electric, \$0.15 CAM.
3	182 Salmon Way White City, OR Verification: Eli Buma, listing agent, Merit Commercial	2/2024	3 years	2020	11,970 SF 20%	\$0.65 NNN	Newer steel frame facility in Kirtland Industrial Park. Three grade level doors, 0.87 acre site, perimeter fencing and paving.
4	3719 International Way Medford, OR Verification: Taylor Dunn, listing agent, Pulver & Leever	12/2023	5 years	2003	6,731 SF 30%	\$0.75 NNN	Flex space in multi-tenant park, concrete block construction with paved parking.
5	4041 Crater Lake Avenue, # C Medford, OR Verification: Bob Methvin, listing agent, Windermere	10/2023	5 years	1999	2,900 SF 40%	\$0.52 NNN	Light industrial, office, retail space in multi-tenant strip center. One 12' roll up door. CAM charges \$0.11/SF/month.

COMPARABLE RENTAL PHOTOGRAPHS



Rental 1 – 1160 Fisher Avenue, Medford



Rental 2 – 5885 Crater Lake Highway, Central Point



Rental 3 – 182 Salmon Way, White City



Rental 4 – 3719 International Way, Medford



Rental 5 – 4041 Crater Lake Avenue #C, Medford

Rental Data Discussion – Office Warehouse

The comparable rentals represent a range of office-warehouse facilities in the market area. Due to a scarcity of recent leases of similar facilities in the subject's neighborhood of Central Point, the search was expanded to include the larger market area including north Medford and White City.

The comparable rentals show rates from \$0.52 to \$0.95 per square foot per month. Most ranged between \$0.65 and \$0.75 per square foot. All leases are on a triple net basis (NNN), whereby the tenant reimburses the landlord for all expenses but management and reserves. In the following income and expense analysis, the subject rent is projected on a NNN lease basis, consistent with market trends. Based on current expenses reported in the subject market, the monthly NNN expenses attributed to the tenant are estimated to range from \$0.11 to \$0.15 per square foot.

The rent comparable data occurred between October 2023 and May 2025. Over the time period of the rentals, market conditions have been relatively stable in the subject area. Most leases include annual escalations to rent, typically CPI or fixed adjustments of 3 percent.

The tenant suites range in size from 2,900 to 11,970 square feet and were built between 1979 and 2020. The leased space included an office-warehouse configuration with office building outs ranging from 14 to 40 percent. Most included grade level loading doors similar to the subject. Rental 1, the most recent, included five dock high loading doors not truly similar to the subject. The site coverage ratios ranged from 20 to 35 percent. Overall, the data set brackets the subject in physical features although several are newer than the subject shop buildings and are superior in effective age. There were no recent comparable leases of 1960s built shops truly similar to the subject; the data set was the best available and concluded adequate. The rental data are compared to the subject's blended effective age of 36 years for the combined office-warehouse facility.

None of the office-warehouse rent comparables included a parking canopy with car wash station or container storage. The achievable rent for this component of the subject will be estimated separately at the end of this analysis.

The table on the next page summarizes a qualitative analysis of the rentals as they compare to the subject office-warehouse property based on market conditions (lease date), age/condition, size, location, and related factors.

Rent Comparative Analysis

ADJ. FACTOR	1	2	3	4	5
Market Conditions	Similar	Similar	Similar	Similar	Similar
Lease Type	NNN Similar	NNN Similar	NNN Similar	NNN Similar	NNN Similar
Year Built/ Condition	1979 Similar	1994 Similar	2020 Superior	2003 Superior	1999 Similar
Rentable Area (SF)	6,794 SF Similar	11,800 SF Similar	11,970 SF Similar	6,731 SF Similar	2,900 SF Superior (Smaller)
Location Quality	Medford Superior	Central Point Similar	White City Inferior	Medford Superior	Medford Superior
Access/ Exposure/ Traffic Count	Similar	Superior	Inferior	Similar	Superior
Quality/ Appeal	Superior	Similar- Superior	Similar- Superior	Superior	Inferior
Interior Finish/Office	14% Inferior	20% Inferior	20% Inferior	30% Inferior	40% Similar
Loading	Superior	Similar	Similar	Similar	Inferior
Site Area/ Covered Parking	Open Parking Inferior	Open Parking Inferior	Open Parking Inferior	Open Parking Inferior	Open Parking Inferior
Rent/SF Overall Comparison	\$0.95 Superior High Indicator	\$0.70 Similar Mid Indicator	\$0.65 Inferior Low Indicator	\$0.75 Similar Mid Indicator	\$0.52 Inferior Low Indicator

As summarized above, Rental 1 at \$0.95 per square foot was rated superior to the subject. It requires a downward adjustment, and indicates a rate less than \$0.95 per square foot is achievable for the subject. Rentals 2 and 4 from \$0.70 to \$0.75 per square foot were rated overall similar, and are concluded good indicators of achievable rent for the subject. Rentals 3 and 5 from \$0.52 to \$0.65 per square foot were rated inferior to

the subject. They require upward adjustments, and indicate a rent greater than \$0.65 per square foot is achievable for the subject. Overall, the rent comparables indicate a rate greater than \$0.65 and less than \$0.95 per square foot for the subject's office-warehouse space.

Of the data set, Rentals 2, 3 and 4 from \$0.65 to \$0.75 per square foot are rated most reliable. A market rent within this range is estimated for the subject.

Office Warehouse Market Rent Conclusion: Based on the previous comparative analysis, a market rent of \$0.75 per square foot per month is concluded achievable for the subject office-warehouse facility (8,090 SF). Market rent to this component is therefore estimated at \$6,068 per month (8,090 SF X \$0.75/SF).

Storage Container Rent Comparison: The subject includes 960 square feet of container storage located on the east boundary of the property including four 8' X 20' units and one 8' X 40' unit. Self-storage rents for 8 X 20 size units in traditional storage facilities in the market area range from \$125 to \$160 per month. According to Central Point Mini Storage at 920 S. Front Street, current rents are \$125 per month for an 8 X 20 unit and \$240 per month for an 8 X 40 unit. For this analysis, storage rent is estimated at \$125 per month for the four 8 X 20 units and \$240 for the 8 X 40. This totals \$500 and \$240 per month.

Car Wash Station: The subject includes a 30' X 35' concrete car wash station (1,050 SF) in the parking canopy. There were no recent comparable leases of similar car wash stations within an office-warehouse facility truly similar to the subject. Rent comparables for traditional drive-thru car wash facilities in the market area range from approximately \$0.75 to \$3.50 per square foot of gross building area, NNN. This data set is not truly similar to the subject, and requires downward adjustments as compared to the subject's open, non-drive thru configuration. It sets the upper end of the market range based on superior physical features. For this analysis, the car wash basin rent is estimated at \$0.50 per square foot, NNN, of the open car wash area, or \$525 per month (1,050 SF X \$0.50/SF).

Market Rent Conclusion

Based on the previous rental analysis, the market rent estimated for the subject totals \$7,333 per month or \$87,990 annually.

Vacancy

Vacancy rates for similar office-warehouse space in the subject market typically range from 0 to 10 percent. There is a scarcity of available supply, particularly for an owner occupant. For purposes of this stabilized analysis, a vacancy and collection factor of 5 percent of gross income has been projected for the subject property. Effective gross income is therefore estimated at \$83,591 (\$87,990 - \$4,400).

ESTIMATED EXPENSES

With a net lease, the expenses absorbed by the landlord include professional management and periodic expenses for repair or replacement of capital items (i.e., reserves for replacement). The tenant pays for janitorial and utilities, and reimburses the landlord for real estate taxes, insurance and common area maintenance.

Management

A management fee of 5 percent of effective gross income is projected. This is the amount for which professional management can be contracted in this market area if desired. This amounts to \$4,180 for the subject.

Reserves

Reserves for replacement are monies typically set aside for the repair of major items such as roofs, exterior repairs, HVAC repairs, and plumbing system maintenance. The allowance is usually expressed either as a percentage of effective gross income or as a dollar per square foot factor. After years of calculating sinking fund factors to estimate replacement costs, the reserves expense is projected to average from 2 to 4 percent of effective gross income. Building reserves have been estimated at 3 percent of effective gross income. A reserve allowance of \$2,508 is therefore estimated for the subject.

Estimated Annual Net Income for Capitalization:

The preceding analysis results in an estimated net annual income for capitalization purposes of \$76,903. Annual net income amounts to \$9.51 per square foot GBA.

Capitalization Rate Selection

In developing an opinion of the capitalization rate, also known as overall rate (OAR), comparable sales, investor surveys and the band of investment technique were reviewed.

Comparable Sales

One of the best methods of deriving overall capitalization rates (OARs) is to extract them from comparable sales. Income and expenses from comparable sales are analyzed in order to estimate their net income. Each sale's net income before debt service is divided by its sales price to derive an overall capitalization rate.

Most of the previous improved sales were vacant at the date of sale and/or acquired for owner occupancy, with insufficient income to demonstrate a capitalization rate. Two of the sales, No.'s 4 and 6, demonstrated cap rates of 6.0 and 8.37 percent. The upper end of the range, Sale 4 at 8.37 percent, is the projected OAR based on the current asking rent. The building was listed for lease by the buyer after sale, and has been on the market for 32 days. This OAR requires a downward adjustment for asking conditions; a lower rental rate would result in a lower cap rate. Sale 6 at 6.0 percent is the most dated transaction in March 2023, and is therefore less reliable. This is a five-tenant facility fully leased at the date of sale with small tenant suites, not truly similar to the subject. The average rent of \$0.67 is on the low end of the market range. An upward adjustment to the Sale 6 OAR is appropriate. Overall, the two improved sales demonstrate an OAR for the subject greater than 6.0 percent and less than 8.37 percent.

Sales of various other commercial property types in the subject market including office, retail and restaurant facilities have demonstrated OARs from approximately 6 to 8.5 percent in recent years, consistent with the previous improved sale range. Most OAR sales have ranged between 7.0 and 7.5 percent.

Investor Surveys

National investor surveys in 2025 show average cap rates of 5.6 percent for industrial and 8.02-8.14 percent for office property types, as shown in the table below.

OAR National Investor Survey - 2025

Class A Asset Types							
FINANCIAL METRICS	INDUSTRIAL	MULTIFAMILY		OFFICE		RETAIL	
	Warehouse/ Logistics	CBD	Suburban	CBD	Suburban	Grocery Anchor Strip	Unanchored Strip
Going-In Cap Rate							
Average	5.60%	5.31%	5.45%	8.02%	8.14%	6.63%	7.29%
Change from Mid 2024 (BPS)	-0.02%	-0.09%	-0.09%	0.26%	0.23%	-0.03%	-0.05%
Discount Rate							
Average	6.93%	6.88%	7.02%	9.25%	9.42%	7.90%	8.58%
Change from Mid 2024 (BPS)	0.04%	-0.03%	-0.05%	0.27%	0.20%	-0.04%	-0.09%
Reversion Rate (BPS over Going-In Cap)							
Average	44	41	42	47	48	52	49
Market Rent Growth Rate							
Average	2.79%	2.64%	2.71%	1.20%	1.49%	2.83%	2.70%
Expense Growth Rate							
Average	2.98%	3.02%	3.02%	2.95%	2.96%	2.98%	2.98%

Source: Newmark Valuation & Advisory's *North American Market Survey 2025*

The above national survey data has limited direct application for the subject property. It useful for macro market trends.

Band of Investment

To analyze the capitalization rate from a financial position, the Band of Investment Technique is used. Available financing information based on conventional financing indicates the following terms:

Band of Investment Assumptions	
Loan Amortization Period	25 years
Interest Rate	7.0%
Loan-to-Value Ratio	70%
Mortgage Constant	8.58%

Equity dividend rates vary depending upon motivations of buyers and financing terms. The previous terms and an appropriate equity dividend rate are used in the Band of Investment calculated below.

Band of Investment Calculation					
Mortgage Component	70%	x	8.58%	=	6.00%
Equity Component	30%	x	5.00%	=	1.50%
Indicated Capitalization Rate					7.50%

Capitalization Rate Conclusion

OAR sales in the subject market range from 6 to 8.5 percent, with most between 7.0 to 7.5 percent. National industrial and office survey data averaging from 5.6 to 8.14 percent has limited direct application for the subject property; however, it helps establish general macro trends for this type of property. The band of investment technique at 7.5 percent has limitations as it is difficult to confirm expected equity rates of return and long-term interest rates. Overall, primary emphasis is given to the market extraction method to estimate a capitalization rate for the subject, with supporting emphasis place on the national investor survey and band of investment technique. Based upon the capitalization rates extracted from comparable investments, an overall rate of 7.5 percent is estimated for the subject. This is on the upper end of the typical range and is viewed appropriate to reflect the effective age of the subject.

Direct Capitalization Conclusion

The capitalized value of the estimated net operating income equals \$1,025,377, rounded to \$1,030,000 (\$76,903 NOI / 7.5%). The table on the following page summarizes the direct capitalization method and the Income Approach value conclusion.

INCOME & EXPENSE ANALYSIS

399 S. Fifth Street

POTENTIAL INCOME:				
Office-Warehouse	8,090	X	\$0.75	\$6,068
Storage Containers 8 X 20	4	X	\$125.00	\$500
Storage Container 8 X 40	1	X	\$240.00	\$240
Car Wash Station	1,050	X	\$0.50	\$525
MONTHLY RENTAL INCOME				\$7,333
			X	12
TOTAL ANNUAL RENTAL INCOME				\$87,990
LESS VACANCY @	5.00%			-\$4,400
EFFECTIVE GROSS INCOME				\$83,591
LESS EXPENSES:				
Management @	5.00%		\$4,180	
Reserves @	3.00%		\$2,508	
TOTAL EXPENSES				\$6,687
NET OPERATING INCOME		=		\$76,903
CAPITALIZATION RATE	7.50%			\$1,025,377
INCOME APPROACH VALUE CONCLUSION			Rounded	\$1,030,000

The above income approach conclusion for the subject equals \$127.32 per square foot GBA.

RECONCILIATION AND FINAL VALUE OPINION

The approaches to value provided the following value estimates for the subject property:

Cost Approach	\$1,090,000
Sales Comparison Approach	\$1,050,000
Income Approach	\$1,030,000

The three valuation approaches provide a range of values for the subject within 6 percent. The cost approach is the high indicator, reflecting recent rising costs in the subject market. It is concluded a less reliable value indicator for the subject property. This is primarily due to the construction of the subject improvements in 1962-2000, with an estimated effective age of 38 years. Accurately calculating physical depreciation is very subjective. The sales comparison approach was the mid indicator and rated reliable. There was an adequate supply of office-warehouse building sales in the market area. The income approach was the low indicator and included a scarcity of recent lease comparable data truly similar to the subject. Based on the quality of the market data sets and the likely buyer of the subject being an owner occupant, most emphasis was placed on the sales comparison approach to determine final value of the subject.

FEE SIMPLE INTEREST VALUE CONCLUSION

Based upon the previous analysis, the opinion of stabilized market value of the fee simple interest of the subject property as of June 2, 2025, was \$1,050,000.

Per current federal appraisal guidelines and appraisal practices, deductions or discounts are typically made from the stabilized value to reach "as is" market value when: (1) a net leasehold position exists in the subject property, (2) the subject will incur absorption costs to reach stabilized occupancy, or (3) the property exhibits significant deferred maintenance items. In the case of the subject property, none of the items have impact. The subject's north shop building has some minor areas of deferred maintenance including torn ceiling insulation and broken windows considered typical wear and tear for its age. The south shop is in better condition but does include one broken window. The comparables were previously adjusted for the subject's condition in the comparative

analyses. The subject is not known to include any significant deferred maintenance items and the shop roofs were recently repaired. No deductions are therefore applied to the stabilized value for significant deferred maintenance items. Additionally, the highest and best use of the subject is estimated for owner occupancy, therefore no deduction is made for absorption costs to reach stabilized occupancy.

“AS IS” MARKET VALUE CONCLUSION

Based upon the previous analysis, the opinion of As-Is market value of the fee simple interest of the subject property as of **June 2, 2025**, was **\$1,050,000**.

ESTIMATED MARKETING AND EXPOSURE TIME³

Marketing time is defined as “an opinion of the amount of time to sell a property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal.”

Under current and projected market conditions for the year, the subject should experience a normal marketing period due to the stable to increasing market conditions. The sale comparables presented in the valuation section of this report indicated marketing times from 0 to 299 days, with most between 23 and 109 days. Based on this analysis, the marketing period of the subject is estimated to be up to 12 months. The likely buyer of the subject is an owner-occupant and/or investor.

Exposure time is defined as “the time a property remains on the market. An opinion, based on supporting market data, of the length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.” Based on a review of comparable sales, SOMLS data, public records, and interviews with real estate brokers and developers, the estimated exposure time for the subject is up to 12 months.

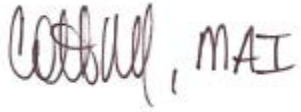
³ Source: *The Dictionary of Real Estate Appraisal*, 7th Edition, 2022.

CERTIFICATION OF APPRAISAL

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed services, as an appraiser or other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. This report is revised from an appraisal report previously prepared dated January 10, 2025.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the Continuing Education Program for Designated Members of the Appraisal Institute.

A handwritten signature in dark ink, appearing to read "Colette Meyer, MAI". The signature is stylized and cursive.

Colette Meyer, MAI
Oregon State Certified General Appraiser
License No. C000767, expiring 11/30/2025
June 11, 2025

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and conditions:

1. It is assumed that the property is in compliance with all applicable federal, state and local laws, ordinances, regulations, building standards, use restrictions and zoning unless the lack of compliance is stated in the appraisal report. Determining and reporting on such compliance were not part of the scope of work for this assignment.
2. It is assumed that all water, sewer facilities and utilities (whether existing or proposed) are or will be in good working order, are safe for use, and are or will be sufficient to serve the current or proposed uses of the subject property or any structures or other improvements. Determining and reporting on such matters were not a part of the scope of work for this assignment.
3. Unless otherwise stated in this report, the past or current existence of hazardous materials or environmental contamination on, below or near the subject property was not overserved or known by the appraiser. The appraiser, however, is not qualified to detect such substances or to make determinations about their presence. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous materials or environmental contamination may affect the value of the property. Unless otherwise stated, the value estimated is predicated on the assumption that there is no such material on, below or affecting the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering assistance required to discover them. The intended user is urged to retain an expert in this field, if desired.

Possession of this report or a copy thereof does not carry with it the right of publication nor may it be used for any purpose by any other than the client without the previous written consent of the appraiser and then only with proper qualifications.

Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the author, particularly as to valuation conclusions, and the identity of the appraiser.

The appraiser shall not be required to give testimony or appear in court by reason of this appraisal with reference to the property described herein unless prior arrangements have been made.

COLETTE J. MEYER, MAI QUALIFICATIONS

Colette Meyer is a professional commercial real estate appraiser and consultant. She conducts real estate appraisals plus market, economic feasibility, and highest and best use studies. She has been appraising commercial real estate since 1990. She was awarded the State Certified General Appraiser's License from the State of Oregon's Appraiser Certification and Licensure Board on September 16, 2003 (License No. C000767, expiring 11/30/2025).

Ms. Meyer was awarded the MAI designation by the Appraisal Institute on May 2, 2013.

Ms. Meyer earned a Bachelor of Science from the University of Oregon in June 1990. Her major area of study was Finance. Her secondary area of study within the Business School was Real Estate Finance, and her minor was in Geography. She received Dean's List honors. Some additional real estate appraisal courses, seminars and examinations that she has completed are as follows:

Appraisal Institute

- Foundations of Real Estate Appraisal
- Uniform Standards of Professional Appraisal Practice
- Business Practices and Ethics
- Basic Income Capitalization
- Advanced Income Capitalization
- Advanced Sales Comparison and Cost Approaches
- Highest & Best Use and Market Analysis
- Report Writing and Valuation Analysis
- Advanced Applications
- Comprehensive Examination
- Experience Credits
- Demonstration Narrative Appraisal Report
- Condemnation Appraising, Basic and Advanced Principles
- Small Hotel/Motel Valuation
- Apartment Appraisal Concept and Applications
- Subdivision Valuation
- Case Studies in Appraising Green Commercial Buildings

Ms. Meyer's appraisal experience includes a wide variety of commercial, industrial and multi-family properties in southern Oregon and throughout the nation. From 1990 to 1999, she worked as a licensed appraiser and appraiser assistant with Brown, Chudleigh, Schuler, & Associates in Medford, Oregon. From 1999 to 2004, Ms. Meyer served as an independent contractor, assisting and completing valuations with Evan Archerd, MAI of Ashland, Oregon, William Miller, MAI and Steve Graham of Medford, Oregon, and Paul Zacha, MAI of Grants Pass, Oregon. Since 2004, she has served as the sole proprietor of Meyer Appraisal & Consulting, currently doing business as Colette Meyer, MAI. Her appraisal experience includes professional office buildings, regional and community shopping centers, restaurants, subdivision analysis, industrial buildings, service stations, and apartment complexes. Ms. Meyer has also conducted condemnation appraisals of both partial and complete takings. Her appraisal experience includes the following properties:

Rogue Valley Mall, Medford, Oregon
Pioneer Place Retail Center and Pioneer Place Office Tower, Portland, Oregon
Kruse Way Office Buildings, Lake Oswego, Oregon
One Maritime Plaza Office Tower, San Francisco, California
Flex Industrial Buildings, San Jose, California
TIAA Apartment Complex Portfolio, Los Angeles, California
Low Income Housing Tax Credit (LIHTC) Apartment Portfolio, Nationwide

Clients include Evergreen Federal Bank, People's Bank of Commerce, Washington Federal Bank, Key Bank, Banner Bank, Evolve Bank, Oregon Pacific Bank, U.S. Bank, City of Medford Urban Renewal Agency, City of Phoenix Urban Renewal Agency, City of Central Point, City of Grants Pass, Rogue Valley Transit District, attorneys and private individuals.

Ms. Meyer is also active in community service. She has previously served as a mentor with the HATS (Help a Teen Succeed) program of Rogue Valley Youth for Christ, a resident visitor with Three Fountains Nursing Home, and a STARS mentor with the State of Oregon Department of Human Services. She currently serves on the board of directors for Southern Oregon Humane Society.



ADDENDA

Account Sequence

Map TL Sequence

Assessment Year2025

Print Window

Close Window

Assessment Info for Account 1-014606-2 Map 372W11BB Taxlot 6300

Report For Assessment Purposes Only Created June 02, 2025

Account Info

Account1-014606-2

Map372W11BB 6300

Taxlot

OwnerCENTRAL POINT CITY OF

Situs Address

ASH ST CENTRAL POINT R

Mailing Address

CENTRAL POINT CITY OF FINANCE DIRECTOR

PO BOX 3576

CENTRAL POINT OR, 97502-0022

Associated Taxlots1 Acct

S-07R1-014627-5 372W11BB 8200 ACTIVE

Appraiser167

Tax Year 2024 Info

Pay Taxes Online

Tax ReportDetails

TAX StatementDetails

Tax HistoryDetails

Tax DetailsDetails

Tax RatesDetails

Land Info

Tax Code6-07

Acreage0.71

Zoning

See Zoning link above

Land Class

UNK 0.71 Ac

Property Class981

Unit ID167328-2

Maintenance Area3

Neighborhood000

Study Area00

Account StatusACTIVE

Tax StatusAssessable

Sub TypeNORMAL

Sales Data (AS 400)

Value Summary Detail (For Assessment Year 2024) (2025 values are unavailable)

Market Value Summary (For Assessment Year 2024) (2025 values are unavailable)

Code Area	Type	Acreage	RMV	MS	MAV	AV
6-07	LAND	0.71	\$ 0	\$ 0	\$ 0	\$ 0
6-07	IMPR	0.00	\$ 0	\$ 0	\$ 0	\$ 0
Total:			\$ 0	\$ 0	\$ 0	\$ 0

Improvements

Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
1	6-07	0		650	MISC COMMERCIAL	COMML IMP	4500	100 %	Details
2	6-07			651	Yard Improvements	COMML IMP	19000	100 %	Details

Photos and Scanned Documents

SCANNED ASSESSOR DOCUMENTS

(See new portal)

(See new portal)

Portal

Improvement Comments

Building #1 Comments

COMMERCIAL ROOF COVER - 100% Exempt for owned by the City of Central Point. #167 >>>

Building #2 Comments

YARD IMPROVEMENTS - 100% Exempt for owned by the City of Central Point. #167 >>>

Account Comments

07/23/97: ACREAGE ADDED PER DRAFTING.

07/19/00: >>> 6/2/23 Update Land & Imp values for exemption review. RMV only. #167 >>>7/12/23 updated exemption #208

Exemptions / Special Assessments / Notations / Potential Liability

Notations

Description	Tax Amount	Year Added	Value Amount
ADD/ REMOVE EXEMPTION		2023	
LITERARY, CHARITABLE, SCIENTIFIC EXEMPTION		2023	

Location Map

Alder Street Apartments

S 5TH ST

ASHLEY PL

S 4TH ST

DOQ 2018

County of Jackson, OR, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, I... Powered by Esri

Close Window

Print Window

Assessment Info for Account 1-014627-5 Map 372W11BB Taxlot 8200
Report For Assessment Purposes Only Created June 02, 2025

Account Info

Account1-014627-5

Map Taxlot372W11BB 8200

OwnerCENTRAL POINT CITY OF

Situs Address399 FIFTH ST S CENTRAL POINT R

Mailing AddressCENTRAL POINT CITY OF FINANCE DIRECTOR
PO BOX 3576
CENTRAL POINT OR, 97502-0022

Associated Taxlots1 Acct

5-07 R1-014606-2 372W11BB 6300 ACTIVE

Appraiser167

Tax Year 2024 Info

Pay Taxes Online

Tax ReportDetails

TAX StatementDetails

Tax HistoryDetails

Tax DetailsDetails

Tax RatesDetails

Land Info

Tax Code6-07

Acreage0.67

Zoning

See Zoning link above

Land Class

UNK 0.67 Ac

Property Class982

Unit ID167328-2

Maintenance Area3

Neighborhood000

Study Area00

Account StatusACTIVE

Tax StatusAssessable

Sub TypeNORMAL

Sales Data (AS 400)

Value Summary Detail (For Assessment Year 2024) (2025 values are unavailable)

Market Value Summary (For Assessment Year 2024) (2025 values are unavailable)

Code Area	Type	Acreage	RMV	MS	MAV	AV
6-07	LAND	0.67	\$ 0	\$ 0	\$ 0	\$ 0
6-07	IMPR	0.00	\$ 0	\$ 0	\$ 0	\$ 0
Total:			\$ 0	\$ 0	\$ 0	\$ 0

Improvements												
Building #				Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
1				6-07	0		560	COMMERCIAL SHOP	COMML IMP	4000	100 %	Details
2				6-07			560	COMMERCIAL SHOP	COMML IMP	1440	100 %	Details
3				6-07			544	Office, Yard Building	COMML IMP	3040	100 %	Details
4				6-07			650	MISC COMMERCIAL	COMML IMP	0	100 %	Details
5				6-07			651	Yard Improvements	COMML IMP	15000	100 %	Details

Photos and Scanned Documents			
Type	Item Number	Image Files	
ACCOUNT PHOTO	1	1	PDF
ACCOUNT PHOTO	2	1	PDF
ACCOUNT PHOTO	3	1	PDF
ACCOUNT PHOTO	4	1	PDF
SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal)	Portal

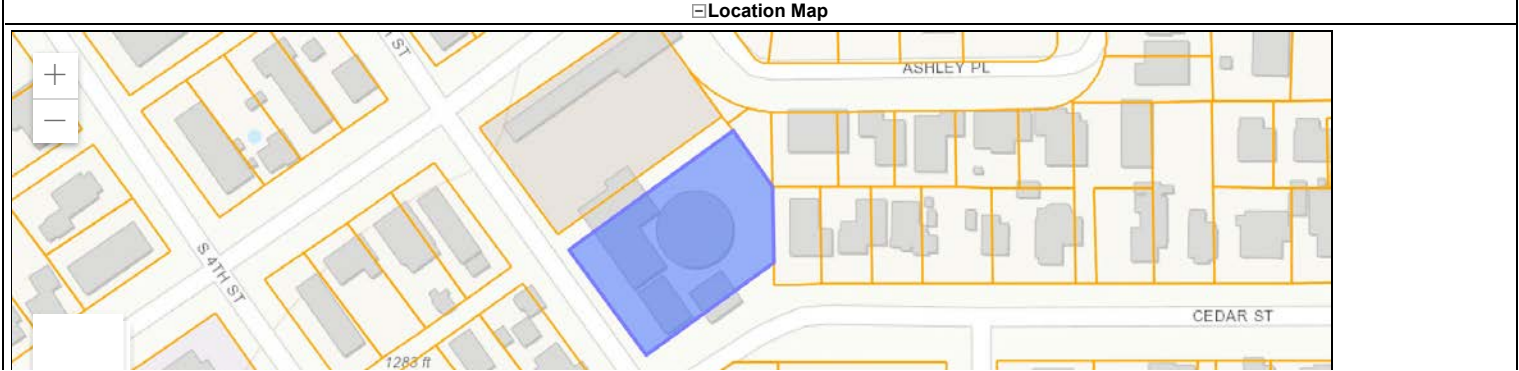
Improvement Comments

Building #1 Comments
COMMERCIAL BUILDING - 6/2/23 40x100 Conc block service garage. 100% Exempt for use by Pathways Enterprises. #167 >>>
Building #2 Comments
COMMERCIAL BUILDING - 6/2/23 30X48 Conc block service garage. 100% Exempt for owned by City of Central Point. #167 >>>
Building #3 Comments
COMMERCIAL BUILDING - 6/2/23 2 Story metal office building. 100% Exempt for use by Pathways Enterprises. #167 >>>
Building #4 Comments
100,000 Gallon Water Storage Tank - 6/2/23 100% Exempt for owned by the City of Central Point. #167 >>>
Building #5 Comments
YARD IMPROVEMENTS - 6/2/23 58% Exempt for use by Pathways Enterprises. Remaining 42% Exempt for owned by the City of Central Point. #167 >>>

Account Comments

07/23/97: ACREAGE ADDED PER DRAFTING.>>3/9/06: NCIV for 1-1-2006, continue review to 2007. #63>>3/26/07: Yard imps, due to the TL's exempt status per ORS 307.090 no physical inspection was made. #63>>>
04/29/16: RT review; nc;dba37>>> 6/2/23 Update Land & Imp values for exemption review. RMV only. #167 >>>7/10/23 Added partial exemption #208

Exemptions / Special Assessments / Notations / Potential Liability			
Notations			
Description	Tax Amount	Year Added	Value Amount
ADD/ REMOVE EXEMPTION		2023	
LITERARY, CHARITABLE, SCIENTIFIC EXEMPTION		2023	



REAL ESTATE PURCHASE AND SALE AGREEMENT

DATE: _____, 2025 (date of last signature)

BETWEEN: **City of Central Point, Oregon** (“Seller”)
An Oregon municipal corporation
140 South Third Street
Central Point, Oregon 97502-2216

AND: Rogue Valley Council of Governments (“Purchaser”)
P.O. Box 3275
Central Point, Oregon 97502

RECITALS

A. Seller is the owner of certain real property located at 399 S. 5th Street, Central Point, Jackson County, Oregon, Oregon, and commonly known as Map No. 37-2W-11BB Tax Lots 8200 and 6300 as well as an alleyway to be vacated by the City of Central Point (“the subject property”). The subject property is a total of approximately 1.48 acres in size (Tax Lot 6300 -.71 acres; Tax Lot 8200 -.67 acres; and the alleyway -.10 acres), is zoned civic and is improved with a 4,000 s.f. commercial shop (including a pump house), a 1440 s.f. commercial shop, a 3,040 s.f. office/yard building, covered parking and car wash station, storage, water tank and other miscellaneous improvements.

B. Seller desires to sell the subject property to Purchaser and Purchaser desires to purchase the subject property from Seller subject to the terms of this Agreement.

AGREEMENT

In consideration of the mutual promises, covenants and undertakings of the parties herein contained, the parties hereby agree as follows:

1. Recitals. The parties acknowledge and agree that the Recitals set forth above are incorporated herein and deemed a material part of this Agreement.

2. Purchase Price. Seller agrees to sell and convey all of Seller's right, title and interest in the subject property to Purchaser and Purchaser agrees to buy the subject property from Seller for the sum of **One Million Fifty Thousand and No/100 Dollars (\$1,050,000.00)** ("the Purchase Price").

2.1 The Purchase Price shall be paid as follows:

2.1.1 At closing, by execution of a Promissory Note in the amount of **One Million Fifty Thousand and No/100 Dollars (\$1,050,000.00)**, to be executed by Purchaser to Seller, said Note to be secured by a Trust Deed to be recorded against the Property. The Note shall be payable in equal annual installments of **One Hundred One Thousand One Hundred Fifty-Nine and 40/100 Dollars (\$101,159.40)** including interest for a term of Fifteen (15) years, with the first annual installment commencing on December 1, 2026 and continuing at annual intervals thereafter on the same day of each successive year. Interest: 5.0% per year. The Note and Deed of Trust shall be in a form as substantially as set forth in the attached Exhibits A and B which are incorporated herein by reference.

3. Title. Seller warrants and represents that Seller is the fee simple owner of the subject property and that Seller has the right and authority to convey the subject property to Purchaser free and clear of any other claims of title and subject only to encumbrances of record and such recurring assessments and liens for real property taxes, irrigation districts or other governmental or quasi-governmental entities. Seller shall convey title to the subject property by Statutory Warranty Deed, properly executed and notarized conveying title to Purchaser. Seller, at Seller's sole expense, shall provide Purchaser with a standard owner's title insurance policy in the amount of the Purchase Price from Ticor Title Insurance located at 1555 East McAndrews Road, Suite #100, Medford, Oregon, 97504 ("the Escrow Agent"). Purchaser, at Purchaser's sole expense, shall have the right to instruct the Escrow Agent to issue additional title insurance endorsements desired by Purchaser. Upon complete execution of this Agreement, Seller, at Seller's sole expense, shall order a preliminary title report ("Title Report") from the Escrow Agent with a copy of the Title Report being delivered to Purchaser. Purchaser shall have 15 business days from the date of Purchaser's receipt of the Title Report in order to notify Seller in writing of any exceptions unacceptable to Purchaser ("Objection Notice"). Seller shall notify Purchaser of its intent to remove or not to remove the exceptions stated in the Objection Notice within 10 business days of Seller's receipt of the Objection Notice. Purchaser shall have no obligation to close if the parties are unable to resolve title issues concerning the subject property. Purchaser's failure to issue Seller the Objection Notice within the time allowed will be deemed as Purchaser's acceptance of the exceptions to title set forth in the Title Report.

4. Due Diligence Contingency. Purchaser's purchase of the subject property is contingent upon Purchaser's inspection, review and approval of the physical condition of the subject property, including, but not limited to, title matters, the physical and environmental condition of the subject property, an appraisal, governmental regulations affecting the subject property, and all matters that bind the subject property or will affect its use ("the Due Diligence Contingency"). Purchaser shall provide Seller prior written notice of any intended physical testing to be conducted on the subject property. In the event of physical testing conducted on the subject property, Purchaser, at Purchaser's sole expense, shall cause the subject property to be restored to its original condition unless such requirement is waived in writing by Seller. Purchaser shall give written notice to Seller no later than 5:00 p.m. on the 30th day following the date of this Agreement of Purchaser's intent to remove or not to remove the Due Diligence Contingency. In the event no written notice is given to Seller within the Due Diligence Period to remove the Due Diligence Contingency, the Due Diligence Contingency shall be deemed waived by Purchaser. In the event Purchaser elects not to remove the Due Diligence

Contingency in accordance with this Section, this Agreement shall be deemed terminated without further notice to the parties.

5. City Council Contingency. The sale of the subject property is contingent upon the Central Point City Council's approval of this transaction. In the event the City Council Contingency is not met prior to Closing, this Agreement shall be deemed terminated.

6. Conditions of Access. Purchaser and its agents must have full access for the purpose of conducting Purchaser's inspections and satisfying other contingencies described herein. Purchaser agrees to indemnify and hold Seller harmless from all loss, damage, or liability caused as a result of Purchaser or Purchaser's agents' access to the Property under this Section 6, which obligations shall survive any termination of this Agreement or Purchaser's completion of the purchase of the Property. Purchaser shall not conduct any invasive testing of the Property (e.g., Phase II environmental testing) without Seller's prior written consent, which shall not be unreasonably withheld, conditioned, or delayed.

7. As Is. Except as otherwise stated herein, the parties hereby acknowledge and agree that this is an "AS IS" transaction and, except as otherwise expressly stated herein, Seller makes no representations or warranties as to the condition of subject property, or its fitness for a particular purpose.

8. Due Performance. Due performance of the terms, conditions, and agreements of this Agreement to be performed by a party and the accuracy of the representations and warranties of each as of the Closing Date is a condition to closing by the other party. Such performance shall include, without limitation, execution and delivery in proper form of all of the documents required hereunder to be delivered on the Closing Date and the rendering of all other performances and undertakings contemplated hereunder.

9. Closing Date. Closing shall occur no more than thirty (30) days following the completion of the Due Diligence period ("Closing Date") at the offices of the Escrow Agent. The terms *closed*, *closing* or *closing date* mean when the deed is recorded, and funds are available to Seller.

10. Casualty and Condemnation.

10.1 Casualty or Condemnation. In the event of threatened or actual condemnation of a material portion of the subject property prior to the Closing Date, at Purchaser's option, Purchaser may elect to proceed with the purchase of the subject property or may terminate this Agreement by written notice to Seller provided within ten (10) days after Purchaser's receipt of written notice of the occurrence of such threatened or actual condemnation. In the event Purchaser elects to terminate this Agreement, and neither party shall have any further rights, liabilities or obligations hereunder.

10.2 Election to Close. If Purchaser elects to proceed with the purchase of the subject property despite a condemnation action, then upon Closing, all condemnation proceeds shall be paid towards payment of the Purchase Price. The Purchase Price shall not be reduced, Purchaser shall have no claim against Seller relating to such condemnation other than any claim

relating to the delivery of any condemnation proceeds and Purchaser shall acquire the subject property at Closing in its then condition.

10.3 Risk of Loss. Except as otherwise provided herein, the risk of loss prior to Closing rests with Seller.

11. Closing Provisions.

11.1 Closing. This purchase and sale transaction shall be closed on the Closing Date, unless otherwise extended pursuant to mutual agreement of the parties, at the offices of the Escrow Agent.

11.2 Funds and Documents.

11.2.1 Purchaser's Funds and Documents. On or before the Closing Date, Purchaser shall cause to be delivered to the Escrow Agent, for delivery to Seller on the Closing Date, each of the following:

- (a) All funds required of Purchaser by reason of the prorations and adjustments described herein and the obligations of Purchaser for costs and expenses as set forth herein.
- (b) All documents required pursuant to this Agreement, properly executed by Purchaser.

11.2.2 Seller's Documents. On or before the Closing Date, Seller shall cause to be delivered to the Escrow Agent, for delivery to Purchaser on the Closing Date, each of the following:

- (a) Any funds necessary to satisfy Seller's obligations arising from the prorations and adjustments described herein and for costs and expenses as set forth herein, if any.
- (b) All documents required pursuant to this Agreement, properly executed by Seller.

11.3 Adjustments and Prorations on Closing. Seller and Purchaser understand that certain items will need to be prorated among the parties at Closing including, but not limited to real property taxes, if any. Real estate taxes payable for the current year, if any, shall be prorated on the Closing Date between the Seller and the Purchaser.

11.4 Costs of Closing.

11.4.1 Seller's Costs and Expenses. At Closing, Seller shall pay (i) one-half of the Escrow Agent's fee; (ii) the premium for an Owner's standard title insurance policy in the amount of the Purchase Price; (iii) all recording and miscellaneous charges customarily attributable to a Seller in similar transactions; and (iv) attorney fees incurred by Seller with respect to negotiating this Agreement, if any.

11.4.2 Purchaser's Costs and Expenses. At Closing, Purchaser shall pay (i) one-half of the Escrow Agent's Fee; (ii) any premium for additional title insurance endorsements desired by Purchaser over and above those provided by a standard title insurance policy (iii)

all recording and miscellaneous charges customarily attributable to purchasers in similar transactions; and (iv) all attorneys' fees incurred by Purchaser with respect to negotiating this Agreement, if any.

12. Remedies.

12.1 Seller's Breach. If Seller breaches this Agreement or fails to close the sale contemplated hereby through no fault of Purchaser, Purchaser shall be entitled to DAMAGES, SPECIFIC PERFORMANCE OR OTHER INJUNCTIVE OR EQUITABLE RELIEF.

12.2 Purchaser's Breach. If Purchaser breaches this Agreement and fails to close the sale contemplated hereby through no fault of Seller, Seller shall be entitled to DAMAGES, SPECIFIC PERFORMANCE OR OTHER INJUNCTIVE OR EQUITABLE RELIEF.

13. Brokerage Fees. No real estate brokerage fee or commission is owing in conjunction with this transaction.

14. Seller's Additional Conditions. Purchaser acknowledges that the subject property is currently developed with a water tower and associated pump station which is anticipated to eventually be decommissioned by the City. A survey map has been prepared depicting the water tower, pump station and utility easements to be reserved by City as depicted at Exhibit C attached hereto and incorporated herein by reference. To ensure the City has access for maintenance and eventual removal of the water reservoir and pump station, City will record, as a condition of closing, access and maintenance easements for the benefit of the City which shall run with the subject property.

15. Alley Vacation Contingency. The parties acknowledge and agree that this transaction is contingent upon the Seller, acting in its municipal capacity, vacating that 20-foot wide alley bisecting the subject property at Seller's sole cost.

16. Miscellaneous Provisions.

16.1 Assignment. The parties' rights and obligations under this Agreement shall not be assigned to any third party without the other party's prior written consent.

16.2 Possession. Purchaser shall be entitled to possession of the subject property on the Closing Date.

16.3 Attorneys' Fees. In any proceeding brought to enforce this Agreement or to determine the rights of the parties under this Agreement, the prevailing party shall be entitled to collect, in addition to any judgment awarded by a court, its reasonable attorney fees incurred, and all costs and expenses incurred in connection with such a lawsuit, including attorney fees, expenses of litigation, and costs of appeal. For purposes of this Agreement, the prevailing party shall be that party in whose favor final judgment is rendered or who prevails, if both parties are awarded judgment. The term "proceeding" shall mean and include arbitration, administrative, bankruptcy, and judicial proceedings including appeals.

16.4 Notices. Notices under this Agreement shall be in writing and shall be effective when actually delivered by hand delivery, electronic correspondence or United States mail directed to the other party at the address set forth below, or to such other address as the party may indicate by written notice to the other:

Seller:

City of Central Point
c/o Chris Clayton
140 South Third Street
Central Point, Oregon 97502-2216
chris.clayton@centralpointoregon.gov

and

Sydnee B. Dreyer
O'Connor West, LLC
670 G Street
Jacksonville, Oregon 97530
sbd@pacifiland.law

Purchaser:

Rogue Valley Council of Governments
c/o Ann Marie Alfrey
P.O. Box 3275
Central Point, Oregon 97502

and

Douglas M. McGeary
Attorney at Law
2 N. Oakdale Ave.
Medford, OR 97501
doug@douglasmmcgeary.com

16.5 Amendment. This Agreement may be amended only by written instrument executed by Seller and Purchaser.

16.6 Representations and Warranties. All representations and warranties made herein shall survive Closing.

16.7 Entire Understanding. This Agreement, and the documents incorporated herein, consists of the entire Agreement between the parties with relation to the conveyance of the subject property.

16.8 Time of Essence. Time is of the essence of this Agreement.

16.9 Applicable law. This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon.

16.10 Counterparts. This Agreement may be executed by the parties in separate counterparts. For the purposes of this Agreement, a facsimile or electronic copy of a signature shall have the same force and effect as an original signature.

16.11 Statutory Disclaimer.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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IN WITNESS WHEREOF, the parties have executed this Agreement on the dates set forth below.

SELLER:

CITY OF CENTRAL POINT

Date: _____, 2025

PURCHASER:

ROGUE VALLEY COUNCIL OF
GOVERNMENTS

Date: _____, 2025

By: Chris Clayton, City Manager

By: Ann Marie Alfrey, Executive Director

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN REAL PROPERTY LOCATED AT 399 SOUTH FIFTH STREET
(MAP NO. 372W11BB TAX LOTS 6300 & 8200) SURPLUS AND AUTHORIZING THE CITY MANAGER
TO SELL THE PROPERTY VIA FIXED PRICE SALE

Recitals:

- A. The City of Central Point owns real property located on 399 South Fifth Street, commonly referred to as Map No. 372W11BB, Tax Lots 6300 and 8200 which is the location of the former Public Works Corporation Yard (the “subject property”).
- B. The subject property has been leased to Pathways for the last several years and Pathways has provided written notice that it is terminating the lease.
- C. City has no municipal purpose for the subject property and RVCOG has reached out to the City to purchase the subject property for its Meals on Wheels program and other related uses.
- D. ORS 271.310 authorizes the City to sell real property without competition to another government department or public agency whenever it is not needed for public use or when the public interest may be furthered by such conveyance.
- E. The City has determined that the Property is not needed for municipal public use and it is in the public interest to sell the Property to RVCOG as authorized by CPMC 2.40.120.1.

The City of Central Point resolves as follows:

Section 1. The Subject Property is declared to be surplus.

Section 2. The City Council directs staff to negotiate a Purchase and Sale Agreement with RVCOG for the appraised value of the Subject Property.

Section 3. The City Manager or his designee is authorized to take any other steps necessary to effectuate the terms of this resolution.

Passed by the Council and signed by me in authentication of its passage this _____ day of August, 2025.

Mayor Tanea W. Browning

ATTEST:

City Recorder



DEPARTMENT: Administration **MEETING DATE:** August 28, 2025

STAFF CONTACT: Chris Clayton, City Manager

SUBJECT: Food and Friends Grant Application

SUMMARY AND BACKGROUND:

Opportunity/Problem

Food & Friends, a program of the Rogue Valley Council of Governments, has been operating out of the Olsrud Family Nutrition Center's kitchen through a lease agreement with ACCESS since 2001. In March of 2025, RVCOG received notification from ACCESS that the lease would not be renewed as the building will be modified to serve as a warehouse for their Food Bank. RVCOG has determined that it would be more cost effective to own their own production kitchen for the FOOD & Friends program rather than enter into another costly lease agreement.

Food & Friends is the only Meals on Wheels and Senior Meals Program serving older adults and adults with disabilities in Jackson and Josephine Counties. Our program provided over 270,000 home delivered and congregate meals to seniors in FY 24/25. The program targets adults 60 years and older in the two-county service area; this demographic is 33% of the overall population. Of the older adults we serve, 43% are male, 55% are female, 39% have a disability, 38% are 80 or older, and 20% earn less than 150% of the federal poverty level. For those who meet the criteria for eligibility for home delivered meals, respondents to our latest survey indicate 62% live alone and 40% are 80 and older. The survey shows that for 45% of these homebound seniors, the meal they receive is the only one they will consume that day, and 56% state that the volunteer who delivers the meal is the only person they will interact with.

The balanced meals, socialization, and regular safety checks delivered by the senior meals program are critical to the physical and mental health of older adults and to their ability to live independently in their own homes rather than in an institutional setting. A national survey shows that 1 in 6 seniors struggle with hunger and that the cost of providing a senior with meals for one year is roughly the same cost as a one-day stay in a hospital or six days in a nursing home. The need to maintain the Food & Friends program undiminished in Jackson and Josephine Counties is extreme.

Proposal/Solution

The City of Central Point is **proposing to sponsor a Community Development Block Grant in conjunction with the RVCOG** which will enable the renovation and outfitting of a site that

will serve as the Food & Friends Meals on Wheels and Senior Meals Program's main production kitchen. The RVCOG is the local Area Agency on Aging for Jackson and Josephine Counties and is the implementing entity for the senior nutrition program. Food & Friends is RVCOG's single largest program and a fundamental part of its long-standing goal to enhance the social safety net of the region's older adults and adults with disabilities.

The solution and opportunity to this problem is for RVCOG to not only have its own kitchen facility for the region's Meals on Wheels and Senior Meals Program, but to have a facility and program that can meet the rising demand for nutritional services in our region's growing older adult population. This proposed new kitchen facility will have the capability of preparing up to (and over) 1,400 meals per day, providing meals for our 10 dining locations and 62 home delivery routes in the region.

After an extensive search during spring and summer of this year, including properties for rent/lease, a single viable location was identified, a former City of Central Point Public Works facility on a 1.48-acre parcel within city limits. This property includes two industrial shop buildings totaling 5,050 square feet, with the larger of the two buildings being recognized as the site for the proposed production kitchen. This project will ensure the preservation of the functionality of the Food & Friends Meals on Wheels and Senior Meals Program at or exceeding the current level.

The City's approval of this IGA for the grant will be contingent upon the City and RVCOG entering into a purchase and sale agreement for the former Public Works Corp yard.

PREVIOUSLY DISCUSSED/DECIDED:

FINANCIAL ANALYSIS:

If approved, the City of Central Point and the Rogue Valley Council of Governments (RVCOG) will enter into an intergovernmental agreement assigning all responsibilities for grant administration and related obligations solely to RVCOG.

LEGAL ANALYSIS:

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

Strategic Priority - Community Investment

GOAL 1 - Build strong relationships between government and its citizens. STRATEGY 1 – Regularly survey the needs and preferences of Central Point residents.

STRATEGY 5 – Maintain a safe community that is known for its compassionate outreach to citizens. Develop strategies to work with vulnerable populations compassionately.

ATTACHMENTS/EXHIBITS:

1. FoodFriends_CDBG_Intake

STAFF RECOMMENDATION:

RECOMMENDED MOTION:

Information only (a public hearing allowing public comment on the grant application will be conducted at a September 2025 City Council meeting).

PROJECT INTAKE FORM



Note: Completion of this form does not guarantee an application will be invited. Program and Policy Coordinator may provide comments and suggestions for further project development.

SECTION I A: POTENTIAL APPLICANT	
Organization Name City of Central Point	Organization City <i>(Identify the ORS under which entity is formed if potential applicant is an entity other than city or county, such as special district, authority, association, et cetera.)</i>
Street Address 140 S 3rd Street, Central Point OR, 97502	Mailing Address 140 S 3rd Street, Central Point OR, 97502
Office Phone 541-423-1015	Web URL https://www.centralpointoregon.gov/

SECTION I B: PROJECT CONTACT	
Name	Title
Phone	Email
Phone (cell)	

SECTION I C: PROJECT OVERVIEW	
Project Name	Food & Friends Senior Meals Kitchen
Project Location <i>(physical address / attach map)</i>	389 S 5th Street, Central Point, OR 97502
Project Category ☐ Planning ☐ Design only ☐ Construction only ☒ Design & Construction ☐ Other:	

SECTION I D: ESTIMATED FUNDING REQUEST		
	Amount	
Funding Request from Business Oregon	1,000,000	
Funds from potential applicant	0	☒ Not Budgeted ☐ Budgeted
Other Funds:		☐ Pending ☐ Committed If committed, provide term:
Other Funds:		☐ Pending ☐ Committed If committed, provide term:
Estimated Total Project Cost	\$ 1,000,000	

Cost Estimate Date:	Prepared by
Estimated Project Start Date:	Completion Date:
If funding assistance from Business Oregon includes a loan, how will it be repaid?	
Estimated date of first draw:	

SECTION I E: PROJECT DESCRIPTION

Opportunity / Problem

Food & Friends, a program of the Rogue Valley Council of Governments, has been operating out of the Olsrud Family Nutrition Center's kitchen through a lease agreement with ACCESS since 2001. In March of 2025, RVCOG received notification from ACCESS that the lease would not be renewed as the building will be modified to serve as a warehouse for their Food Bank. RVCOG has determined that it would be more cost effective to own their own production kitchen for the Food & Friends program rather than enter into another costly lease agreement. Food & Friends is the only Meals on Wheels and Senior Meals Program serving older adults and adults with disabilities in Jackson and Josephine Counties. Our program provided over 270,000 home delivered and congregate meals to seniors in FY 24/25. The program targets adults 60 years and older in the two-county service area; this demographic is 33% of the overall population. Of the older adults we serve, 43% are male, 55% are female, 39% have a disability, 38% are 80 or older, and 20% earn less than 150% of the federal poverty level. For those who meet the criteria for eligibility for home delivered meals, respondents to our latest survey indicate 62% live alone and 40% are 80 and older. The survey shows that for 45% of these homebound seniors, the meal they receive is the only one they will consume that day, and 56% state that the volunteer who delivers the meal is the only person they will interact with that day. The balanced meals, socialization, and regular safety checks delivered by the senior meals program are critical to the physical and mental health of older adults and to their ability to live independently in their own homes rather than in an institutional setting. A national survey shows that 1 in 6 seniors struggle with hunger and that the cost of providing a senior with meals for one year is roughly the same cost as a one-day stay in a hospital or six days in a nursing home. The need to maintain the Food & Friends program undiminished in Jackson and Josephine Counties is extreme.

Proposal / Solution *Describe the proposed solution to the above problem / opportunity including identification of whether the proposed solution is a planning (feasibility, preliminary engineering, technical assistance et cetera.) only project, a final design only project, a construction only project or a combined final design / construction project.*

The City of Central Point is proposing to sponsor a Community Development Block Grant in conjunction with the RVCOG which will enable the renovation and outfitting of a site that will serve as the Food & Friends Meals on Wheels and Senior Meals Program's main production kitchen. The RVCOG is the local Area Agency on Aging for Jackson and Josephine Counties and is the implementing entity for the senior nutrition program. Food & Friends is RVCOG's single largest program and a fundamental part of its long-standing goal to enhance the social safety net of the region's older adults and adults with disabilities.

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SECTION I F: BACKGROUND INFORMATION – PART 1 FOR WATER OR WASTEWATER PROJECTS ONLY

Current Monthly Residential User Charge <i>(Assume 7,500 gallons per month water consumption.)</i>	
per month water	per month wastewater

per month wastewater

☐ Not Compliance Related

Identify type of compliance:
Notice Date:

Notice Date:

☐ No

FOR ECONOMIC DEVELOPMENT PROJECTS ONLY (JOB RELATED)

☐ Other

Will the project result in locating or expanding industrial or major commercial firm(s)?

☐ Yes ☐ No ☐ N/A

If yes, provide firm's name (*type of industry if confidential*) and estimated number of jobs that will be created / retained.

N/A

How does this project build community or economic development? *For economic development, please provide a brief economic impact statement. Example: this project will create / retain X number of jobs: construction, post construction and/or add \$X value to the community. State how many of the jobs will be at or above the county's minimum wage. State if the jobs are traded sector jobs or not. State cost per jobs created or retained.*

***This is the end of the form for planning-only projects and technical assistance-only projects.
If your project is design and/or construction, please continue to complete the following pages.***

**SECTION I G: BACKGROUND INFORMATION – PART 2
FOR DESIGN AND/OR CONSTRUCTION PROJECTS**

Is the project based on a technical document that shows the project is feasible, cost effective, and completed by a licensed engineer or architect (such as approved Master Plan, Facilities Plan or other technical report)?

☐ Yes ☐ No

If Yes, date of plan or report:

If No, when will an engineering or architectural report be completed?

Has the governing body of the potential applicant conducted a public meeting (council or board meeting, public hearing, workshop, et cetera) to identify and discuss the proposed project, including such items as nature and need for the project, starting date, financing requirements that may involve taking on additional debt, and consistency with the local comprehensive land use plan, countywide or regional plan?

☐ Yes ☐ No

Type of public meeting:

Date of public meeting:

If No, when will the public meeting be held?

FOR WATER OR WASTEWATER PROJECTS ONLY (FOR DESIGN AND/OR CONSTRUCTION PROJECTS)

Are the audited financial reports for the three most recent fiscal years available on the Secretary of State website?

☐ Yes ☐ No

If No, attach the most recent financial reports (audited, if available)

What is the existing annual debt service for the existing system?

What is the amount, if any, of existing annual debt service for the system that is paid by property taxes?

per year water

per year wastewater

Planned Monthly Residential User Charge Upon the Completion of Construction (must adequately cover operation, maintenance, replacement and debt financing):

per month water

per month wastewater

Is there a current OM&R (Operation, Maintenance and Replacement) Manual for the system?

☐ Yes ☐ No

Are Maintenance and Replacement expenditures budgeted annually?

☐ Yes ☐ No

Are meters installed on all service connections?

☐ Yes ☐ No

If No, percentage not metered and provide explanation:

USE	Current / Existing System	Future / at Completion of Construction	Current / Existing System	Future / at Completion of Construction	Gallons per Year
	Connections	Connections	Billable Accounts	Billable Accounts	Usage
Residential					
Commercial and Businesses					
Industrial					
Other					
Total Uses	0	0	0	0	0
Of Residential, Number occupied by Permanent Residents					
Percentage of Permanent Residents	0%	0%			

SECTION 2: PROJECT / APPLICANT INFORMATION – COMPLETED INTERNALLY <i>(APPLICABLE FOR ALL PROJECT TYPES)</i>					
Potential Applicant Population 18,997		Low / Mod Income 37.4		Median Household Income \$ 80,450	
Distressed Area ☐ Yes ☒ No ☐ Mixed		Rural Area ☐ Yes ☒ No ☐ Mixed			
Client Number		Deal Number		Project Manager	
Does the potential applicant have other open Business Oregon grant and/or loan? ☐ Yes ☒ No					
List each open Business Oregon award by project name, number, grant award and project status:					
Complete the followings if the project is pursuing <u>CDBG</u> funding					
a. Does potential applicant have more than three open CDBG grants? ☐ Yes ☒ No					
If yes, explain:					
b. Is potential applicant meeting the age and expenditure requirements for all open CDBG grants? ☒ Yes ☐ No					
See the age and expenditure requirements below: Requirements for open ONE YEAR grants are: - Any Microenterprise grant that is one year old must be 70% drawn - Any Microenterprise grant that is two years old must be administratively closed - Any Housing Rehabilitation Project that is one or two years old must be meeting contract requirements - Any Housing Rehabilitation Project that is three years old must be administratively closed Requirements for open MULTI YEAR grants are: - Any grant that is two years old must be 60% drawn - Any grant that is three years old must be 100% drawn - Any grant that is four years old must be administratively closed					