

MEMORANDUM

TO: Mayor and City Council

FROM: Faye Stewart, Public Works & Development Director

SUBJECT: SECOND VOTE OF ORDINANCE NO. 3148, EXTENDING
THE ECONOMIC & BUSINESS IMPROVEMENT DISTRICTS

DATE: December 8, 2021

Background

The first public hearing was held on October 25, 2021 and Ordinance No. 3148 was voted on a first time. The second public hearing is scheduled to be held on December 13, 2021. The required notices have been made to every business owner and property owner in the two districts. They have been provided with a proposed assessment. All remonstrances must be received prior to the conclusion of the second public hearing. More than 60 days have been provided for the remonstrance process. If 33% or greater of a district remonstrate then Council can not form and extend that district. The percentage of remonstrance for both the BID and EID will be provided at the Council meeting after any additional remonstrance is received up to and including the public hearing. Also, after the public hearing the monetary amounts in section 6 on page 3 of the ordinance will be known.

Recommendation

That Ordinance No. 3148 be adopted.

Cost

None



Richard Meyers, City Manager



Faye Stewart, Public Works &
Development Director

ORDINANCE NO. 3148

AN ORDINANCE EXTENDING AN ECONOMIC IMPROVEMENT DISTRICT (EID) AND A BUSINESS IMPROVEMENT DISTRICT (BID), MAKING ASSESSMENTS, AUTHORIZING THE COLLECTION OF SAID ASSESSMENTS, ASSESSING THE COSTS THEREOF AGAINST THE IDENTIFIED AND BENEFITED REAL PROPERTY; DIRECTING AN ENTRY OF SUCH ASSESSMENTS IN THE DOCKET OF CITY LIENS, CLASSIFYING ASSESSMENTS AS NOT SUBJECT TO CONSTITUTIONAL LIMITS AND PROVIDING FOR NOTICE OF CLASSIFICATION.

WHEREAS, the City Council by Ordinance No. 2863 created the Economic & Business Improvement Districts in 2001. Ordinance No. 2863 allowed for the extension of the districts not to exceed 5 years; and

WHEREAS, the Board of the Economic and Business Improvements Districts have requested the Districts to be extended for a five (5) year term; and

WHEREAS, the City Council by motion called for the first public hearing to be held on October 25, 2021 and the second public hearing to be held on December 13, 2021 for the purpose of receiving testimony concerning the extension of an Economic Improvement District (EID), extension of a Business Improvement District (BID), and the proposed assessments; and

WHEREAS, in accordance with said motion the City prepared and mailed not later than 30 days prior to said hearings a notice of hearing to affected property owners, and business owners in the proposed districts; and

WHEREAS, the area within the proposed district is zoned commercial; and

WHEREAS, no residential real property has been assessed; and

WHEREAS, that portion of a structure used primarily for residential purposes has not been assessed; and

WHEREAS, non-profit businesses are not assessed, nor property owned by non-profits; and

WHEREAS, those property owners or business owners who have filed a written remonstrance will not be assessed; and

WHEREAS, the Council has determined that the creation of the Economic/Business Improvement Districts is deemed necessary for the health, safety, and general welfare of the people of the City of Cottage Grove.

WHEREAS, ORS 223.112 to ORS 223.161 authorizes the City to establish and extend the formation an Economic Improvement District and a Business Improvement District and to perform economic and business improvement projects and to finance them with assessments to property and businesses.

THE CITY OF COTTAGE GROVE ORDAINS AS FOLLOWS:

Section 1. Extension of Districts: The City Council of Cottage Grove hereby approves and extends the “Cottage Grove Economic Improvement District” and the “Cottage Grove Business Improvement District,” hereafter known as “Districts,” originally created in 2001, and extended in 2004, 2007, 2010, 2013 and 2016 for the purpose of promoting within said districts economic and business improvements by planning or management of development or improvement activities; by landscaping or other maintenance of the public realm; by promotion of commercial activity or public events; and by activities in support of business expansion, development and recruitment.

Section 2. Boundaries: The boundaries of the two districts are illustrated in Exhibit A, attached to and forming a part of this ordinance.

Section 3. Board of Directors and Elections: The property owners and business owners in the districts will elect a Board of Directors of the Cottage Grove Economic/Business Districts. The Board shall be composed of seven (7) members, four (4) members to be from Tier 1 and three (3) members to be from Tier 2.

Section 4. Duration: The Cottage Grove Economic Improvement District and the Cottage Grove Business Improvement District shall be in effect for five (5) years, commencing January 13, 2022 with the option of continuing and being renewed by City Council for an additional term, not to exceed 5 years. The renewal shall be subject to the remonstrance provisions of ORS 223.

Section 5. Assessment Rate: The yearly assessment rates for each district shall be:

a. Economic Improvement District (EID):

Tier 1: \$0.05 (five cents) per square foot of lot area, with a cap of \$500 (five hundred dollars) and a minimum of \$100 (one hundred dollars).

Tier 2: \$0.02 (two cents) per square foot of lot area, with a cap of \$300 (three hundred dollars) and a minimum of \$100 (one hundred dollars).

(Tiers are shown on Exhibit A attached to and forming a part of this ordinance.)

b. Business Improvement District (BID): Each business shall be assessed a flat \$100 a year per business.

c. Clarification of Assessments:

EID

- i. If property is contiguous only one assessment based on the total square footage of property will be paid;
- ii. If property is used for only residential purposes it will not be

- assessed.
- iii If the property is a mixed use and has residential uses as a part of that mixed use the residential portion of the property is not assessed.
- iv If the property owner is a non-profit and operates a non-profit business on the same property there is no assessment.

BID

- i If the business owner is also the property owner there is no BID assessment.
 - ii If the business owner is a non-profit there is no BID assessment
- d. Assessments Not Levied Where Written Remonstrance Is Filed:

Assessments for either District shall not be levied on any property or business if the owner of that property or business has submitted written objections (remonstrance) at the public hearing. Notwithstanding any other provision of law, a property or business owner who fails to submit written objections at the public hearing as provided for in the ordinance shall be deemed to have made a specific request for the economic improvement or business improvement services to be provided during the period of time specified in this ordinance. Those properties or businesses excluded from the assessment by submitting written objections may subsequently agree to the assessment of the owner's property or business in the district.

Section 6. Total Assessment: The total assessment each year of the five (5) year term for the Economic Improvement District is approximately \$_____. The total assessment for the Business Improvement District is approximately \$_____ depending upon the number of businesses in existence at any one time.

The District will be responsible for the billing and collecting of fees.

Section 7. Administrative Fees: The City is not assessed under either the EID or BID, even though the City owns property in the districts. The City will not charge an administrative fee in lieu of assisting in the public hearing process for renewal of the districts and administration of liens.

Section 8. Reference Material and Docket of City Liens: Attached hereto and incorporated herein by this reference as Exhibit B, is a copy of the area contained in the District(s) and a copy of the list of property owners to be assessed as prepared by the Community Development Director. The Community Development Director is directed to enter a statement of each such assessment in the city lien docket when requested by the Board of Directors as provided by the Charter and Ordinance of the City of Cottage Grove. Each of the said assessments is hereby declared to be and to constitute a lien against the respective real property described in the assessment adopted hereby.

Section 9. Disbursement & Expenditure of Funds: The Cottage Grove Economic/Business Improvement District Board pursuant to the agreement entered into between the City of Cottage Grove and the Board of the Cottage Grove Economic/Business Improvement Districts, a copy of which is attached as Exhibit C will disburse and expend the funds collected. The expenditure, budgeting, and annual report shall be as contained in the said Agreement.

Section 10. Classification – Assessments & Fees – Notice: The assessments of this ordinance are not subject to the limits of Article XI, Section 11(b) of the Oregon Constitution. Within fifteen (15) days of the adoption of this ordinance, the City Recorder shall cause to be published in a newspaper of general circulation within the City, a notice of adoption of this Ordinance classifying the property assessments as incurred charges and not subject to the limits of Article XI, Section 11(b) of the Oregon Constitution referred to in this section. The notice shall:

- 1) Appear in the general news section of the newspaper, not in the classified advertisements;
- 2) Measure at least three (3) square inches;
- 3) Be printed in a type size at least equal to 8-point type; and
- 4) State that the City has adopted this ordinance classifying the property assessment for the financing of the Cottage Grove Economic/Business Improvement District as charges that are not subject to the limits of Article XI, Section 11(b) of the Oregon Constitution, that the reader may contact the designated City Official, the City Recorder, to obtain a copy of the Ordinance, that judicial review of the classification may be sought within sixty (60) days of the date the ordinance was adopted, that date of adoption being December 13, 2021, and if no such review is sought within the time specified, no subsequent challenges to the classification will be permitted.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR THIS _____
DAY OF DECEMBER, 2021.

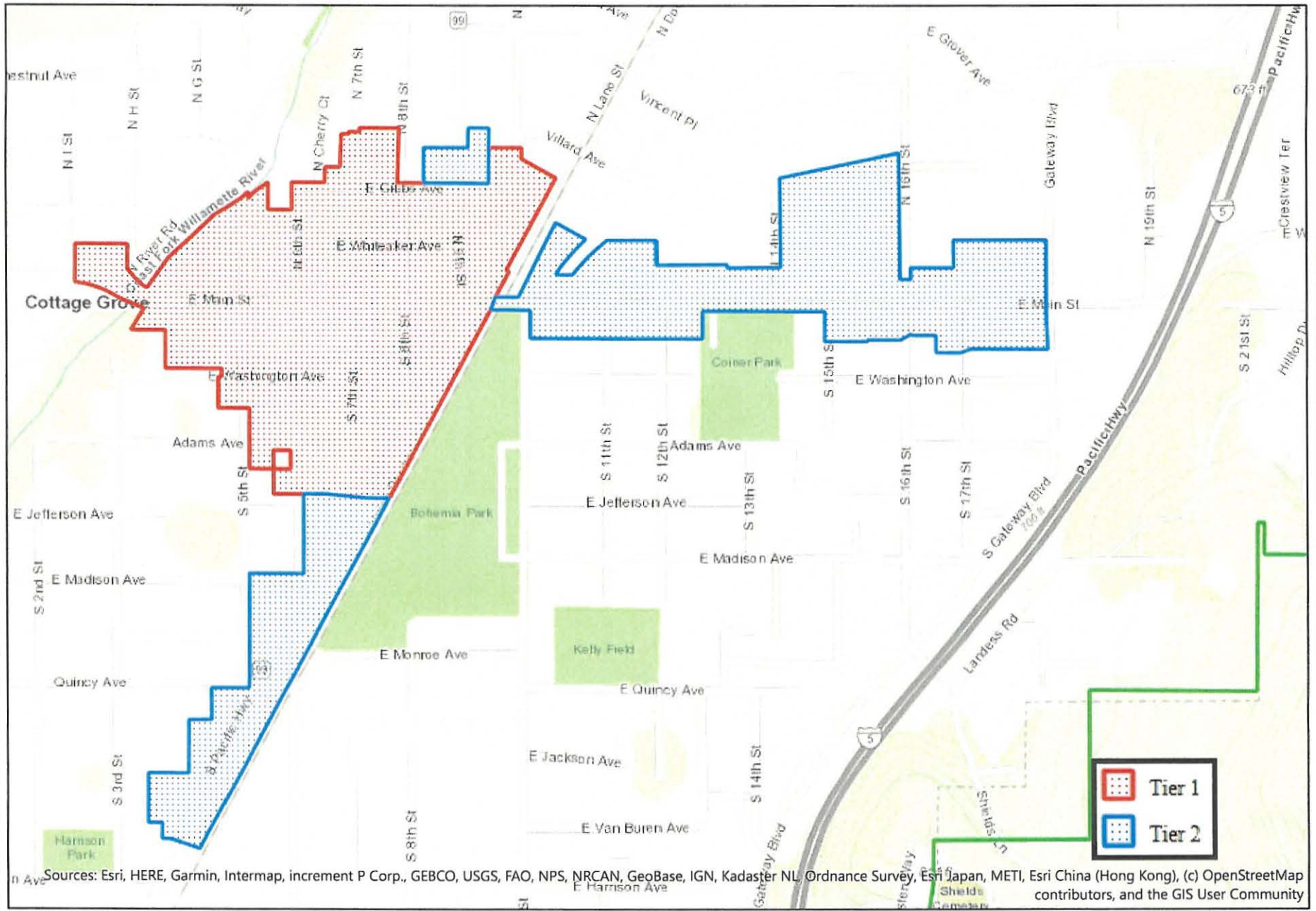
Jeffrey D. Gowing, Mayor

Dated: _____

ATTEST:

Richard Meyers, City Manager

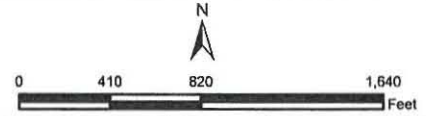
Dated: _____



| | |
|--|--------|
| | Tier 1 |
| | Tier 2 |

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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2021 EID/BID RENEWAL

EXHIBIT B
2021 EID TIER 1

| map | taxlot | ownname | addr1 | ownercity | ownerprvst | ownerzip | mapacres | INV AMOUNT |
|----------|---------|--|------------------------|---------------|------------|----------|----------|------------|
| 20032833 | 800 | 303 EAST MAIN LLC | 435 CARTHAGE AVE | EUGENE | OR | 97404 | 0.27 | 500.00 |
| 20032831 | 14800 | ACKLEY JOINT TRUST | 1441 HUDSON AVE | COTTAGE GROVE | OR | 97424 | 0.14 | 309.67 |
| 20032834 | 5800 | ADDICTION COUNSELING & EDUCATION SRV INC | 2149 CENTENNIAL PLAZA | EUGENE | OR | 97401 | 0.18 | 388.70 |
| 20032834 | 2001 | AGAMJOT INC | 394 GOLDEN EAGLE ST NW | SALEM | OR | 97304 | 0.29 | 500.00 |
| 20032842 | 5200 | ANDREWS MICHAEL WAYNE | 11 E VAN BUREN AVE | COTTAGE GROVE | OR | 97424 | 0.32 | 500.00 |
| 20032831 | 14400 | ASCENT VENTURES LLC | PO BOX 725 | COTTAGE GROVE | OR | 97424 | 0.23 | 499.99 |
| 20032831 | 12400, | BALTIC PROPERTY VENTURES VI LLC | 2305 S GREENWOOD RD | PORTLAND | OR | 97219 | 0.22 | 479.16 |
| 20032832 | 11600 | BEARD BRIAN W & HEATHER ANNE | 2250 VALHALLA ST | EUGENE | OR | 97401 | 0.26 | 500.00 |
| 20032831 | 14100 | BECKES NEVIN & NAOMI CHLOE | 31752 GOWDYVILLE RD | COTTAGE GROVE | OR | 97424 | 0.05 | 104.50 |
| 20032833 | 4000 | BITNER FAMILY LLC | 3414 WINCHESTER WAY | EUGENE | OR | 97401 | 0.21 | 450.00 |
| 20032831 | 10300 | BOHEMIA TAVERN LLC | 1601 E MAIN ST UNIT C | COTTAGE GROVE | OR | 97424 | 0.24 | 500.00 |
| 20032834 | 1100 | BURKHOLDER WOODS BUILDING LLC | 637 E MAIN ST | COTTAGE GROVE | OR | 97424 | 0.10 | 216.54 |
| 20032831 | 12800 | CATHARINE FILMER PROPERTY LLC | 2051 BENNETT CREEK RD | COTTAGE GROVE | OR | 97424 | 0.03 | 100.00 |
| 20032834 | 2600 | CENTURYLINK | 700 W MINERAL AVE | LITTLETON | CO | 80120 | 0.44 | 500.00 |
| 20032834 | 3500 | CJW LLC | 40 S 6TH ST | COTTAGE GROVE | OR | 97424 | 0.16 | 341.67 |
| 20032834 | 7800 | COLLINS CORINNE L | 506 S DOUGLAS ST | COTTAGE GROVE | OR | 97424 | 0.06 | 126.66 |
| 20032834 | 7800 | COLLINS CORINNE L | 506 S DOUGLAS ST | COTTAGE GROVE | OR | 97424 | 0.06 | 126.66 |
| 20032831 | 17200 | CONRAD PROPERTIES LLC | 78281 CEDAR PARK RD | COTTAGE GROVE | OR | 97424 | 0.12 | 250.66 |
| 20032834 | 8001 | COOK RICHARD WAYNE III & JENNIFER J | 2479 BOWTIE AVE | EUGENE | OR | 97404 | 0.14 | 298.61 |
| 20032831 | 14600, | COTTAGE GROVE MAIN STREET PARTNERS LLC | 2305 SE GREENWOOD RD | PORTLAND | OR | 97219 | 0.17 | 370.26 |
| 20032834 | 200 | DELSOL IVAN S | 513 E MAIN ST | COTTAGE GROVE | OR | 97424 | 0.10 | 220.33 |
| 20032834 | 4400, 4 | DLRDLC LIMITED PARTNERSHIP | PO BOX 2 | LORANE | OR | 97451 | 0.17 | 370.26 |
| 20032834 | 5200, 5 | EMIDAL HOLDINGS LLC | 106 S 6TH ST | COTTAGE GROVE | OR | 97424 | 0.22 | 479.16 |
| 20032831 | 10100 | FAST MARKET LLC | 580 N CENTRAL | COQUILLE | OR | 97423 | 0.12 | 259.43 |
| 20032831 | 15400 | GABRIELE PROPERTIES LLC | PO BOX 876 | COTTAGE GROVE | OR | 97424 | 0.14 | 300.90 |
| 20032834 | 2400 | GONZALES ROBERT | 310 ELK DR | COTTAGE GROVE | OR | 97424 | 0.12 | 263.21 |
| 20032831 | 16601 | GOODLING JAMES B | PO BOX 705 | EUGENE | OR | 97440 | 0.08 | 175.00 |
| 20032831 | 16800 | GUITRON ALCAZAR III LLC | 725 E GIBBS AVE | COTTAGE GROVE | OR | 97424 | 0.46 | 500.00 |
| 20032831 | 16900, | HAMILTON ROBERT L & MARY ANN | 101 N 9TH ST | COTTAGE GROVE | OR | 97424 | 0.33 | 500.00 |
| 20032834 | 3400 | HENNER MARTIN | PO BOX 11955 | EUGENE | OR | 97440 | 0.16 | 356.70 |
| 20032834 | 2200, 2 | HENNER MARTIN E | PO BOX 11955 | EUGENE | OR | 97440 | 0.16 | 348.48 |
| 20032834 | 1700, 1 | HENNER MARTIN E | PO BOX 11955 | EUGENE | OR | 97440 | 0.20 | 435.60 |
| 20032834 | 7400 | HILL RICHARD WILLIAM | 208 S 6TH ST | COTTAGE GROVE | OR | 97424 | 0.15 | 316.66 |
| 20032831 | 12300 | HOELZLE ROBERTA P | 702 E MAIN ST | COTTAGE GROVE | OR | 97424 | 0.05 | 118.75 |
| 20032831 | 11300, | HOLLOMAN CHRISTOPHER P | 324 ADAMS AVE | COTTAGE GROVE | OR | 97424 | 0.67 | 500.00 |
| 20032834 | 300 | HOOVER BRENT EDWARD | 6 QUINCY AVE | COTTAGE GROVE | OR | 97424 | 0.07 | 143.84 |
| 20032834 | 6700, 6 | HUDSON INVESTMENT CO | 917 SW CHESTNUT ST | PORTLAND | OR | 97219 | 0.88 | 500.00 |
| 20032831 | 16200, | HYS HOLDINGS LLC | 2100 HAYDEN BRIDGE RD | SPRINGFIELD | OR | 97477 | 0.23 | 500.00 |
| 20032834 | 2002 | J&J CONKLIN ENTERPRISES LLC | 35194 PERKINS CREEK RD | COTTAGE GROVE | OR | 97424 | 0.17 | 359.81 |
| 20032832 | 11800 | JGR LLC | PO BOX 742 | COTTAGE GROVE | OR | 97424 | 0.06 | 125.40 |
| 20032832 | 13600 | JOHNS THOMAS D & JULIE | 73416 ABEENE LN | COTTAGE GROVE | OR | 97424 | 0.49 | 500.00 |
| 20032842 | 5300 | JOHNSON MICHAEL & WHEARTY ABBAGAIL | 131 N 10TH ST | COTTAGE GROVE | OR | 97424 | 0.16 | 347.57 |

EXHIBIT B
2021 EID TIER 1

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|----------|-------------|-----------------------------------|---------------------------|---------------|----|-------|------|--------|
| 20032831 | 16700 | KELP DAVID M JR | 704 E WHITEAKER AVE | COTTAGE GROVE | OR | 97424 | 0.23 | 500.00 |
| 20032831 | 14200, | KISER JAMES J & LANCASTER DEBRA M | 504 E MAIN ST | COTTAGE GROVE | OR | 97424 | 0.10 | 217.80 |
| 20032831 | 10200, | LA FRANCHI RON | 580 N CENTRAL | COQUILLE | OR | 97423 | 0.51 | 500.00 |
| 20032834 | 5300, 5 | LUND DIVERSIFIED INC | 123 S 7TH ST | COTTAGE GROVE | OR | 97424 | 0.60 | 500.00 |
| 20032831 | 13600 | MITTLEMAN PROPERTIES | 2800 EAST LAKE STREET | MINNEAPOLIS | MN | 55406 | 0.33 | 500.00 |
| 20032834 | 8100 | MOCK INVESTMENTS PROPERTIES LLC | PO BOX 1379 | COTTAGE GROVE | OR | 97424 | 0.15 | 316.67 |
| 20032834 | 1500, 1 | MORMAR PROPERTIES LLC | 474 WILLAMETTE ST STE 308 | EUGENE | OR | 97401 | 0.20 | 435.60 |
| 20032834 | 900, 10 N R | SCOGGIN & SONS INC | 615 MAIN ST | COTTAGE GROVE | OR | 97424 | 0.18 | 392.04 |
| 20032831 | 12000 | NAM BONG HYUN | 604 SE PEACOCK LN | PORTLAND | OR | 97214 | 0.22 | 475.00 |
| 20032834 | 7600, 7 | NORTHWEST COMMUNITY CREDIT UNION | PO BOX 10607 | EUGENE | OR | 97440 | 0.72 | 500.00 |
| 20032833 | 4300 | OLD TIME GOSPEL FELLOWSHIP | PO BOX 1186 | COTTAGE GROVE | OR | 97424 | 0.22 | 478.69 |
| 20032831 | 11101 : | OPUNTIA LLC | 1444 HUDSON AVE | COTTAGE GROVE | OR | 97424 | 0.61 | 500.00 |
| 20032834 | 500, 40 | PUCKETT KENT L | 410 CLOVER LN | MEDFORD | OR | 97501 | 0.07 | 152.46 |
| 20032834 | 700, 80 | RAPHAEL BUILDING LLC | 2051 BENNETT CREEK RD | COTTAGE GROVE | OR | 97424 | 0.12 | 261.36 |
| 20032834 | 1300, 1 | REITEN CAMERON | 717 E MAIN ST | COTTAGE GROVE | OR | 97424 | 0.10 | 217.80 |
| 20032834 | 4100, 4 | RINGER RYAN A & JOCELYN E | 3358 KING EDWARDS CT | EUGENE | OR | 97401 | 1.36 | 500.00 |
| 20032831 | 9800 | ROBINSON RONALD C | 740 RIVER LOOP 2 | EUGENE | OR | 97404 | 0.14 | 313.10 |
| 20032834 | 5900, 6 | SCHWAB PROPERTIES LTD | PO BOX 5350 | BEND | OR | 97708 | 0.74 | 500.00 |
| 20032842 | 5400 | SCULLY ERIC | 1895 LOWEN ST NW | SALEM | OR | 97304 | 0.41 | 500.00 |
| 20032834 | 100 | SOLESBEE DANNY & CANDACE | PO BOX 1527 | COTTAGE GROVE | OR | 97424 | 0.11 | 242.98 |
| 20032833 | 100 | SOLESBEE DANNY L & CANDACE L | PO BOX 1527 | COTTAGE GROVE | OR | 97424 | 0.21 | 453.80 |
| 20032834 | 600 | SOLESBEE DANNY L & CANDACE LAMB | PO BOX 1527 | COTTAGE GROVE | OR | 97424 | 0.06 | 131.48 |
| 20032833 | 300, 40 | SOLOMON PROPERTIES LLC | 2473 LARIAT MESA | EUGENE | OR | 97401 | 0.17 | 370.26 |
| 20032831 | 11000 | TAYLOR GLEN R | PO BOX 303 | COTTAGE GROVE | OR | 97424 | 0.29 | 500.00 |
| 20032834 | 5501, 5 | TRANT-VALLEY KELLY L | 610 ADAMS AVE | COTTAGE GROVE | OR | 97424 | 0.25 | 500.00 |
| 20032831 | 13500 | U S NATIONAL BANK OF OR | 2800 EAST LAKE STREET | MINNEAPOLIS | MN | 55406 | 0.12 | 270.00 |
| 20032834 | 7200 | VA & LN FERGUSON REV LIV TRUST | 215 PACIFIC HWY S | COTTAGE GROVE | OR | 97424 | 0.10 | 213.85 |
| 20032831 | 10700, | VICTOR MICHAEL J & CONNIE E | 63330 E CAT CLAW LN | TUCSON | AZ | 85739 | 0.23 | 500.00 |
| 20032831 | 16300 | WESTERN OR COMMUNITY BANK | 9285 NE TANASBOURNE DR | HILLSBORO | OR | 97124 | 0.46 | 500.00 |
| 20032831 | 13100 | WHITTEN LUTHER & TRALENA | 35642 SHOREVIEW DR | DORENA | OR | 97434 | 0.05 | 110.44 |
| 20032834 | 7100 | LILLARD LEASING LLC | 2070 BRYANT AVE | COTTAGE GROVE | OR | 97424 | 0.27 | 500.00 |
| 20032831 | 15300, | WINTERS JAMES J & KAREN T | PO BOX 389 | COTTAGE GROVE | OR | 97424 | 0.36 | 500.00 |

TOTAL TIER 1 27237.48

REMONSTRATED OUT

| | | | | | | | | |
|----------|--------|---------------------------------------|-----------------------|---------------|--------|-------|------|--------|
| 20032834 | 3600 | IANNUZZO MICHAEL G | 9225 SCOTTS VALLEY RD | YONCALLA | OREGON | 97499 | 0.16 | 356.68 |
| 20032834 | 7900 | IRVINE RONALD A | 210 S 5TH ST | COTTAGE GROVE | OREGON | 97424 | 0.15 | 316.68 |
| 20032831 | 12200, | E R & NORMA F SCHWEITZER LIVING TRUST | 3465 ONYX ST | EUGENE | OREGON | 97405 | 0.16 | 348.48 |
| 20032831 | 11400 | COPPER COLUMNS LLC | PO BOX 592 | SPRINGFIELD | OREGON | 97477 | 0.22 | 475.00 |
| 20032831 | 13300 | MCHUGILL THOMAS | 1002 N 19TH ST | COTTAGE GROVE | OREGON | 97424 | 0.10 | 222.06 |
| 20032832 | 11900 | REAKSECKER JOHN P & LUCETTE | 2262 CORINTHIAN CT | EUGENE | OREGON | 97405 | 0.07 | 145.35 |
| 20032834 | 5000 | REAKSECKER JOHN P & LUCETTE G | 2262 CORINTHIAN CT | EUGENE | OREGON | 97405 | 0.09 | 194.34 |

EXHIBIT B
2021 EID TIER 1

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|----------|-------|-------------------------------|----------------------|---------------|--------|-------|------|--------|
| 20032831 | 14000 | ROSENTHAL JOHN M | 602 MAIN ST | COTTAGE GROVE | OREGON | 97424 | 0.06 | 133.00 |
| 20032834 | 2900 | CONKLIN RICHARD | 616 S 7TH ST | COTTAGE GROVE | OREGON | 97424 | 0.01 | 100.00 |
| 20032831 | 13200 | SCHWEITZER TIMOTHY & BRITTENY | PO BOX 1225 | COTTAGE GROVE | OREGON | 97424 | 0.07 | 142.50 |
| 20032831 | 17500 | MARSH & NEASE INV LTD | 78442 CEDAR PARKS RD | COTTAGE GROVE | OR | 97424 | 0.23 | 491.53 |
| 20032834 | 2003 | ARP DALE A | 54 HWY 99 S | COTTAGE GROVE | OR | 97424 | 0.20 | 436.12 |
| 20032831 | 9900 | SPADY LIVING TRUST | 930 E GIBBS AVE | COTTAGE GROVE | OR | 97424 | 0.23 | 500.00 |
| 20032832 | 13900 | THOMAS MARK B | 500 E WHITEAKER AVE | COTTAGE GROVE | OR | 97424 | 0.16 | 348.45 |

TOTAL OPT OUT 2434.09

% OPT OUT 9%

2021 EID Renewal Tier 2

| map | taxlot | ownname | addr1 | ownercity | ownerprvst | ownerzip | INV AMT | mapacres |
|----------|------------------|------------------------------------|----------------------------------|---------------|------------|----------|-----------|----------|
| 20032842 | 6400, 6401 | 1300 MAIN LLC | 125 E 6TH AVE | JUNCTION CITY | OR | 97448 | \$ 300.00 | 1.04 |
| 20032843 | 11500, 11600 | 308 SOUTH 10TH STREET LLC | PO BOX 11135 | EUGENE | OR | 97440 | \$ 174.24 | 0.20 |
| 20032841 | 1900 | ACI REAL ESTATE SPE 128 LLC | PO BOX 800729 | DALLAS | TX | 75380 | \$ 300.00 | 4.48 |
| 20032844 | 500 | ADVANTAGE DENTAL CLINICS LLC | 442 SW UMATILLA AVE | REDMOND | OR | 97756 | \$ 164.44 | 0.19 |
| 20032841 | 3201, 3202 | BANNER BANK | 10 S 1ST | WALLA WALLA | WA | 99362 | \$ 300.00 | 0.54 |
| 20033321 | 11800, 11801 | BRIDGE STREET COMMERCIAL LLC | 12774 SW 132ND AVE | TIGARD | OR | 97223 | \$ 300.00 | 0.78 |
| 20032843 | 800 | BRIDGES KENNETH & DONITA | 1059 E MAIN ST | COTTAGE GROVE | OR | 97424 | \$ 129.31 | 0.15 |
| 20032834 | 9600 | C G PROPERTIES LLC | 1020 NE YUCCA AVE | REDMOND | OR | 97756 | \$ 189.74 | 0.22 |
| 20032842 | 6200 | CHVATAL INVESTMENTS LLC | 32720 VINTAGE WAY | COBURG | OR | 97408 | \$ 300.00 | 0.55 |
| 20032843 | 200, 300, 11800 | COTTAGE GROVE PROFESSIONAL CENTER | 440 E 2ND AVE | EUGENE | OR | 97401 | \$ 296.21 | 0.34 |
| 20032841 | 4100 | COTTAGE GROVE RETAIL LLC | 1100 JORIE BLVD STE 140 | OAK BROOK | IL | 60523 | \$ 300.00 | 0.47 |
| 20032841 | 1800 | COTTAGE SAND REALTY LLC | 10689 N PENNSYLVANIA ST | INDIANAPOLIS | IN | 46208 | \$ 300.00 | 1.88 |
| 20032844 | 3400, 3401, 3300 | CRHA LIVING TRUST | PO BOX 375 | DRAIN | OR | 97435 | \$ 300.00 | 0.45 |
| 20032844 | 400 | DEAN & LUCY MOUREN-LAURENS TRUST | 1785 E MAIN ST | COTTAGE GROVE | OR | 97424 | \$ 203.55 | 0.23 |
| 20032842 | 3702 | DMA COTTAGE GROVE LLC | 202 NW 6TH ST | CORVALLIS | OR | 97330 | \$ 300.00 | 0.76 |
| 20032844 | 3800 | DONALD & JOAN SEGAL JOINT TRUST | 61150 RIVER BLUFF TRAIL | BEND | OR | 97702 | \$ 300.00 | 0.48 |
| 20032843 | 5900, 5901 | FERGASON INVESTMENTS LLC | 76518 MARTIN CREEK RD | COTTAGE GROVE | OR | 97424 | \$ 121.97 | 0.14 |
| 20033322 | 9600 | FRAZIER JUDY L | 1028 ADAMS AVE | COTTAGE GROVE | OR | 97424 | \$ 219.80 | 0.25 |
| 20032842 | 6100 | FULTON ENTERPRISES LLC | 2473 DALTON DR | EUGENE | OR | 97404 | \$ 265.09 | 0.30 |
| 20032834 | 9501 | GOODLING-GRANT LLC | 330 PACIFIC HWY S | COTTAGE GROVE | OR | 97424 | \$ 164.39 | 0.19 |
| 20033321 | 11700 | HARYANA LLC | 603 S 5TH ST | COTTAGE GROVE | OR | 97424 | \$ 300.00 | 0.35 |
| 20032831 | 8700 | HELSEL HERBERT H TE | PO BOX 888 | LANGLEY | WA | 98260 | \$ 258.87 | 0.30 |
| 20032841 | 3400 | HILLSBORO WEST PLAZA LLC | 104 WILMOT RD MS #1435 | DEERFIELD | IL | 60015 | \$ 300.00 | 1.82 |
| 20033321 | 10000 | JAMES & MARY BALES FAMILY TRUST | PO BOX 1317 | CRESWELL | OR | 97426 | \$ 197.25 | 0.23 |
| 20033321 | 9500 | JONES KENT | 714 PACIFIC HWY S | COTTAGE GROVE | OR | 97424 | \$ 291.80 | 0.33 |
| 20033321 | 9700 | KIMBERLY LYNN SMITH LIVING TRUST | 518 HWY 99 S | COTTAGE GROVE | OR | 97424 | \$ 181.09 | 0.21 |
| 20032831 | 9600, 9700 | K-QUAD LLC | 3400 MAIN ST | SPRINGFIELD | OR | 97478 | \$ 300.00 | 0.55 |
| 20032834 | 9200, 9700 | LEE BROTHERS TIMBER LLC | 75630 LONDON RD | COTTAGE GROVE | OR | 97424 | \$ 191.66 | 0.22 |
| 20032843 | 600 | LIBERTY PROPERTY INVESTMENT LLC | 1029 E MAIN ST | COTTAGE GROVE | OR | 97424 | \$ 129.55 | 0.15 |
| 20032843 | 700 | LLAMAS RANDY | 1049 E MAIN ST | COTTAGE GROVE | OR | 97424 | \$ 126.43 | 0.15 |
| 20033322 | 9302 | LOCKWARD TREVOR J | 2190 IRONWOOD ST | EUGENE | OR | 97401 | \$ 193.50 | 0.22 |
| 20033321 | 10200 | MARK RUSSELL TROYANEK LIVING TRUST | 433 S PACIFIC HWY | COTTAGE GROVE | OR | 97424 | \$ 300.00 | 0.42 |
| 20032843 | 11700 | NEW MARSHA | 750 SWEET LN | COTTAGE GROVE | OR | 97424 | \$ 159.44 | 0.18 |
| 20032844 | 3100 | OLSON ERNEST E JR | 1601 E MAIN ST UNIT C | COTTAGE GROVE | OR | 97424 | \$ 241.69 | 0.28 |
| 20032843 | 5800 | OSBURN COLEENE R | 1113 8TH ST | LAFAYETTE | OR | 97127 | \$ 100.00 | 0.11 |
| 20032834 | 9100, 9000 | PARSONS SHANE A | 605 JEFFERSON AVE | COTTAGE GROVE | OR | 97424 | \$ 261.36 | 0.30 |
| 20033322 | 9000 | REINBOLD DAVID A & KELLY D | 652 S 3RD ST | COTTAGE GROVE | OR | 97424 | \$ 300.00 | 0.40 |
| 20032842 | 6500 | ROGERS DAVID E & CAROL E | 1308 E MAIN ST | COTTAGE GROVE | OR | 97424 | \$ 100.00 | 0.10 |
| 20032842 | 6800 | VINZEY EMPIRE LLC | 32968 DILLARD RD | EUGENE | OR | 97405 | \$ 276.86 | 0.32 |
| 20032831 | 8900 | ROGERS JESSE J & ASHLEY J | PO BOX 265 | BIGFORK | MT | 59911 | \$ 220.00 | 0.25 |
| 20032841 | 3900 | SAFeway INC STORE #1458 | PO BOX 800729 | DALLAS | TX | 75380 | \$ 300.00 | 0.52 |
| 20032841 | 4500 | SAFeway INC STORE #1458 | PO BOX 800729 | DALLAS | TX | 75380 | \$ 187.57 | 0.22 |
| 20032843 | 1200 | SILK CREEK PROPERTIES LLC | 32530 DOOLITTLE RD | COTTAGE GROVE | OR | 97424 | \$ 256.81 | 0.29 |
| 20032843 | 1300 | SILK CREEK PROPERTIES LLC | 32530 DOOLITTLE RD | COTTAGE GROVE | OR | 97424 | \$ 128.24 | 0.15 |
| 20032834 | 9500, 9502 | TF REAL ESTATE COTTAGE GROVE LLC | 4475 SW SCHOLLS FERRY RD STE 260 | PORTLAND | OR | 97225 | \$ 278.78 | 0.32 |
| 20032844 | 2900 | DAVID DEBYSINGH | 3875 HEATHER GROVE LANE | EUGENE | OR | 97408 | \$ 300.00 | 0.49 |
| 20033321 | 9600 | UNION OIL CO | PO BOX 285 | HOUSTON | TX | 77001 | \$ 300.00 | 0.51 |
| 20032841 | 3203 | WALSH GATEWAY LLC | PO BOX 5673 | EUGENE | OR | 97405 | \$ 297.54 | 0.34 |

2021 EID Renewal Tier 2

| | | | | | | | | | | |
|----------|------|--------------------------------------|-----------------|-------------|----|-------|----|--------|------|-----------|
| 20032843 | 500 | WALTER PAUL J ESTATE OF | 9 FAIRVIEW AVE | NORTH CREEK | NY | 12853 | \$ | 160.79 | 0.18 | |
| 20032841 | 3800 | WILLIAM R & VERLIE JEAN DONLEY TRUST | 15143 SE NIA DR | CLACKAMAS | OR | 97086 | \$ | 300.00 | 0.43 | |
| | | | | | | | | TOTAL | \$ | 11,867.98 |

| | | | | | | | | | |
|----------|------------------------|---|-----------------------|---------------|----|-------|----|--------|------|
| 20033321 | 9801 | OWENS RUSSELL B | PO BOX 1258 | COTTAGE GROVE | OR | 97424 | \$ | 146.37 | 0.17 |
| 20033321 | 9802 | RB OWENS LLC | PO BOX 1258 | COTTAGE GROVE | OR | 97424 | \$ | 235.83 | 0.27 |
| 20032844 | 101 | WIL & WIL PROPERTIES LLC | 635 S 1ST ST | COTTAGE GROVE | OR | 97424 | \$ | 300.00 | 0.52 |
| 20032841 | 4400 | WILLIAM J & SUZANNE I WELT FAMILY TRUST | PO BOX 220 | COTTAGE GROVE | OR | 97424 | \$ | 190.08 | 0.22 |
| 20033321 | 11200 | WILLIAM J & SUZANNE I WELT FAMILY TRUST | PO BOX 220 | COTTAGE GROVE | OR | 97424 | \$ | 201.89 | 0.23 |
| 20032844 | 300 | J MOUREN-LAURENS REVOCABLE TRUST | 1785 E MAIN ST | COTTAGE GROVE | OR | 97424 | \$ | 128.57 | 0.15 |
| 20032834 | 9300 | AEA INVESTMENTS LLC | 78476 LAYNG RD | COTTAGE GROVE | OR | 97424 | \$ | 121.37 | 0.14 |
| 20032843 | 1100, 1101 | CLAIR ADKINS & ASSOC QUALITY HOMES LLC | 1680 BEST LN | EUGENE | OR | 97401 | \$ | 300.00 | 0.59 |
| 20033322 | 9500 | PATEL ACKSHAY | 12173 HIDDEN POINT CT | FISHERS | IN | 46037 | \$ | 300.00 | 0.77 |
| 20032842 | 5700, 5800, 5900, 6000 | SPADY LIVING TRUST | 930 E GIBBS AVE | COTTAGE GROVE | OR | 97424 | \$ | 300.00 | 0.94 |

TOTAL OUT \$ 1,624.11

% OUT 14%

BID

| Business Name | Mailing Address (if different) | City State Zip | Own | Vacant | ASSESSMENT |
|-------------------------------------|--------------------------------|-------------------------|-----|--------|------------|
| 541 Exchange | 319 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| 7's Deli | 354 S Hwy 99 | Cottage Grove, OR 97424 | No | No | \$100 |
| Advanced Monitoring | 711 Medford Ctr #216 | Medford, OR 97504 | No | No | \$100 |
| Ambrose Collectables | 516 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Anytime Fitness | 1600 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Applie Pie Antiques | 811 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Aspen Chiropractic | 1240 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Axe & Fiddle | 637 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Backer Dental | 1551 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Bartolotti's | 603 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Big Stuff BBQ | 733 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Bochetto Day Spa | 104 Hwy 99 S | Cottage Grove, OR 97424 | No | No | \$100 |
| Bottle Shoppe | 811 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Business Owner | 1024 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Busters Main St Café | 813 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Central OR & Pacific Railroad | 1054 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Charter | 1505 Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Cottage Grove Community Acupuncture | 35 S 6th St | Cottage Grove, OR 97424 | No | No | \$100 |
| Cottage Grove Historical Society | 737 E Main St | Cottage Grove, OR 97424 | No | Yes | \$100 |
| Cottage Grove Physical Therapy | PO Box 654 | Cottage Grove, OR 97424 | No | No | \$100 |
| Cottage Grove Tax Office | 28 S 6th St Suite C | Cottage Grove, OR 97424 | No | No | \$100 |
| Crescent Moon Yoga | 819 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Delight | 538 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Dirt Cheap Copies | 725 Whiteaker Ave | Cottage Grove, OR 97424 | No | No | \$100 |
| Edward Jones | 20 S 6th St | Cottage Grove, OR 97424 | No | No | \$100 |
| Edward Jones | 1137 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Espresso Barn | 1551 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Farmers Insurance | 330C Hwy 99 | Cottage Grove, OR 97424 | No | No | \$100 |
| First American Title | 535 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Flower Basket | 119 S 6th St | Cottage Grove, OR 97424 | No | No | \$100 |
| Gabriele Wellness Center LLC | 1260 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Garden of Ink | 21 S 6th St | Cottage Grove, OR 97424 | No | No | \$100 |
| Gateways Counseling & Consulting | PO Box 1173 | Cottage Grove, OR 97424 | No | No | \$100 |
| Haffly Home Group | 215 N 9th St | Cottage Grove, OR 97424 | No | No | \$100 |

BID

| | | | | | |
|----------------------------------|---------------------|-------------------------|-----|----|-------|
| Health Hub | 1133 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Hoyer Accounting | 516 Whiteaker Ave | Cottage Grove, OR 97424 | Yes | No | \$100 |
| Imagine it Framed | 29 S 6th St | Cottage Grove, OR 97424 | No | No | \$100 |
| Its Watts For You | 330A Hwy 99 | Cottage Grove, OR 97424 | No | No | \$100 |
| Jim Downing Realty | 616 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Juanita's | 12 S 6th St | Cottage Grove, OR 97424 | No | No | \$100 |
| Kalapuya Books | 637 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Kevin Pillow PC | 1015 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Latino Soul | 820 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Lauraine's ATA Martial Arts | 802 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Logical Co | PO Box 549 | Cottage Grove, OR 97424 | No | No | \$100 |
| Main St Market | 822 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Mandy's Med Club | 335 99 South | Cottage Grove, OR 97424 | No | No | \$100 |
| Neighbor's Choice Coffee | 10 Van Buren | Cottage Grove, OR 97424 | No | No | \$100 |
| New Creations Hair Design | 227 S 6th St | Cottage Grove, OR 97424 | No | No | \$100 |
| New to You | 205 N 9th St | Cottage Grove, OR 97424 | No | No | \$100 |
| Nichols Auto Parts Inc | 104 Hwy 99 S | Cottage Grove, OR 97424 | No | No | \$100 |
| Novedades Romero | 811 E Main St M1 | Cottage Grove, OR 97424 | No | No | \$100 |
| Opal Center for Arts & Education | 513 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Payne West Insurance | PO Box 185 | Cottage Grove, OR 97424 | No | No | \$100 |
| PC Garage | 711 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Rainy Peak Bicycles | 533 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Rally Coffee | 1220 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Royal Luxe Nails | 1498 E Main St #110 | Cottage Grove, OR 97424 | No | No | \$100 |
| Rubi's Beauty Salon | 811 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Salon 7 | 1007 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Salon Five 14 | 514 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Seeds & Flint | 22 N 8th St | Cottage Grove, OR 97424 | No | No | \$100 |
| Simard Chiropractic | 1011 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Starbucks | 1500 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| T & K Creations | 818 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Tattoo Novelle | 321 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| The Crafty Mercantile | 517 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| The Flower Basket | 119 S 6th St | Cottage Grove, OR 97424 | No | No | \$100 |
| The Sentinel | 1498 E Main St #104 | Cottage Grove, OR 97424 | No | No | \$100 |

BID

| | | | | | |
|-----------------------------|----------------|-------------------------|----|-----------------------|-------|
| vacant | 824 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Vacant | 225 S 6th St | Cottage Grove, OR 97424 | No | No | \$100 |
| Remonstrances | | | | | |
| Sustainable Ag. Solutions | 836 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Cottage Grove Cigar & Drink | 1785 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| Territorial Land Company | 1785 E Main St | Cottage Grove, OR 97424 | No | No | \$100 |
| | | | | Total | \$300 |
| | | | | % Remonstrated Out | 3% |

**Amended Bylaws of
Cottage Grove Economic & Business Improvement District
dba Downtown Cottage Grove**

Article I: Name and Term

Section 1: The name of this organization shall be the Cottage Grove Economic & Business Improvement District dba Downtown Cottage Grove hereinafter referred to as the DCG, and its duration will be perpetual.

Article II: Offices

Section 1: Principle Office. The principle offices shall be determined from time to time by the Board of Directors.

Article III: Purpose

Section 1: The corporation is organized to operate exclusively for charitable and educational purposes within the meaning of Section 501c3 of the Internal Revenue Code of 1986 (or corresponding provision of any future United States Internal Revenue law). DCG will work towards elimination of the physical, economic, and social deterioration of downtown Cottage Grove and thereby promote Cottage Grove's historic preservation, contribute to its community betterment, while lessening the burdens of Cottage Grove's government, and more specifically:

- A. Organization: DCG will aid, support, and promote constructive relationships between local government bodies, organizations, private business, and citizens. DCG will support other charitable and educational organizations with similar purposes. DCG will represent the concerns of the downtown area at the city, county, and special district level.
- B. Design: DCG will advocate for the planning and coordinating of design improvements in, or adjacent to, the downtown area including landscaping or other maintenance of the public realm; design services for buildings and signage; improving parking systems; providing information on painting, construction, historic renovation, and preservation; and participating in the planning and development of public interest projects. DCG will, whenever possible, recommend appropriate uses and design standards for downtown development compatible with historic preservation.
- C. Economic Vitality: DCG will help educate and assist business and property owners in matters of preservation, promotion, and finance in support of business expansion, development, and recruitment.
- D. Promotion: DCG will hold meetings, seminars, and other activities to educate and inform citizens and members on topics of interest and concern to the downtown area that will foster the preservation of downtown and enhance the understanding and appreciation of its history culture, and architecture. DCG will sponsor cultural, employment, and revitalization activities in the downtown area. DCG will issue publications and information regarding its activities and other information relevant to downtown which may include

planning studies, organization brochure, informational brochures and guides, event flyers and posters, and a newsletter.

Article IV: Powers

Section 1: General Powers. DCG will have all powers granted by Oregon law. It will also have the power to undertake, either alone or in cooperation with others, any lawful activity which may be necessary or desirable for the furtherance of any or all purposes for which DCG is organized.

Section 2: DCG may invest both assets secured by DCG, and services provided by DCG resulting in development, as program related investments. Any returns from such investment will be used by DCG for the furtherance of any or all purposes for which the DCG is organized. No portion of the returns will inure to the benefit of any member, Director, Coordinator, Office, volunteer, or staff member of DCG.

Article V: Boundaries

Section 1: Boundaries. The Corporation Area shall be that geographic area indicated on the attached map, as established by City of Cottage Grove Ordinance 3067.

Article VI: Members.

Section 1: Classes and Voting. Membership of this corporation shall consist of two classifications: full and associate. One vote on corporation business shall be vested to each member holding membership in full classification. Votes may be cast by the duly appointed representative of those members.

Section 2: Qualifications. Full Members are business owners within DCG's boundaries and are current in payment of assessment as defined by City of Cottage Grove Ordinance 3067, property owners within DCG's boundaries and are current in the payment of a property assessment as defined by City of Cottage Grove Ordinance 3067, and the City of Cottage Grove.

An Associate Member is any business, corporation, agency, group, or individual etc. who support the activities of the DCG but does not vote. Membership requests from associate members shall be reviewed and approved by the Board of Directors upon receipt of membership dues and a completed application.

Section 3: Termination of Membership. Any Associate Member may resign from membership in the corporation upon giving written notice thereof to the Secretary or the Executive Director of the corporation. Members who resign from membership will not receive refund of dues.

Section 4: Annual Meeting. The membership of the corporation shall conduct an annual meeting at which time corporation business may be transacted. The annual meeting shall be during the month of April or such other time as the Board of Directors may direct. The purpose of the annual meeting will be to elect the Board of Directors for the following year, and any other such business as the Board of Directors may deem appropriate or necessary.

Section 5: *Special Meetings*. Special meetings of the membership of the corporation may be called by the President of the Board of Directors, or a majority of the Board of Directors, or upon written petition by at least twenty-five percent (25%) of the active membership.

Section 6: *Notice of Meeting*. A notice stating the purpose, date, time, and place of any meeting of members shall be given at least 10 days prior to the meeting date either by regular or electronic mail. Other interested parties will be given such notice of meetings as the Board of Directors deem appropriate.

Section 7: *Quorum and Voting*. Those votes represented at a meeting of members shall constitute a quorum. A majority vote of the members voting is the act of the members, unless these Bylaws or the law provide differently.

Section 8: *Action by Consent*. Any action required by law to be taken at a meeting of the members may be taken without a meeting if a consent in writing, setting forth the action to be taken or so taken, shall be signed by all the members.

Article VII: Board of Directors

Section 1: *Duties*. The affairs of the corporation shall be managed by the Board of Directors.

Section 2: *Number and Qualification*. The number of directors shall be 11. Five of the directors shall be business or property owners from Tier 1 in the Corporation Area who are current in the payment of the assessment as defined by City of Cottage Grove Ordinance 3067, or their duly authorized representatives; four of the directors shall be business or property owners in Tier 2 of the Corporation Area who are current in the payment of a property assessment as defined by City of Cottage Grove Ordinance 3067, or their duly authorized representatives; two shall be members-at-large.

Section 3: *Ex-officio Members*. The City of Cottage Grove may select up to two ex-officio, non-voting members (one staff and one elected official) to serve on the Board of Directors at the discretion of the Board of Directors. The Board of Directors may appoint additional ex-officio, non-voting members as it deems necessary by a majority vote of the board members. These nonvoting representatives shall not be included in the attendance establishment of a quorum.

Section 4: *Term and Election*. The term of office for Directors shall be three years. A Director may be re-elected for one additional three-year term. The Board shall be elected by the majority of members at the annual meeting of the members.

Section 5: *Nominations*. The Board of Directors shall appoint a Nominating Committee consisting of five members, which shall include the President and Vice President of the corporation. The Nominating Committee shall solicit names of candidates for the upcoming Board vacancies. The Nominating Committee shall mail the list of nominees to the membership in March. Additional candidates may be placed on the ballot by petition presented to the Nominating Committee, and signed by ten (10) or more current members of the corporation. Additional nominations shall be submitted no later than March 31 of each year.

Section 6: *Resignation or Removal*. Any director may resign at any time by giving written notice to the president. Such resignation shall take effect at the time specified therein, or, if no time is

specified, at the time of acceptance thereof as determined by the President of the Corporation. Any Director may be removed, with or without cause, at a meeting called for that purpose, by a two-thirds vote of the Directors then on the Board of Directors.

Section 7: *Vacancies*. Any vacancy occurring in the Board of Directors (other than a vacancy resulting from the normal term of office) may be filled by the affirmative vote of a majority of the current members of the Board of Directors. A Director elected to fill a vacancy shall be elected for the term of his or her predecessor in office.

Section 8: *Quorum and Action*. At all meetings of the board, a simple majority of the filled positions of the board shall constitute a quorum for the transaction of business. If a quorum shall not be present at any meeting of the Board, the Directors present may adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present.

Section 9: *Meetings*. The Board of Directors may hold regular and special meetings. Regular scheduled meetings shall be held monthly. Special meetings of the board may be called by the President or by four or more Directors. Notice of the time, place, and agenda for both regular and special meetings shall be given to each Director either by personal delivery, mail, phone, or email.

Section 10: *Compensation*. Directors shall not receive compensation for their services as directors, but the board may, by resolution, authorize reimbursement of expenses incurred in the performance of their duties. Nothing herein shall preclude a director from serving the corporation in any other capacity and receiving compensation for such service.

Section 11: Meeting by Telecommunications or Computer.

Section 12: *Action by Consent*. Any action required or permitted by law to be taken at a meeting of the Board may be taken without a meeting if a consent in writing, setting forth the action to be taken or so taken, shall be signed by all the Directors. A written communication includes a communication that is transmitted or received by electronic means. Signing includes an electronic signature that is executed or adopted by a Director with the intent to sign.

Article VIII: Committees

Section 1: *Executive Committee*. The Executive Committee shall be a standing committee of the currently serving officers. The Executive Committee is delegated all of the powers and duties of the Board of Directors when the board is not in session. All actions of the Executive Committee shall be subject to review, revision, or ratification by the Board of Directors at its next scheduled meeting.

Section 2: *Standing Committees*. The corporation shall have the following standing committees:

- a. Organization
- b. Promotion
- c. Design

d. Economic Vitality

The corporation shall also have such other committees as the Board of Directors may from time to time establish. Committees shall report at least monthly to the Board of Directors. At least one board member shall serve on every committee. Committees shall be appointed by the President with the approval of the Board of Directors. Committees need not be limited in membership to the corporation, but can have representatives from other relevant areas of the community if appropriate.

Article IX: Officers

Section 1: *Titles*. The officers of this corporation shall be the President, Vice-President, Secretary, and Treasurer.

Section 2: *Election*. The board of directors shall elect the officers to service one-year terms. An officer may be reelected to serve up to two consecutive one-year terms.

Section 3: *Vacancy*. Any vacancy in any office may be filled for the balance of the term by majority vote of the entire Board of Directors.

Section 4: *Other Officers*. The Board of Directors may elect such other officers as it may deem desirable.

Section 5: *President*. The President shall preside at all business meetings, but may at his or her discretion or at the suggestion of the Directors arrange for another officer to preside at other meetings. The President shall perform such duties as are usually incumbent upon the officer and such duties as may be directed by resolution of the board of Directors.

Section 6: *Vice-President*. The Vice President shall have such duties and responsibilities as the President or Board of Directors may from time to time prescribe.

Section 7: *Secretary*. The secretary shall be responsible for taking minutes of all meetings of the Board of Directors and of the general membership. The secretary shall be responsible for notification to members of activities of the corporation. The secretary may, when requested by the president, sign and execute with the president all deeds, bonds, leases, contracts, and other obligations or instrument in the name of the corporation.

Section 8: *Treasurer*. The Treasurer shall be responsible for maintaining in good order all financial records of the District. The Treasurer shall have other duties and responsibilities as the President, or Board of Directors, may from time to time prescribe.

Article X: Corporate Indemnity

This corporation will indemnify to the fullest extent not prohibited by law any person who is made, or threatened to be made, a party to an action, suit, or other proceeding, by reason of the fact that the person is or was a Director, officer, employee, volunteer, or agent of the corporation or a fiduciary within the meaning of the Employee Retirement Income Security Act of 1974 (or its corresponding future provisions) with respect to any employee benefit plan of the corporation. No amendments to this Article that limits the corporation's obligation to indemnify any person shall have any effect on such obligation for any act or omission that occurs prior to the later of the effective date of the amendment or the date notice of the amendment is given to

the person. The corporation shall interpret this indemnification provision to extend to all persons covered by its provisions the most liberal possible indemnification – substantively, procedurally, and otherwise.

Article XI: Amendments to Bylaws

The Board of Directors may vote to amend or repeal these Bylaws or to adopt new ones by a majority vote of Directors present, if a quorum is present. Any amendment to the Bylaws to increase the quorum required for any member action or to add to, change, or delete the vote required for any member action must be approved by the members. Prior to the adoption of the amendment, each Director shall be given at least two days notice of the date, time, and place of the meeting at which the proposed amendment is to be considered, and the notice shall state that one of the purposes of the meeting is to consider a proposed amendment to the Bylaws and shall contain a copy of the proposed amendment.

Date Adopted: Februar 10, 2021

I certify that these Bylaws are a true copy of the Bylaws of this corporation.

Signature by Corporate Officer: _____