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**RESOLUTION NO. UR2025-05**

**A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF LINCOLN CITY, OREGON, APPROVING A MINOR AMENDMENT ADDING 5 TAX LOTS TO THE ROADS END / VILLAGES AT CASCADE HEAD URBAN RENEWAL (TIF) PLAN**

**WHEREAS**, the City of Lincoln City adopted the Roads End / Villages at Cascade Head Urban Renewal (Tax Increment Finance) Plan by Ordinance No. 2020-20 on August 10, 2020; and

**WHEREAS**, Urban Renewal Agency of the City of Lincoln City (the "Agency") is authorized by ORS Chapter 457 to implement urban renewal plans; and

**WHEREAS**, the Agency desires to amend the Plan by adding property in order to carry out projects in the Plan; and

**WHEREAS**, this Minor Amendment has been prepared in conformance with the requirements of Section VII. – Roads End / Villages at Cascade Head Urban Renewal (Tax Increment Finance) Plan and ORS Chapter 457; and

**WHEREAS**, a Minor Amendment requires approval by the Lincoln City Urban Renewal Agency by resolution; and

**THE URBAN RENEWAL AGENCY OF THE CITY OF LINCOLN CITY, OREGON RESOLVES AS FOLLOWS:**

**Section 1:** Approval of Minor Amendment. The Agency hereby approves the Minor Amendment attached hereto as Exhibit A, which amends the Roads End / Villages at Cascade Head Urban Renewal (TIF) Plan,

**Section 2:** Effective Date. This resolution shall be effective upon its adoption.

**Section 3:** Transmittal to County Assessor. This resolution with identification of the new tax lots to be added to the Area will be transmitted to the Lincoln County Assessor.

Passed and Approved by the Urban Renewal Agency of the City of Lincoln City this 28<sup>th</sup> day of July, 2025.

URBAN RENEWAL AGENCY OF THE  
CITY OF LINCOLN CITY, OREGON

*Rick Mark*

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RICK MARK, Agency Vice-Chair

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Attest:

*Jamie young*

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JAMIE YOUNG, City Recorder

Approved as to form:

*David James Robinson*

\_\_\_\_\_  
DAVID JAMES ROBINSON, City Attorney

Exhibit A

The Roads End / Villages at Cascade Head Urban Renewal (TIF) Plan (the "Plan") is amended as follows:

The boundary of the Plan is adjusted by adding property. The Acreage to be Added is shown in Table 1.

The list of properties to be added is shown below in Table 1.

Table 1 - Acreage to be Added

MapTaxlot	GIS Acres	Assessed Value
07-11-02-BD-00400-00	0.37988109	\$76,650
07-11-02-BD-00500-00	0.16577361	\$41,990
07-11-02-B0-01002-00	1.42926893	Not assessed Housing Authority
07-11-02-B0-01000-00	0.68832785	Not assessed Housing Authority
07-11-02-B0-01001-00	0.49558023	Not assessed Housing Authority
<b>Total</b>	<b>3.16 (3.15883171)</b>	

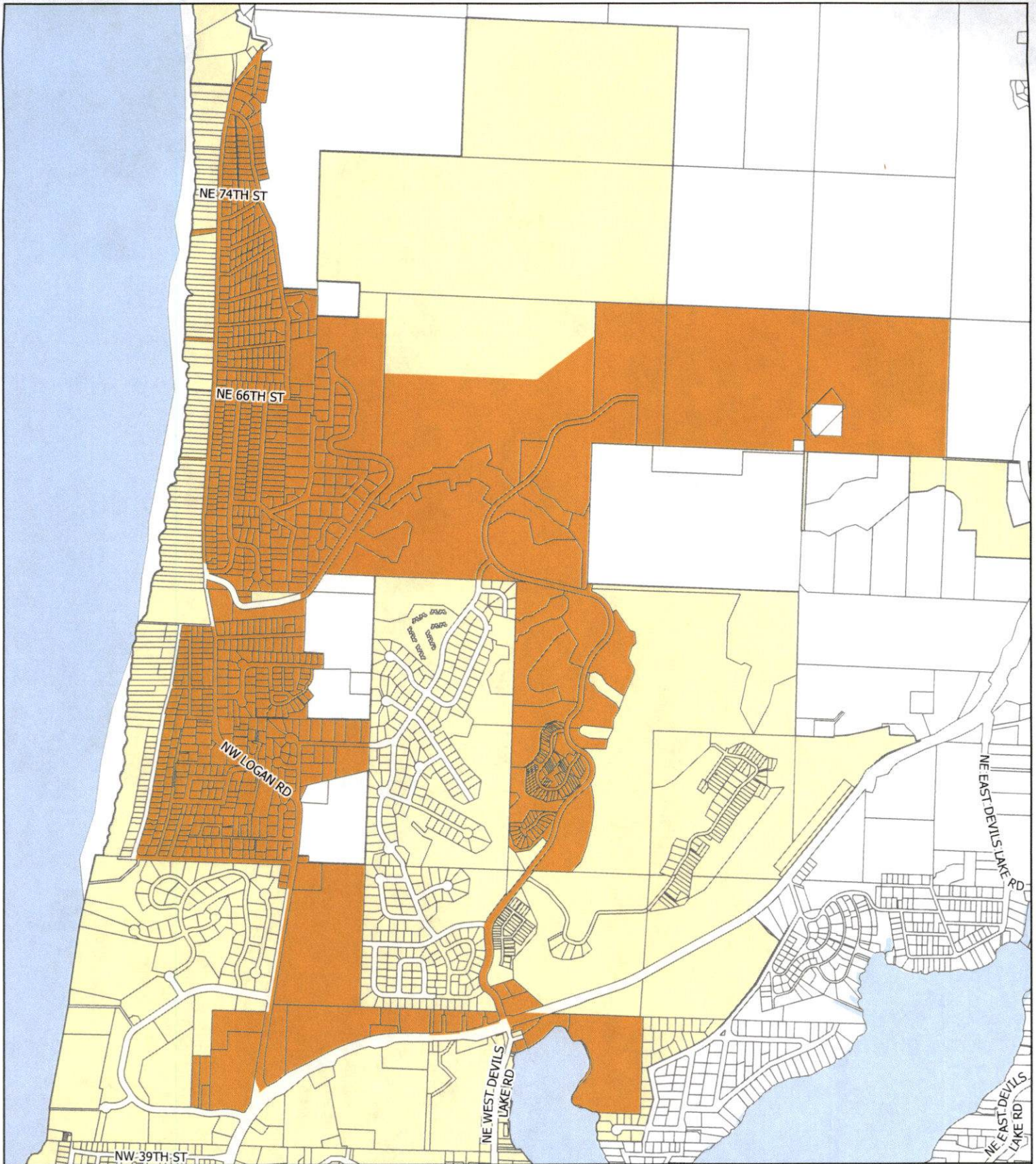
The Assessed Value and Acreage to total Lincoln City values is shown in Table 2.

Table 2 - Assessed Value to Acreage

Urban Renewal Area	Acres	Frozen Base/Assessed Value
Total in Roads End / Villages at Cascade Head Plan Area ("Area") – Prior to Amendment	500	
Roads End / Villages at Cascade Head Acreage to be added	3.16	
Roads End / Villages at Cascade Head Area After Amendment	503.16	
Nelscott Acreage	323	
Total in URA	826.16	
25% limitation	960	
City of Lincoln City	3,840.00	\$2,274,875,300
Excess Value (Increment) Nelscott FYE 2025		\$11,499,187
Excess Value (Increment) Roads End FYE 2025		\$53,311,049
		\$2,210,089,023
Frozen Base Value Nelscott FYE 2025		\$129,038,173

Frozen Base Value Roads End FYE 2025		\$257,603,461
Frozen Base to be added Roads End amendment		\$118,640
Total Frozen Base in Urban Renewal		\$386,760,274
Total in Roads End / Villages at Cascade Head Plan Area ("Area") – Prior to Amendment	503.16	
Nelscott Area	323	
Acreage available for URAs	133.84	
<i>Total Amount of City in Urban Renewal Area</i>	<i>21.51%</i>	<i>17.50%</i>

1 \*AV is updated to FY 2024/25 data. Lincoln City under-levies each year, not using the full amount of excess value  
2 available. However, for computations of available AV, the full amount of excess value must be used.



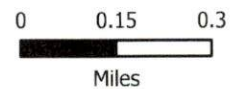
## Urban Renewal RE/V Area

November 21, 2025



City of Lincoln City government use only. Use for any other purpose is entirely at the risk of the user. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Urban Renewal RE/V Area City Limits



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## Resolution UR2025-09

**A Resolution of the Urban Renewal Agency of the City of Lincoln City, Oregon, approving a Minor Amendment adding 0.51 acres along and near Highway 101 to the Roads End / Villages at Cascade Head Urban Renewal (Tax Increment Finance) Plan**

**Whereas**, the City of Lincoln City adopted the Roads End / Villages at Cascade Head Urban Renewal (Tax Increment Finance) Plan by Ordinance No. 2020-20 on August 10, 2020; and

**Whereas**, Urban Renewal Agency of the City of Lincoln City (the "Agency") is authorized by ORS Chapter 457 to implement urban renewal plans; and

**Whereas**, the Agency desires to amend the Plan by adding property in order to carry out projects in the Plan; and

**Whereas**, this Minor Amendment has been prepared in conformance with the requirements of Section VII. – Roads End / Villages at Cascade Head Urban Renewal (Tax Increment Finance) Plan and ORS Chapter 457; and

**Whereas**, a Minor Amendment requires approval by the Lincoln City Urban Renewal Agency by resolution; and

**The Urban Renewal Agency of the City of Lincoln City, Oregon, resolves as follows:**

**Section 1: Approval of Minor Amendment.** The Agency hereby approves the Minor Amendment attached hereto as Exhibits A, B, C, D, and E which amend the Roads End / Villages at Cascade Head Urban Renewal (TIF) Plan,

**Section 2: Effective Date.** This resolution shall be effective upon its adoption.

**Section 3: Transmittal to County Assessor.** This resolution with identification of the new acreage on Highway 101 to be added to the Area will be transmitted to the Lincoln County Assessor.

Passed and Approved by the Urban Renewal Agency of the City of Lincoln City this 10<sup>th</sup> day of November, 2025.

URBAN RENEWAL AGENCY OF THE CITY OF  
LINCOLN CITY, OREGON

*Rick Mark*

\_\_\_\_\_  
Rick Mark, Agency Chair

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2 Attest:

3 *Jamie Young*  
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5 Jamie Young, City Recorder  
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8 Approved as to form:  
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10 *Emily Farrell*  
11 \_\_\_\_\_

12 Emily Farrell, Legal Counsel City of Lincoln City  
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15 Attachments:

- 16 • Exhibit A: Boundary Description of Acreage to be Added  
17 • Exhibit B: Minor Amendment to Roads End / Villages at Cascade Head Urban Renewal  
18 (TIF) Plan  
19 • Exhibit C: Map of Roads End / Villages at Cascade Head Urban Renewal (TIF) Area with  
20 acreage to be added (Zoomed Out Overall Area Map)  
21 • Exhibit D: Map of Roads End / Villages at Cascade Head Urban Renewal (TIF) Area with  
22 acreage to be added (Zoomed In Close-Up Map of acreage to be added)  
23 • Exhibit E: Boundary Exhibit – Surveyed

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**Exhibit A**

**Boundary Description of Acreage (0.51) to be Added**

Beginning at the Southeasterly corner of TL 100, the REMAINDER BLOCK 4 of the LAKONIA Plat as shown on Lincoln County CS 14851, a subdivision in the Northwest quarter of section 02, Township 7 south, Range 11 West of the Willamette Meridian, in Lincoln County, Oregon; thence South 12°24'32" West 31.08 feet to a point; thence South 73°44'22" West 209.12 feet to a point; thence South 78°24'52" West 121.89 feet to a point; thence South 82°5'6" West, 60.59 feet to a point; thence South 9°15'20" East 11.82 feet to a point; thence South 85°12'53" West 118.44 feet to a point; thence South 88°41'20" West 155.79 feet to a point; thence North 2°14'41" East 26.39 feet to a point at the southwest corner of tax lot 500; thence South 89°38'3" East 33.66' feet to a point at the southeast corner of tax lot 500; thence North 01°40'44" East 8.02 feet to the southwest corner of LAKONIA Block 1; thence South 89°37'56" East 75.02 feet to a point along the south property line of LAKONIA Block 1; thence North 01°40'28" East 158.80 feet; thence South 87°59'56" East 40 feet; thence South 01°40'44" West 157.66 feet to the southwest corner of LAKONIA Block 2; thence South 89°38'03" East 7.83 feet; thence North 81°11'57" East 291.51 feet to a point on the south boundary of LAKONIA Block 3; thence North 72°04'39" East 223.73 feet back to the point of beginning.

**Exhibit B**

The Roads End / Villages at Cascade Head Urban Renewal (TIF) Plan (the "Plan") is amended as follows:

The boundary of the Plan is adjusted by adding property. The Acreage to be Added is shown in Table 1.

The list of properties to be added is shown below in Table 1.

**Table 1 - Acreage to be Added**

<b>MapTaxlot</b>	<b>GIS_Acres</b>	<b>Assessed Value</b>
A north-side portion of Highway 101 Right of Way, adjacent to 07-11-02-BD, lots 100, 200, 300 and 400	0.5104 (22,232 sf)	Tax Exempt / Public ROW
<b>Total</b>	0.51 (0.5104)	

The Assessed Value and Acreage to total Lincoln City values is shown in Table 2.

**Table 2 - Assessed Value to Acreage**

<b>Urban Renewal Area</b>	<b>Acres</b>	<b>Frozen Base/Assessed Value</b>
Total in Roads End / Villages at Cascade Head Plan Area ("Area") – Prior to Amendment	503.16	
Roads End / Villages at Cascade Head Acreage to be added	0.51	
Roads End / Villages at Cascade Head Area After Amendment	503.67	
Nelscott Acreage	323	
Total in URA	826.67	
25% limitation	960	
City of Lincoln City	3,840.00	\$2,274,875,300
Excess Value (Increment) Nelscott FYE 2025		\$11,499,187
Excess Value (Increment) Roads End FYE 2025		\$53,311,049
		\$2,210,089,023
Frozen Base Value Nelscott FYE 2025		\$129,038,173
Frozen Base Value Roads End FYE 2025		\$257,722,101
Frozen Base to be added Roads End amendment		\$0
Total Frozen Base in Urban Renewal		\$386,760,274

Total in Roads End / Villages at Cascade Head Plan Area ("Area") – Prior to Amendment	503.16	
Nelscott Area	323	
Acreage available for URAs	133.84	
<i>Total Amount of City in Urban Renewal Area</i>	<i>21.51%</i>	<i>17.50%</i>

- 1 \*AV is updated to FY 2024/25 data. Lincoln City under-levies each year, not using the full amount of excess value available. However, for computations of available AV, the full amount of excess value must be used.
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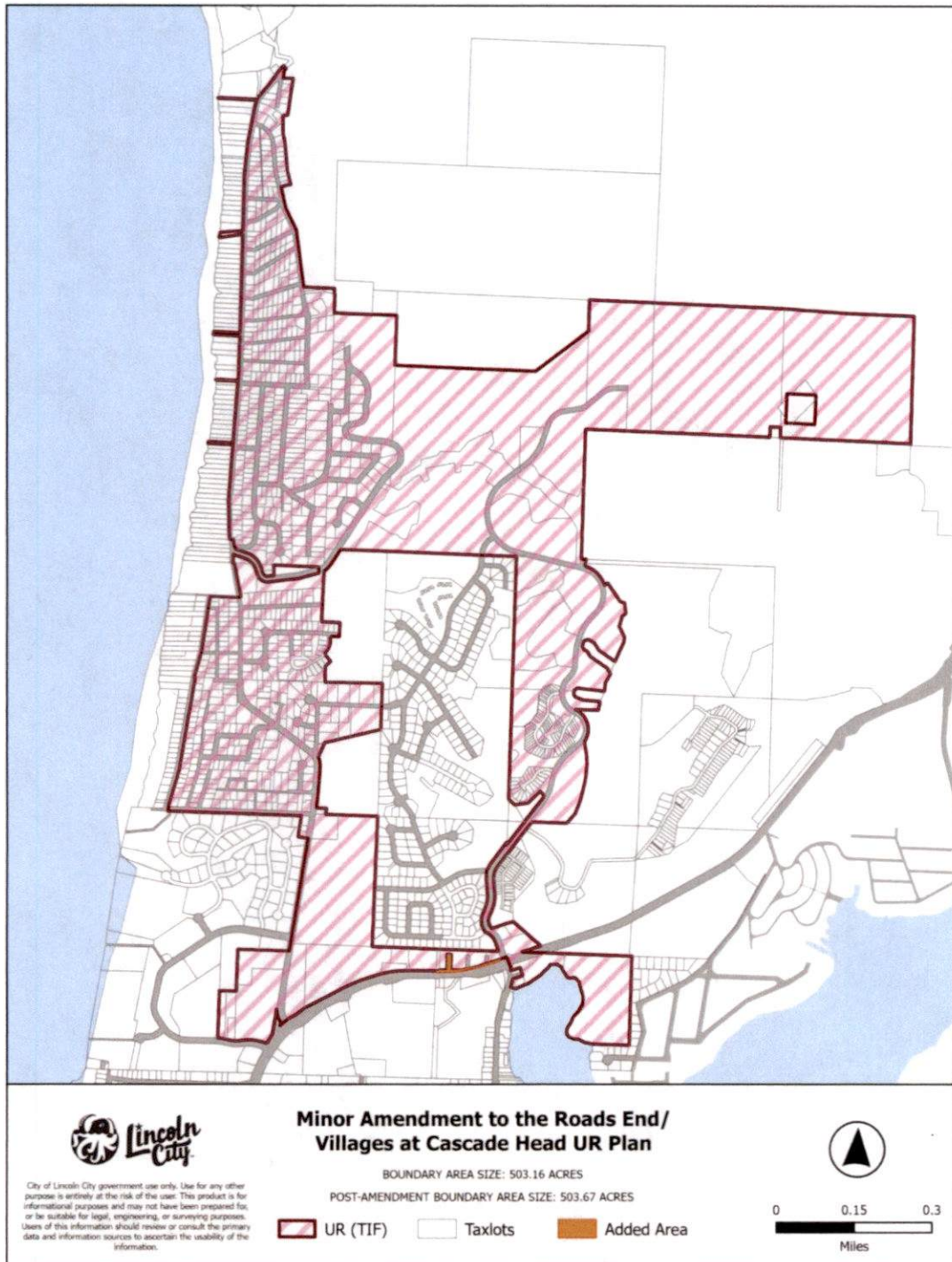
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**Exhibit C**

**Map of Roads End / Villages at Cascade Head Urban Renewal (TIF) Area**

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with acreage to be added (Zoomed Out Overall Area Map)



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Exhibit D

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**Map of Roads End / Villages at Cascade Head Urban Renewal (TIF) Area with acreage to be added (Zoomed In Close-Up Map of acreage to be added)**



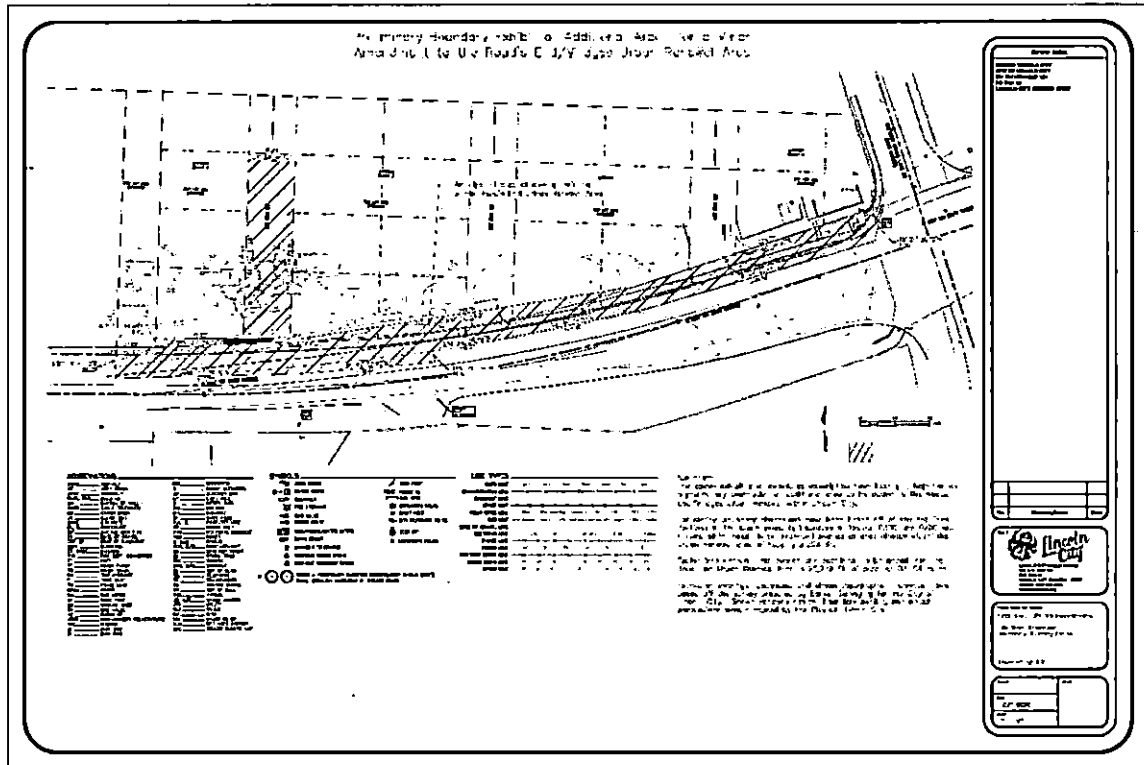
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Exhibit C

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### Exhibit E

### Boundary Exhibit – Surveyed



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