



General Application

775 Summer St NE, Suite 200
Salem, OR 97301-1280

Applicant

City of Hermiston 93-6002182
Name Federal Tax ID Number

180 NE 2nd St., Hermiston, OR 97838 Same
Street Address Mailing Address

Organization Type:

City County Special District under ORS _____ Port District under ORS _____ Tribe

Mark Morgan Assistant City Manager
Contact Name Title
(Person we should contact with project questions)

(541) 567-5521 (541) 567-5530 mmorgan@hermiston.or.us
Phone Number Fax Number Email Address

Representation (Information may be found at www.leg.state.or.us/findlegsltr)

29 Bill Hansell
Senate District Number Senator's Name

57 Greg Smith
House District Number Representative's Name

Project Information

Hermiston Urban Renewal Area (HURA) Utility & Park Improvements
Project Name: (e.g., Stayton Water System Improvements)

Opportunity/Problem

Briefly describe the opportunity or problem facing the applicant:

Hermiston has a large 353 acre tract of residentially zoned land which was brought in to the Urban Growth Boundary in 2004, but faces a significant obstacle for development due to it's distance from utilities. As the City has continued it's strong growth pattern, it is bumping against the limits of remaining well-served residential land available for housing growth; while this 353 acres works against any potential for UGB expansions.

Response to Opportunity/Problem

Briefly describe the major alternatives considered to address this opportunity or problem:

The City has been working with a developer since 2018 to plan for necessary utility upgrades and establish an Urban Renewal District to finance the utility upgrades and stimulate the development of 1,352 units of housing to serve the community's growing workforce needs.

Detailed Project Description

Clearly describe the proposed project work to be accomplished:

The project will develop a new 2 million gallon Water Storage tank, 6,000 linear foot water transmission main, 5,300 linear foot sewer main, increased water booster pump capacity, and develop 48 acres of new parks, trails, and open space.

Project Work Plan

List project activity milestones with estimated start and completion dates. Identify estimated date of first cash draw:

Activity	Estimated Date	
	Start	Completion
Design Engineering	Jan 1, 2023	Oct 31, 2023
Bidding & Contract Award	Nov 1, 2023	Dec 31, 2023
Construction	Jan 1, 2024	Jun 30, 2025

Estimated First Draw Date: Jan 1, 2023

Project Budget

List individual project budget line items with requested budgeted amounts by IFA and non-IFA funding sources. Change budget column labels to identify the specific requested IFA funding sources. Non-IFA sources are those funds other than those requested from IFA.

Please be aware that the award loan amount will be subject to a less than 1% issuance fee if the loan is included in the Oregon Bond Bank. Please contact Business Oregon for additional information.

Budget Line Item (Adjust budget items to suit the project) <i>Below are general items most used</i>	IFA Funding		Non-IFA	Total
	Source 1	Source 2	Funds	
Engineering/Architecture	\$794,500	\$0	\$0	\$794,500
Construction	7,938,000			7,938,000
Construction Contingency	1,589,000			1,589,000
Land Acquisition				0
Legal				0
Construction Management	794,500			794,500
Other Permitting/Envir./Cultural	372,000			372,000
Other Inflation to 2024 @ 4%/yr	1,045,200			1,045,200
Other (Specify)				0
Other (Specify)				0
Totals	12,533,200	0	0	12,533,200

Details of Non-IFA Funds

Source of Non-IFA Funds	Amount	Status: C-Committed, A-Application S-Submitted, AI-Application Invited, PS-Potential Source	Dates Required Funds will be Committed and Available
	\$0		
Totals	0		

If "Non-IFA funds" include USDA Rural Development funding that will require interim financing, please indicate the source of the interim financing.

