

Independence Landing - Purchase Cost including due diligence & Contingencies

2014/15

10/31/2014	Valley Concrete	10,000.00	Earnest Deposit
11/21/2014	Union Pacific RR	10,000.00	Mineral Rights
12/31/2014	Valley Concrete	793,911.45	Purchase
3/30/2015	Aztec Inc	550.00	* Asbestos Removal - Old Water Line
7/10/2015	Aztec Inc	<u>6,021.00</u>	* Asbestos Removal - Old Water Line
		820,482.45	

2015/16

7/30/2015	Davison Auto Parts	41.04	hydraulic hose for rental track hoe - demolition
8/10/2015	Jimmyz	253.91	fuel for rental equip - demolition
8/10/2015	Jimmyz	253.91	fuel for rental equip - demolition
8/20/2015	Brandt's Sanitary Service	9,737.58	debris disposal
8/3/2015	Wilson Equipment, Inc	12,532.72	equipment rental - demolition
9/28/2015	Willamette Valley Excavating	258,058.81	
10/1/2015	Willamette Valley Excavating	71,119.38	
1/27/2016	Willamette Valley Excavating	<u>57,723.11</u>	
		386,901.30	

2016/17

7/30/2015	King's Plumbing Service	625.50	Septic Tank Pumping
8/8/2016	Willament Valley Excavating	<u>10,000.00</u>	Final
		10,625.50	

Denotes all costs associated with purchase and preparation of property for marketing.

* A grant was received that offset the cost of asbestos mitigation

Independence Landing - Engineering

2014/15

Floodplain Study

11/30/2014	West Consultants, Inc	18,050.34
2/3/2015	West Consultants, Inc	5,734.00
2/28/2015	West Consultants, Inc	6,204.00
3/31/2015	West Consultants, Inc	188.00
5/30/2015	West Consultants, Inc	188.00
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		30,364.34

2015/16

8/31/2015	West Consultants, Inc	8,578.75
9/30/2015	West Consultants, Inc	752.00
10/31/2015	West Consultants, Inc	3,480.00
11/30/2015	West Consultants, Inc	188.00
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		12,998.75

2014/15

Engineer

9/30/2014	Westech Engineering, Inc	759.00
9/30/2014	Westech Engineering, Inc	414.00
10/31/2014	Westech Engineering, Inc	2,290.50
11/30/2014	Westech Engineering, Inc	16,059.00
12/31/2014	Westech Engineering, Inc	1,518.00
1/31/2015	Westech Engineering, Inc	503.50
1/31/2015	Westech Engineering, Inc	522.00
2/28/2015	Westech Engineering, Inc	9,793.26
	Westech Engineering, Inc	(473.50)
3/31/2015	Westech Engineering, Inc	1,624.00
4/30/2015	Westech Engineering, Inc	31,550.62
5/31/2015	Westech Engineering, Inc	5,063.80
6/30/2015	Westech Engineering, Inc	7,106.00
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		76,730.18

2015/16

7/31/2015	Westech Engineering, Inc	3,946.57
8/31/2015	Westech Engineering, Inc	2,405.40
9/30/2015	Westech Engineering, Inc	2,273.00
10/31/2015	Westech Engineering, Inc	1,686.00
11/30/2015	Westech Engineering, Inc	3,036.00
12/31/2015	Westech Engineering, Inc	1,278.00
4/30/2016	Westech Engineering, Inc	5,355.50
4/30/2016	Westech Engineering, Inc	893.00
6/30/2016	Westech Engineering, Inc	11,218.50

1/31/2016	Westech Engineering, Inc	624.00	
2/29/2016	Westech Engineering, Inc	1,988.00	
3/30/2016	Westech Engineering, Inc	4,667.00	
5/31/2016	Westech Engineering, Inc	<u>12,639.75</u>	
		52,010.72	
<u>2016/17</u>			
7/31/2016	Westech Engineering, Inc	34,732.00	
8/31/2016	Westech Engineering, Inc	39,422.23	
 <u>2015/16</u>			
Environmental			
11/12/2015	Mason, Bruce & Girard, Inc	2,019.00	
12/8/2015	Mason, Bruce & Girard, Inc	3,986.25	LOMR ESA Compliance
4/29/2016	Adapt Engineering	750.00	??
5/4/2016	DEQ	980.00	
6/20/2016	Aklin Vegetation Management	<u>1,343.17</u>	
		9,078.42	

Engineering includes the general engineer, environmental as required by the State of Oregon and for conducting a flood plain study which was required prior to marketing.

Independence Landing - Marketing

2013/14

4/21/2014	Kennedy & Mohn	6,500.00	Hotel Feasibility Study
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2014/15

7/21/2014	Kennedy & Mohn	3,271.00	Hotel Feasibility Study
10/21/2014	Display Sales Company	3,736.00	Concept Design Display
7/2/2015	IO	114.75	
7/2/2015	Daily Journal of Commerce	18.60	
6/30/2015	Mungo, LLC	300.00	Sign
		7,440.35	

2015/16

7/24/2015	Leland Consulting Group	6,930.24	Marketing
8/14/2015	Leland Consulting Group	7,146.25	Marketing
9/15/2015	Leland Consulting Group	2,596.25	Marketing
10/15/2015	Leland Consulting Group	4,997.50	Marketing
11/10/2015	Leland Consulting Group	6,430.24	Marketing
12/7/2015	Leland Consulting Group	1,899.52	Marketing
1/10/2016	Leland Consulting Group	2,569.11	Marketing
2/4/2016	Leland Consulting Group	5,662.65	Marketing
3/9/2016	Leland Consulting Group	3,464.39	Marketing
4/11/2016	Leland Consulting Group	2,760.21	Marketing
5/9/2016	Leland Consulting Group	2,125.00	Marketing
6/8/2016	Leland Consulting Group	2,887.55	Marketing
7/7/2016	Leland Consulting Group	711.00	Marketing
		50,179.91	

2016/17

8/8/2016	Leland Consulting Group	676.25	Marketing
9/6/2016	Leland Consulting Group	1,062.24	Marketing
		676.25	

Marketing expenses are for prior to putting the property out to development bid and for ongoing negotiations with Tokola Properties for a development agreement.

Independence Landing - Development Agreement

2015/16

11/30/2015	Speer, Hoyt	2,543.70	Legal
1/1/2016	Speer, Hoyt	1,132.70	Legal
1/31/2016	Speer, Hoyt	91.50	Legal
2/29/2016	Speer, Hoyt	475.80	Legal
3/31/2016	Speer, Hoyt	183.00	Legal
4/30/2016	Speer, Hoyt	896.70	Legal
5/31/2016	Speer, Hoyt	2,500.86	Legal
6/30/2016	Speer, Hoyt	2,592.36	Legal
1/29/2016	PNW Economics, LLC	4,200.00	Economist
4/30/2016	PNW Economics, LLC	300.00	Economist
7/8/2016	PNW Economics, LLC	300.00	Economist
4/8/2016	Tokola Properties	10,289.18	Development Agreement Cost Share
5/4/2016	Tokola Properties	11,762.62	Development Agreement Cost Share
7/18/2016	Tokola Properties	9,066.73	Development Agreement Cost Share
4/4/2016	RS Domainname Register	67.93	Web Domain
6/16/2016	Cascadia Consulting	297.00	Marketing Analysis
7/7/2016	AKS Engineering & Forestry	<u>1,255.00</u>	Subdivision
		47,955.08	

2016/17

8/5/2016	Elaine Howard Consulting	6,487.50	UR Plan Amendment
8/4/2016	AKS Engineering & Forestry	3,647.50	Subdivision
7/31/2016	Speer Hoyt LLC	334.80	Legal
7/11/2016	Elaine Howard Consulting	4,350.00	UR Plan Amendment
9/1/2016	Cascadia Consulting	99.00	Marketing Analysis
9/9/2016	AKS Engineering & Forestry	748.00	Subdivision
8/17/2016	Tokola Properties	<u>1,513.16</u>	Development Agreement Cost Share
		17,179.96	

Costs are directly associated with negotiations toward a final development agreement. Tokola Properties is the tentative developer of the property; a formal agreement is still in progress.

Independence Landing - Infrastructure

2016/17

8/15/2016	City of Independence	945.00	Permits
8/15/2016	Daily Journal of Commerce	370.50	Bid Advertising
8/31/2016	Speer Hoyt LLC	<u>1,655.40</u>	
		1,315.50	

This expense category will be used to capture all of the costs associated with the City's contribution to the infrastructure project.

Miscellaneous Costs - Independence Landing

2014/15

6/8/2015	Town & Country Hardware	17.50	water truck tools/no trespass/locator batteries
		<u>17.50</u>	

2015/16

8/10/2015	Town & Country Hardware	51.30	posts & concrete for sign
11/13/2015	Advantage Precast, Inc	470.00	parking curbs
11/9/2015	CDW Government	2,737.05	security camera
11/4/2015	Valley Concrete & Gravel	229.60	rock
1/12/2016	Cable Wholesale.com	189.08	security camera
1/7/2016	CDW Government	72.75	security camera
5/13/2016	Subway	41.90	lunch for meeting
6/1/2016	IO	47.75	meeting notice
6/29/2016	IO	21.25	meeting notice
		<u>3,860.68</u>	

2016/17

7/6/2016	IO	36.15	meeting notice
8/10/2016	IO	127.50	meeting notice
10/13/2016	Meeting expense	28.50	p-card
		<u>163.65</u>	

Miscellaneous costs are expenditures attributed to the project that have no specific expense category.