

Urban Renewal Agency City of Winston, Oregon

201 NW Douglas Blvd • Winston, OR 97496 •
541-679-6739 • Fax 541-679-0794

URA Board Meeting
October 16, 2025 5:30
City Hall Council Chambers
201 NW Douglas Blvd.
Winston, OR 97496
Info. 541-679-6739

Agenda

- I. **Call to Order**—Allen Hobson, Chair
 - A. Pledge of Allegiance
 - B. Roll Call
 - C. Adjustments to the Agenda
- II. **Consent Agenda**
 - A. Approval of Minutes for June 19, 2025
- III. **Comments from the Audience**

Anyone wishing to discuss items not on this agenda is welcome to address the Urban Renewal Agency board as a whole. Please state your name and address for the record. Each speaker will be given a maximum of 3 (three) minutes. Speakers may not defame, intimidate, or use profanity or personal affronts. The board reserves the right to delay action until they have full information on the issue.
- IV. **New Business**
 - A. Winston Shopping Center Request for Funding
- V. **Executive Session**—Pursuant to ORS 192.660(2)
- VI. **Adjournment**

AMERICANS WITH DISABILITIES NOTICE

As part of public policy, the Urban Renewal Agency will attempt to provide public accessibility to services, programs, and activities. If accommodation is needed to participate in this meeting, please contact City Hall at 541-679-6739 at least 48 hours prior to the scheduled meeting time.

*Urban Renewal Agency
City of Winston, Oregon*

201 NW Douglas Blvd • Winston, OR 97496 •
541-679-6739 • Fax 541-679-0794

URA Board Meeting
June 19, 2025 5:30
City Hall Council Chambers
201 NW Douglas Blvd.
Winston, OR 97496
Info. 541-679-6739

Minutes

Call to Order—Allen Hobson, Chair

The meeting was called to order by URA Chairman Allen Hobson. Board members Dave Cunningham and Christie Knutson were also in attendance. Nick Wiggins and Dorie White were excused. Staff members Thomas McIntosh and Cindy Sarti were also present. There were no adjustments to the agenda.

Consent Agenda

Approval of Minutes for April 17, 2025

Motion to approve as presented by Knutson; second by Cunningham. Unanimous.

New Business

Winston Area Chamber of Commerce Funding Request

Shannon Nelson and Steven Johnson request \$22,000 for the 2025 – 2026 fiscal year for production and mailing of a city newsletter. There will be 2,800 printed and mailed each month to the citizens of Winston. Motion to approve funding in the amount of \$22,000 for the production and mailing of a monthly newsletter by the Chamber of Commerce by Knutson; second by Cunningham. Unanimous.

Bid Award Jeremy Hunt Building LLC for Police Evidence Building

Motion to accept the notice of award for Jeremy Hunt Building, LLC for the construction of the Police Evidence Building by Cunningham; second by Knutson. Unanimous.

Adjournment

There being no further business, the meeting was adjourned. 5:47. Respectfully submitted by Cindy Sarti, City Recorder.

Allen Hobson, Chairman

Attest:

Cindy M. Sarti, City Recorder



Staff Report

Admin 25-18

Subject:	URA Request – Winston Shopping Center
Date:	October 15, 2025
Prepared by:	Thomas McIntosh, City Manager
Background:	The Winston Shopping Center recently sold and is under new ownership (Winston Sc L.L.C). The principle partner within the new ownership is Robert Stipe. Mr. Stipe has submitted a formal request for URA funding in order to carry out a variety of projects to enhance improve the overall property and operational aspects being carried out on the property.
Analysis:	When considering the contribution of urban renewal funds to the community the decision should be centralized around carrying out the intent of the plan. The main focus is to eliminate blight within the central business district of the city. The Winston Shopping Center stands as one of the most visible commercial operations in the city with a large majority of citizens traveling passed it on Main Street of NW Douglas Avenue. The Winston Shopping Center can be defined as a plaza type setup with several commercial units connected structurally together. The property owner has listed ten projects to improve the overall facility, many of which are aesthetically related and would accomplish eliminating blight. The property owner is requesting \$350,000 this fiscal year and \$200,000 next fiscal year towards elevating the financial burden in carrying out the projects. The property is currently assessed at \$1,396,557 by the Douglas County Assessor's Office. Property taxes paid during the past fiscal year amounted to \$23,042.70. When anticipating the proposed improvements attached, it is assumed the property will receive an increase in the assessed value of approximately 15%. After anticipating this kind of increase the assessed value would be closer to \$1,606,040.55. This would increase property tax contributions \$26,499.11, a difference of \$3,456.41. Given an estimated 3% tax increase the Douglas County Assessors' Office executes every year this would mean the city will receive an additional \$45,000 over the course of ten years.
Recommendation:	Increased property tax and new commercial resources for citizens.
Financial Impact:	\$350,000 this fiscal year and \$200,000 next year..

7/1/25 TO 6/30/26 REAL PROPERTY TAX STATEMENT

Douglas County Tax Collector * PO Box 8403 * Medford, OR 97501-0803
Phone: (541) 440-4253 <https://orion-pa.co.douglas.or.us/Home>

PROPERTY DESCRIPTION

MAP: 28-06W-21BD-06100

CODE AREA: 11621

ACCOUNT NO: R51923

SITUS: 126 SW DOUGLAS BLVD

LEGAL: GLEN D HART TRACTS, LOT Pt 6 Less Leased Portion, ACRES
0.76, (M&B Inst 1970-12341 Less Hwy)

Winston SC LLC
101 Deerbrook DR
Oregon City, OR 97045

DELINQUENT TAXES:

\$0.00

2025-26 CURRENT TAX BY DISTRICT:

CC UMPQUA 92.97
ED DOUGLAS 108.18
SC WINSTON-DILLARD 116 898.62
EDUCATION TAXES: \$1,099.77

CI WINSTON 872.55
CO DOUGLAS 227.23
FI WINSTON-DILLARD 948.66
SV 4H EXTENSION SERVICE 12.26
UR WINSTON UR AGENCY 172.67

GENERAL GOVERNMENT TAXES:

\$2,233.37

SC WINSTON-DILLARD 116 BL2019

246.47

BONDS AND MISC TAXES:

\$246.47

2025-26 LEVIED TAX:
(Before Discount)

\$3,579.61

VALUES	LAST YEAR	THIS YEAR
MARKET VALUES:		
LAND	176,119	165,691
STRUCTURE	232,469	218,704
TOTAL RMV	408,588	384,395
TAXABLE VALUES:		
NET ASSESSED VALUE	209,134	215,408

PROPERTY TAXES: \$3,478.91 \$3,579.61



Full Payment With 3% Discount	2/3 Payment With 2% Discount	1/3 Payment No Discount
\$3,472.22	\$2,338.68	\$1,193.21

TOTAL DUE:
(After Discount)

\$3,472.22

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PLEASE DETACH STUB AND RETURN WITH PAYMENT. RETAIN TOP PORTION FOR YOUR RECORDS. SEE BACK OF STATEMENT FOR INSTRUCTIONS.

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DOUGLAS COUNTY, OREGON

2025-2026 Property Tax Payment Stub

ACCOUNT NO: R51923

SITUS: 126 SW DOUGLAS BLVD

Pay Online: <https://orion-pa.co.douglas.or.us/Home>

2.49% Credit Card Fee

\$3.95 Debit Card Fee

Electronic Check \$3.00 Fee



☐ Mailing Address Change On Back Of Stub.

DUE: Nov 17, 2025 IN FULL	(3% Discount)	\$3,472.22
DUE: Nov 17, 2025 2/3 PAYMENT	(2% Discount)	\$2,338.68
DUE: Nov 17, 2025 1/3 PAYMENT	(NO Discount)	\$1,193.21

Make Payable:

Douglas County Tax Collector
PO Box 8403
Medford, OR 97501-0803

Enter Amount Paid
Due Date: Nov 17, 2025

Winston SC LLC
101 Deerbrook DR
Oregon City, OR 97045

10000001519230000347222000023386800001193219

7/1/25 TO 6/30/26 REAL PROPERTY TAX STATEMENT

Douglas County Tax Collector * PO Box 8403 * Medford, OR 97501-0803
Phone: (541) 440-4253 <https://orion-pa.co.douglas.or.us/Home>

PROPERTY DESCRIPTION

MAP: 28-06W-21BD-06200

CODE AREA: 11621

ACCOUNT NO: R51930

SITUS: 124 SW DOUGLAS BLVD

LEGAL: GLEN D HART TRACTS, LOT Pt 6, ACRES 0.47, (M&B Inst
1966-586 Less M&B Inst 1967-6165 & Hwy)

Winston SC LLC
101 Deerbrook DR
Oregon City, OR 97045

DELINQUENT TAXES:

\$0.00

2025-26 CURRENT TAX BY DISTRICT:

CC UMPQUA	78.61
ED DOUGLAS	91.47
SC WINSTON-DILLARD 116	759.86
EDUCATION TAXES:	\$929.94

CI WINSTON	737.82
CO DOUGLAS	192.15
FI WINSTON-DILLARD	802.18
SV 4H EXTENSION SERVICE	10.36
UR WINSTON UR AGENCY	146.01

GENERAL GOVERNMENT TAXES: **\$1,888.52**

SC WINSTON-DILLARD 116 BL2019	208.41
BONDS AND MISC TAXES:	\$208.41

2025-26 LEVIED TAX: **\$3,026.87**
(Before Discount)

VALUES	LAST YEAR	THIS YEAR
MARKET VALUES:		
LAND	108,916	102,467
STRUCTURE	239,664	225,474
TOTAL RMV	348,580	327,941
TAXABLE VALUES:		
NET ASSESSED VALUE	176,842	182,147

PROPERTY TAXES: \$2,941.73 \$3,026.87



Full Payment With 3% Discount	2/3 Payment With 2% Discount	1/3 Payment No Discount
\$2,936.06	\$1,977.56	\$1,008.96

TOTAL DUE:
(After Discount)

\$2,936.06

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PLEASE DETACH STUB AND RETURN WITH PAYMENT. RETAIN TOP PORTION FOR YOUR RECORDS. SEE BACK OF STATEMENT FOR INSTRUCTIONS

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DOUGLAS COUNTY, OREGON

2025-2026 Property Tax Payment Stub

ACCOUNT NO: R51930

SITUS: 124 SW DOUGLAS BLVD

Pay Online: <https://orion-pa.co.douglas.or.us/Home>

2.49% Credit Card Fee

\$3.95 Debit Card Fee

Electronic Check \$3.00 Fee



☐ Mailing Address Change On Back Of Stub.

DUE: Nov 17, 2025 IN FULL	(3% Discount)	\$2,936.06
DUE: Nov 17, 2025 2/3 PAYMENT	(2% Discount)	\$1,977.56
DUE: Nov 17, 2025 1/3 PAYMENT	(NO Discount)	\$1,008.96

Make Payable:

Douglas County Tax Collector
PO Box 8403
Medford, OR 97501-0803

Enter Amount Paid
Due Date: Nov 17, 2025

Winston SC LLC
101 Deerbrook DR
Oregon City, OR 97045

10000001519300000293606000019775600001008969

7/1/25 TO 6/30/26 REAL PROPERTY TAX STATEMENT

Douglas County Tax Collector * PO Box 8403 * Medford, OR 97501-0803
Phone: (541) 440-4253 <https://orion-pa.co.douglas.or.us/Home>

PROPERTY DESCRIPTION

MAP: 28-06W-21BD-06300

CODE AREA: 11621

ACCOUNT NO: R51937

SITUS: 150 SW DOUGLAS BLVD

LEGAL: GLEN D HART TRACTS, LOT Pt 6 (M&B Inst 2017-9939 in Lot 6), ACRES 0.1

Winston SC LLC
101 Deerbrook DR
Oregon City, OR 97045

DELINQUENT TAXES: \$0.00

2025-26 CURRENT TAX BY DISTRICT:

CC UMPQUA 11.03
ED DOUGLAS 12.83
SC WINSTON-DILLARD 116 106.60
EDUCATION TAXES: \$130.46

CI WINSTON 101.94
CO DOUGLAS 26.54
FI WINSTON-DILLARD 110.83
SV 4H EXTENSION SERVICE 1.43
UR WINSTON UR AGENCY 20.18

GENERAL GOVERNMENT TAXES: \$260.92

SC WINSTON-DILLARD 116 BL2019 29.85
BONDS AND MISC TAXES: \$29.85

2025-26 LEVIED TAX: \$421.23
(Before Discount)

VALUES	LAST YEAR	THIS YEAR
MARKET VALUES:		
LAND	23,174	21,802
STRUCTURE	4,560	4,290
TOTAL RMV	27,734	26,092
TAXABLE VALUES:		
NET ASSESSED VALUE	27,734	26,092

PROPERTY TAXES: \$448.21 \$421.23



Full Payment With 3% Discount \$408.59	2/3 Payment With 2% Discount \$275.20	1/3 Payment No Discount \$140.41
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TOTAL DUE: \$408.59
(After Discount)

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DOUGLAS COUNTY, OREGON

2025-2026 Property Tax Payment Stub

ACCOUNT NO: R51937

SITUS: 150 SW DOUGLAS BLVD

Pay Online: <https://orion-pa.co.douglas.or.us/Home>

2.49% Credit Card Fee

\$3.95 Debit Card Fee

Electronic Check \$3.00 Fee



☐ Mailing Address Change On Back Of Stub.

DUE: Nov 17, 2025 IN FULL	(3% Discount)	\$408.59
DUE: Nov 17, 2025 2/3 PAYMENT	(2% Discount)	\$275.20
DUE: Nov 17, 2025 1/3 PAYMENT	(NO Discount)	\$140.41

Make Payable:

Douglas County Tax Collector
PO Box 8403
Medford, OR 97501-0803

Enter Amount Paid
Due Date: Nov 17, 2025

Winston SC LLC
101 Deerbrook DR
Oregon City, OR 97045

10000001519370000040859000002752000000140411

7/1/25 TO 6/30/26 REAL PROPERTY TAX STATEMENT

Douglas County Tax Collector * PO Box 8403 * Medford, OR 97501-0803

Phone: (541) 440-4253

<https://orion-pa.co.douglas.or.us/Home>

PROPERTY DESCRIPTION

MAP: 28-06W-21AC-07000

CODE AREA: 11621

ACCOUNT NO: R41761

SITUS: 0 SW DOUGLAS BLVD

LEGAL: Tract M&B Inst 2017-9939 Less Lot 6 Glen D Hart Tracts,
Acres 0.14

Winston SC LLC
101 Deerbrook DR
Oregon City, OR 97045

DELINQUENT TAXES: \$0.00

2025-26 CURRENT TAX BY DISTRICT:

CC UMPQUA 55.19
ED DOUGLAS 64.22
SC WINSTON-DILLARD 116 533.41
EDUCATION TAXES: \$652.82

CI WINSTON 510.09
CO DOUGLAS 132.84
FI WINSTON-DILLARD 554.59
SV 4H EXTENSION SERVICE 7.17
UR WINSTON UR AGENCY 100.94

GENERAL GOVERNMENT TAXES: \$1,305.63

SC WINSTON-DILLARD 116 BL2019 149.39
BONDS AND MISC TAXES: \$149.39

2025-26 LEVIED TAX: \$2,107.84
(Before Discount)

VALUES	LAST YEAR	THIS YEAR
MARKET VALUES:		
LAND	32,441	30,520
STRUCTURE	106,339	100,043
TOTAL RMV	138,780	130,563
TAXABLE VALUES:		
NET ASSESSED VALUE	138,780	130,563

PROPERTY TAXES: \$2,242.85 \$2,107.84

Full Payment With 3% Discount \$2,044.61	2/3 Payment With 2% Discount \$1,377.13	1/3 Payment No Discount \$702.62
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TOTAL DUE: \$2,044.61
(After Discount)

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PLEASE DETACH STUB AND RETURN WITH PAYMENT. RETAIN TOP PORTION FOR YOUR RECORDS. SEE BACK OF STATEMENT FOR INSTRUCTIONS.

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DOUGLAS COUNTY, OREGON

2025-2026 Property Tax Payment Stub

ACCOUNT NO: R41761

SITUS: 0 SW DOUGLAS BLVD

Pay Online: <https://orion-pa.co.douglas.or.us/Home>

2.49% Credit Card Fee

\$3.95 Debit Card Fee

Electronic Check \$3.00 Fee



☐ Mailing Address Change On Back Of Stub.

DUE: Nov 17, 2025 IN FULL (3% Discount) \$2,044.61
DUE: Nov 17, 2025 2/3 PAYMENT (2% Discount) \$1,377.13
DUE: Nov 17, 2025 1/3 PAYMENT (NO Discount) \$702.62

Make Payable:

Douglas County Tax Collector
PO Box 8403
Medford, OR 97501-0803

Enter Amount Paid
Due Date: Nov 17, 2025

Winston SC LLC
101 Deerbrook DR
Oregon City, OR 97045

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7/1/25 TO 6/30/26 REAL PROPERTY TAX STATEMENT

Douglas County Tax Collector * PO Box 8403 * Medford, OR 97501-0803

Phone: (541) 440-4253

<https://orion-pa.co.douglas.or.us/Home>

PROPERTY DESCRIPTION

MAP: 28-06W-21AC-06900

CODE AREA: 11621

ACCOUNT NO: R41785

SITUS: 122 SW DOUGLAS BLVD

LEGAL: Tract W 60 feet of Parcel 2 of M&B Inst 3842884, Acres 0.34

Winston SC LLC
101 Deerbrook DR
Oregon City, OR 97045

VALUES	LAST YEAR	THIS YEAR
MARKET VALUES:		
LAND	78,789	74,124
STRUCTURE	230,247	216,614
TOTAL RMV	309,036	290,738
TAXABLE VALUES:		
NET ASSESSED VALUE	152,961	157,549

DELINQUENT TAXES:

\$0.00

2025-26 CURRENT TAX BY DISTRICT:

CC UMPQUA	68.00
ED DOUGLAS	79.12
SC WINSTON-DILLARD 116	657.25
EDUCATION TAXES:	\$804.37

CI WINSTON	638.18
CO DOUGLAS	166.20
FI WINSTON-DILLARD	693.85
SV 4H EXTENSION SERVICE	8.96
UR WINSTON UR AGENCY	126.29

GENERAL GOVERNMENT TAXES: **\$1,633.48**

SC WINSTON-DILLARD 116 BL2019	180.27
BONDS AND MISC TAXES:	\$180.27

2025-26 LEVIED TAX: **\$2,618.12**
(Before Discount)

PROPERTY TAXES: \$2,544.48 \$2,618.12



Full Payment With 3% Discount	2/3 Payment With 2% Discount	1/3 Payment No Discount
\$2,539.57	\$1,710.51	\$872.71

TOTAL DUE: **\$2,539.57**
(After Discount)

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DOUGLAS COUNTY, OREGON

2025-2026 Property Tax Payment Stub

ACCOUNT NO: R41785

SITUS: 122 SW DOUGLAS BLVD

Pay Online: <https://orion-pa.co.douglas.or.us/Home>

2.49% Credit Card Fee

\$3.95 Debit Card Fee

Electronic Check \$3.00 Fee



☐ Mailing Address Change On Back Of Stub.

DUE: Nov 17, 2025 IN FULL	(3% Discount)	\$2,539.57
DUE: Nov 17, 2025 2/3 PAYMENT	(2% Discount)	\$1,710.51
DUE: Nov 17, 2025 1/3 PAYMENT	(NO Discount)	\$872.71

Make Payable:

Douglas County Tax Collector
PO Box 8403
Medford, OR 97501-0803

Enter Amount Paid
Due Date: Nov 17, 2025

Winston SC LLC
101 Deerbrook DR
Oregon City, OR 97045

10000001417850000253957000017105100000872711

7/1/25 TO 6/30/26 REAL PROPERTY TAX STATEMENT

Douglas County Tax Collector * PO Box 8403 * Medford, OR 97501-0803
Phone: (541) 440-4253 <https://orion-pa.co.douglas.or.us/Home>

PROPERTY DESCRIPTION

MAP: 28-06W-21AC-07100

CODE AREA: 11621

ACCOUNT NO: R41793

SITUS: 120 SW DOUGLAS BLVD

LEGAL: TRACT M&B INST 342885 (2 PARCELS) LESS HWY, ACRES 1.12

Winston SC LLC
101 Deerbrook DR
Oregon City, OR 97045

VALUES	LAST YEAR	THIS YEAR
MARKET VALUES:		
LAND	259,547	244,179
STRUCTURE	604,399	568,612
TOTAL RMV	863,946	812,791
TAXABLE VALUES:		
NET ASSESSED VALUE	639,722	658,913

DELINQUENT TAXES:

\$0.00

2025-26 CURRENT TAX BY DISTRICT:

CC UMPQUA	284.39
ED DOUGLAS	330.91
SC WINSTON-DILLARD 116	2,748.79
EDUCATION TAXES:	\$3,364.09

CI WINSTON	2,669.06
CO DOUGLAS	695.09
FI WINSTON-DILLARD	2,901.85
SV 4H EXTENSION SERVICE	37.49
UR WINSTON UR AGENCY	528.18

GENERAL GOVERNMENT TAXES: **\$6,831.67**

SC WINSTON-DILLARD 116 BL2019	753.93
BONDS AND MISC TAXES:	\$753.93

2025-26 LEVIED TAX:
(Before Discount)

\$10,949.69

PROPERTY TAXES: \$10,641.65 \$10,949.69



Full Payment With 3% Discount	2/3 Payment With 2% Discount	1/3 Payment No Discount
\$10,621.20	\$7,153.80	\$3,649.90

TOTAL DUE:
(After Discount)

\$10,621.20

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DOUGLAS COUNTY, OREGON

2025-2026 Property Tax Payment Stub

ACCOUNT NO: R41793

SITUS: 120 SW DOUGLAS BLVD

Pay Online: <https://orion-pa.co.douglas.or.us/Home>

2.49% Credit Card Fee

\$3.95 Debit Card Fee

Electronic Check \$3.00 Fee



☐ Mailing Address Change On Back Of Stub.

DUE: Nov 17, 2025 IN FULL	(3% Discount)	\$10,621.20
DUE: Nov 17, 2025 2/3 PAYMENT	(2% Discount)	\$7,153.80
DUE: Nov 17, 2025 1/3 PAYMENT	(NO Discount)	\$3,649.90

Make Payable:

Douglas County Tax Collector
PO Box 8403
Medford, OR 97501-0803

Enter Amount Paid
Due Date: Nov 17, 2025

Winston SC LLC
101 Deerbrook DR
Oregon City, OR 97045

10000001417930001062120000071538000003649907

7/1/25 TO 6/30/26 REAL PROPERTY TAX STATEMENT

Douglas County Tax Collector * PO Box 8403 * Medford, OR 97501-0803

Phone: (541) 440-4253

<https://orion-pa.co.douglas.or.us/Home>

PROPERTY DESCRIPTION

MAP: 28-06W-21AC-07300

CODE AREA: 11621

ACCOUNT NO: R41801

SITUS: 0 SW MAIN ST

LEGAL: Tract M&B Inst 1966-7237 Less M&B Inst 1966-7240 & Rd ,
Acres 0.14

Winston SC LLC
101 Deerbrook DR
Oregon City, OR 97045

DELINQUENT TAXES:

\$0.00

2025-26 CURRENT TAX BY DISTRICT:

CC UMPQUA 11.17

ED DOUGLAS 13.00

SC WINSTON-DILLARD 116 107.98

EDUCATION TAXES:

\$132.15

CI WINSTON 104.85

CO DOUGLAS 27.31

FI WINSTON-DILLARD 114.00

SV 4H EXTENSION SERVICE 1.47

UR WINSTON UR AGENCY 20.75

GENERAL GOVERNMENT TAXES:

\$268.38

SC WINSTON-DILLARD 116 BL2019 29.62

BONDS AND MISC TAXES:

\$29.62

2025-26 LEVIED TAX:

\$430.15

(Before Discount)

VALUES	LAST YEAR	THIS YEAR
MARKET VALUES:		
LAND	32,441	30,520
STRUCTURE	11,482	10,802
TOTAL RMV	43,923	41,322
TAXABLE VALUES:		
NET ASSESSED VALUE	25,132	25,885

PROPERTY TAXES: \$418.07 \$430.15



Full Payment With
3% Discount
\$417.24

2/3 Payment With
2% Discount
\$281.03

1/3 Payment
No Discount
\$143.39

TOTAL DUE:

(After Discount)

\$417.24

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PLEASE DETACH STUB AND RETURN WITH PAYMENT. RETAIN TOP PORTION FOR YOUR RECORDS. SEE BACK OF STATEMENT FOR INSTRUCTIONS.

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DOUGLAS COUNTY, OREGON

2025-2026 Property Tax Payment Stub

ACCOUNT NO: R41801

SITUS: 0 SW MAIN ST

Pay Online: <https://orion-pa.co.douglas.or.us/Home>

2.49% Credit Card Fee

\$3.95 Debit Card Fee

Electronic Check \$3.00 Fee



☐ Mailing Address Change On Back Of Stub.

DUE: Nov 17, 2025 IN FULL (3% Discount) \$417.24

DUE: Nov 17, 2025 2/3 PAYMENT (2% Discount) \$281.03

DUE: Nov 17, 2025 1/3 PAYMENT (NO Discount) \$143.39

Make Payable:

Douglas County Tax Collector
PO Box 8403
Medford, OR 97501-0803

Enter Amount Paid
Due Date: Nov 17, 2025

Winston SC LLC
101 Deerbrook DR
Oregon City, OR 97045

10000001418010000041724000002810300000143397

Stipe Properties Limited Partnership
101 Deerbrook Dr, Oregon City OR 97045

Re: Physical Upgrades to Winston Shopping Center, 120 NW Douglas Blvd

To : Thomas McIntosh/Winston City Manager

Hi Thomas,

It has been a pleasure working with you in my journey to create a new image for the Winston Shopping Center. I am excited to see the transformation to a destination the community will be proud of. The work on the sewer system for the shopping center performed earlier this year by the city was greatly appreciated and a great start to our partnership going forward.

My goal for the shopping center remodel is to generate a vastly improved business center in the heart of Winston. The façade of the buildings will get a much needed facelift and be a source of pride instead of an eyesore. Energy efficiency will be vastly improved and new inherent technology will garner attention. The upgrade will attract a higher level of businesses and customers to the town. As a result the property will generate more revenue and the additional traffic will drive increased product and service sales for local vendors.

Rollins Used Goods will be vacating the premises by the end of October. We were able to arrive at a mutual agreement regarding an early release of the lease. The occupancy has caused some challenges for The City of Winston and I am happy to put this chapter in the rearview mirror.

I have attached a list of the individual projects that have been slated for the shopping center. Due to weather, material availability, and logistics, the total project will be executed in two phases. The first phase will be completed in 2025, while the second phase will be finished by the summer of 2026. I am utilizing local labor for as much of the work as possible. The total cost for both phases will be in excess of one million dollars. Multiple tasks are currently underway. I am requesting grant money from The City of Winston for the project phases in 25 and 26 in the amounts of \$350,000 and \$200,000. This financial partnership will enable me to accomplish far more of the work than otherwise possible and provide a much greater benefit to the city.

Robert Stipe/President, General Partner

10/13/25

2025

Winton Shopping Center Remodel

PHASE	ITEM	DESCRIPTION	SCOPE OF WORK
1	1	Paint Exterior 3 Colors	Neutral colors: lower, upper, entryway
1	2	Replace T111 on Back Exterior	Lower course where evidence of dry rot
1	3	Replace 8 RTUs	Remaining original gas package units
1	4	Clean/Seal/Stripe Pkg Lot	Complete parking lot front and back
1	5	Replace Exterior Lights	New LED fixtures for front overhang and perimeter
1	6	Fire Suppression System	Wet system to include new 4" water line
2	7	SE Corner Foundation Repair	SE corner of Antique Mall showing cracks
2	8	Coop Interior Upgrade(#124)	Repairs, lighting, paint, flooring, bath remodel
2	9	Solar System	Roof mounted panels with patented racking system
2	10	Rollins Used Goods Rehab	Rehab of the standalone building on hwy 42