

WINSTON URBAN RENEWAL PLAN

Winston Urban Renewal Agency
November, 2006

WINSTON URBAN RENEWAL PLAN

ACKNOWLEDGEMENTS

The Winston City Council appointed a Citizen Advisory Committee to oversee the preparation of the Plan, and provide a forum for citizen involvement in all phases of preparation of the Plan. Members of the committee are:

Members of the Citizens Advisory Committee

Edie Young Winston Area Community Partnership
Duane Yecha Winston Dillard School District 116
Jim McClellan Winston Dillard Water District
Bruce Kelly Winston Planning Commission
Ed Bonner Winston Area Chamber of Commerce
Sharon Harrison Winston Area Chamber of Commerce
Bob Nicholls Winston Dillard Fire District 5

Staff Assistance

David Van Dermark, City Administrator

Dave Matheny, Douglas County Assessor's Office
Wendell Lewis, Douglas County Assessor's Office

Urban Renewal Consultant

Renewal Plan consultant
Charles Kupper, Spencer & Kupper

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100. INTRODUCTION

The Winston Urban Renewal Plan consists of Part One – Text and Part Two – Exhibits. This Plan has been prepared pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and the City of Winston respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

This Winston Urban Renewal Plan for the Winston Urban Renewal Area was approved by the Winston City Council on _____ by Ordinance No. ____.

200. CITIZEN PARTICIPATION

The Winston Urban Renewal Plan was prepared to assist in implementing recommendations for the Winston Downtown Redevelopment Plan, prepared by the Oregon Downtown Development Association in July, 2005. The Downtown Plan made a series of recommendations for improving poor business and physical conditions in downtown Winston. One of the recommendations of the Downtown Plan was to examine the use of urban renewal to help provide the funds and tools to treat the conditions that impeded development and new investment in downtown Winston.

This Winston Urban Renewal Plan was developed in a series of four-public meetings and a public workshop on urban renewal at the annual Community Goals meeting in January 2006. The meetings and workshop were held between-January and August 2006. The meetings were conducted by a Citizens Advisory Committee, appointed by the City Council. The Committee reviewed and helped develop all aspects of the Urban Renewal Plan and Report. Meeting topics included basic information on urban renewal and tax increment financing, development of project goals and objectives, development of a list of project activities, and a thorough review of the revenues, costs, and tax impacts of carrying out the project.

The City Planning Commission met to review the Plan on November 29, 2006. The Winston City Council scheduled a public hearing on adoption of this Plan on December 11, 2006. Additional notice for the City Council's hearing on adoption of the Plan was provided, as required by ORS 457.120.

300. BOUNDARY DESCRIPTION

The boundary of the Winston Urban Renewal Area is shown in Exhibit 1, attached to this Plan. A legal description of the project boundary is included as Attachment "A" of this Plan. If inconsistencies exist between Exhibit 1 and Attachment A, Attachment A governs.

400. RELATIONSHIP TO LOCAL OBJECTIVES

The purpose of this Urban Renewal Plan is to eliminate blighting influences found in the Winston Urban Renewal Area, to implement goals and objectives of the Winston Comprehensive Plan, Winston Downtown Redevelopment Plan, and to support the continued development of the plan area as a safe, clean and affordable community.

A. URBAN RENEWAL PLAN GOALS

The Winston Urban Renewal Plan conforms to, and supports goals and policies of the Winston Comprehensive Plan. The Plan also is intended to carry out the following goals established by The Citizen Advisory Committees for the Winston Urban Renewal Plan:

Introduction

The City of Winston Urban Renewal Plan has been prepared in pursuant of Oregon Revised Statutes (ORS) Chapter 457, and all applicable laws and ordinances of the State of Oregon and the City of Winston.

The plan will assist in meeting the City's economic development objectives through rehabilitation of older and historic structures, redevelopment of key sites, improving transportation and utility facilities in the renewal area, assisting with the construction of needed public facilities, and creating public amenities.

Citizen Committee Goals & Objectives

Goal One:

Provide incentives for economic development and commerce

Objectives:

- Provide assistance for property rehabilitation
- Provide assistance in acquiring and assembling land for development
- Provide assistance with parking, curb, sidewalk, other improvements to lower the cost of development
- Provide direct low cost loans, and/or grants to preferred types of development

Goal Two:

Provide efficient, safe, and pedestrian-friendly streets, streetscapes, and open spaces

Objectives:

- Complete streetscape improvements
- Improve traffic signals or signage
- Provide pedestrian/bike linkages
- Enhance streetscape with decorative lighting
- Improve and expand public parks and/or public spaces

Goal Three:

Provide services to retain and attract new employment opportunities

Objectives:

- Property Rehabilitation
- Assistance in acquiring and assembling land for development
- Helping with parking, curb, sidewalk, other improvements to lower the cost of development
- Direct low cost loans, and/or grants to preferred types of development

Goal Four:

Make improvements to public infrastructure

Objectives:

- Improvements to sub-standard streets, curb and sidewalk
- Assist in building new streets where needed to expand development opportunity
- Improve/build new water, sewer, storm utilities to expand development opportunity

Goal Five:

Upgrade and repair existing buildings within the renewal area

Objectives:

- Provide assistance for façade and building improvements
- Improvements to sub-standard streets, curb and sidewalk
- Assist in building new streets where needed to expand development opportunity
- Improve/build new water, sewer, storm utilities to expand development opportunity

Goal Six:

Promote private and public redevelopment of City Center

Objectives:

- Authorize acquisition and disposition of property in renewal area. This can be done while putting limits on use of eminent domain.

Comprehensive Plan Goals

In addition to the goals formulated by the Citizen Advisory Committee, the Winston Urban Renewal Plan helps implement the following goals from the Winston Comprehensive Plan.

Natural Features:

D. To Conserve Historic Resources in the Winston Areas.

Economy:

- A. To improve the standard of living in Winston by creating more and varied job opportunities.
- B. To strengthen Winston's economy by stimulating commerce.

Public Facilities and Services:

A. To provide an adequate, year-round water supply to Winston's residents.

- B. To provide adequate sanitary and storm sewer service for Winston residents.
- C. To improve Winston’s street system, in order to provide a smoother traffic flow and increased safety.

Land Use:

A. To ensure that the development of Winston is properly phased and orderly, such that urban sprawl is avoided and livability is enhanced.

500. PROPOSED LAND USES

A. Land Use Plan

The use and development of land in the Winston Urban Renewal Area shall be in accordance with the regulations prescribed in the Winston’s Comprehensive Plan, Zoning Ordinance, Sign Ordinance, Subdivision Ordinance, and other applicable local, Winston, state or federal laws regulating the use of property in the Urban Renewal Area.

Zoning classifications in the urban renewal area are:

Winston Urban Renewal Area Zoning	
Zoning Classification	Description
PUD – Planned Unit Development	The purpose of the Planned Unit Development is to provide a means of creating harmonious planned environments through the application of flexible and diversified land development standards; to encourage the application of new development techniques and technology which will result in superior living or development arrangements; to promote the efficient use of land to facilitate more economic provision of housing, circulation systems, utilities and their maintenance; to promote energy conservation and use of renewable energy resources; to preserve to the greatest extent possible significant landscape features and to utilize such features in a harmonious fashion; and to provide for more usable and suitably located open space and recreation facilities than would otherwise be provided under conventional land development procedures.
C-G – General Commercial	The C-G zone has the following uses and accessory uses permitted outright: a use permitted in the R-H zone provided that family dwellings are permitted only above the ground floor of a business building and if certain conditions are met, car wash, bakery, bowling alley, theater or miniature golf course, financial institution, gift or souvenir shop, motel or hotel, restaurant, tavern, night club, cocktail lounge, barber or beauty shop, bus station, taxi stand, clinic, club, lodge, fraternal organization, drug store, food store, laundromat.

A-O – Agriculture/Open Space	The A-O zone has the following uses and accessory uses permitted outright: forest management, farm use within accordance with the City’s animal ordinance, fish and wildlife management, the development of water impoundments and canals, and publicly owned parks, playgrounds, boating facilities, lodges, camps and other such recreational uses
R-H – Residential High Density	Uses permitted in the R-H zone include Duplex, Triplex, Fourplex, and multi-family dwellings

600. OUTLINE OF DEVELOPMENT

The Winston Urban Renewal Plan consists of activities and actions which treat the causes of blight and deterioration in the Winston Urban Renewal Area. Project activities further are intended to implement the vision and guiding principles in Section 400 of this Plan. Project activities to treat blighting conditions and to implement community and comprehensive plan goals include:

- Providing improvements to curb, sidewalk and streets in the project area
- Providing infrastructure upgrades to service new development in the project Urban Renewal Area
- Providing incentives to new public and private building investments in the project Urban Renewal Area
- Providing incentives for the repair and rehabilitation of deficient structures in the project Urban Renewal Area
- Contributing to funding new parks and public buildings in the Urban Renewal Area

Section 700 provides further description of each urban renewal project to be undertaken within the Winston Urban Renewal Area.

700. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN

To achieve the objectives of this Urban Renewal Plan, the following activities will be undertaken by the Urban Renewal Agency in accordance with applicable federal, state, county, and county laws, policies, and procedures. The Renewal Agency may fund these activities in full, in part, or it may seek other sources of funding for them.

1. PUBLIC IMPROVEMENTS

Definition - Public improvements include the construction, repair, or replacement of curbs, sidewalks, streets, parking, parks and open spaces, pedestrian and bicycle amenities, water, sanitary sewer and storm sewer facilities, utilities, and other public facilities necessary to carry out the goals and objectives of this Plan.

A. Public Parks and Open Spaces

The Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of planned public spaces, parks or public recreation facilities within the Urban Renewal Area as part of an approved development plan. Projects that may be undertaken include:

- Boat Ramp and Parking Areas
- Restroom Facilities
- Picnic and Playground Areas

B. Street, Curb, and Sidewalk Improvements

The Renewal Agency may participate in funding sidewalk and roadway improvements to substandard streets, in order to encourage development within the area, including design, redesign, construction, resurfacing, repair and acquisition of right-of way for curbs, streets, and sidewalks when consistent with the adopted Transportation System Plans. Street, curb, and sidewalk improvements may include:

- Build new street from Ford Street to Tower Street
- Build new street from Ford to Hwy 42
- Upgrade Glenhart from Lookinglass Rd to Highway 42
- Rebuild Suksdorf Street from Gregory Street to Ronald Street with sidewalks
- Purchase right of way From Main Street at the Intersection of Hwy 99/42 to Suksdorf Street

C. Public Utilities

The Renewal Agency is authorized to participate in funding improvements to water, storm, and sanitary sewer facilities as part of a coordinated plan to develop the area. Public utility improvements may include:

- Rebuild Suksdorf Street from Gregory Street to Ronald Street with storm drains and sewer main

D. Streetscape and Neighborhood Beautification Projects

The Renewal Agency is authorized to participate in activities improving the visual appearance of the project area. Streetscape improvements may include trees, directional signs, banners, street furniture, waste containers, decorative lighting, decorative pavers, and other design elements improving, and lending a distinctive look to the street or area. Streetscape improvements may include:

- Improve Rose, Glenhart, Civil Bend, Cary, Snow, Brantley, Newton & Tower Streets within 100 ft sidewalk back from intersection of Hwy 42 and Main St., lighting and landscaping projects
- Old Town street lights along Highway 42 and Main Street
- Lighting the pedestrian ways with under ground lighting

E. Pedestrian, Bicycle, and Transit and Parking Improvements

The Renewal Agency may participate in funding improvements to public transit facilities, and make improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of-way for pedestrian and bicycle paths and connections when such development is part of a cooperative plan. These activities will improve transit options, and facilitate pedestrian and bicycle usage in the Winston Urban Renewal Area. These improvements may include:

- Develop of a bike/pedestrian path along the river from Brockway Road Bridge at the Lookingglass Creek to River Bend Park
- Research bike trail continuance from RiverBend Park to the Green Bridge at Highway 99S

F. Public Safety Improvements

The Renewal Agency may participate in funding improvements needed for public safety purposes for projects consistent with an adopted Traffic Improvement Plan or other official development plan. Public safety improvements may include:

- Add Traffic Signal at Abraham Street
- Add Traffic Signal at Glenhart Street
- Fire detection, suppression, and monitoring system improvements
- Add OPTICOMS at signalized intersections for emergency vehicle safety

G. Public Buildings and Facilities

The Renewal Agency may participate in development of public facilities in the Renewal Area. The extent of the Renewal Agency's participation in funding such facilities will be based upon a Renewal Agency finding on the proportional benefit of that project to the Winston Urban Renewal Area, and the importance of the project in carrying out Plan objectives. Potential public facilities to be funded may include:

- Relocate Winston Police Department to the current Winston Branch Library when the new Community Center is constructed

2. PRESERVATION AND REHABILITATION

This activity will help improve the condition and appearance of buildings in the project area, and encourage infill and reuse in the Winston Urban Renewal Area. The Renewal Agency may participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of buildings or properties within the Winston Urban Renewal Area, including code compliance for electrical, water and plumbing systems. Potential preservation and rehabilitations projects may include:

- The Old West Building
- Winston Shopping Center
- Other properties in the renewal area as identified

3. DEVELOPMENT AND REDEVELOPMENT

The Renewal Agency also is authorized to provide loans or other forms of financial assistance to parties wishing to develop or redevelop land or buildings within the Winston Urban Renewal Area. The Agency may make this assistance available as it deems

necessary to achieve the objectives of this Plan. The Renewal Agency may participate in funding the design and rehabilitation of public spaces, parks, parking lots and buildings within the Urban Renewal area when such activities increase the economic development potential of the property. Examples of such assistance include, but are not limited to:

- Below market interest rate loans
- Write down of land acquisition costs
- Provision of public parking to assist development
- Assistance in providing utilities and other infrastructure
- Technical assistance, including architectural assistance, and zoning change work

5. PROPERTY ACQUISITION AND DISPOSITION

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes.

6. PLAN ADMINISTRATION

Tax increment funds may be utilized to pay indebtedness associated with preparation of this Plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the Plan. Project funds also may be used to pay for personnel and other administrative costs incurred in management of the Plan.

800. PROPERTY ACQUISITION AND DISPOSITION PROCEDURES

The Renewal Agency is authorized to acquire property within the Area, if necessary, by any legal means to achieve the objectives of this Plan. Property acquisition, including limited interest acquisition, is hereby made a part of this Plan and may be used to achieve the objectives of this Plan. However, private property within the Renewal District shall not be taken by eminent domain for the purpose of conveying any ownership interest in all or part of the property to a private party for economic development by, or the commercial benefit of, a private party. This restriction shall not apply to property which, by reason of dilapidated condition, compromised structural integrity, or failed mechanical systems poses an actual identifiable threat of harm to public safety or health. All acquisition of property will require an amendment to the plan as set forth in Section 1100.

A. Acquisition requiring City Council approval.

Acquisitions described in Section 800 A1, and A2 of this plan will require an amendment as set forth in Section 1100B 2. City Council ratification is required for Renewal Agency acquisitions for the following purposes:

1. Acquisition of land for development by the public or private sector.
2. Acquisition for any purpose that requires the use of the Agency's powers of eminent domain.

B. Acquisition not requiring City Council approval.

Land acquisition not requiring City Council ratification requires a minor amendment to this Plan as set forth in Section 1100 C2. The minor amendment to the Renewal Plan may be adopted by the Renewal Agency by Resolution. The Agency may acquire land without Council ratification where the following conditions exist:

1. Where it is determined that the property can be acquired without condemnation and is needed to provide public improvements and facilities as follows:
 - a. Right-of-way acquisition for streets, alleys or pedestrian ways;
 - b. Right of way and easement acquisition for water, sewer, and other utilities

2. Where the owner of real property within the boundaries of the Area wishes to convey title of such property by any means, including by gift.

C. Properties to be acquired

At the time this Plan is prepared, no properties are identified for acquisition. If plan amendments to acquire property are approved, a map exhibit shall be prepared showing the properties to be acquired and the property will be added to the list of properties to be acquired. The list of properties acquired will be shown in this section of the Plan. The map exhibit shall be appropriately numbered and shall be included in Part Two as an official part of this Urban Renewal Plan.

D. Property Disposition Policies And Procedures

The Renewal Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired, in accordance with the provisions of this Plan.

All real property acquired by the Renewal Agency for redevelopment in the Winston Urban Renewal Area shall be disposed of for development for the uses permitted in the Plan at its fair re-use value. All persons and entities obtaining property from the Renewal Agency shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Renewal Agency fixes as reasonable, and shall comply with other conditions which the Renewal Agency deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to insure that the provisions of this Plan will be carried out to prevent the recurrence of blight, all real property disposed of by the Renewal Agency, as well as all other real property the development of which is assisted financially by the Renewal Agency, shall be made subject to this Plan. Leases, deeds, contracts, agreements,

and declarations of restrictions by the Renewal Agency may contain restrictions, covenants, and conditions running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

900. REDEVELOPER'S OBLIGATIONS

Redevelopers within the Winston Urban Renewal Area will be subject to controls and obligations imposed by the provisions of this Plan. Redevelopers also will be obligated by the following requirements:

1. The Redeveloper shall develop or redevelop property in accordance with the land-use provisions and other requirements specified in this Plan.
2. The Renewal Agency may require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The Redeveloper shall accept all conditions and agreements as may be required by the Renewal Agency.
3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Renewal Agency or its designated agent, for review and approval prior to distribution to reviewing bodies as required by the City of Winston.
4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Renewal Agency.
5. The Redeveloper shall not execute any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin.

1000. RELOCATION

The Renewal Agency will provide relocation assistance to all persons or businesses displaced by project activities. Those displaced will be given assistance in finding replacement facilities. All persons or businesses which may be displaced will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made, in accordance with the requirements of Chapter 35 of the Oregon Revised Statutes, and any other applicable laws or regulations.

The Development Agency may contract with Oregon Department of Transportation (ODOT), or other appropriate agencies or parties for assistance in administering its relocation program.

1100. PLAN AMENDMENTS

It is anticipated that this Plan will be reviewed at least annually during the execution of the Project. The Plan may be changed, modified, or amended as future conditions warrant. Types of Plan amendments are:

A. Substantial Amendments

Substantial Amendments are limited to amendments:

- Adding land to the Winston Urban Renewal Area that is in excess of one percent of the existing area of the Plan.
- Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments shall require the same notice, hearing and approval procedure required of the original Plan, including public involvement, consultation with taxing districts, presentation to the Planning Commission and adoption by the Winston City Council by non-emergency ordinance after a hearing notice of which is provided to individual households as prescribed in ORS 457.

B. Other Amendments Requiring Approval by Ordinance of City Council

The following types of amendments will require adoption by a non-emergency Ordinance of the City Council, and require consultation with taxing districts, and presentation to the Planning Commission, but will not require the special notice prescribed in ORS 457.120.

1. The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, and which cost more than \$500,000. The \$500,000 amount will be adjusted annually from the year 2006 according to the "Engineering News Record" construction cost index for the Northwest area.
2. Acquisition of property for purposes specified in Section 800A1 and 800A2 of this Plan.

C. Minor Amendments

Minor amendments may be approved by the Renewal Agency Board in resolution form. Such amendments are defined as:

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
2. Acquisition of property for purposes specified in Section 800B1 and B2 of this Plan.
3. Addition of a project substantially different from those identified in Sections 700 of the Plan or substantial modification of a project identified in Section 700 if the addition or modification of the project costs less than \$500,000 in 2006 dollars.

4. Increases in the Urban Renewal Area boundary that are less than one percent of the existing area of the Plan.

From time to time during the implementation of this Plan, the Planning Commission and the City Council may officially approve amendments or modifications to the City's Comprehensive Plan and implementing ordinances. Furthermore, the City Council may from time to time amend or approve new codes, regulation or ordinances, which affect the implementation of this Plan. When such amendments, modifications, or approvals have been officially enacted by the City Council, such amendments, modifications or approvals which affect the provisions of the Plan shall, by reference, become a part of this Plan.

1200. MAXIMUM INDEBTEDNESS

The maximum indebtedness authorized under this Plan is nine million, two hundred and twenty-seven thousand, six hundred dollars (\$9,227,600). This amount is the principal of indebtedness, and does not include interest or indebtedness incurred to refund existing indebtedness.

1300. FINANCING METHODS

A. General

The Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from the federal government, the state, city, Winston or other public body, or from any sources, public or private for the purposes of undertaking and carrying out this Plan. In addition, the Renewal Agency may borrow money from, or lend money to a public entity in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned, the Renewal Agency may promulgate rules and procedures for the methods and conditions of payment of such loans. The funds obtained by the Renewal Agency shall be used to pay or repay any costs, expenses, advances and indebtedness incurred in planning or undertaking project activities or in otherwise exercising any of the powers granted by ORS Chapter 457.

B. Tax Increment Financing

This Plan will be financed in whole, or in part, by tax increment revenues. The ad valorem taxes levied by all taxing districts in which all or a portion of the Winston Urban Renewal Area is located shall be divided as provided in Section 1C, Article IX of the Oregon Constitution and ORS 457.420 to 457.460.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Renewal Agency or the Winston in connection with preplanning for this Plan shall be repaid from tax increment proceeds generated pursuant to this section.

1400. DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

“Agency”, “Renewal Agency” or “Urban Renewal Agency” means the Winston Renewal Agency Board, which is the Urban Renewal Agency for the city of Winston.

"Area" means the area included within the boundaries of the Winston Urban Renewal Area.

"Bonded Indebtedness" means any formally executed written agreement representing a promise by a unit of government to pay to another a specified sum of money, at a specified date or dates at least one year in the future.

"Winston" means the city of Winston, Oregon.

“Board” means the board of the Winston Urban Renewal Agency

"Commission" means the Planning Commission of Winston, Oregon.

"Comprehensive Plan" means the Winston’s Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.

“Development Agency” means the Winston Urban Renewal Agency.

"Displaced" person or business means any person or business required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.

"Disposition and Development Agreement" means an agreement between the Urban Renewal Agency and a private developer which sets forth the terms and conditions under which will govern the disposition of land to a private developer.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan for the Winston Urban Renewal Area, Part Two - Exhibits.

“Mixed Use” means a development site, or a single building containing multiple uses. For example, a common type of mixed use development is one that includes residential and retail uses, with related parking. Other combinations of uses are possible.

"ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

“Plan” or “Renewal Plan" means the Urban Renewal Plan for the Winston Urban Renewal Area, Parts One and Two.

"Planning Commission" means the Planning Commission of Winston, Oregon.

"Project, Activity or Project Activity" means any undertaking or activity within the Renewal Area, such as a public improvement, street project or other activity which is authorized and for which

implementing provisions are set forth in the Urban Renewal Plan.

"Report" refers to the report accompanying the Urban Renewal Plan, as provided in ORS 457.085 (3).

"Redeveloper" means any person, individual or group acquiring property from the Development Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

"Rehabilitation Loans and Grants" – Funds provided by the Renewal Agency to owners of existing properties within the urban renewal area for the purpose of rehabilitation, renovation, repair, or historic preservation of the property. Loan and grant policies and procedures will be developed by the Renewal Agency, to carry out the Rehabilitation and Conservation activities of this Plan.

"Redevelopment Assistance" – Financial assistance provided by the Renewal Agency to private or public developers of property within the urban renewal area. This assistance is intended to make development within the renewal area financially feasible and competitive with other locations, and carry out the redevelopment through new construction activities of this Plan. Redevelopment Assistance may take the form of participation in financing public improvements such as parking, infrastructure, landscaping, and public places, providing technical information and assistance to potential redevelopers, re-sale of land at reduced prices, and such other assistance as the Agency determines is within its authority, and necessary.

"State" means the State of Oregon.

"Text" means the Urban Renewal Plan for the Winston Urban Renewal Area, Part One - Text.

"Urban Renewal Area", "Winston Urban Renewal Area", or "Revitalization Area" means the geographic area for which this Urban Renewal Plan has been approved. The boundary of the Renewal Area is described in Exhibits made a part of this plan.

Winston Urban Renewal Plan

Winston, Oregon

Part Two-Exhibits

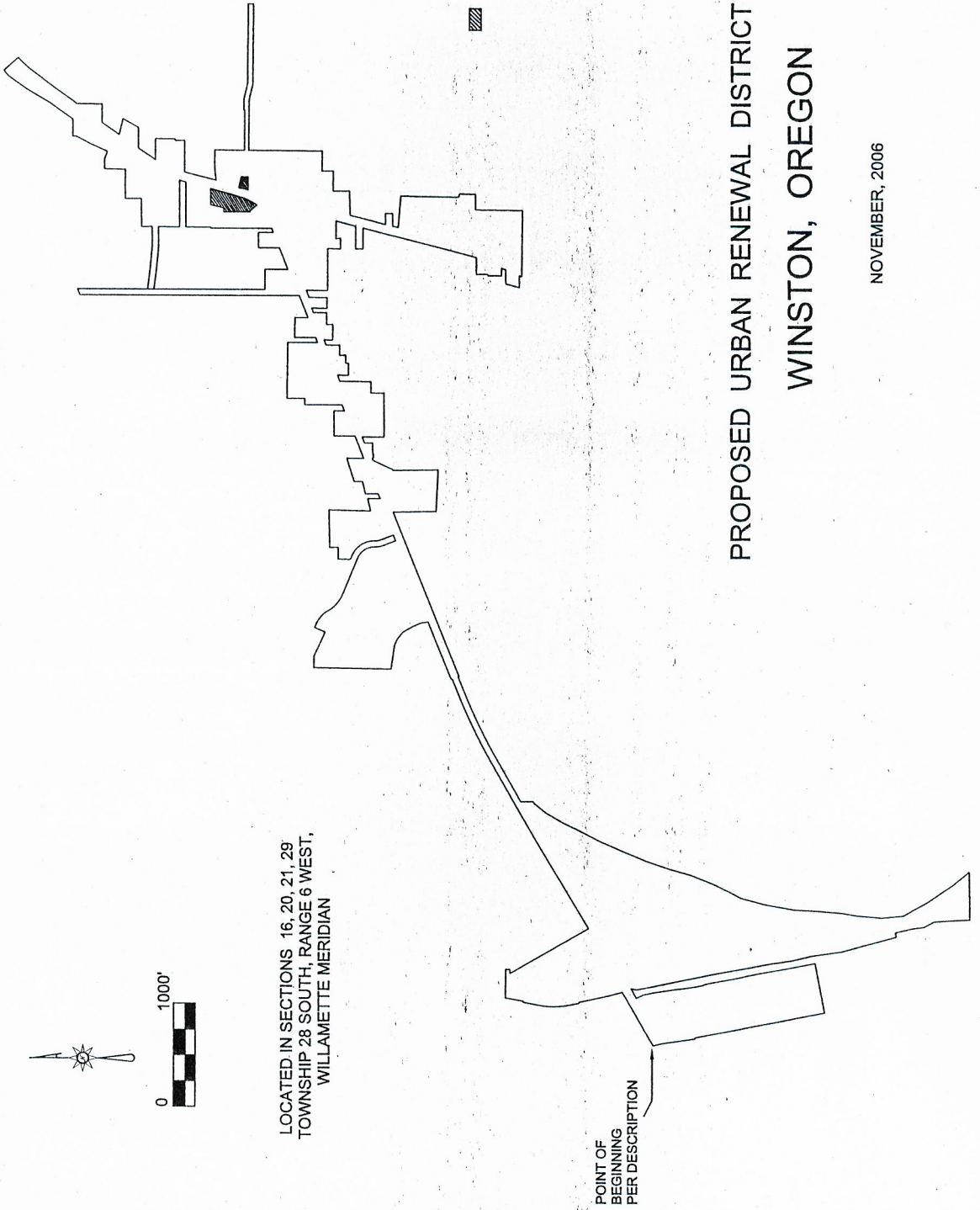
EXHIBITS

Exhibit 1..... Map of Plan Boundary

ATTACHMENTS

Attachment A Boundary Description

EXHIBIT ONE - BOUNDARY MAP



NOVEMBER, 2006

ATTACHMENT A LEGAL DESCRIPTION OF PLAN AREA

Insert legal description
here