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Coos Bay Empire District Urban Renewal Plan

August 30, 1995

Prepared for:

City of Coos Bay
500 Central Avenue
Coos Bay, Oregon 97420

ADOPTED BY ORDINANCE 216 BY THE COOS BAY CITY
COUNCIL ON AUGUST 30, 1995

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City of Coos Bay-Empire District Urban Renewal Plan

I. INTRODUCTION**A. Statement of Purpose**

The Coos Bay-Empire District Urban Renewal Plan is being prepared to further encourage rehabilitation and redevelopment that is consistent with the Comprehensive Plan and Zoning Regulations adopted by the City Council. The Renewal Plan is intended to guide the provision of infrastructure necessary for the orderly and proper redevelopment of the area. Through implementation of the Plan, economic development will be stimulated by the elimination of blighting conditions, provision of supporting public facilities, and general improvements in the overall appearance, condition, and function of the area.

The Coos Bay-Empire District Urban Renewal Plan presented in this document meets the requirement of Chapter 457 of the Oregon Revised Statutes. The Plan also complies with other federal, state and local laws pertaining to urban renewal projects and plans.

B. Definitions

1. **Agency** means the Urban Renewal Agency of the City of Coos Bay.
2. **Blighted Areas** are areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the health, safety or welfare of the community. **Blight** shall have the same meaning in this Plan as defined in ORS 457.010.
3. **Boundary** means the geographic and legal limits which encompass the Urban Renewal Area.
4. **City** means the City of Coos Bay, Oregon.
5. **City Council** means the Coos Bay City Council.
6. **Comprehensive Plan** means the Coos Bay Comprehensive Plan.
7. **County** means Coos County, State of Oregon.
8. **Lot** means a unit of land that is created by a subdivision, platting of land or described by metes and bounds and recorded in the land records of Coos County.

City of Coos Bay-Empire District Urban Renewal Plan

9. **Public Improvement Plan** means drawings, development standards and/or objectives designed to guide the improvement of public facilities and services in the Urban Renewal Area.
10. **ORS** means the Oregon Revised Statutes (State Law) and, specifically, Chapter 457, thereof.
11. **Persons** means any individual, family, business, firm association or corporate entity.
12. **Plan** means the Coos Bay-Empire District Urban Renewal Plan consisting of the text and accompanying exhibits.
13. **Planning Commission** means the Planning Commission of the City of Coos Bay, Oregon.
14. **Project** means any work or undertaking carried out under ORS 457.170 in an urban renewal area.
15. **Projects or Activities** means the development or improvement projects described in Section III herein.
16. **Property Owner** means any individual who owns property within the Coos Bay-Empire District Urban Renewal Area.
17. **Renewal Area** means the Coos Bay-Empire District Urban Renewal Area.
18. **State** means the State of Oregon.
19. **Text** means the Urban Renewal Plan and Report Text for the Coos Bay-Empire District Urban Renewal Area.

C. Goals and Objectives of the Urban Renewal Plan

The primary objectives of the Urban Renewal Plan are to improve the function, condition and appearance of the Urban Renewal Area and to eliminate existing blight and blighting influences in order to strengthen the Empire District's economy of the City of Coos Bay. The following objectives more specifically identify the purposes of the Urban Renewal Plan but shall not preclude the ability of the Urban Renewal Agency to consider or develop other appropriate project

City of Coos Bay-Empire District Urban Renewal Plan

improvements within the Urban Renewal Area.

Overall Goal for the Urban Renewal Plan

The Urban Renewal Plan should provide for a more attractive living, working and shopping environment in the Empire District commercial area and along the waterfront. The commercial area which is located on Newmark Avenue between Norman Avenue and Wisconsin should continue and be revitalized as a general commercial center and as a commercial area providing services to tourists. The area should be enhanced in order to fulfill a greater role in serving the Empire District residents with a variety of cultural, recreational and social services.

The waterfront area should provide the focus for enhanced public and private tourist oriented recreational and commercial uses and activities. By facilitating an attractive waterfront, attention will be drawn to the Bay which will improve the connectivity between the commercial area and the waterfront. The Renewal Plan should serve as a catalyst for the revitalization of Empire Boulevard and the adjoining bayfront properties by providing viewpoints, expanded vistas and day use areas of interest.

To accomplish these overall goals, the Urban Renewal Plan establishes the following objectives for the primary commercial area, the waterfront and the adjoining residential and general commercial area.

Primary Commercial Area

1. Create a distinct identity or theme.
2. Improve the physical and visual (aesthetic) environment through improvements such as entrance monuments, trees, benches, lighting and trash receptacles.
3. Provide pedestrian linkages including walkways and bikeways between the commercial area and the waterfront.
4. Provide adequate parking including spaces designed for RVs.
5. Redevelop key properties that contribute to enhancing the visual and physical connections between the commercial area and the waterfront.

City of Coos Bay-Empire District Urban Renewal Plan

6. Assist businesses with improving their buildings consistent with an overall design theme.

Waterfront

1. Provide a pedestrian walkway/boardwalk along the waterfront that will attract tourist oriented commercial development.
2. Improve the boat ramp, as the need is identified, to include day use tie up facilities, additional lanes and parking and other user amenities.
3. Provide additional public open space and access to the bayfront by expanding day use facilities, beach clean up, etc.
4. Research and develop interpretive structures that provide historical and current information on logging, fishing, the shipping industry and the history of the Empire area.

Empire Boulevard and Bayfront

1. Coordinate with ODOT the improvement of Empire Boulevard to include improved travel lanes, storm drainage, viewpoint pull outs, a bike lane, and landscaping.
2. Provide a viewing platform, restrooms and interpretive structures at identified pull outs along the highway.

General Commercial and Residential Areas

1. Where necessary, construct and replace utility systems such as storm drains, sanitary sewers and overhead electricity lines.
2. Abate blighted and deteriorated structures.
3. Develop or redevelop vacant and under-utilized property for resale or redevelopment. Acquisition will be by public assembly or by condemnation.

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4. Provide pavement, curb and sidewalks in existing sub-standard public rights of way.
5. Identify locations where small parks or open space areas can be developed.
6. Establish a low interest revolving loan fund for housing rehabilitation.

General District Objectives

1. Replace and repair utility systems such as sanitary sewers, storm drains, and overhead electric lines.
2. Replace and build new streets, curb, sidewalks, bike lanes, and street lighting fixtures as needed.
3. Develop or redevelop vacant and under-utilized property for resale or redevelopment. Acquisition will be by public acquisition or by condemnation, if necessary.

D. Plan Administration

The Coos Bay-Empire District Urban Renewal Plan consists of the text and exhibits contained in this document and the attached Report. The Plan applies to the specific area outlined in **Exhibit I** and further described in Section II. The Plan has been prepared by the Coos Bay staff, a subcommittee of the City Council and a consultant for the City Council. The Urban Renewal Agency of Coos Bay shall administer the plan in accordance with ORS 457, the Oregon Constitution and all other applicable laws and ordinances. All such applicable laws are made a part of this Plan by this reference.

E. Effective Period of the Plan

The intent of the City is to complete the projects in twenty years. If the projects in this Plan are completed earlier, and all indebtedness is paid, the renewal district shall be terminated.

Site Location

Empire
Renewal District
City of Coos Bay, Oregon

Legend

— Renewal District Boundary

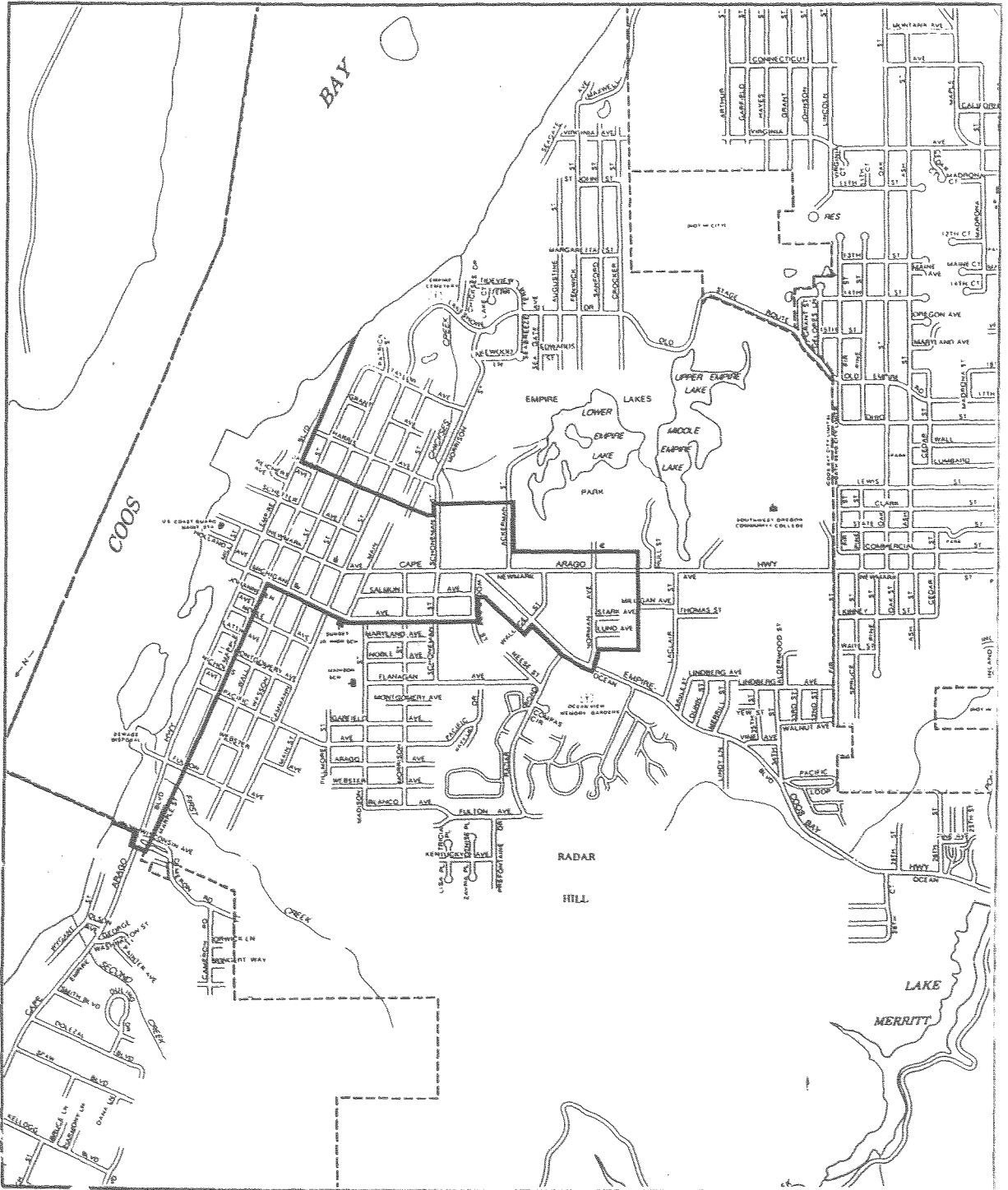
- - - - - City Limits



North

Not to Scale

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City of Coos Bay-Empire District Urban Renewal Plan

II. GENERAL DESCRIPTION OF LAND USE PLAN

A. Boundary

The Coos Bay-Empire District Urban Renewal Area includes land within the City of Coos Bay, Oregon as illustrated on **Exhibit I**. A legal description of the Renewal Area is included in the Appendix.

B. Land Use Plan, Zoning and Development Standards

The following table describes the existing use of developable land within the district boundary. The three largest areas of land use are: Vacant-80.5 acres, Single Family-37.0 acres and Commercial/Office-29.9 acres. Approximately 45% of the developable land, less public rights of way, is vacant. (See **Exhibit II**)

TABLE 1

Existing Land Use Conditions

Land Use	Acres
Commercial/Office	29.9
Auto/Boat Service	3.7
Multi-Family	10.8
Single Family	37.0
Institutional	9.6
Public Storage	5.8
Manufacturing/Processing	1.3
Parks	.4
Vacant	80.5
 Sub-total:	 179.0
 Dedicated Public Road Rights of Way	 92.3
 TOTAL:	 271.3

Existing Land Use

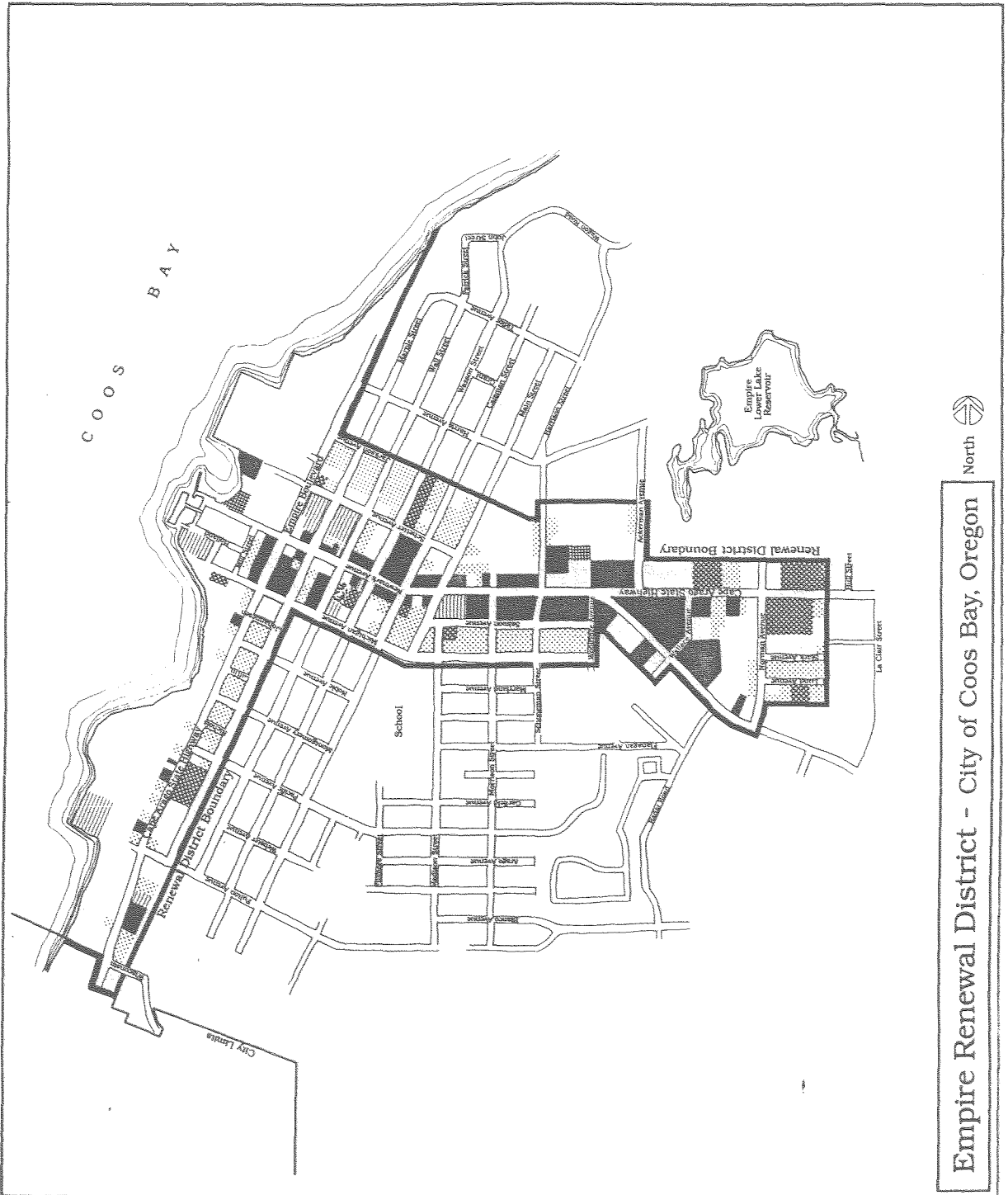
Empire Renewal District

City of Coos Bay, Oregon

Legend

- Commercial
- Auto/Boat Service
- Multi-Family
- Single Family
- Institutional
- Public Storage
- Manufacturing/Process
- Parks
- Vacant
- Renewal District Boundary
- City Limits
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Empire Renewal District - City of Coos Bay, Oregon



North

City of Coos Bay-Empire District Urban Renewal Plan

The proposed Land Use Plan is based on the City of Coos Bay Comprehensive Plan Map. (See Exhibit III) The proposed land uses within the Urban Renewal area are consistent with the City's Plan with the exception of a portion of the waterfront which is proposed for commercial use. The section from Newmark Avenue south and west of Mill Street is planned for Commercial. Amending the Comprehensive Plan to be consistent with the Renewal Plan will be completed as a part of the city's scheduled Comprehensive Plan Periodic Review. The existing plan designations are illustrated in the following table.

TABLE II





Comprehensive Plan Designations


Plan Designation	Acres
C - Commercial	88.1
RH - Residential High Density	32.0
RL - Residential Low Density	21.8
I - Industrial	29.7
Island Not Designated	7.4
Sub-total:	179.0
Dedicated Public Rights of Way	92.3
TOTAL:	271.3

Existing Plan Designations

Empire Renewal District City of Coos Bay, Oregon

Legend

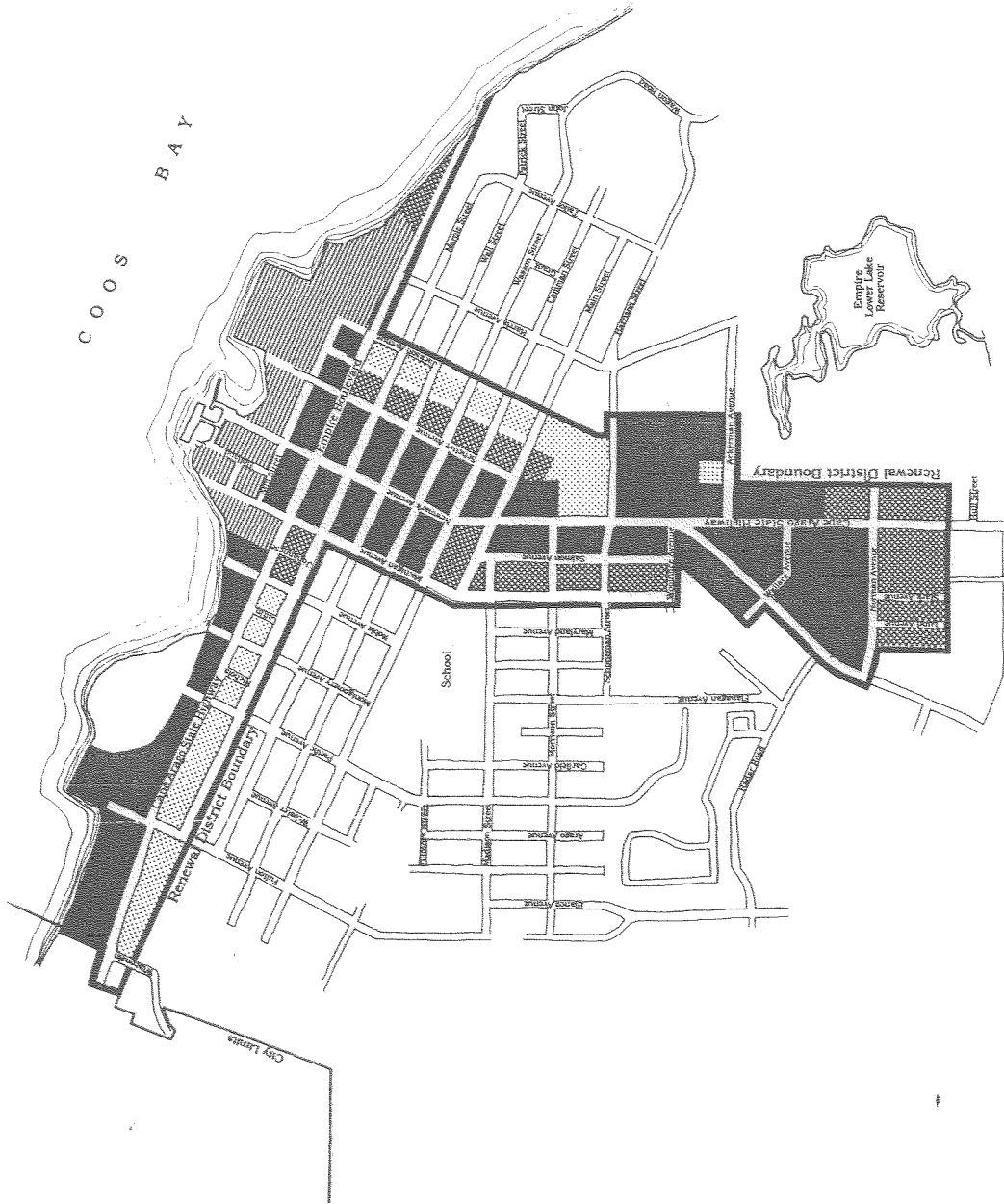
-  Commercial
-  Residential High Density
-  Residential Low Density
-  Industrial

 Renewal District Boundary

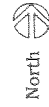
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Empire Renewal District - City of Coos Bay, Oregon



City of Coos Bay-Empire District Urban Renewal Plan

The existing zoning designations in the Renewal Area are illustrated on **Exhibit IV** and tabulated in the following table. For the existing zoning to be consistent with the Urban Renewal Plan, the following changes will be initiated by the City of Coos Bay.

The area from Newmark Avenue south and west of Mill Street should be changed from W-1, Water Dependent Industrial to Commercial C-2. The area between Empire Boulevard and Mill Street and Newmark Avenue and Jackson Avenue should be changed from Industrial Commercial to Commercial C-2. The area between Empire Boulevard and Marple Street and from Wisconsin to Michigan should be changed from Commercial C-2 to Residential R-2. Some of the areas from Empire Boulevard to the Bayfront should be changed from Commercial C-2 to Quasi-Public QP. All of these changes should be completed within one year of the adoption of the Urban Renewal Plan.

TABLE III

Zoning Districts








District	Acres
C-2 - General Commercial	95.3
R-3 - Multiple Residential	31.1
R-2 - Single Family and Duplex Residential	8.8
R-4P - Residential Professional	1.8
1-C - Industrial/Commercial	10.9
W-1 - Waterfront Industrial	31.1
Sub-total:	179.0
Dedicated Public Rights of Way	92.3
TOTAL:	271.3


Existing Zone Designations


Empire Renewal District


City of Coos Bay, Oregon

Legend

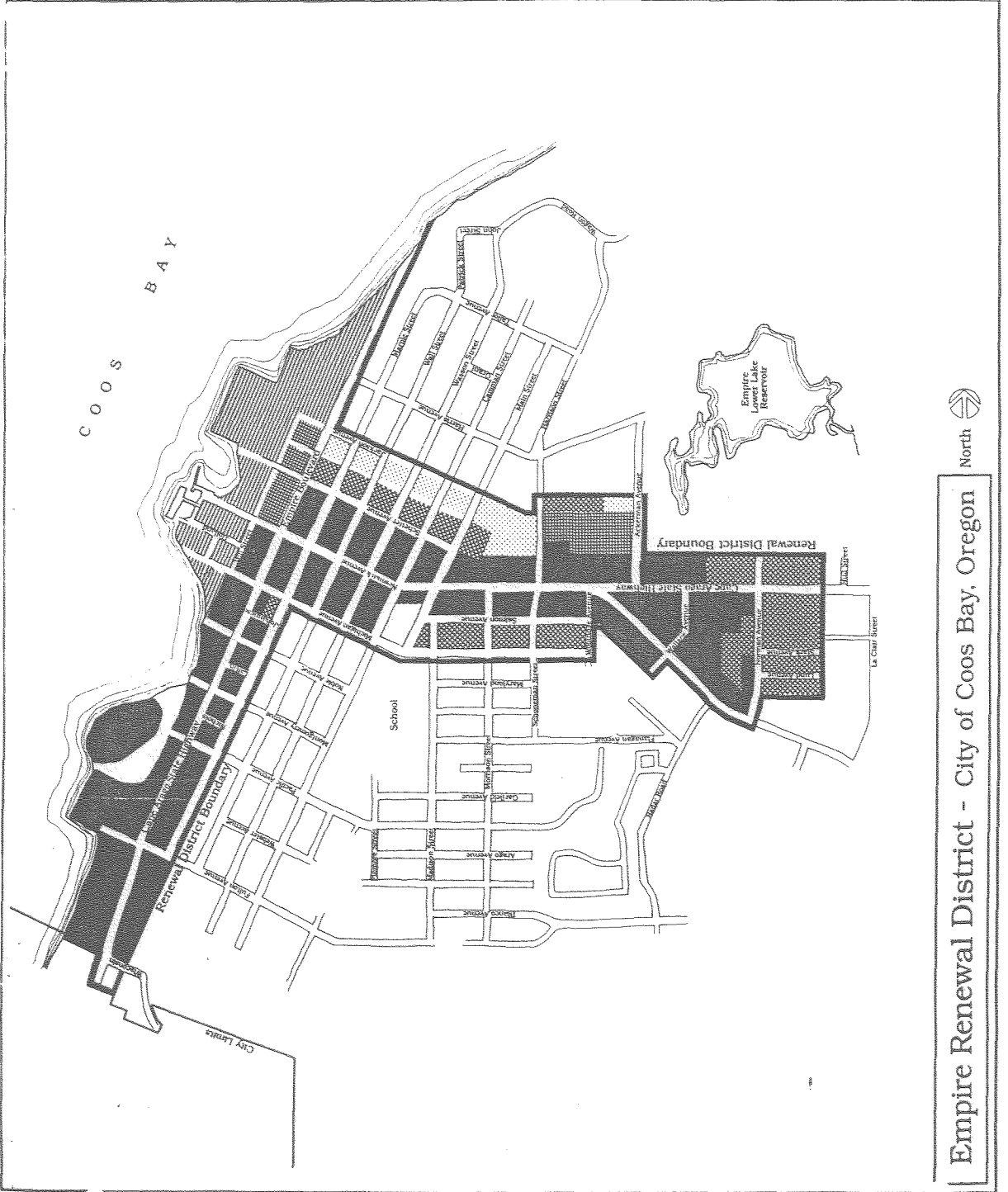
-  General Commercial District
-  Industrial/Commercial
-  Waterfront Industrial
-  Single Family and Duplex Residential District
-  Multiple Residential District
-  Residential Professional District
-  District

 Renewal District Boundary

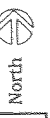
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The use and development of land in the Urban Renewal Area shall be governed by the City of Coos Bay's Comprehensive Plan and Zoning Ordinance. The following descriptions include the intent of the zoning designations as well as the permitted uses in each zoning district.

Chapter 2.2 Single-Family and Duplex Residential District (R-2)

Section 1. Intent

The R-2 district is included in the zoning regulations to achieve the following City objectives:

1. To reserve appropriately located areas for single-family and duplex family living at population densities consistent with the comprehensive plan and sound standards of public health and safety.
2. To provide space for semi-public facilities needed to complement urban residential areas and for institutions that require a residential environment.
3. To facilitate the provisions of utility services and other public facilities commensurate with the anticipated population densities and service requirements.

Section 2. Permitted Uses

The following uses are permitted in the R-2 zoning district:

1. Residential Use Types

Accessory building

Cluster development (see Chapter 4.3)

Duplex dwelling

Single-family dwelling including manufactured homes which are subject to special siting standard

Zero lot line development (see Chapter 3.5)

[ORD.206 2/15/94]

2. Commercial Use Types

Child Care Facility (fewer than 13)

Home occupation (see Chapter 4.4)

City of Coos Bay-Empire District Urban Renewal Plan

Chapter 2.3 Multiple Residential District (R-3)**Section 1. Intent**

The R-3 district is included in the zoning regulations to achieve the following City objectives:

1. To encourage the development of higher density multiple residential structures, rather than lower density areas.
2. To serve as a transitional district from commercial and professional districts to lower density single-family and duplex residential districts.
3. To provide a variety of housing types to satisfy individual preferences and financial capabilities.

Section 2. Permitted Uses

The following uses are permitted in the R-3 zoning district:

1. Residential Use Types

Accessory building
Cluster development (see Chapter 4.3)
Group residential
Multiple-family dwelling
Zero lot line development (see Chapter 3.5)

2. Commercial Use Types

Child Care Facility (fewer than 13)
Home occupation (see Chapter 4.4)
Tourist habitation: Bed and breakfast

Chapter 2.4 Residential Professional District (R-4P)**Section 1. Intent**

The R-4P district is included in the zoning regulations to achieve the following City

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objectives:

1. To establish and reserve appropriately located areas for desirable mixtures of professional and administrative business offices and higher density multi-family residential uses.
2. To promote the development of professional and administrative offices in the vicinity of commercial zones and multi-family residential zones, along major thoroughfares, or in other suitable portions of the City.
3. To preserve the characteristics of the residential environment insofar as possible while permitting selected non-residential uses.
4. To preserve adequate usable open space for the benefit of the occupants within the area and to ensure appropriate development of sites occupied by other permitted uses in a manner compatible to and harmonious with residential uses in the area.
5. To establish a zone which permits a mixture of uses, acts as a buffer and produces a gradual change between commercial and residential zones.

Section 2. Permitted Uses

The following uses are permitted in an R-4P zoning district:

1. Residential Use Types

Accessory building

Cluster development (see Chapter 4.3)

Group residential

Home occupation (see Chapter 4.4)

Multiple-family dwelling

Single-family dwelling, including manufactured homes which are subject to special siting standards, in combination with a permitted non-residential use combined in a single building.

[Ord.260 2/15/94]

Zero lot line development (see Chapter 3.5)

2. Civic Use Types

Administrative service

City of Coos Bay-Empire District Urban Renewal Plan**3. Commercial Use Types**

Business support service
 Child Care Facility (fewer than 13)
 Financial, insurance, and real estate service
 Medical service
 Personal service, general
 Planned unit development (see Chapter 4.6)
 Professional and administrative service
 Repair service, consumer, except gasoline engine repair
 Tourist habitation: Bed and breakfast

Chapter 2.9 General Industrial District (C-2)**Section 1. Intent**

The C-2 district is included in the zoning regulations to achieve the following City objectives:

1. A general commercial district providing a broad range of commercial and other services that are easily accessible to all residential areas, will promote the economic stability and future growth of the City, and will permit limited residential and industrial uses.
2. A district allowing uses and services not permitted in the Central Commercial zoning district.

Section 2. Permitted Uses

The following uses are permitted in the C-2 zoning district:

1. All uses permitted and conditional in the C-1 zoning district.
2. Residential Use Types

Combination of permitted commercial uses with residential uses on the first floor provided that the residential use does not occupy more than 30% of the building coverage.

City of Coos Bay-Empire District Urban Renewal Plan

Manufactured Home when used as a dwelling for a caretaker or watchman's quarters for a participant sports and recreational use type provided it meets all the property development requirements in Chapter 2.18, Section 5, (4) and remains accessory to a commercial use. [Ord. 167 2/5/91]

Legally established residential use types pre-existing the adoption of this ordinance; however, in the event of destruction of structure, must be rebuilt within twelve (12) months in order to continue as residential use unless extension of time granted by Planning Commission for extenuating circumstances; and once structure is converted to another use permitted within the zone, said structure shall not revert to residential use. [Ord. 120 3/15/88]

3. Civic Use Types

Community recreation

4. Commercial Use Types

Agricultural sales

Agricultural service

Animal sales and service: Grooming

Automotive and equipment: Fleet storage

Repairs, heavy equipment (all storage of materials and equipment, and operations, except minor repairs, within an enclosed building)

Sales/rental, heavy

Storage, nonoperating vehicles

Construction sales and service: Light

Participant sports and recreation: Outdoor

Wholesale, storage, and distribution: Mini-warehouse

Chapter 2.11 Industrial/Commercial (I-C)

Section 1. Intent

The I-C district is included in the zoning regulations to achieve the following City objectives:

1. To provide for the retail and wholesale warehousing and distributing of goods.

City of Coos Bay-Empire District Urban Renewal Plan

2. To provide for commercial and light industrial uses which are compatible with adjacent residential and commercial uses.
3. To control heavy industrial or similar uses which present a hazard due to levels of noise, vibration, smoke, dust, or glare.

Section 2. Permitted Uses

1. All uses permitted and conditional in the C-1 and C-2 zoning districts.

2. **Residential Use Types**

Dwelling for caretaker, watchman, or housing directly required by the use.

3. **Commercial Use Types**

Scrap operations: Heavy (completely enclosed within a building or within a solid masonry or concrete fence or permanently-maintained solid fence each not less than six (6) feet n height)

Wholesale, storage, and distribution: Heavy

4. **Agricultural Use Types**

Animal waste processing

5. **Industrial Use Types**

Industrial and port facilities

Log storage/sorting yard

Manufacturing

Chapter 2.12 Waterfront Industrial District (W-1)

Section 1. Intent

The W-1 district is included in the zoning regulations to achieve the following City objectives:

1. To reserve the waterfront for uses which required water access for successful operation.

City of Coos Bay-Empire District Urban Renewal Plan

2. To support the economic well-being and stability of the City's maritime economy.
3. To preserve lands determined to be exceptionally suited for water-dependent and water-related uses.

Section 2. Uses

The uses which are permitted, conditional, or prohibited shall be regulated by the **Coos Bay Estuary Management Plan**.

City of Coos Bay-Empire District Urban Renewal Plan**III. OUTLINE OF PROJECTS AND REDEVELOPMENT ACTIVITIES**

The following projects and activities will be undertaken by the Renewal Agency to achieve the objectives of the Plan. The actions of the Renewal Agency to achieve the objectives will be undertaken in accordance with applicable Federal, State, County and City laws and policies. The projects and activities are set forth as follows.

A. General Development

The general approach of the Renewal Plan is to conform with the Comprehensive Plan of the City of Coos Bay except as noted in Section II. The Comprehensive Plan generally encourages commercial development along Newmark Avenue and Ocean Boulevard with adjacent high density and single family residential development. The area adjacent to Empire Boulevard is planned for residential and commercial uses.

The Renewal Agency has prepared an Urban Renewal Plan for the area that will provide the physical improvements necessary to stimulate redevelopment and revitalization of the Renewal Area. (See Exhibit V) The Urban Renewal Plan illustrates the planned improvements to the Renewal Area. The planned improvements to walkways, intersections, street trees, public open space and recreation amenities and parking are all intended to occur within the existing pattern of development. With these improvements, the Renewal Agency will assure that this part of the City is prepared for new development and the rehabilitation of existing properties.

The Renewal Agency will accomplish the renewal projects identified in the Plan by undertaking any land use, design, engineering or architectural plans and studies that are necessary for contract purposes. The Agency will acquire all of the necessary permits to complete the projects. The cost estimates in the Urban Renewal report include design and engineering fees and a 15% contingency fund as a part of the total project costs.

B. Types of Projects



To encourage rehabilitation and redevelopment of commercial, vacant and residential land and aid in the attraction of new businesses, the Renewal Agency may improve or construct public facilities and utilities including but not limited to sidewalks, parking areas, restrooms, pedestrian amenities and public open space and recreation uses. Improvements may occur within public rights of way, easements or on public property. The Renewal Agency will work with public and private utilities to make necessary modification and adjustments to implement the objectives of the plan.

Urban Renewal Plan

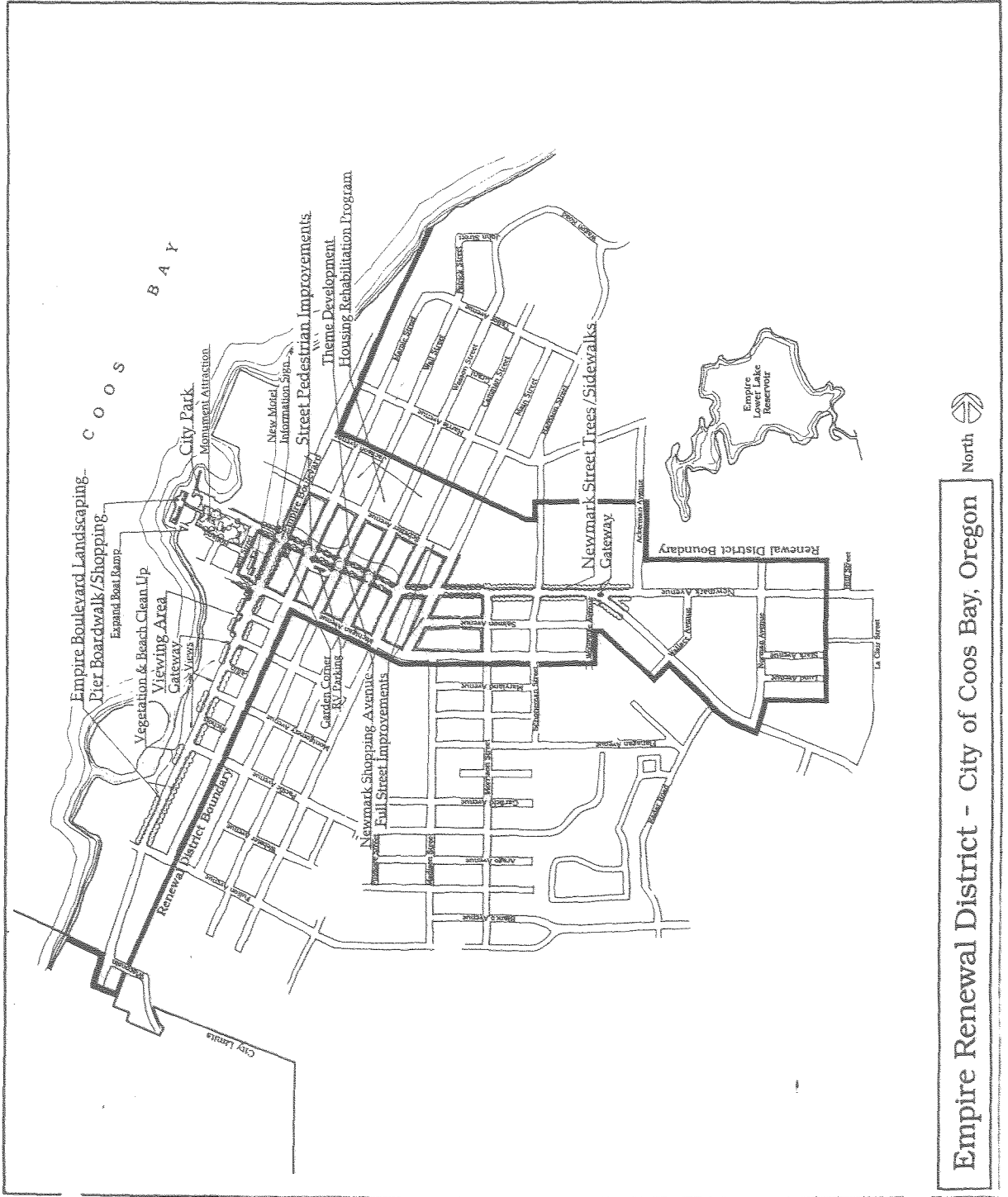
Empire Renewal District

City of Coos Bay, Oregon

Legend

-  Renewal District Boundary
-  City Limits
- Not to Scale

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Empire Renewal District - City of Coos Bay, Oregon

City of Coos Bay-Empire District Urban Renewal Plan**C. Renewal Projects**

The anticipated projects to implement the objectives of the Plan are described in the following section. The projects have been organized and grouped into three phases that reflect the incremental accumulation of project funding. The following is a description of the projects and the phases in which they will be implemented.

Phase I FY1996/67-1999/2000

Phase I projects and programs include:

1. Gateway Improvements: Design and construction of monuments and landscaping to mark the entrances to the Empire District.
2. Empire Theme: Creation and implementation of a design theme to establish a historical character to the commercial and nearby residential areas.
3. Street Improvements: Improvements are planned for Newmark between Empire Boulevard and Wall Street. The purpose of these improvements is to create a pedestrian shopping environment by providing street trees, pedestrian crossings at intersections, benches and other street furniture consistent with a design theme.
4. Waterfront: Development of a major open space/park and monument attraction. The purpose of the monument attraction is to attract motorists travelling on Newmark Avenue and Empire Boulevard to the waterfront. The expanded open space area is intended to provide more public amenity and recreation opportunity on the waterfront. Additional planned projects for the waterfront in this phase include vegetation clearing and viewpoint identification along Empire Boulevard and a general clean up of the beach/bayfront area.
5. Housing Rehabilitation: Establishing a low interest housing rehabilitation revolving loan fund.

Phase II - FY2000/2001-2004/2005

Phase II projects and programs include:

1. Waterfront: Rehabilitation and development of the old wharf structure or pier as a boardwalk for seasonal interpretive and commercial uses.

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2. Street improvements: Continued improvement to Newmark Avenue between Wall Street and Cammann Street including the pedestrian amenities described in Phase I.

Sidewalk improvements on existing residential streets.

Improvement of Empire Boulevard from Newmark Avenue to the City limits by ODOT to include a bike lane and sidewalks. Landscaping to be provided by the Renewal Agency.

Phase III FY2005/2006-2015/2016

1. Waterfront: Continued improvement to the pier/boardwalk by enhancing the facility for pedestrians, ship viewing and other commercial recreation activities.

2. Street improvements: Pavement, sidewalks and curb and gutter to Main Street and Salmon Avenue. Sidewalks and curb and gutter to Mill Street.

Improvements to Schetter Street including paving, sidewalks, curbs and storm water management. Sidewalk improvements on Wall and Cammann Streets.

3. Complementary to the development of the gateways is the proposed development of an information kiosk and small garden at the intersection of Empire Boulevard and Newmark Avenue.

4. Planned improvements to Newmark and Michigan between Empire Boulevard and the waterfront. The purpose of these street, sidewalk and landscape improvements is to establish a strong pedestrian and vehicular connection between the waterfront and the primary commercial area.

5. Tourist Facilities: Development of two facilities specifically designed to provide for and attract additional tourist visitation to the Empire District. These facilities include: a viewing area along Empire Boulevard with interpretive kiosks and public restroom facilities; a parking lot on Newmark Avenue specifically designed to accommodate Recreational Vehicles (RVs).

6. Acquisition: It is the intent of the Agency to acquire property adjacent to Empire Boulevard for a proposed motel development and a major bay viewing and day use site.

City of Coos Bay-Empire District Urban Renewal Plan

D. Acquisition and Disposition of Real Property

1. Acquisition

As described in the above phasing strategy, the intention of the Urban Renewal Agency is to acquire key parcels of land on Empire Boulevard, Newmark Avenue and on the Waterfront.

2. Disposition

The Agency may make land in the redevelopment area available to private developers or to public bodies at a value determined by the Agency to be its fair reuse value in order that it may be developed for the purposes specified in the Urban Renewal Plan, and in accordance with applicable City zoning and code requirements. Real property may be conveyed by the Agency to the City or other public bodies without charge.

The Agency shall reserve such powers and controls in the disposition and development documents, as may be necessary, to prevent transfer, retention, or use of the property for speculative purposes, and to ensure that development is carried out pursuant to this Urban Renewal Plan.

City of Coos Bay-Empire District Urban Renewal Plan

IV. GENERAL PLANNING ANALYSIS

The City of Coos Bay - Empire District - Renewal Plan conforms with the goals, objectives and implementation strategies of the City's Comprehensive Plan. This conclusion is based on a comprehensive review of the plan's Volume I - Plan Policy Document. The objectives, policies and strategies that are supportive or consistent with the intent of the Renewal Plan are described below.

Energy Conservation

Strategy EC.8 Coos Bay shall encourage the "infilling" development of undeveloped parcels of land, within the city limits for residential and commercial purposes, recognizing that such development, located in the vicinity of established traffic corridors and in areas already serviced by electrical, sewer, and water lines, are more energy efficient than new construction in unserved undeveloped areas.

Historic Preservation

Strategy HP.1 Coos Bay shall assist the Committee for Citizen Involvement (CCI) in encouraging local historical, genealogical, Native American, and other interested groups to establish the desires of the community regarding historic sites by providing staff support and facilities, recognizing the need for cooperative community efforts in historic preservation.

Economic Development

Strategy ED.7 Coos Bay shall encourage the development of commercial trade and service activities along the Empire/Charleston Highway, within the city limits, recognizing that this prime area can capture much of the tourist travel to the state park area.

Public Facilities and Services

Strategy PFS.7 Coos Bay shall continue to investigate ways to finance the separation of its storm and sanitary sewer waste including the appropriateness of bonds, serial levies, systems development charges, property taxes and any other means, recognizing that the city deems the correction of this problem is vital to the health and well being of residents and the environment.

Transportation

T.7 Coos Bay shall continue to seek state and federal street and highway improvement grants for its major streets, and to use serial levies as necessary to maintain local streets at an acceptable condition, recognizing that the general public has an overall interest in maintaining major streets.

City of Coos Bay-Empire District Urban Renewal Plan

T.11 Coos Bay shall seek to improve and expand its 1975 Bikeway Plan recognizing that the bicycle is an alternative, energy-conserving, and healthy mode of transportation.

Commercial Areas

Objective 1 - The City shall protect the integrity of established land use patterns to facilitate continued and compatible development.

Objective 2 - It is important that the Central Business District (CBD) and its supportive commercial sub-districts remain efficient, prosperous, and easily accessible since commerce is a major source of revenue and is a necessity to the economic stability and future growth of the city. Efforts toward redevelopment of older, underutilized commercial areas will be encouraged.

Implementation

2. General Commercial. These areas are intended to provide for all other retail trade, commercial service and professional activities that constitute the essential base of the city's economy. Appropriate locations for commercial development include (1) established commercial areas, and (2) highway corridors not committed to less intensive land uses.

City of Coos Bay-Empire District Urban Renewal Plan

V. PROPERTY ACQUISITION AND RELOCATION PLAN

The establishment of the Renewal Plan provides the opportunity for property in the district to be acquired and redeveloped. In the future, if properties are identified for acquisition by the Renewal Agency, the Plan will be amended to specifically indicate which properties will be acquired. Acquisition and redevelopment may result in the displacement of businesses and possibly residents. In the event of displacement, the Renewal Agency will establish a Relocation Policy which will call for the Agency's assistance to those residents and businesses displaced. Such assistance may include providing information regarding suitable locations, payments of moving expenses, and other payments as deemed necessary.

All relocation activities will be undertaken and payments made in accordance with the requirements specified in the Oregon Revised Statutes Chapter 281.

City of Coos Bay-Empire District Urban Renewal Plan**VI. METHODS OF FINANCING AND REDEVELOPMENT PROJECTS****A. General Description of Financing Methods**

The Renewal Agency will consider all possible sources of funding in carrying out this Plan. The Agency may borrow and accept advances, loans, grants, and any other form of financial assistance from the federal government, state, city, county or other public body or from any other sources, public or private, including lease or sale of properties to developers for the purpose of undertaking and carrying out this Plan. In addition, the Renewal Agency may obtain financing as authorized under ORS Chapter 457 or any applicable statutes.

Upon request of the Agency, the City Council of the City of Coos Bay may, as necessary to achieve plan objectives, issue revenue bonds, certificates, notes, for local improvement or special assessment districts and seek general obligation bonds to assist in completing projects earlier or in financing the Plan. General obligation bonds will be considered last as a funding method.

The funds obtained by the Agency shall be used to pay or repay any cost, expense, advances, or in financing the Plan. General obligation bonds will be considered last as a funding method.

The funds obtained by the Agency shall be used to pay or repay any cost, expense, advances, or any other indebtedness incurred in planning or undertaking the Plan or in otherwise exercising any of the powers granted by ORS 457. No bonded indebtedness shall be issued after December 31, 2011.

B. Self-Liquidation of Cost of Projects

The Plan may be financed, in whole or in part, by self-liquidation of costs of the Plan as provided in ORS 457.420 to 457.450. The ad valorem taxes, if any, levied by a taxing body upon taxable real and personal property situated in the Urban Renewal Area, shall be divided as provided in ORS 457.550. That portion of the taxes representing the levy against the assessed value attributable to the increase, if any, in real market value of property located in the Renewal Area, or part thereof, over the real market value specified in the certificate or amendment to the certificate file under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the agency and shall be used to pay the principal and interest on any indebtedness incurred by the Agency to finance or refinance the carrying out of the Plan.

City of Coos Bay-Empire District Urban Renewal Plan

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Agency or the City in connection with preplanning of this Plan may be repaid by tax increment revenues from the Renewal Area when if such funds are available as provided by ORS Chapter 457.

D. Completion of Projects

Upon completion of the projects identified in this Plan or subsequent amendments to this Plan, and provision for the satisfaction of all outstanding indebtedness, the division of taxes under ORS 457.420 to 457.450 shall cease as provided by ORS 457.450.

City of Coos Bay-Empire District Urban Renewal Plan

VII. RENEWAL PLAN AMENDMENTS

The Plan anticipates the possibility of both substantial and minor amendments becoming necessary in response to changes in economic conditions, land use, and other factors. In accordance with ORS 457.220, any substantial amendment to the Plan shall, before being carried out, be approved and recorded in the same manner as called for in the original plans adopted under the requirements of ORS 457.085.

For the purposes of the document, "**substantial amendment**" means:

- o Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.
- o Extending the date after which no bonded indebtedness shall be issued with respect to the plan or any project undertaken or to be undertaken under the urban renewal plan.
- o Increasing the maximum amount of bonded indebtedness excluding bonded indebtedness issued to refinance or refund existing bonded indebtedness issued or to be issued under the urban renewal plan.
- o Revisions in the Renewal Area boundary, other than the permitted 1%.
- o Extending the term of the Plan for this district.

Minor amendments to the plan shall be approved by Resolution of the Renewal Agency.

Presentation of any amendment to the Agency or Council shall be accompanied by the recommendations of staff.

Any amendments to planned uses which result from amendment of the underlying Comprehensive Plan designations or Zoning District standards will be considered minor amendments to the Renewal Plan, in that the City's process for Code Text and Plan Map amendments requires analysis and public involvement.

City of Coos Bay-Empire District Urban Renewal Plan

VIII. APPENDIX

A. Legal Description

B. ORS Requirements

The following matrix describes where in the Urban Renewal Plan the requirements of ORS 457.085 are satisfied.

ORS Requirement	Applicable Urban Renewal Plan Sections
457.085(2)(a)	III
457.085(2)(b)	I, III, VI
457.085(2)(c)	I, VIII
457.085(2)(d)	IV
457.085(2)(e)	II
457.085(2)(f)	V
457.085(2)(g)	III, V
457.085(2)(h)	VII

COOS BAY - EMPIRE URBAN RENEWAL DISTRICT
Legal Description

Beginning at a point on the high water line on the eastern shore of Coos Bay, said point being North a distance of 961.00 feet and West a distance of 1622.72 feet from the Southeast Corner of Section 19, Township 25 South, Range 13 West, Willamette Meridian, Coos County, Oregon;

thence, South 69° 35' East to the westerly right-of-way line of Cape Arago State Highway;

thence, Southwesterly along said westerly right-of-way line a distance of 214.50 feet;

thence, South 66° 26' East a distance of 190 feet, more or less, to the easterly right-of-way line of South Marple Street extended;

thence, Northeasterly along the said easterly right-of-way line of South Marple Street extended and South Marple Street to the south right-of-way line of Michigan Avenue;

thence, Southeasterly along the said south right-of-way line of Michigan Avenue to the east right-of-way line of Woolridge Street;

thence, North along the east right-of-way line of Woolridge Street to the south right-of-way line of Salmon Avenue extended, said point also being the northeast corner of the Plat of Neeses Addition to Empire and the northwest corner of that parcel described in Coos County Deed Records No. 87-11-8842;

thence, North 88° 27' East along the north line of said parcel a distance of 95.07 feet;

thence, continuing along said parcel boundary South 47° 09' East a distance of 600 feet to the west right-of-way line of Wallace Avenue, said point being located North 66° 33' West a distance of 1732.65 feet from the east 1/4 corner of Section 20, Township 25 South, Range 13 West, Willamette Meridian, Coos County, Oregon;

thence, continuing South 47° 09' East a distance of 60 feet to the easterly right-of-way line of Wallace Avenue;

thence, Northeasterly along said east right-of-way line of Wallace Avenue to the south right-of-way line of Empire - Coos Bay State Highway, also known as Ocean Boulevard;

thence, Southeasterly along the south right-of-way line of Ocean Boulevard to the east right-of-way line of Norman Avenue extended;

thence, Northeasterly along the east right-of-way line of Norman Avenue extended and Norman Avenue to the northwest corner of that parcel described in Coos County Deed Records No. 92-08-0607;

thence, North 89° 37' East a distance of 408.94 feet to a point on the north property line of that parcel described in Coos County Deed Records No. 92-06-1082;

thence, South 71° 01' East a distance of 32.90 feet to the east line of Section 20;

thence, Northerly along the east line of Section 20 to a point being S 1° 35' 30" East a distance of 925 feet, more or less, from the northeast corner of Section 20, said point also being the northeast corner of the unrecorded Plat of Empire Commercial Tracts;

thence, West along said tracts to the east right-of-way line of Ackerman Street;

thence, North along the east right-of-way line of Ackerman Street a distance of 589 feet, more or less;

thence, West a distance of 60 feet to the west right-of-way line of Ackerman Street, said point being South 71° 23' East a distance of 1041.25 feet from the north 1/4 corner of Section 20;

thence, South 89° 27' West a distance of 850 feet, more or less, to the west right-of-way line of Schoneman Street;

thence, South along the west right-of-way line of Schoneman Street a distance of 225 feet, more or less, to the northeast corner of that parcel described in Coos County Deed records No. 70-45858;

thence, along the north line of said parcel a distance of 61.45 feet to the north-south section line of Section 20, said point also being S 1° 33' 20" East a distance of 571.41 feet from the north 1/4 corner of Section 20;

thence, along said north-south 1/4 section line South 1° 33' 20" East a distance of 110 feet to the north right-of-way line of Jackson Avenue;

thence Northwesterly along the north right-of-way line of Jackson Avenue to the east right-of-way line of North Empire Boulevard;

thence, Northeasterly along the east right-of-way line of North Empire Boulevard to the north line of the William H. Harris Donation Land Claim No. 37;

thence South 86° 35' 51" West along the north line of said Donation Land Claim a distance of 120 feet, more or less, to the high water line on the eastern shore of Coos Bay;

thence, following the boundary of the North Bay Urban Renewal Plan as developed by Coos County by CH₂M Hill (Oct. 1986), Southwesterly along said high water line to the north right-of-way line of Harris Avenue;

thence, North 66° 26' West along the north right-of-way line of Harris Avenue and Harris Avenue extended to a line bearing North 23° 34' East which lies 50 feet west of and perpendicular to an existing receiving dock;

thence, South 23° 34' West along said line to the north right-of-way line of Schetter Avenue extended;

thence, South 66° 26' East along the north right-of-way line of Schetter Avenue extended to the high water line of Coos Bay;

thence, Southwesterly along the high water line to the south right-of-way line of Schetter Avenue;

thence, North 66° 26' West along the south right-of-way line of Schetter Avenue and Schetter Avenue extended to a line bearing North 23° 34' East which lies 50 feet west of and perpendicular to an existing receiving dock;

thence, South 23° 34' West to the north right-of way line of Newmark Avenue extended;

thence, South 66° 26' East along the north right-of way line of Newmark Avenue extended to the high water line of Coos Bay;

thence, Southwesterly along the high water line to the south right-of-way line of Newmark Avenue;

thence, North 66° 26' West along the south right-of-way line of Newmark Avenue and Newmark Avenue extended to a line bearing North 23° 34' East which lies 50 feet west of and perpendicular to an existing receiving dock;

thence, South 23° 34' West along said line to the centerline of Michigan Avenue extended;

thence, South 66° 26' East along the centerline of Michigan Avenue extended to the point of beginning, said point being located on the high water line of the eastern shore of Coos Bay.

ORDINANCE NO. 216

AN ORDINANCE APPROVING AND ADOPTING AN URBAN RENEWAL PLAN FOR THE CITY OF COOS BAY AND DESIGNATING AN URBAN RENEWAL DISTRICT.

Whereas, the 1995 Empire District Urban Renewal Plan and Report was forwarded to the Coos Bay Planning Commission for its consideration at its August 25, 1995, special meeting; and

Whereas, a public hearing was advertised, notice was given pursuant to ORS 457 to every postal patron in the City of Coos bay, and said hearing was held before the City Council of Coos Bay on August 30, 1995, at a special meeting; and

Whereas, the Council has duly considered any recommendations from the Planning Commission and any testimony from the public; therefore

THE CITY OF COOS BAY ORDAINS AS FOLLOWS:

Section 1. The City of Coos Bay finds:

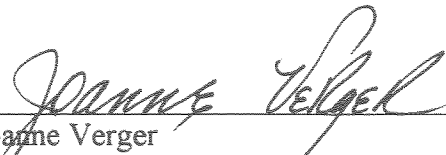
1. The Empire District Urban Renewal area is blighted due to building deterioration, inadequate infrastructure facilities for development, a lack of specific planning for improvement, and other reasons and findings set forth in the Empire District Urban Renewal Plan and Report. The condition of the area is specifically described in the Report.
2. Rehabilitation and redevelopment is necessary to encourage economic development, reverse deterioration and thereby protect and improve the welfare of the city.
3. The Empire District Urban Renewal Plan conforms to the Comprehensive Plan and provides an outline and procedure for accomplishing the proposed Empire District Urban Renewal projects. The Empire District Urban Renewal Plan addresses conformance with the Comprehensive Plan.
4. The Empire District Urban Renewal Plan identifies purposes for which land may be acquired. If occupied property is acquired for redevelopment, the Empire District Urban Renewal Report includes guidelines for displacement and relocation in accordance with the requirements of Oregon Revised Statutes and any other applicable laws or regulations.
5. The acquisition of real property shall only be undertaken when it is necessary to achieve the objectives of the plan and implement the proposed Empire District Urban Renewal projects.
6. Adopting and carrying out of the Empire District Urban Renewal Plan is economically sound and feasible as supported by the Empire District Urban Renewal Report.
7. The City of Coos Bay hereby assumes the responsibility to complete the activities and projects as outlined in the Empire District Urban Renewal Plan.

After recording please return to: City of Coos Bay
500 Central Ave.
Coos Bay, OR 97420

Section 2. The 1995 Empire District Urban Renewal Plan and Report is hereby approved and incorporated herein by reference. The boundaries of the Empire District Urban Renewal District are as set forth in the Empire District Urban Renewal Plan.


The foregoing ordinance was passed by the City Council of the City of Coos Bay this 30th day of August, 1995 by the following vote:

YES:	Mayor Verger, Councilors Benetti, Miller, Spangler, Weeks, and Williams
NO:	None
ABSENT:	Combs



 Joanne Verger
 Mayor of the City of Coos Bay
 Coos County, Oregon

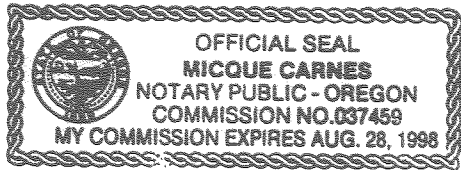
ATTEST:



 Joyce Jansen
 City Clerk of the City of Coos Bay
 Coos County, Oregon

STATE OF OREGON, }
 County of Coos } ss.

BE IT REMEMBERED, That on this 31st day of August, 1995, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Joanne Verger, Mayor of the City of Coos Bay, and Joyce Jansen, City Clerk of the City of Coos Bay.





 Micque Carnes, Notary

95 10 0113

City of Coos Bay
Memorandum

Short Version of the Coos Bay Empire District Urban Renewal Plan and Report

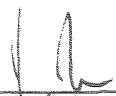
Prepared, filed and recorded to correct the legal description in the City of Coos Bay Empire District Urban Renewal Plan and Report as adopted by Ordinance No. 216 by the Coos Bay City Council on August 30, 1995 and filed with the Coos County Clerk and recorded on September 7, 1995, Recording No. 95090188.

The Coos Bay-Empire District Urban Renewal Plan was prepared to further encourage rehabilitation and redevelopment and to guide provision of infrastructure necessary. Through implementation of the Plan, economic development will be stimulated and blighting conditions eliminated. The Plan meets the requirements of Chapter 457 of the Oregon Revised Statutes and complies with other federal, state and local laws.

The Coos Bay-Empire District Urban Renewal Report, recorded with the Plan as set forth above was prepared to comply with State Law regarding Urban Renewal. It is intended to be used in conjunction with the Coos Bay-Empire District Urban Renewal Plan and provides the essential background information on the area.

This memorandum corrects the legal description found following page 32 in the previously recorded Plan. The correct legal description of the area included in the Coos Bay-Empire Urban Renewal District is attached hereto and made a part of thereby .

The Urban Renewal Plan and Report previously recorded as set forth above, together with this memorandum which has been filed and recorded to correct the legal description contained in the original Plan, set forth the entire Coos Bay-Empire District Urban Renewal Plan and Report as required by Oregon Revised Statutes, Chapter 457.



C. Randall Tosh, City Attorney

State of Oregon)
County of Coos)

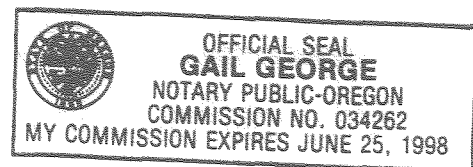
SEPTEMBER 26, 1995
Date

Signed before me on September 21, 1995 by C. Randall Tosh



Gail George, Notary Public
My Commission expires June 25, 1998

After Recording Return to: City of Coos Bay
500 Central Ave.
Coos Bay, OR 97420



COOS BAY - EMPIRE URBAN RENEWAL DISTRICT

Legal Description
Corrected

Beginning at a point on the high water line on the eastern shore of Coos Bay, said point being North a distance of 961.00 feet and West a distance of 1622.72 feet from the Southeast Corner of Section 19, Township 25 South, Range 13 West, Willamette Meridian, Coos County, Oregon;

thence, South 69° 35' East to the westerly right-of-way line of Cape Arago State Highway;

thence, Southwesterly along said westerly right-of-way line a distance of 214.50 feet;

thence, South 66° 26' East a distance of 190 feet, more or less, to the easterly right-of-way line of South Marple Street extended;

thence, Northeasterly along the said easterly right-of-way line of South Marple Street extended and South Marple Street to the south right-of-way line of Michigan Avenue;

thence, Southeasterly along the said south right-of-way line of Michigan Avenue to the east right-of-way line of Woolridge Street;

thence, North along the east right-of-way line of Woolridge Street to the south right-of-way line of Salmon Avenue extended, said point also being the northeast corner of the Plat of Neeses Addition to Empire and the northwest corner of that parcel described in Coos County Deed Records No. 87-11-8842;

thence, North 88° 27' East along the north line of said parcel a distance of 95.07 feet;

thence, continuing along said parcel boundary South 47° 09' East a distance of 600 feet to the west right-of-way line of Wallace Avenue, said point being located North 66° 33' West a distance of 1732.65 feet from the east 1/4 corner of Section 20, Township 25 South, Range 13 West, Willamette Meridian, Coos County, Oregon;

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thence, South 71° 01' East a distance of 32.90 feet to the east line of Section 20;

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thence, West along said tracts to the east right-of-way line of Ackerman Street;

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thence, West a distance of 60 feet to the west right-of-way line of Ackerman Street, said point being South 71° 23' East a distance of 1041.25 feet from the north 1/4 corner of Section 20;

thence, South 89° 27' West a distance of 914 feet, more or less, to the west right-of-way line of Schoneman Street;

95 10 0113

thence, South along the west right-of-way line of Schoneman Street a distance of 225 feet, more or less, to the northeast corner of that parcel described in Coos County Deed Records No. 70-45858;

thence, along the north line of said parcel a distance of 61.45 feet to the north-south 1/4 section line of Section 20, said point also being S 1° 33' 20" East a distance of 571.41 feet from the north 1/4 corner of Section 20;

thence, along said north-south 1/4 section line South 1° 33' 20" East a distance of 10.10 feet to the north right-of-way line of Jackson Avenue;

thence Northwesterly along the north right-of-way line of Jackson Avenue to the east right-of-way line of North Empire Boulevard;

thence, Northeasterly along the east right-of-way line of North Empire Boulevard to the north line of the William H. Harris Donation Land Claim No. 37;

thence South 86° 35' 51" West along the north line of said Donation Land Claim extended a distance of 120 feet, more or less, to the high water line on the eastern shore of Coos Bay;

thence, following the boundary of the North Bay Urban Renewal Plan as developed for Coos County by CH₂M Hill (Oct. 1986), Southwesterly along said high water line to the north right-of-way line of Harris Avenue;

thence, North 66° 26' West along the north right-of-way line of Harris Avenue and Harris Avenue extended to a line bearing North 23° 34' East which lies 50 feet west of and perpendicular to an existing receiving dock;

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thence, South 23° 34' West along said line to the centerline of Michigan Avenue extended;

thence, South 66° 26' East along the centerline of Michigan Avenue extended to the high water line;

thence, Southwesterly along said line to the point of beginning, said point being located on the high water line on the eastern shore of Coos Bay.

RECORDING # 95100113

I, Mary Ann Wilson,
Coos County Clerk, certify
the within instrument
was filed for record at



11:45 ON 10/03/1995
M. BRIGHT

By _____ Deputy

pages

3

Fee \$ 23.00

95 09 0188

Coos Bay Empire District Urban Renewal Report

August 30, 1995

Prepared for:

City of Coos Bay
500 Central Avenue
Coos Bay, Oregon 97420

ADOPTED BY ORDINANCE 216 BY THE COOS BAY CITY
COUNCIL ON AUGUST 30, 1995

Prepared by:

The Benkendorf Associates Corp.
522 S.W. Fifth Avenue
Portland, Oregon 97204
(503) 226-0068

and

Moore/Breithaupt & Associates
494 State Street, Suite 250
Salem, Oregon 97301
(503) 364-9326

Richard P. Turi Architecture
P.O. Box 1107
North Bend, Oregon 97459
(503) 756-1111

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I. INTRODUCTION

The Coos Bay-Empire District Urban Renewal Report has been prepared to provide the essential background information on the area to the Renewal Agency, the Planning Commission, the City Council and the citizens of the community. The report has been prepared to comply with State Law regarding Urban Renewal (ORS 457.085). It is intended to be used in conjunction with the Coos Bay-Empire District Urban Renewal Plan. The capitalized headings at the beginning of each major section of this report directly correspond to the information required by ORS 457.

II. DESCRIPTION OF EXISTING CONDITIONS AND ANTICIPATED IMPACTS

A. Physical Conditions

1. General Description

The Renewal Area encompasses 271.3 acres, all within the Coos Bay city limits. In general, the area borders the bayfront adjacent to Empire Boulevard from Wisconsin Avenue north to the shoreline. At the intersection of Empire Boulevard and Newmark Avenue the Renewal Area heads East on either side of Newmark Avenue to the intersection with Ocean Boulevard where it continues East to the property lines generally half way between Norman Avenue and LaClair Street. (See Exhibit 1 in the PLAN, page 7)

2. Existing Land Use

The focus of the Renewal Area is centered around Newmark Avenue, Empire Boulevard and the bayfront. The perimeters of the Renewal Area are generally Michigan Avenue, Jackson Avenue, Marple Avenue and Norman Avenue. However, the properties East of Norman Avenue are included to the ends of Lund and Stark Avenues. The area encompasses what was the historic downtown of the City of Empire and the newer commercial areas that have developed more recently along Newmark Avenue and Ocean Boulevard to the East. Approximately 30% of the land area is vacant and underutilized. The other two primary uses are retail and service commercial and single family residential. The other land uses such as multi-family, manufacturing/processing and public storage comprise less than 10% of the total area. These percentages are for the land areas suitable for development and do not include street rights of way which encompass 92.3 acres in the Renewal Area. (See Exhibit II in the PLAN, page 9)

3. Comprehensive Plan Designations

The entire Urban Renewal Area is located within the City limits and therefore, the Coos Bay Urban Growth Boundary. The City Comprehensive Plan designates the planned uses for all of the land within the Urban Growth area. (See Exhibit III in the PLAN, page 11)

The Renewal Area is planned for three primary uses: Commercial, Residential and Industrial. However, the major planned use is Commercial accounting for 51% of the developable areas. The waterfront adjacent to the primary commercial area remains planned for Industrial although the major industrial site has been cleared and

now lies fallow. The remainder of the waterfront from Noble Avenue south is planned for Commercial on the bay front side of Empire Boulevard.

The land and blocks fronting on Newmark Avenue and Ocean Boulevard are all planned for Commercial. East of the intersection of Newmark Avenue and Ocean Boulevard is a large triangular shaped area all planned and mostly developed for commercial uses.

The residential areas, especially the High Density Residential designations are all adjacent to the planned Commercial. The Low Density Residential is planned for the blocks south of Jackson and East of Empire Boulevard south of Noble.

4. Land Use Analysis

The City's Comprehensive Plan provides general descriptions of the land use designations within the city limits as follows:

Commercial: These areas are intended to provide for all other retail trade, commercial service and professional activities that constitute the essential base of the city's economy. Appropriate locations for commercial development include (1) established commercial areas, and (2) highway corridors not committed to less intensive land uses.

The commercial area along Newmark Avenue and Ocean Boulevard is an established commercial area. This primary commercial area is targeted for specific project improvements in the Renewal Plan. The purpose of the projects is to improve the viable commercial areas to function more efficiently and present a more attractive and aesthetically pleasing image to the community. The older commercial area West of Main Street on Newmark Avenue is intended to be revitalized in a manner that will attract tourists to stop and utilize the commercial services.

The commercial area along Empire Boulevard north of Michigan Avenue has the potential to be revitalized for Commercial purposes consistent with the plan. The area south of Michigan Avenue has very limited viability and should rather be improved to enhance the visual and recreational potential along this section of the boulevard.

High Density Residential: Higher density residential areas shall be located in the vicinity of the downtown, central business district and around the neighborhood commercial area in Empire. Thus, the location of this high density residential land capitalizes on commercial and employment centers and has convenient vehicular access to major arterial streets.

The high density residential areas are generally identified as intended in the

comprehensive plan. The areas within the Renewal District are adjacent to the commercial area in three primary locations: North of Schetter Avenue for a half block from Empire Boulevard to Main Street, between Salmon Street and Michigan Avenue from Cammann Street to Woolridge Avenue and at the eastern end of the district adjacent to Norman Avenue and along Newmark Avenue to within a half block of Wilbur Avenue.

Low Density Residential: Low density residential areas will comprise the balance of Coos Bay's residential pattern. It will be located in fringe areas generally away from commercial centers and will extend from existing low density development.

The low density residential areas comprise approximately 12 per cent of the developable land area in the district. These areas are in two locations: a half block south of Jackson Avenue between Empire Boulevard and Schoneman and east of Empire Boulevard to Marple Street from Noble Avenue south to Wisconsin Avenue. The area south of Jackson Avenue is the location where there are unimproved public rights of way. This is an area where public street and sidewalk improvements are planned. The area east of Empire Boulevard is comprised of larger single family homes, some of historic interest. This area is zoned for commercial but should be retained as residential.

Industrial: Industrial land is intended to provide an area where more intense uses are allowed to locate. Such land use activities are those which are not generally compatible with less intense commercial and other industrial uses.

With the exception of Eureka Fisheries, there is no industrial use of the areas planned for Industrial. The majority of the land is vacant. The developed uses include the Souse Brothers employee training facility, a boat service and repair business, an apartment building and the city boat ramp. Based on the Renewal Plan, the area from Newmark Avenue south and west of Mill Street is better suited to be planned for commercial and commercial recreation.

B. Blighting Conditions

There are several blighting conditions in the Renewal Area. These conditions were identified during a visual inspection of each lot, block and street rights of way in July, 1995. In addition, the city public works department provided information relative to existing sanitary sewer conditions. The primary conditions illustrating blight include:

- Vacant and underutilized land**
- Deteriorated and vacant structures**
- Unimproved public street rights of way**
- Sanitary sewer structural, capacity and infiltration problems**

There is a large amount of vacant and underutilized property in the renewal district. Over 80.5 acres totalling 45% of the available developable property is vacant. There are three primary locations of vacant land. The largest amount of vacant acreage is along Empire Boulevard and the waterfront area. This area represents the largest expanse of vacant land that could be utilized for productive purposes. Much of this land was the site of a major lumber mill which has since been closed and demolished. The second area is a cluster of smaller vacant lots in the primary commercial area. These are generally in the area from Empire Boulevard east to Main Street. Larger vacant and undeveloped parcels exist further east off Newmark Avenue on Main Street, Ackerman Avenue and Norman Avenue.

There are 19 deteriorated or vacant residential and commercial structures. These conditions are scattered throughout the district. This determination was made based on a visual inspection of each lot and structure in the area.

There are 4,400 linear feet of unimproved public street rights of way. The majority of the rights of way are located north and south of Newmark Avenue on Schetter, Main, Salmon and Woolridge Avenues.

The sanitary sewer system has some structural and infiltration problems primarily along Ocean Boulevard. There are other locations with problems on Empire Boulevard, Newmark Avenue, Morrison Street, Schoneman Street and in the blocks between Schetter Avenue and Jackson Avenue between Marple and Cammann Streets.

All of these conditions contribute to the blighted conditions evidenced in the area in general. Other properties as well not specifically identified, illustrate a lack of regular maintenance.

C. Social and Economic Conditions

The local economy in the City of Coos Bay has traditionally been dominated by employment in the wood products industry. The wood products industry which includes logging, sawmills, plywood and veneer processing, pulp and paper board and paper manufacturing represents over 50% of the region's economy. While the wood products industry continues to play a major role in both the local and regional economy its contribution to the economy is expected to continue to decline. In the past decade, the number of timber industry jobs has fallen by nearly one-half in Coos County. An examination of the past 15 years shows that wood products employment in Coos County has declined by 65%, falling from an average of 5,000 in 1978 to 1,750 in 1993. While this trend is expected to taper off, uncertainty surrounding the availability of federal timber and adverse market conditions will continue to impact the wood products industry.

Employment growth in Coos County in recent years has come largely from non-manufacturing industries. Non-manufacturing employment in Coos County has increased by nearly 3,300 in the past ten years, a 24% increase. Some of the growth in non-manufacturing occurred as the coastal economy recovered from the recession and the loss of population of the early 1980's. In recent years, however, most of the growth has occurred because of the demand generated by the increasing number of retired persons who have moved to the area. Growth among businesses that serve tourists and other travelers has been evident.

Coos County saw employment for all occupations fall by just over 1,200 between 1980 and 1990, a reduction of 5%. The heaviest job losses, as noted above, occurred among those categories most closely identified with the timber industry, trucking, and longshoring. However, growth in the trade and service industries fueled increases in the employment of sales workers, executives, and protective service workers during that time.

Occupational projections show that increases are anticipated in professional and technical occupations: sales services, and construction. Losses are projected for forestry, and fishing jobs. (Oregon Employment Division, "Business & Employment Outlook 1992, Volume 1" and Oregon Employment Department, "Regional Economic Profile, Region 7 1993")

D. Renewal Area Qualifications

ORS 457.420 specifies that the Renewal Area identified in the Plan along with other renewal areas in the City may not exceed 25% of the City's land area or 25% of the City's assessed value. This plan meets that requirement.

1. Land Area

The total land area in the Renewal Area is approximately 271.3 acres, all within the city limits of Coos Bay, Oregon. The City's total land area is approximately 10,213.95 acres. There are two existing urban renewal districts that encompass city land; the Coos Bay Urban Renewal District totalling 1,004.79 acres and the County Urban Renewal District totalling 995.98 acres. The Empire District Urban Renewal Plan encompasses 271.3 acres. The three districts total 2,272.07 acres or approximately 22.2 per cent of the City's land area.

2. Assessed Value

The total assessed value of the Empire District Renewal Area as of October, 1994 was approximately \$32,032,329 which amounts to approximately 5.5% of the City's assessed value of \$577,245,694. The Coos Bay Downtown Renewal Area's base value was \$44,096,000 in January 1988 with an increment in value of \$19,389,402,

totalling \$63,485,402 as of 1994. The \$63,485,402 represents 11% of the city's base value. Together, the two districts include 16.5%, not including personal property or public utility values. This satisfies the ORS requirement of being less than 25% of the total City assessed value.

E. Condition of Area Infrastructure

1. Transportation/Access

Newmark Avenue, Ocean Boulevard and Empire Boulevard are the major arterials in the Renewal Area. Newmark Avenue and Ocean Boulevard provide east/west access from the Empire area to downtown Coos Bay, Highway 101 and the city of North Bend. Empire Boulevard provides north/south access connecting Newmark Avenue with the bayfront boulevard. This is the direct access from Highway 101 to Charleston and the ocean beaches. Newmark Avenue and Ocean Boulevard are fully improved and in good condition. However, there are locations where there is no sidewalk and there is a total absence of any bike lanes.

Empire Boulevard is a two lane paved road that is serving as an arterial but has been built to major collector standards. The boulevard is in average condition. There are no curbs, sidewalks, bike lanes or storm drainage in the right of way.

The local access streets are in average condition but many lack curbs, sidewalks and storm drainage. Most importantly, there are several streets that are totally unimproved and lack a paved surface, curb, sidewalks or bikelanes. There is approximately one mile or 4,400 linear feet of unimproved right of way.

2. Water, Sanitary Sewer and Storm Drainage

There are no current deficiencies in the provision of water service to the Renewal Area.

The Coos Bay-North Bend Water Board has conducted detailed planning for the regional water system in order to ensure adequate water service to the area over the long term.

There are deficiencies in the existing sanitary sewer system. These deficiencies are primarily structural problems and infiltration of ground water. The major problem is in Ocean Boulevard from Norman Avenue to its intersection with Newmark Avenue and continuing on Newmark Avenue to Schoneman. There are other problems with lines north of Schetter Avenue and in Empire Boulevard.

F. Impacts on City Services and Costs

Planned improvements to the primary commercial area and the bayfront in the Renewal Area will encourage rehabilitation as well as new development. By encouraging the use of vacant and under utilized land, the base assessed value within the area should increase substantially. This improved assessed value will benefit the taxing districts when the tax increment process is completed because the districts will then have a much higher assessed valuation on which to levy taxes. Without the planned project improvements, it is unlikely that any rehabilitation or new development will occur.

The redevelopment and revitalization of the commercial and bayfront properties may result in added demands on the City Police Department in terms of patrols, property crime enforcement and traffic enforcement. Likewise, greater development will mean an increase in the demand for fire protection services. However, given the assumption that over the next twenty years, the City will grow as projected, and that the area is presently served by City Police and Fire Departments, renewal and redevelopment should not require significantly larger budgets than already required.

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REASONS FOR SELECTION OF THE RENEWAL AREA INVOLVED IN THE PROGRAM

The Urban Renewal Area was selected for the purpose of providing a more attractive shopping and living environment for the Empire District. This will be accomplished by improving the appearance of the primary commercial area, redeveloping the bay front properties for commercial and recreation uses, improving the visual access to the bay by removing deteriorated structures and providing overlooks and by providing pedestrian and bike circulation systems between the waterfront and the commercial areas.

The principal reason for selecting this area was to eliminate the blighting conditions and influences which are inhibiting private investment in the Empire District. Such blighting conditions are described in detail in Section II.B.

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RELATIONSHIP BETWEEN THE PROJECTS TO BE UNDERTAKEN IN THE PROGRAM AND EXISTING CONDITIONS IN THE AREA

The Urban Renewal Area as expressed above, is an area around which projects have been planned. The existing conditions in the area include deficiencies related to the lack of infrastructure/public amenities which prevents proper development and investment in the area. The proposed projects are designed to correct the deficiencies described in this Report. The projects will provide the infrastructure necessary to encourage development and revitalization of the Urban Renewal Area in accordance with the City's Comprehensive Plan.

CITIZEN PARTICIPATION

activities and projects identified in the Plan and Report were undertaken with the participation of citizens of the community and owners of land and businesses with the Empire Renewal District. Meetings regarding Urban Renewal and the types of projects suitable for the area were held from January through May, 1995 by the City of Coos Bay.

Two informational meetings, which were open to the public and advertised in the newspaper and the radio were held in July and August of 1995. In addition, the City Council specifically discussed the Empire District Urban Renewal Plan on their agendas during the months of July and August to permit public comment on the program. **Public Hearings were conducted by the Planning Commission on August 25, 1995 and by the Urban Renewal Agency and the Coos Bay City Council on August 30, 1995.**

RELOCATION REPORT

- A. **An analysis of existing residents or businesses required to relocate permanently or temporarily as a result of Renewal Agency actions under ORS 457.170.**

The plan provides for the acquisition of property.

- B. **A description of the methods to be used for the temporary or permanent relocation of persons living in, and businesses situated in the Renewal Area in accordance with ORS 281.045 through 281.105.**

The Renewal Agency will adopt a resolution, similar to the City's, establishing administrative rules relating to requirements for making relocation payments to persons displaced by City public improvement projects, and establishing eligibility procedures and appeal procedures. These regulations are intended to comply with the requirements of Oregon State Law governing relocation assistance to displaced persons. The Renewal Agency will prepare and maintain information in its office relating to the relocation program and procedures, including eligibility for and amounts of relocation payments, services available, and other relevant matters.

- C. **An enumeration, by cost range, of the existing housing units in the Renewal Area of the Plan to be eliminated or altered, and new units to be added.**

Specific housing units in the Renewal Area to be removed or altered and new units to be added have not been finalized. No new units are planned.

PROJECT COSTS AND TIMING

The following sections outlines the proposed Renewal Area projects, their costs, expected year of implementation and the sources of funds to make the improvements.

A. Projects

The projects have been identified to achieve the objectives of the Urban Renewal area. The projects relate to the Urban Renewal Plan for the identified area. (See Exhibit V in the PLAN, page 22). The Urban Renewal Plan depicts the waterfront improvements, street and pedestrian improvements, entrance gateways, public amenities and open space and parking improvements and other elements of the program that will be phased in over the course of the 20 year planning period.

To guide the timing of development in the Renewal Area as efficiently and effectively as possible, projects have been grouped into three phases.

Phase I FY 1996/97 through 1999/2000

Phase I projects include the following:

- o Theme Gateways on Empire Boulevard and at the Y intersection of Newmark Avenue and Ocean Boulevard.
- o Clean up and clearing of the vegetation and beach area along Empire Boulevard
- o Improving two blocks of Newmark Avenue to manage traffic and improve the pedestrian/shopping environment.
- o Development of a park and monument attraction on the waterfront.
- o Formalizing a Theme and providing funds for implementation
- o Establishing a Housing Rehabilitation Program.

Phase II FY 2000-01 through 2004-05

Phase II projects include the following:

- o Rehabilitating the existing pier as a boardwalk
- o Improving two blocks of Newmark Avenue to manage traffic and improve the pedestrian/shopping environment.
- o Landscaping Empire Boulevard in association with ODOT street improvements.
- o Providing an information sign at the intersection of Empire Boulevard and Newmark Avenue.
- o Improving sidewalks on Wall Street and Cammann Avenue
- o Providing additional funds to the Housing Rehabilitation Program

Phase III FY 2005-06 through 2015-16

Phase III projects include the following:

- o A viewing area and restroom facility on Empire Boulevard
- o Developing a parking lot on Newmark Avenue for RVs
- o Providing an information kiosk and garden at the intersection of Newmark Avenue and Empire Boulevard
- o Acquiring property for a new Motel
- o Continuing to rehabilitate the existing pier/boardwalk.
- o Making additional street and sidewalk improvements to Mill, Michigan and Newmark Avenue.

B. Source of Funds

Tax increment revenues are planned to be the major source of funds for the projects within the Renewal Area. Additional sources of revenue might include:

- * State funds for eligible projects including the boat ramp and street improvements.
- * Community Development Block Grants for waterfront improvements and housing rehabilitation program.
- * Tax Increment Bonds for project improvements.
- * General Obligation Bonds for project improvements.

C. Project Costs

Project costs are listed by Phase in the following table. Design, engineering, administrative costs and contingencies are included and incorporated into the total costs. Because all projects will not be implemented immediately, an inflation factor has been included in the cost estimates. It has been assumed that the inflation factor will be 5% per year over the life of the Plan. Design and contingencies have been added as 25% of the project estimate after the adjustment for inflation.

	Program Year	Estimated Cost (Current \$\$)	Estimated Cost (Inflated @ 5%)	Design & Contingency @ 25%	Total
Phase I FY 1996-97 through 1999-2000					
1 Gateway Theme - Empire Blvd.	2	30,000	34,729	8,682	43,411
2 Gateway Theme - Y	2	50,000	57,881	14,470	72,352
3 Vegetation Clean-up	3	30,000	36,465	9,116	45,581
4 Beach Clean-up	3	50,000	60,775	15,194	75,969
5 Newmark Upgrade - 50%	4	170,000	216,968	54,242	271,210
6 Park Area/Monument Attraction (including property acq.)	5	750,000	1,005,072	251,268	1,256,340
7 Theme Development and Implementation	5	100,000	134,010	33,502	167,512
8 Housing Rehabilitation Program.	5	<u>50,000</u>	67,005	-	<u>67,005</u>
	sub total	1,230,000			1,999,379
Phase II FY 2000-01 through 2004-05					
1 Pier/Boardwalk - part 1	7	600,000	886,473	221,618	1,108,092
2 Newmark Upgrade - 50%	9	170,000	276,912	69,228	346,140
3 Empire Blvd. Landscaping	9	60,000	97,734	24,433	122,167
4 Housing Rehab Program	10	100,000	171,034	-	171,034
5 Information Sign	10	20,000	34,207	8,552	42,758
6 Sidewalks - Wall St. and Cammann	10	<u>20,000</u>	34,207	8,552	<u>42,758</u>
	sub total	970,000			1,832,950
Phase III FY 2005-06 through 2015-16					
1 Viewing Area - (including property acq.)	14	616,500	1,281,659	320,415	1,602,074
2 Public RV Lot (including property acq)	15	310,700	678,219	169,555	847,774
3 Motel Site	15	250,500	546,810	136,703	683,513
4 Mill Street Sidewalk - curb and gutter	17	92,500	222,612	55,653	278,265
5 Street Improvements	18	265,000	669,642	167,410	837,052
6 Garden Corner - Info Kiosk	19	131,500	348,909	87,227	436,136
7 Pier/Boardwalk - part 2	20	<u>400,000</u>	1,114,385	278,596	<u>1,392,981</u>
	sub total	<u>1,535,200</u>			<u>6,077,795</u>
GRAND TOTAL		\$ 3,735,200			\$ 9,910,124

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D. Future Public Improvements

As private development occurs within the Renewal Area, or as the Agency attempts to stimulate it, future public improvements, including streets, sidewalks, landscaping, utility replacement or lighting will be undertaken to permit, or compliment the new development.

E. Estimated Completion Date

It is estimated that projects will be completed by the year 2016.

I. FINANCIAL ANALYSIS OF THE PLAN

A. Anticipated Tax Increment Funds

As of July 1, 1994 there was an estimated Real Market Value of taxable property with the current Downtown Urban Renewal Area boundaries of \$63,485,402. This represents 11.0% of the Real Market Value of all property within the City of Coos Bay which had a value of \$577,345,694. This estimated percentage is important because State Law limits the valuation within the renewal area(s) to no more than 25% of the value of the City. This July 1, 1994 Real Market Value within the Empire Areas was approximately \$32,550,000. When added to the Real Market Value within the Downtown Urban Renewal Area, the total percentage of the City's value with Urban Renewal Areas would be approximately 16.63%, well within the 25% limit.

TABLE II

Real Market Value
Estimated Frozen Base by Property Type - July 1, 1994

Property Type	Valuation
Land & Improvements	\$39,052,161
Personal Property	766,547
Mobile Homes	109,103
Exempt	<u>(7,339,055)</u>
Total Real Market Value:	\$32,588,756

Note: The valuations are compiled from Assessor records for individual tax lots.

Source: Coos County Assessor & Moore & Breithaupt & Associates, Inc.

Greater detail on the Land and Improvement Values included within the boundaries of the Renewal Area are shown on Tables III and IV "Compiled Assessed Values" and "Land and Improvement Assessed Values" on the following page.

TABLE III 95 09 0188

COMPILED ASSESSED VALUES

	Land	Improvement	Mobile H.	Pers. Prop.	Exempt
	424,487	154,000	-	-	-
	186,674	165,036	8,900	-	8,850
	160,017	4,662,887	-	-	4,817,526
	781,097	849,937	-	31,934	437,629
	351,522	572,457	-	-	1,031
9DA					
300-6400	818,593	964,272	862	14,600	14,320
9DC					
00-201	73,814	35,698	-	-	-
9DD					
400-2700	58,285	91,092	-	-	7,500
0AA					
00-1200	313,043	195,899	15,173	-	7,500
0AB					
00-1300	101,987	411,034	-	26,077	1,174
0AC					
00-2800	1,461,230	1,791,031	31,398	307,639	252,608
0BA					
500-11500	1,348,201	2,501,040	-	46,135	250,789
0BB					
00-9200	1,978,311	3,932,296	-	235,553	963,910
0BC					
200-5900	378,561	967,453	-	-	-
0BD					
00-3200	844,742	2,120,449	52,770	104,609	4,226
0AB					
	1,309,807	3,455,046	-	-	556,083
20AD	1,631,560	2,236,327	-	-	15,909
20AA					
	231,164	1,162,686	-	-	-
20AC					
	99,913	188,813	-	-	-
.LS	12,553,008	26,457,453	109,103	766,547	7,339,055
	12,553,008				
vements	26,457,453				
ne Home	109,103				
nal Property	766,547				
pt	<u>(7,339,055)</u>				
	32,547,056				

TABLE

PROJECTED LAND AND IMPROVEMENT VALUES

Year	Real Property Classification*	Real Property Classification*						700**	Cumulative New & Remodel***	Projected Values Assuming 4% Growth
		100	101	200	201	211	300			
1994		279,813	6,353,988	1,437,316	13,151,686	1,008,076	1,689,494	7,802,529	32,588,756	
1994 Index*		1.13	0.90	0.97	0.97	0.83	0.94	0.95	0.95	
1995		247,622	7,059,987	1,481,769	13,558,439	1,214,549	1,797,334	8,213,188	37,010,859	
1996		219,135	7,844,430	1,527,597	13,977,772	1,463,313	1,912,057	8,645,461	38,491,293	
1997		193,924	8,716,033	1,574,842	14,410,075	1,763,027	2,034,104	9,100,486	40,030,945	
1998		171,615	9,684,481	1,623,549	14,855,747	2,124,129	2,163,940	9,579,459	41,632,183	
1999		151,871	10,760,534	1,673,762	15,315,203	2,559,192	2,302,064	10,083,641	43,297,470	
1999 Index		1.00	0.93	0.97	0.97	0.90	0.95	0.95	0.95	
2000		151,871	11,570,467	1,725,527	15,788,869	2,843,546	2,423,225	10,614,359	45,029,369	
2001		151,871	12,441,363	1,778,894	16,277,185	3,159,496	2,550,763	11,173,009	46,830,544	
2002		151,871	13,377,809	1,833,912	16,780,603	3,510,551	2,685,014	11,761,062	48,703,765	
2003		151,871	14,384,741	1,890,630	17,299,590	3,900,612	2,826,331	12,380,066	50,651,916	
2004		151,871	15,467,464	1,949,104	17,834,629	4,334,014	2,975,085	13,031,648	52,677,993	
2004 Index		0.98	0.93	0.97	0.97	0.93	0.97	0.95	0.95	
2005		154,971	16,631,681	2,009,385	18,386,216	4,660,230	3,067,098	13,717,524	54,785,112	
2006		158,133	17,883,528	2,071,531	18,954,862	5,011,000	3,161,956	14,439,499	56,976,517	
2007		161,361	19,229,600	2,135,599	19,541,095	5,388,172	3,259,749	15,199,473	59,255,578	
2008		164,654	20,676,989	2,201,648	20,145,458	5,793,733	3,360,566	15,999,445	61,625,801	
2009		168,014	22,233,322	2,269,741	20,768,514	6,229,820	3,464,501	16,841,521	64,090,833	
2009 Index		0.97	0.95	0.97	0.97	0.97	0.97	0.95	0.95	
2010		173,210	23,403,497	2,339,939	21,410,839	6,422,495	3,571,650	17,727,917	66,654,466	
2011		178,567	24,635,260	2,412,308	22,073,030	6,621,129	3,682,114	18,660,965	69,320,645	
2012		184,090	25,931,852	2,486,916	22,755,701	6,825,906	3,795,994	19,643,121	72,093,470	
2013		189,783	27,296,687	2,563,830	23,459,485	7,037,017	3,913,396	20,676,970	74,977,209	
2014		195,653	28,733,355	2,643,124	24,185,036	7,254,656	4,034,428	21,765,231	77,976,298	
2009 Index		0.97	0.95	0.97	0.97	0.97	0.97	0.95	0.95	
2010		201,704	30,245,636	2,724,870	24,933,027	7,479,027	4,159,205	22,910,770	81,095,349	
2016		207,942	31,837,512	2,809,145	25,704,152	7,710,337	4,287,840	24,116,600	84,339,163	
2017		214,374	33,513,170	2,896,025	26,499,126	7,948,801	4,420,453	25,385,894	87,712,730	
2018		221,004	35,277,022	2,985,593	27,318,686	8,194,641	4,557,168	26,721,994	91,221,239	
2019		227,839	37,133,707	3,077,931	28,163,594	8,448,083	4,698,112	28,128,415	94,870,089	
2020		234,886	39,088,112	3,173,125	29,034,633	8,709,364	4,843,414	29,608,858	98,664,892	
2021		242,150	41,145,382	3,271,263	29,932,611	8,978,726	4,993,211	31,167,219	102,611,488	
2022		249,639	43,310,928	3,372,436	30,858,362	9,256,418	5,147,640	32,807,599	106,715,948	
2023		257,360	45,590,450	3,476,738	31,812,745	9,542,699	5,306,845	34,534,314	110,984,585	
2024		265,320	47,989,948	3,584,266	32,796,644	9,837,834	5,470,974	36,351,910	115,423,969	
2025		273,525	50,515,735	3,695,120	33,810,973	10,142,097	5,640,180	38,265,168	120,040,928	

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95 00 0188

TABLE IV continued

Notes:

Real Property Classifications are:

- 100 Residential land or land
- 101 Residential land w/ improvements
- 200 Commercial land
- 201 Commercial land w/ improvements
- 211 Highest and best use Commercial land
- 300 Industrial land; light industrial w/ improvements; heavy industrial improved
- 700 Multiple housing land, mobile home park, house with apt.(s), duplexes thru 5 or more units

Indexed Projections and Beginning Value

Index numbers are values used to inflate or deflate following values from previous value.

1994 Index is Coos County Assessor's except for Class 700 and New/Remodel which is estimated by Moore Breithaupt & Assoc.(MBA)

The beginning assessed value for 1994 is the sum of the property classes less exempt values plus the amounts for mobile homes and personal property.

The mobile home value added is \$109,000 and the amount of personal property added is \$766,547. The \$537,600 of exempt value is exempt values in oth

The projected 1995 value is based on the 1994 Index with the same exempt, mobile home and personal property values as in 1994.

1995 and later year Indexes are by MBA and project a gradual halt in the decline of Class 100. Other inflating values slow or remain constant in the projecti

Constant Growth Projection

The projection based on a 4% growth rate uses the County Index for 1994 to 1995. the

The total is then inflated annually by 4% without regard to the components.

Certain parcels may be acquired for public purposes in the course of the project. The current value of such properties is less than \$1,000,000. Due to the relatively small amount proposed for acquisition no explicit change in the estimated frozen base has been assumed.

New and Remodel Assumptions

New & Remodel is the value of new construction and remodels in the area. the 1995 value is provided by the City.

Included at the request of City staff is a prospective \$1,500,000 new assisted living and residential development.

The estimated value of \$32,550,000 as of July 1, 1994 is the estimated frozen base value of the Renewal Area. Projected increases in value within the area above the frozen base produce the Incremental Value used as half of the formula for determining the annual Tax Increment Revenue which is projected to flow to the Urban Renewal Agency.

The other critical component for projecting Tax Increment revenue is the projected composite tax rate of the seven tax districts overlapping the Renewal Area. They are:

- * City of Coos Bay
- * Coos Library
- * Coos County
- * Port of Coos Bay
- * School District 9
- * Coos County ESD
- * Southwest Oregon Community College

The fiscal year 1994-95 composite tax rate for these districts was \$27.1321 per \$1,000 of Assessed Value. This tax rate does not reflect the effects of the State's property tax limitation measure found in Article XI of the Oregon Constitution. Because tax rates are capped by the measure, the actual tax rate may be less than it would otherwise have been. Such is the case in Code Areas 9 and 69 overlapping School District 2 and containing the Urban Renewal Area. Table V on the following page shows the detail of these rates. The rate is projected to gradually decline as overall property values increase more rapidly than do the tax levies of the overlapping districts. Eventually this decline is projected to halt as levies increase as a result of voter approved tax increases and bond issues.

The incremental value in the Urban Renewal Area is multiplied times the "not compressed composite tax rate" to calculate the amount of Tax Increment Revenue that will be generated if the Agency chooses to "levy" the full amount. For this analysis we have assumed that the agency will levy the full amount.

TABLE V 95 09 0188

COMPOSITE TAX RATE

Code Area 9.00 & 69

	<u>Tax Rate per \$1,000 Assessed Value</u>		
	<u>Limited</u>	<u>Unlimited</u>	<u>Total</u>
Governmental			
Library Dist.	0.6335		0.6335
Coos County	0.9138	0.5851	1.4989
Coos Bay	5.8231	0.8628	6.6859
Port of Coos Bay	<u>0.5262</u>	<u>0.0111</u>	<u>0.5373</u>
	7.8966	1.459	9.3556
Education			
S.D. 9	14.841		14.841
ESD	1.2264		1.2264
SWOCC	<u>1.7091</u>		<u>1.7091</u>
	17.7765	0	<u>17.7765</u>
	Total Rate		27.1321

Table VI on the following page titled "Projection of Tax Increment Revenue" shows for each year of the project the projected value of taxable property within the area. For 1995 that value is estimated to be \$36,700,000. The value is projected to increase at a rate of 4% per year. The column showing "Growth Over Frozen Base" is the projected tax increment each year. The net estimated tax rate shown in the last column is the rates which are projected were the tax limitation measure not in place. After 2005, the tax rates are assumed to stay essentially level, reflecting probable voter approval from time to time of General Obligation Bond Issues, and new tax bases. Were there none of these, and property value continued to grow more rapidly than tax levies, the rates would continue to slowly decline. The Annual Tax Increment Revenue column on the table assumes a 90% collection rate in 1997, a 93% collection rate in 1998, and 95% in 1999, 97% in 2000, and 100% thereafter.

PROJECTION OF TAX INCREMENT REVENUE

Est. Urban Renewal Area Frozen Base Value (1994)

32,600,000

Fiscal Year	Projected/1 Dev. Area RMV	Project Values	Growth Over Frozen Base	Annual T.I. Revenue	Cumulative T.I. Revenue 2/	Net Estmt'd Tax Rate 3/
1995	37,000,000	0	4,400,000		0	\$27.00
1996	38,480,000	0	5,880,000		0	\$26.60
1997	40,019,000	0	7,419,000	176,000	176,000	\$26.30
1998	41,620,000	0	9,020,000	219,000	395,000	\$26.10
1999	43,285,000	0	10,685,000	262,000	657,000	\$25.80
2000	45,016,000	0	12,416,000	305,000	962,000	\$25.30
2001	46,817,000	0	14,217,000	353,000	1,315,000	\$24.80
2002	48,690,000	0	16,090,000	391,000	1,706,000	\$24.30
2003	50,638,000	0	18,038,000	430,000	2,136,000	\$23.85
2004	52,664,000	0	20,064,000	469,000	2,605,000	\$23.40
2005	54,771,000	0	22,171,000	503,000	3,108,000	\$22.70
2006	56,962,000	0	24,362,000	536,000	3,644,000	\$22.00
2007	59,240,000	0	26,640,000	586,000	4,230,000	\$22.00
2008	61,610,000	0	29,010,000	638,000	4,868,000	\$22.00
2009	64,074,000	0	31,474,000	692,000	5,560,000	\$22.00
2010	66,637,000	0	34,037,000	749,000	6,309,000	\$22.00
2011	69,302,000	0	36,702,000	807,000	7,116,000	\$22.00
2012	72,074,000	0	39,474,000	868,000	7,984,000	\$22.00
2013	74,957,000	0	42,357,000	932,000	8,916,000	\$22.00
2014	77,955,000	0	45,355,000	998,000	9,914,000	\$22.00
2015	81,073,000	0	48,473,000	1,066,000	10,980,000	\$22.00
2016	84,316,000	0	51,716,000	1,138,000	12,118,000	\$22.00

Tax Rates will decline as overall property value increases faster than levys. New tax bases, and voter approved debt will counteract declines. Rate assumed to stabilize after approximately 10 years of gradual decline.

95 09 0189

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1/ Assumed annual growth rate of 4%

2/ Tax Increment Revenue attributable to Tax Rate, Valuation, and tax collection efficiency.

3/ Estimated Tax Rate of all taxing jurisdictions levying within proposed Urban Renewal area.

B. Estimated Amount of Money Required Under ORS 457

Table VII on the following page titled "Analysis of Borrowing and Tax Increment Debt Retirement Capacity" illustrates the anticipated Tax Increment Revenues collected through the fiscal year 2016. These revenues, along with some other interest earnings are required to repay the indebtedness incurred by the Agency for the projected life of the project.

It is anticipated that the Urban Renewal Agency's indebtedness will be incurred through:

1. Repayment of monies advanced by the City.
2. Sale of Bonds and short-term notes.
3. Lease purchase financings.
4. Contract indebtedness for projects.
5. Contract indebtedness for administrative support and other services from the City.

C. Anticipated Year in Which Indebtedness will be Retired or Otherwise Provided for Under ORS 457.450

The Agency should be able to redeem the outstanding amount of bonded indebtedness requiring Tax Increment Revenues in Fiscal Year 2016. This will be accomplished through the use of the accumulated balance in the Debt Service Reserve Account, plus annual revenues entering the Debt Service Retirement Fund throughout the life of the project. Should any funds remain available after satisfying all indebtedness, the balance will be transferred to the County Treasurer for use by all the overlapping taxing districts.

ANALYSIS OF BORROWING AND TAX INCREMENT DEBT RETIREMENT CAPACITY

FISCAL YEAR	TAX INCREMENT	INTEREST EARNINGS ¹¹	LAND SALE AND OTHER REVENUE ¹²	TAX INC. BONDS SOLD ¹³	---D/S RESERVE FUNDS		-----Use of Increment-----		NON-BOND DEBT ¹⁶	TOTAL ¹⁴ PROJECT EXPENDITURES	BOND COVERAGE RATIO ¹⁷	ACCUMLT'D ¹⁸ BALANCE LESS PROGRAM ADMN.
					PAYMENT	END BAL.	DEBT SERVICE PAYMENTS	PROGRAM ADMIN.				
1995	0	0	0	0	0	0	0	0	0	0	-	0
1996	0	0	0	0	0	0	0	0	0	0	-	0
1997	176,000	0	0	0	0	0	0	20,000	0	0	-	156,000
1998	219,000	7,800	0	1,100,000	110,000	112,200	0	30,000	110,000	1,078,000	208.57%	242,800
1999	262,000	12,140	0	0	0	116,688	105,000	31,500	0	0	249.52%	380,400
2000	305,000	19,020	0	1,050,000	105,000	228,456	105,000	33,075	0	924,000	143.87%	566,300
2001	353,000	28,315	0	0	0	237,594	212,000	34,729	0	0	166.51%	700,900
2002	391,000	35,045	0	0	0	247,097	212,000	36,465	0	0	184.43%	878,500
2003	430,000	43,925	0	0	0	256,981	212,000	40,000	1,100,000	1,100,000	202.83%	400
2004	469,000	20	0	0	0	267,261	212,000	42,000	0	0	221.23%	215,400
2005	503,000	10,770	0	0	0	277,951	212,000	44,100	470,000	470,000	237.26%	3,100
2006	536,000	155	0	0	0	289,069	212,000	46,305	255,000	255,000	252.83%	26,000
2007	586,000	1,300	0	0	0	300,632	212,000	50,000	0	0	276.42%	351,300
2008	638,000	17,565	0	0	0	312,657	212,000	52,500	0	0	300.94%	742,400
2009	692,000	37,120	0	0	0	325,163	212,000	55,125	0	0	326.42%	1,204,400
2010	749,000	60,220	0	0	0	338,170	212,000	57,881	1,600,000	1,600,000	353.30%	143,700
2011	807,000	7,185	0	1,600,000	160,000	514,897	212,000	60,775	200,000	1,608,000	138.66%	485,100
2012	868,000	24,255	0	0	0	535,493	582,000	63,814	0	0	149.14%	731,500
2,013	932,000	36,575	100,000	0	0	556,912	582,000	65,000	280,000	280,000	160.14%	873,100
2,014	998,000	43,655	0	0	0	579,189	582,000	68,250	840,000	840,000	171.48%	424,500
2,015	1,066,000	21,225	0	0	0	602,356	582,000	71,663	440,000	440,000	183.16%	418,100
2016	1,138,000	20,905	0	0	0	614,404	582,000	71,663	1,395,000	1,395,000		142,700
	12,118,000	427,195	100,000	3,750,000	375,000		5,452,000	974,845	6,690,000	9,990,000		

Notes:

11. Interest is assumed to accrue at 4% per year on prior year's balance.
12. Proceeds from land sale.
13. Bond issues are level debt service with serial maturities. Average interest on Bond Issue #1 = 6.5%, #2 = 6.5%; #3 = 5.0%. Maturities are 18, 16 and 5 years bonds. Bonds are not called prior to maturity.
14. Total project expenditures are net bond proceeds plus non-bond debt (see: f.n. 6).
15. 10% of new bond proceeds applied to DSR which accumulates at 4% per year. Balance used to pay off bonds.
16. \$\$6,690,000 in Non-bond (short term notes or project contracts, etc.) paid from Debt Retirement Fund.
17. A required bond coverage ratio of approximately 125% for issuance of new bonds is assumed.
18. Debt Service has first call on money in fund.

D. Project Revenues and Expenditures

Based upon estimated project costs and projections of tax increment and other revenues, the overall plan appears to be financially feasible. The exact components of some of the projects and the years in which specific components can or should be accomplished will depend upon the actual flow of tax increment revenues from year to year.

Table I on page 15 summarizes a strategy for accomplishing the desired projects on a phased basis over the life of the project. The cost estimates of the projects have been increased from current dollar value to a future dollar value by inflating current cost estimates by 5% annually. If future inflation is higher than 5% in coming years, project costs will be higher. However, this situation would reasonably be expected to increase property values and the need for tax levies in excess of those permitted by existing tax bases, which in turn could result in higher than projected tax increment revenues.

E. Statement of Fiscal Impact on Other Jurisdictions

Due to the effect of Article XI Property Tax Limitations, education taxing districts will not experience a negative or positive effect from the Coos Bay - Empire District Urban Renewal Area. Any local tax revenue gain or loss is offset through the State Formula with State School Support.

There will be no revenue effect on government taxing districts as long as the composite tax rate remains below the \$10 per \$1,000 property tax limit imposed by Article XI. It is projected that this will remain the situation in Code Areas 9 and 69. Should the \$10 limit be exceeded, the degree of compression experienced by each government taxing district would be made slightly more severe due to the existence of an urban renewal "tax rate" which must be fitted into the \$10 limit.

Because all taxing districts overlapping the Urban Renewal Area are denied the ability to tax the increase in value within the area while the project is in effect, their tax rates are somewhat higher than they would otherwise be. This elevation in rates, however, is offset with the City of Coos Bay where all overlapping tax rates are reduced proportionately to permit collection of the Urban Renewal "levy."

IX. APPENDIX

A. ORS Requirements

The following matrix describes where in the Urban Renewal Report the requirements of ORS 457.085 are satisfied.

ORS Requirement	Applicable Urban Renewal Plan Sections
457.085(3)(a)	II
457.085(3)(b)	III
457.085(3)(c)	IV
457.085(3)(d)	VII
457.085(3)(e)	VII
457.085(3)(f)	VII, VIII
457.085(3)(g)	VIII
457.085(3)(h)	VIII

RECORDING # 95090188
 I, Mary Ann Wilson,
 Coos County Clerk, certify
 the within instrument
 was filed for record at



4:28 ON 09/07/1995
 M. BRIGHT Deputy

pages 69 Fee \$ 353.00

Site Location

Empire
Renewal District
City of Coos Bay, Oregon

Legend

Renewal District Boundary

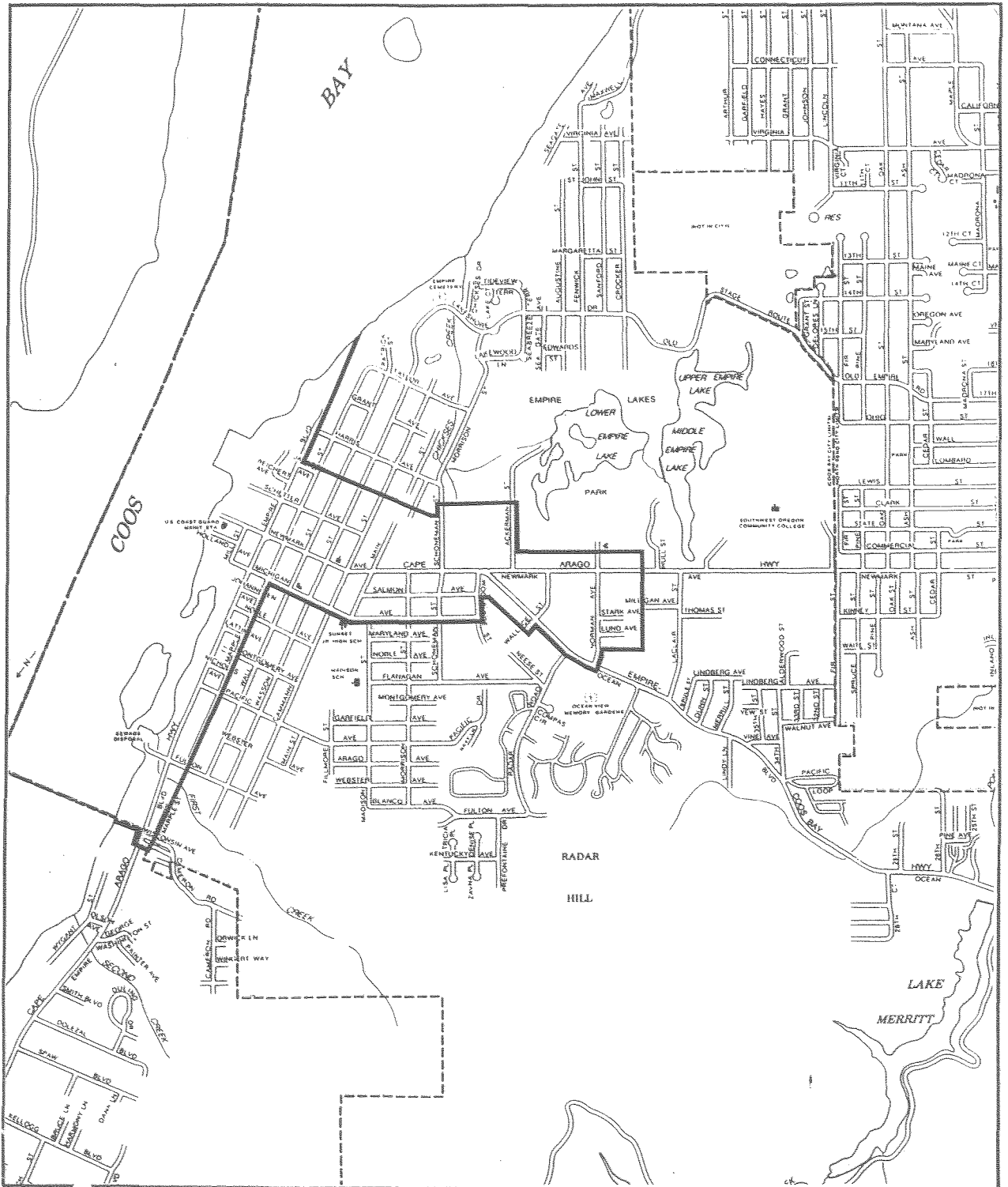
City Limits

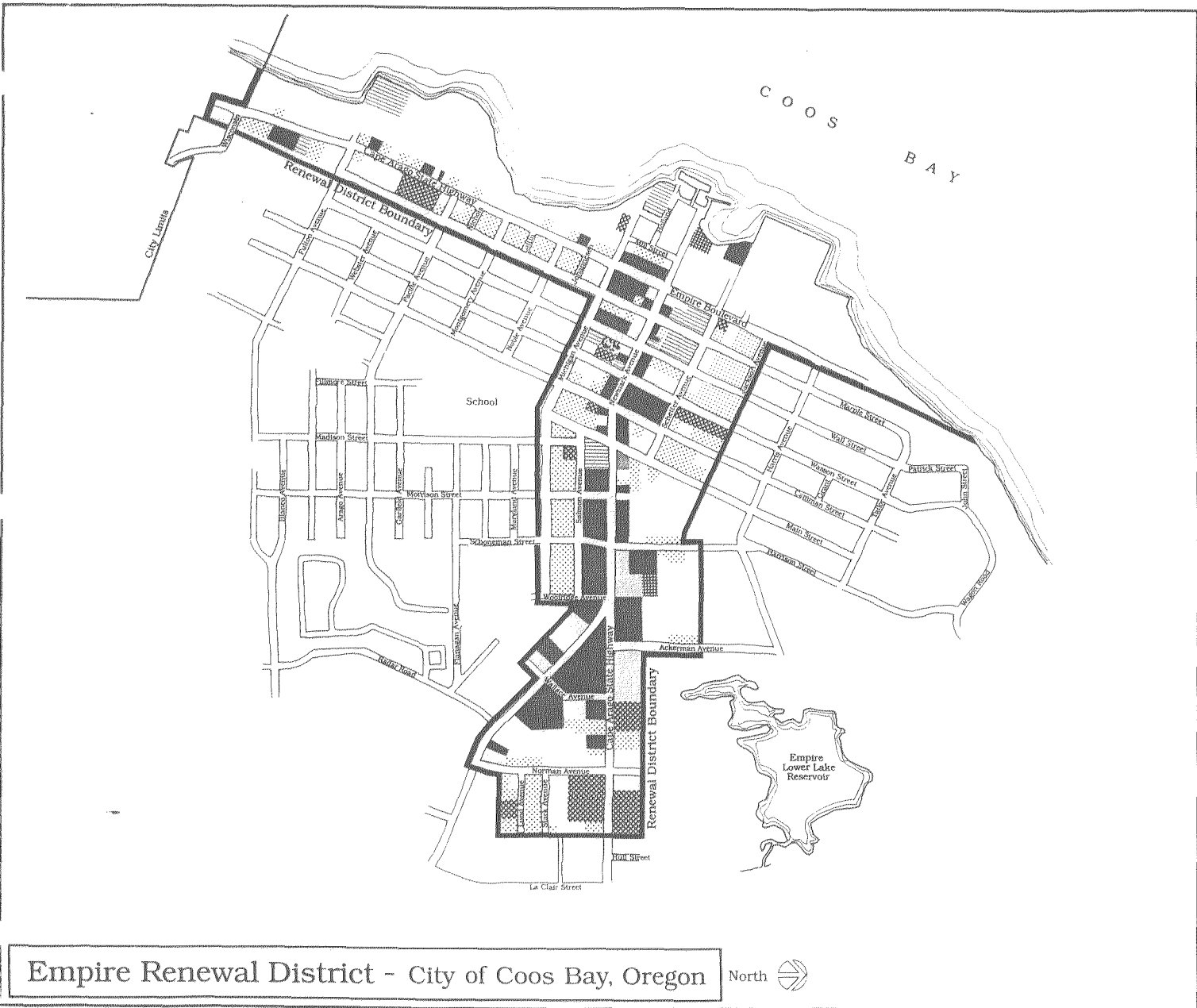


North

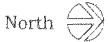
Not to Scale

The Benkendorf Associates Corp.
522 S.W. Fifth Avenue, Suite 703 - Portland, OR - 97204
Moore, Breithaupt & Associates
494 State Street, Suite 250 - Salem, OR - 97301
Richard P. Turi Architecture and Planning
P.O. Box 1107 North Bend, OR - 97459





Empire Renewal District - City of Coos Bay, Oregon



Existing Land Use

Empire Renewal District

City of Coos Bay, Oregon

Legend

- Commercial
- Auto/Boat Service
- Multi-Family
- Single Family
- Institutional
- Public Storage
- Manufacturing/Process
- Parks
- Vacant

Renewal District Boundary

City Limits

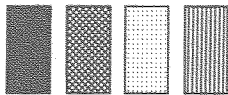
Not to Scale

The Benkendorf Associates Corp.
 522 S.W. Fifth Avenue, Suite 703 - Portland, OR - 97204
Moore, Breithaupt & Associates
 494 State Street, Suite 250 - Salem, OR - 97301
Richard P. Turi Architecture and Planning
 P.O. Box 1107 North Bend, OR - 97459

Existing Plan Designations

Empire
Renewal District
City of Coos Bay, Oregon

Legend



Commercial

Residential High Density

Residential Low Density

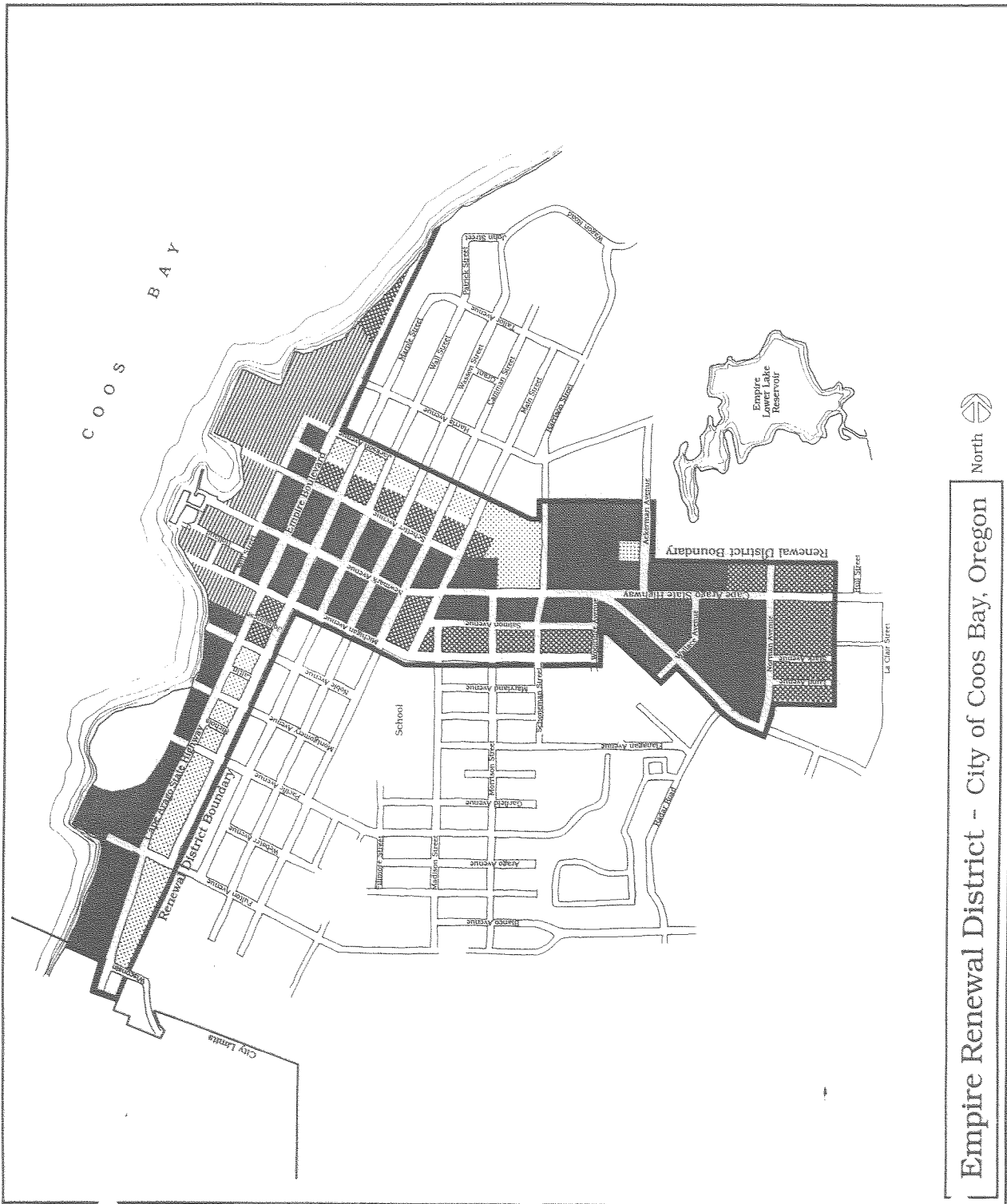
Industrial

Renewal District Boundary

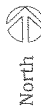
City Limits

Not to Scale

The Benkendorf Associates Corp.
522 S.W. Fifth Avenue, Suite 703 - Portland, OR - 97204
Moore, Breithaupt & Associates
494 State Street, Suite 250 - Salem, OR - 97301
Richard P. Turi Architecture and Planning
P.O. Box 1107 North Bend, OR - 97459



Empire Renewal District - City of Coos Bay, Oregon










North

Existing Zone Designations

Empire
Renewal District
City of Coos Bay, Oregon

Legend

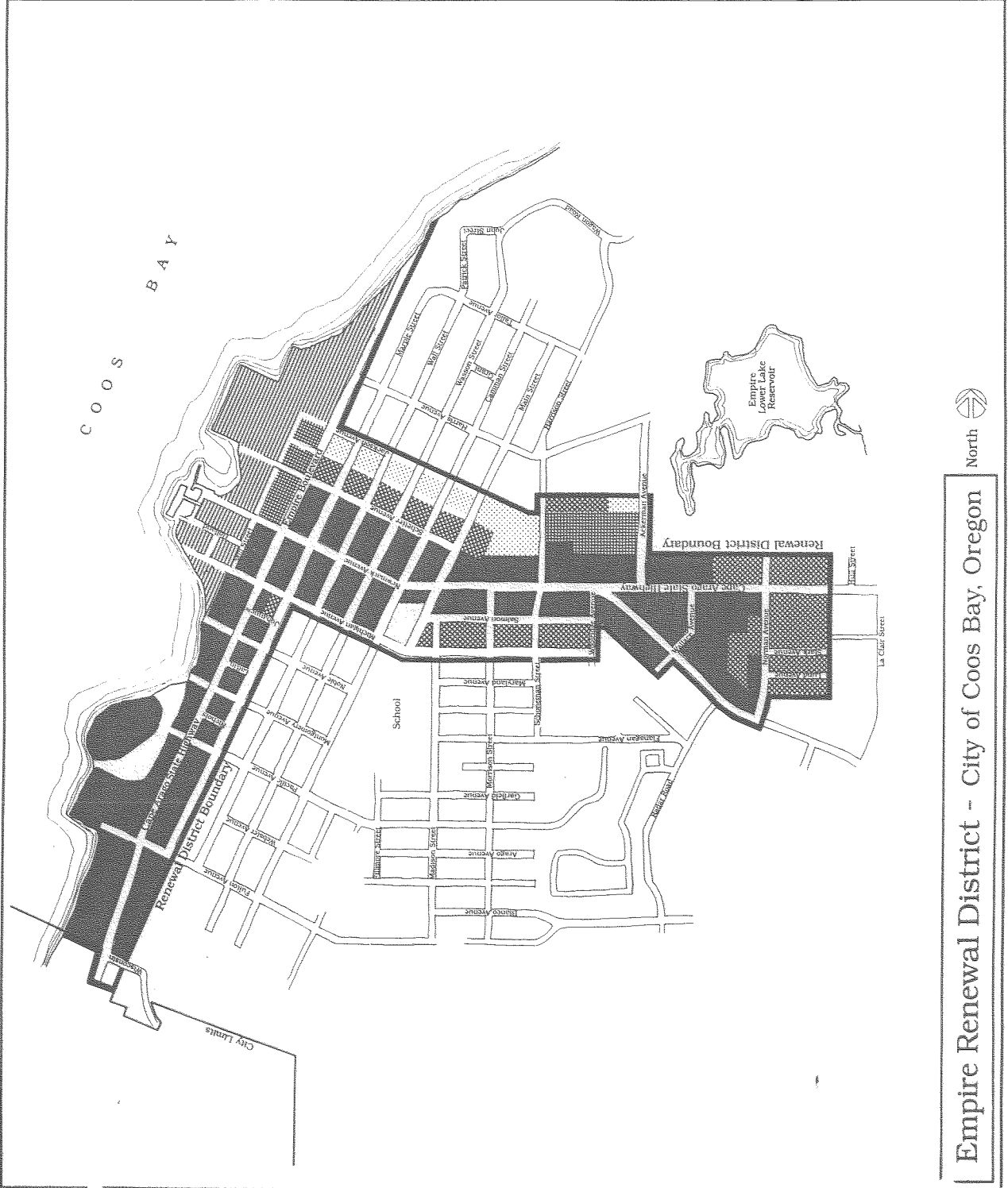
-  General Commercial District
-  Industrial/Commercial
-  Waterfront Industrial
-  Single Family and Duplex Residential District
-  Multiple Residential District
-  Residential Professional District

 Renewal District Boundary

 City Limits

Not to Scale

The Benkendorf Associates Corp.
522 S.W. Fifth Avenue, Suite 703 - Portland, OR - 97204
Moore, Breithaupt & Associates
494 State Street, Suite 250 - Salem, OR - 97301
Richard P. Turi Architecture and Planning
P.O. Box 1107 North Bend, OR - 97459



Empire Renewal District - City of Coos Bay, Oregon



North

EMPIRE URBAN RENEWAL DISTRICT

Plan Ordinances and Resolutions Index

August 30, 1995 Ordinance No. 216 Adopting the Plan

AMENDMENTS

Feb. 18, 1997 Resolution URA 97-3 Making a Minor Plan Amendment

May 19, 1998 Ordinance No. 252 Establishing the Maximum Indebtedness

May 19, 1998 Ordinance No. 253 Selecting Option for Collection of Ad Valorem
Property Tax Revenues

Sept. 18, 2001 Resolution URA 01-04 Making a Minor Plan Amendment to
Acquire Property on Empire Blvd, on the Waterfront, on Newmark
Avenue and within the historic downtown area.

Feb. 4, 2003 Resolution URA 03-01 Making a Minor Plan Amendment to adjust
the boundaries to include the Newmark Avenue Widening Project

Urban Renewal Agency of the City of Coos Bay
Resolution URA 97 - 3

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY, COOS COUNTY, OREGON, MAKING A MINOR PLAN AMENDMENT TO THE COOS BAY EMPIRE DISTRICT URBAN RENEWAL PLAN.

WHEREAS, City of Coos Bay Ordinance No. 216 adopted an urban renewal plan and established an urban renewal district in the Empire District of Coos Bay; and

WHEREAS, the Coos Bay Empire District Urban Renewal Plan Section III B identifies infrastructure as a project type; and

WHEREAS, the Coos Bay Empire District Urban Renewal Plan, Section III B authorizes the renewal agency to "improve or construct public facilities and utilities including but not limited to sidewalks, parking areas, restrooms, pedestrian amenities and public open space and recreation uses"; and

WHEREAS, infrastructure improvements are required within the district; and

WHEREAS, the City of Coos Bay Design Review Board has recommended inclusion of infrastructure, sidewalks and street lighting as projects in phase 1 of the rehabilitation of the Empire District;

NOW, THEREFORE, BE IT RESOLVED, that Section III (C) phase (1) (3) of the Coos Bay Empire District Urban Renewal Plan be amended to read as follows:

Street Improvements: Improvements are planned for Newmark between Empire Boulevard and Wall Street. The purpose of these improvements is to create a pedestrian shopping environment by providing street trees, pedestrian crossings at intersections, benches and other street furniture consistent with a design theme.

To encourage rehabilitation and development of commercial, vacant and residential land and aid in the attraction of new businesses, the renewal agency may improve or construct public facilities and utilities including but not limited to sidewalks, parking areas, restrooms, pedestrian amenities and public open space and recreation uses. Improvements may occur within public rights of way, easements or on public property.

The foregoing resolution was duly adopted by the Urban Renewal Agency of the City of Coos Bay, Coos County, Oregon, this 18th day of February, 1997.

ATTEST:



Don Spangler, Secretary



Joe Benetti, Chair

98 05 1136

RECORDING # 98051136
I, Marjann Wilson,
Coos County Clerk, certify
the within instrument
was filed for record at



3:24 PM ON 05/27/1998

By M. BRIGHT Deputy

ORDINANCE NO. 252

pages 18 Fee \$ 98.00

AN ORDINANCE OF THE CITY OF COOS BAY, AMENDING THE 1988 CITY OF COOS BAY URBAN RENEWAL PLAN AND THE EMPIRE URBAN RENEWAL PLAN, TO ESTABLISH AN AMOUNT OF MAXIMUM INDEBTEDNESS AS REQUIRED BY ORS 457.190(3)(c)

The City of Coos Bay ordains as follows:

Section 1. Findings.

(a) On May 20, 1997, the voters of the State of Oregon adopted Ballot Measure 50, amending the Oregon Constitution by imposing limitations on ad valorem taxation of real property. As part of legislation implementing Measure 50, the 1997 Oregon Legislative Assembly enacted Oregon Laws 1997, Chapter 541, amending ORS Chapter 457 and making changes to the means whereby urban renewal projects are funded by ad valorem property tax revenues, by providing a means whereby municipalities with an existing urban renewal plan, defined by ORS 457.010(4) as an urban renewal plan adopted by ordinance prior to December 6, 1996 ("an existing plan"), may continue to collect ad valorem property tax revenues sufficient to fund projects in the existing plan.

(b) Under ORS 457.435(2), a municipality with an existing plan must make a one time choice of one of three options for the collection of ad valorem property taxes to pay, when due, indebtedness issued or incurred to carry out the existing plan, as permitted by Article XI, Section 11(16) of the Oregon Constitution.

(c) Under ORS 457.190(3)(c)(B), a municipality with an existing plan that intends to collect ad valorem property taxes using one of the three options under ORS 457.435(2) must make a substantial amendment to establish the maximum amount of indebtedness that may be issued or incurred under the existing plan.

(d) The City of Coos Bay adopted the "1988 City of Coos Bay Urban Renewal Plan" by Ordinance No. 130 on September 20, 1988, and amended the 1988 Plan by Ordinance No. 210 on October 4, 1994 (the "1988 Plan"). The City of Coos Bay adopted the "Coos Bay Empire District Urban Renewal Plan" by Ordinance No. 216 on August 30, 1995 (the "Empire Plan").

RETURN TO: Deputy Recorder
City of Coos Bay
500 Central Avenue
Coos Bay OR 97420

(e) The Urban Renewal Agency of the City of Coos Bay ("the Agency"), acting as the duly constituted urban renewal agency of the City of Coos Bay, has undertaken a review of the scope and cost of projects in the 1988 Plan and the Empire Plan and the schedule for their completion as these dates were anticipated on December 5, 1996, as required by ORS 457.190(3)(c)(B). The methodology for calculating the maximum indebtedness for the urban renewal plans pursuant to ORS 457.190(3) is set forth in "Exhibit A," which is attached hereto and hereby incorporated by reference as an additional finding. A full description of the review for the 1988 Plan and the Empire Plan are set forth in "Exhibit B" and "Exhibit C" respectively, which are attached hereto and hereby incorporated by reference as an additional findings. The methodology and description of the review of the scope and costs of projects constitutes a good faith means of determining an estimate of the scope and costs of projects as the scope and costs of projects would have been anticipated on December 5, 1996.

(f) On April 8, 1998, the Agency, acting by and through its duly designated representative Urban Renewal Agency Chairperson Joe Benetti, met with the City Council of the City of Coos Bay and the Board of Commissioners of Coos County, governing bodies of affected municipalities under ORS 457.437(1), to review the proposed maximum amount of indebtedness for the 1988 Plan and the Empire Plan and the Agency's recommended option for the collection of property tax revenues for the 1988 Plan and the Empire Plan. On April 15, 1998, the Board of Commissioners of Coos County met and adopted a resolution in favor the recommendations of the Agency.

(g) The City Council of the City of Coos Bay has considered the material presented by the Agency, all information presented and all matters discussed at the meetings with affected municipalities as required by ORS 457.437(1), the action taken by the affected municipalities, if any, and finds that, based upon a good faith estimate of the scope and costs of projects in the 1988 Plan, including but not limited to increases in costs of projects due to reasonably anticipated inflation and the schedule for their completion as the completion dates were anticipated as of December 5, 1996, the maximum amount of indebtedness that may be issued or incurred under the 1988 Plan is \$45,055,764.00. A full description of the determination of the amount of maximum indebtedness for the 1988 Plan is set forth in "Exhibit D," which is attached hereto and hereby incorporated by reference as an additional finding.

(h) The City Council of the City of Coos Bay has considered the material presented by the Agency, all information presented and all matters discussed at the meetings with affected municipalities as required by ORS 457.437(1), the action taken by the affected municipalities, if any, and finds that, based upon a good faith estimate of the scope and costs of projects in the Empire Plan, including but not limited to increases in costs of projects due to reasonably anticipated inflation and the schedule for their completion as the completion dates were anticipated as of December 5, 1996, the maximum amount of indebtedness that may be issued or incurred under the Empire Plan is \$12,550,011.00.

A full description of the determination of the amount of maximum indebtedness for the Empire Plan is set forth in "Exhibit E," which is attached hereto and hereby incorporated by reference as an additional finding.

(i) Each urban renewal area described in the 1988 Plan and the Empire Plan continues to be blighted, due to reasons and findings set forth in the 1988 Plan and the Empire Plan, and rehabilitation and redevelopment in each urban renewal area is necessary to encourage economic development, reverse deterioration and protect and improve public health, safety and welfare of the City of Coos Bay.

(j) The 1988 Plan and the Empire Plan conforms to the Comprehensive Plan for the City of Coos Bay and provides an outline and procedure for accomplishing the urban renewal projects.

(k) The 1988 Plan and the Empire Plan anticipates the acquisition of property, which is necessary to accomplish the urban renewal projects in the plans, and, if persons will be displaced by such acquisition, provision has been made for compliance with ORS 457.095(4).

(l) Adopting and carrying out the 1988 Plan and the Empire Plan is economically sound and feasible as supported by the attached exhibits.

(m) The City of Coos Bay will assume and complete the activities and projects prescribed to it by the 1988 Plan and the Empire Plan.

(n) The amendments to the 1988 Plan and the Empire Plan were forwarded to the Coos Bay Planning Commission for its consideration at its May 12, 1998 regular meeting.

(o) A public hearing was advertised and held before the City Council of Coos Bay on May 19, 1998 at a regularly scheduled meeting.

Section 2. Establishment of Maximum Debt for 1988 City of Coos Bay Urban Renewal Plan. The 1988 City of Coos Bay Urban Renewal Plan is hereby amended to add the following provision to "Chapter 7: Fiscal Impact Statement":

"Maximum Amount of Indebtedness

The maximum amount of indebtedness that may be issued or incurred under this 1988 City of Coos Bay Urban Renewal Plan is \$45,055,764.00."

Section 3. Establishment of Maximum Debt for Coos Bay Empire District Urban Renewal Plan. The Coos Bay Empire District Urban Renewal Plan is hereby amended to add the following to subsection F to Section I of the Plan:

"F. Maximum Amount of Indebtedness

The maximum amount of indebtedness that may be issued or incurred under this Coos Bay Empire District Urban Renewal Plan is \$12,550,011.00."

Section 4. Severability. The sections, subsections, paragraphs, and clauses of this ordinance are severable. The invalidity of any one section, subsection, paragraph or clause shall not affect the validity of the remaining sections, subsections, paragraphs or clauses.

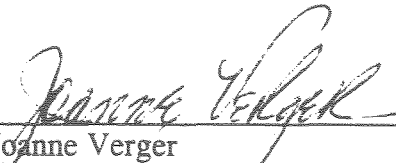
Section 5. This Ordinance shall take effect 30 days after enactment by the Council and signature by the Mayor.

The foregoing ordinance was enacted by the City Council of the City of Coos Bay this 19th day of May, 1998, by the following vote:

Yes: Mayor Verger and Councilors Benetti, McKeown, Spangler, and Weeks


No: None

Absent: Councilors Miller and Stufflebean



Joanne Verger
Mayor of the City of Coos Bay
Coos County, Oregon

ATTEST:

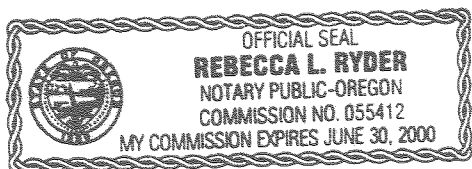


Joyce Jansen
Deputy Recorder of the City of Coos Bay
Coos County, Oregon

98 05 1136

STATE OF OREGON,)
County of Coos) ss.
City of Coos Bay)

On this 20th day of May, 1998, before me appeared Joanne Verger, to me personally known, who, being duly sworn, did say that she, Joanne Verger, was the Mayor for the City of Coos Bay, an Oregon municipal corporation, and Joyce Jansen, Deputy Recorder of the City of Coos Bay, and that the foregoing instrument was signed and sealed on behalf of the City of Coos Bay by the authority of the members of the City Council for the City of Coos Bay, and did acknowledge the foregoing instrument to be the free act and deed of the City of Coos Bay.



Rebecca L. Ryder

Notary Public for Oregon
My Commission expires 6/30/2000

Exhibit "A"**Methodology for Calculating Maximum Debt for Urban Renewal Plans Pursuant to ORS 457.190(3)**

The enactment of Ballot Measure 50 resulted in a number of changes to ORS Chapter 457, which establishes urban renewal agencies and provides for the taxing mechanism to fund urban renewal projects. ORS 457.190(3) was amended to require a substantial plan amendment setting the "*maximum amount of indebtedness*" that may be incurred under existing urban renewal plans. "*Indebtedness*" includes only the principal, and not the interest, incurred in financing projects. ORS 457.010(9). Under ORS 457.190(3)(c)(B), an urban renewal agency must set its maximum amount of indebtedness by making a "*good faith estimate[] of the scope and costs of projects, including but not limited to increases in costs due to reasonably anticipated inflation, in the existing urban renewal plan and the schedule for their completion as completion dates were anticipated as of December 5, 1996.*"

The City of Coos Bay Urban Renewal Agency has two urban renewal districts, each with its own plan. The "City of Coos Bay Urban Renewal Plan" (referred to by the Coos County Assessor as the "Coos Bay City" plan) was adopted in 1988 and encompasses downtown Coos Bay, the historic Marshfield waterfront and portions of Eastside. The "Empire Urban Renewal Plan" was adopted in 1995 and encompasses commercial Empire and adjacent properties.

This paper evaluates both the "Coos Bay City" and "Empire" urban renewal plans in order to establish the "*maximum amount of indebtedness*" that may be incurred under these existing plans, pursuant to ORS 457.190(3), which requires consideration of three factors for each plan:

- i. Updated estimates of the costs of projects planned on December 5, 1996;
- ii. Estimated increases in the costs of these projects due to inflation;
- iii. Estimated increases in urban renewal property tax revenues authorized by Ballot Measure 50.

The following methodology which was used to determine the "*maximum amount of indebtedness*" for each plan.

A. Updated Urban Renewal Project Cost Estimates

The Coos Bay Urban Renewal Agency met on February 24, 1998 and among other things reviewed then updated the projects planned for both the Coos Bay City and Empire urban renewal plans.

1. Coos Bay City Urban Renewal Plan Projects

Being the older of Coos Bay's two urban renewal plans, six of the Coos Bay City Plan's thirty-one adopted projects have been completed. Another three projects were dropped from further consideration as the Agency felt it no longer desirable to pursue them. The remaining 22 projects represent ongoing Agency goals and their completion is expected. These projects are categorized as:

Waterfront Projects	8
Core Area Revitalization Projects	9
Utilities and Transportation Projects	5
Total Coos Bay City Plan Projects	22

2. Empire Urban Renewal Plan Projects

Being the newer of Coos Bay's two urban renewal plans, and being only three years old, none of the Empire Plan's twenty-one projects have been completed. Each of these represent ongoing Agency goals and their completion is expected. These projects are categorized as:

Phase I Projects	8
Phase II Projects	6
Phase III Projects	7
Total Empire Plan Projects	21

3. Updated Urban Renewal Project Cost Estimates

The updated cost for each of both plan's projects was then estimated in 1998 dollars. Exhibit "B" presents the updated 1998 estimated costs for the Coos Bay City urban renewal projects. Exhibit "C" presents the updated 1998 estimated costs for the Empire urban renewal projects. The aggregate total of these is summarized below:

Coos Bay City urban renewal projects	\$31,645,000
Empire urban renewal projects	\$ 9,910,124

Inflation will increase the cost of each project over time, since resources are insufficient to

allow completion of all projects at once. Based on analysis of a ten-year average of changes in construction costs, it is reasonable to estimate annual project costs to inflate at 2.56% per year until all projects have been completed.¹

B. Estimated Urban Renewal Property Tax Revenue for Projects

Under Ballot Measure 50, property tax revenue increases are allowed to increase to a maximum of 3% per year, plus an additional amount resulting from increases in value resulting from new construction. With this 3% growth, and based on analysis of the average value of new construction as reflected in building permits issued by the City of Coos Bay over a ten year period, it is reasonable to estimate that urban renewal property tax revenues will increase by 4.43% per year for the Coos Bay City district and by 4% per year for the Empire district until all projects have been completed.²

C. Calculation of ORS 457.190(3)(c)(B) Maximum Allowable Debt

On February 24, 1998 and again on March 31, 1998, the Coos Bay Urban Renewal Agency carefully considered the three options available for the collection of urban renewal property taxes after July 1, 1998, pursuant to ORS 457.435, then expressed support for "Option 1" as its preferred method for collecting urban renewal property tax revenues, pursuant to ORS 457.435(2)(a). The ultimate decision rests with the Coos Bay City Council. Selection of "Option 1" will allow sufficient urban renewal property tax revenues to complete all urban renewal projects for both plans, as demonstrated in the scenarios that follow.

1. Coos Bay City Urban Renewal District Maximum Allowable Debt

As previously established, the 1998 cost for all Coos Bay City district projects is estimated at \$31,645,000. These can be expected to increase by 2.56% each year until all planned projects have been completed. Urban renewal property tax revenues for Coos Bay City district are estimated at \$979,874 for FY 1998/99. These revenues can be expected to increase by 4.43% each year until all planned projects have been completed. Thus, with costs expected to increase by 2.56% while revenues increase by 4.43% each year, it will take twenty-six years for completion of all Coos Bay City urban renewal projects if 100% of property tax revenues are collected and if all projects are completed on a "cash basis" with no bonded debt-service imposed.

Under this scenario, the ORS 457.190(3)(c)(B) "maximum amount of indebtedness" for the Coos Bay City Urban Renewal District is \$45,055,764. Exhibit "D" presents the calculations supporting this conclusion.

2. Empire Urban Renewal District Maximum Allowable Debt

As previously established, the 1998 cost for all Coos Bay City district projects is estimated at

\$9,910,124. These can be expected to increase by 2.56% each year until all planned projects have been completed. Urban renewal property tax revenues for Empire district are estimated at \$481,269 for FY 1998/99. These revenues can be expected to increase by 4.00% each year until all planned projects have been completed. Thus, with costs expected to increase by 2.56% while revenues increase by 4.43% each year, it will take nineteen years for completion of all Empire district urban renewal projects if 100% of property tax revenues are collected and if all projects are completed on a "cash basis" with no bonded debt-service imposed.

Under this scenario, the ORS 457.190(3)(c)(B) "maximum amount of indebtedness" for the Empire Urban Renewal District is \$12,550,011. Exhibit "E" presents the calculations supporting this conclusion.

<UrbanRenewalMethodology.980321.wpd>
Revised 03/24/98

- Attached Exhibits: B. Coos Bay City Urban Renewal District; Summary of Planned Projects
- C. Empire Urban Renewal District; Summary of Planned Projects
- D. Coos Bay City Urban Renewal District; Calculation of "Maximum Allowable Debt" Pursuant to Ballot Measure 50
- E. Empire Urban Renewal District; Calculation of "Maximum Allowable Debt" Pursuant to Ballot Measure 50
- F. "RS Means Building Construction Cost Data, 1988."

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End notes

1. Although the estimate may be conservative, it is nevertheless reasonable to conclude that Coos Bay's urban renewal project costs will increase 2.56% per year until completed. A ten year average of the percent increase in building construction costs was examined and provides the basis for the estimate. Recognizing that inflationary costs will vary from year to year, an average was used to normalize the estimate, with ten years selected as a reasonable

span against which to predict inflationary trends during the period when urban renewal projects are being completed.

The following percent increases in inflationary costs from 1987 to 1997 are based on "Historical Cost Indexes" as set forth in "RS Means Building Construction Cost Data, 1998." Exhibit "F" presents these data.

The percent increase in cost from year to year was obtained by subtracting each year's cost index by the previous year's cost index, then dividing that by the earlier year's figure. For example:

$$\begin{aligned} \text{First year's cost index} &= 87.7 \\ \text{Second year's cost index} &= 89.9 \\ (89.9 - 87.7) \div 87.7 &= 2.51\% \end{aligned}$$

Accordingly then, the following annual percent increases in costs between 1987 and 1997 are:

Year	Cost Index	Percent Change
1987	87.7	- - -
1988	89.9	2.51
1989	92.1	2.45
1990	94.3	2.39
1991	96.8	2.65
1992	99.4	2.69
1993	101.7	2.31
1994	104.4	2.65
1995	107.6	3.07
1996	110.2	2.42
1997	112.8	2.36
Ten Year Average		2.55

2. Based on analysis of the average value of new construction as reflected in building permits issued by the City of Coos Bay over a ten year period, it is reasonable to estimate that urban renewal property tax revenues will increase by 4.43% per year for the Coos Bay City District and by 4.00% per year for the Empire District until all projects have been completed.

Historical citywide building permit valuation data for the past ten years are:

Year	Valuation (\$)
1989	10,191,222
1990	7,614,261
1991	10,903,982
1992	14,404,812
1993	11,526,905
1994	7,698,644
1995	12,681,843
1996	13,301,435
1997	12,445,780
1998 (projected)	11,068,424
Average annual increase in value	\$11,183,731

The average annual increase in value over ten years, which is \$11,183,731, is then discounted based on the difference between "taxable value" and "real market value." In order to produce a very conservative revenue figure, a 20% discount is used. Therefore:

$$\$11,183,731 \times 80\% = \$8,946,985$$

Thus, \$8,946,985 represents the average increase in value resulting from citywide new construction for the years 1989-1998. To calculate the increased tax revenue, this figure is then multiplied by the City of Coos Bay permanent tax rate of \$6.37/\$1,000.00 of assessed value:

$$(\$8,946,985 \div \$1,000) \times \$6.37 = \$56,992$$

Thus, \$56,992 equals the estimated ten year average annual increase in tax revenue to the

City of Coos Bay resulting from new construction.

Total property tax revenue to the City of Coos Bay for the 1997/1998 fiscal year is:

1997-98 City Property Taxes	\$3,336,007
Coos Bay City Urban Renewal District	436,736
Empire Urban Renewal District	209,398
Coos Bay aggregate total	\$3,982,141

To calculate the percentage increase in property tax revenue \$56,992 is divided by total property tax revenue of \$3,982,141:

$$\$56,992 \div \$3,982,141 = 1.43\% \text{ Increase in Property Tax Revenues Resulting from New Construction}$$

Total property tax growth, then, is the sum of two percentage rates:

3.00%	From BM 50 annual allowable increase
<u>1.43%</u>	From the taxed value of new construction
4.43%	Total property tax growth anticipated

With development occurring and likely to continue occurring downtown and along the Marshfield and Eastside waterfronts, it is reasonable to conclude that the Coos Bay City district will grow at the annual citywide rate of 4.43%. With development in the Empire district expected, although at probably a slightly lower rate than citywide, it is reasonable to conclude that the Empire district will grow at an annual rate of 4.00% per year.

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Exhibit "B"

**COOS BAY CITY URBAN RENEWAL DISTRICT
Summary of Planned Projects**

PROJECT DESCRIPTION	1998 Est. Cost	Target Date	Comments
Waterfront Projects:			
1. Boardwalk		Completed	
2. Central Ave. pedestrian rail crossing	\$ 400,000		Includes construction and traffic signal.
3. Observation deck / interpretive displays	\$ 275,000		
4. Mitigation	\$ 750,000		Includes land acquisition and site conversion.
5. Related waterfront development / contingency	\$ 1,000,000		Limited to Waterfront Projects 2, 3 and 4 (above).
6. New Eastside streets	\$ 2,500,000		Extension of Sixth Street, etal.
7. Parking structure	\$ 1,000,000		
8. Boardwalk rest-rooms	\$ 100,000		
9. Front Street reconstruction	\$ 500,000		Represents 1/2 of project costs; see U&T Project #5.
10. Front Street boat ramp			Dropped from further consideration.
	\$ 8,525,000		
Core Area Revitalization Projects:			
1. Convention / Performing Arts Center (land)	\$ 2,000,000		Land acquisition only.
2. Convention / Performing Arts Center (Phase 1)	\$ 2,000,000		Phases scheduled to accommodate cash-flow.
3. Convention / Performing Arts Center (Phase 2)	\$ 3,500,000		Phases scheduled to accommodate cash-flow.
4. Central Ave. Block 1		Completed	Opened to traffic.
5. Central Ave. Blocks 2 and 3		Completed	Opened to traffic.
Central Ave. Block 4	\$ 400,000		Pedestrian plaza improvements.
6. Modify / remove mall canopies		Completed	
7. Building facade revolving loan fund			Dropped from further consideration.
8. Building renovation revolving loan fund			Dropped from further consideration.
9. Waterfront linear park	\$ 350,000		Curtis Ave. to Coalbank St. along waterfront
10. Supplemental core area development	\$ 170,000		
11. Tourist information center	\$ 750,000		Land acquisition and building construction.
12. City library (land)		Completed	Land acquisition only.
City library (construction)	\$ 1,500,000	1998	Expansion and remodelling.
13. City fire station	\$ 2,000,000		Land and construction.
14. Parking structure	\$ 1,500,000		To support Front St. waterfront redevelopment.
15. Sidewalks	\$ 200,000		Approximately \$60,000 spent to date.
16. Central Ave. Blocks 2 and 3		Completed	Cannopy removal.
	\$ 14,370,000		

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Exhibit "B"

COOS BAY CITY URBAN RENEWAL DISTRICT

Summary of Planned Projects

PROJECT DESCRIPTION	1998 Est. Cost	Target Date	Comments
Utilities & Transportation Projects:			
1. Infrastructure development	\$ 3,500,000		Streets, sewers, sidewalks and lighting.
2. Underground utilities	\$ 5,000,000		Cost not estimated in 1988 plan. Project scope is Hy. 101 from Market to Curtis Ave.
3. First St. / Hy. 101	\$ 750,000		New access with traffic signal for south town.
4. Street improvements	\$ 1,000,000		As recommended by "BATS" study or City capital plan.
5. Front Street reconstruction	\$ 500,000		Represents 1/2 of project costs; see Waterfront #9.
	<u>\$ 10,750,000</u>		
 PLAN PROJECT TOTALS:			
Waterfront Projects:	\$ 6,525,000		
Core Area Revitalization Projects:	\$ 14,370,000		
Utilities & Transportation Projects:	\$ 10,750,000		
	<u>\$ 31,645,000</u>		

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Exhibit "C"

**EMPIRE URBAN RENEWAL DISTRICT
Summary of Planned Projects**

PROJECT DESCRIPTION	1998 Est. Cost	Target Date	Comments
Phase I FY 1996-97 through 1999-2000			
1. Gateway Theme - Empire Blvd	\$ 43,411	1998	
2. Gateway Theme - Y	\$ 72,352	1998	
3. Vegetation Clean-up	\$ 45,581	1999	
4. Beach Clean-up	\$ 75,969	1999	
5. Newmark Upgrade - 50%	\$ 271,210	2001	
6. Park Area/Monument Attraction (including property acq.)	\$ 1,256,340	2001	
7. Theme Development and Implementation	\$ 167,512	2001	
8. Housing Rehabilitation Program	\$ 67,005	2001	
	\$ 1,999,380		
Phase II FY 2000-01 through 2004-05			
1. Pier/Boardwalk - part 1	\$ 1,108,092	2003	
2. Newmark Upgrade - 50%	\$ 346,140	2005	
3. Empire Blvd Landscaping	\$ 122,167	2005	
4. Housing Rehabilitation Program	\$ 171,034	2006	
5. Information Sign	\$ 42,758	2006	
6. Sidewalks - Wall St and Cammann	\$ 42,758	2006	
	\$ 1,832,949		
Phase III FY 2005-06 through 2015-16			
1. Viewing area - (including property acq.)	\$ 1,602,074	2010	
2. Public RV Lot (Including proerty acq.)	\$ 847,774	2011	
3. Motel Site	\$ 683,513	2011	
4. Mill Street Sidewalk - curb and gutter	\$ 278,265	2013	
5. Street Improvements	\$ 837,052	2014	
6. Garden Corner - Info Kiosk	\$ 436,136	2015	
7. Pier/Boardwalk - part 2	\$ 1,392,981	2016	
	\$ 6,077,795		
PLAN PROJECT TOTALS:			
Phase I FY 1996-97 through 1999-2000	\$ 1,999,380		
Phase II FY 2000-01 through 2004-05	\$ 1,832,949		
Phase III FY 2005-06 through 2015-16	\$ 6,077,795		
	\$ 9,910,124		

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Exhibit "D"

COOS BAY CITY URBAN RENEWAL DISTRICT

**Calculation of "Maximum Allowable Debt"
Pursuant to Ballot Measure 50**

YEAR	COSTS	REVENUES	BALANCE
1	\$31,645,000	\$979,874	\$30,665,126
2	\$31,450,153	\$1,023,282	\$30,426,871
3	\$31,205,799	\$1,068,614	\$30,137,185
4	\$30,908,697	\$1,115,953	\$29,792,743
5	\$30,555,438	\$1,165,390	\$29,390,047
6	\$30,142,433	\$1,217,017	\$28,925,416
7	\$29,665,906	\$1,270,931	\$28,394,976
8	\$29,121,887	\$1,327,233	\$27,794,654
9	\$28,506,197	\$1,386,029	\$27,120,168
10	\$27,814,444	\$1,447,431	\$26,367,013
11	\$27,042,009	\$1,511,552	\$25,530,457
12	\$26,184,037	\$1,578,513	\$24,605,523
13	\$25,235,425	\$1,648,442	\$23,586,983
14	\$24,190,810	\$1,721,468	\$22,469,342
15	\$23,044,558	\$1,797,729	\$21,246,829
16	\$21,790,748	\$1,877,368	\$19,913,380
17	\$20,423,162	\$1,960,535	\$18,462,627
18	\$18,935,270	\$2,047,387	\$16,887,883
19	\$17,320,213	\$2,138,086	\$15,182,127
20	\$15,570,789	\$2,232,804	\$13,337,985
21	\$13,679,438	\$2,331,717	\$11,347,721
22	\$11,638,223	\$2,435,012	\$9,203,211
23	\$9,438,813	\$2,542,883	\$6,895,930
24	\$7,072,466	\$2,655,533	\$4,416,934
25	\$4,530,007	\$2,773,173	\$1,756,834
26	\$1,801,809	\$1,801,809	\$0

PROPOSED MAXIMUM DEBT:

\$45,055,764

98 05 1136

Exhibit "D"

COOS BAY CITY URBAN RENEWAL DISTRICT

**Calculation of "Maximum Allowable Debt"
Pursuant to Ballot Measure 50**

Pursuant to the adopted 1988 Coos Bay City urban renewal plan, total projects are estimated to cost \$31,645,000 in 1998 dollars.

Pursuant to Ballot Measure 50, Coos Bay City District urban renewal revenue for FY 1998/99 is estimated at \$979,874, comprised as follows:

\$460,772	From "division of taxes" allocation
\$519,102	From BM 50 "Special Levy"
<u>\$979,874</u>	

As shown above, the balance of costs decreases to zero at "Year 26," with annual costs inflating at 2.56% per year, and annual revenues increasing at 4.43%.

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Exhibit "E"

EMPIRE URBAN RENEWAL DISTRICT

**Calculation of "Maximum Allowable Debt"
Pursuant to Ballot Measure 50**

YEAR	COSTS	REVENUES	BALANCE
1	\$9,910,124	\$481,269	\$9,428,855
2	\$9,670,233	\$500,520	\$9,169,713
3	\$9,404,458	\$520,541	\$8,883,917
4	\$9,111,345	\$541,363	\$8,569,983
5	\$8,789,374	\$563,017	\$8,226,357
6	\$8,436,952	\$585,538	\$7,851,414
7	\$8,052,410	\$608,959	\$7,443,451
8	\$7,634,003	\$633,318	\$7,000,686
9	\$7,179,903	\$658,650	\$6,521,253
10	\$6,688,197	\$684,996	\$6,003,201
11	\$6,156,883	\$712,396	\$5,444,486
12	\$5,583,865	\$740,892	\$4,842,973
13	\$4,966,953	\$770,528	\$4,196,425
14	\$4,303,854	\$801,349	\$3,502,505
15	\$3,592,169	\$833,403	\$2,758,766
16	\$2,829,391	\$866,739	\$1,962,652
17	\$2,012,896	\$901,408	\$1,111,487
18	\$1,139,941	\$937,465	\$202,477
19	\$207,660	\$207,660	\$0

PROPOSED MAXIMUM DEBT:

\$12,550,011

Pursuant to the adopted 1995 Empire District urban renewal plan, total projects are estimated to cost \$9,910,124 in 1998 dollars.

Pursuant to Ballot Measure 50, Empire District urban renewal revenue for FY 1998/99 is estimated at \$481,269, comprised as follows:

\$219,904	From "division of taxes" allocation
\$261,366	From BM 50 "Special Levy"
<u>\$481,269</u>	

As shown above, the balance of costs decreases to zero at "Year 19," with annual costs inflating at 2.56% per year, and annual revenues increasing at 4.00%.

ORDINANCE NO. 253

AN ORDINANCE OF THE CITY OF COOS BAY, IMPLEMENTING THE PROVISIONS OF ORS CHAPTER 457, AS AMENDED BY OREGON LAWS 1997, CHAPTER 541, BY CHOOSING AN OPTION FOR THE COLLECTION OF AD VALOREM PROPERTY TAX REVENUES FOR URBAN RENEWAL PLANS IN URBAN RENEWAL DISTRICTS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF COOS BAY

The City of Coos Bay ordains as follows:

Section 1. Findings.

(a) The City of Coos Bay adopted the 1988 City of Coos Bay Urban Renewal Plan (by Ordinance No. 130 on September 20, 1988, and amended the 1988 City of Coos Bay Urban Renewal Plan by Ordinance No. 210 on October 4, 1994 ("the 1988 Plan").

(b) The City of Coos Bay adopted the Coos Bay Empire District Urban Renewal Plan by Ordinance No. 216 on August 30, 1995 ("the Empire Plan").

(c) On May 20, 1997, the voters of the State of Oregon adopted Ballot Measure 50, amending the Oregon Constitution, imposing limitations on ad valorem taxation of real property within the State of Oregon. As part of legislation implementing Measure 50, the 1997 Oregon Legislative Assembly enacted Oregon Laws 1997, Chapter 541, amending ORS Chapter 457, by making changes to the means whereby urban renewal projects are funded by ad valorem property tax revenues, and allowing a municipality with an "existing urban renewal plan," defined by Oregon Laws Chapter 541 as an urban renewal plan adopted by ordinance prior to December 6, 1996, to continue to collect ad valorem property taxes to pay when due, indebtedness issued or incurred to carry out urban renewal plans, as permitted by Article XI, Section 11(16) of the Oregon Constitution.

(d) Under ORS 457.435(2), as amended, a municipality with an existing urban renewal plan must choose one of three options for the collection of ad valorem property taxes to pay when due, indebtedness issued or incurred to carry out the urban renewal plan, as permitted by Article XI, Section 11(16) of the Oregon Constitution:

(1) ORS 457.435(2)(a) ("Option 1") provides that amounts shall be collected sufficient to pay the obligations as budgeted for in the existing urban renewal plan from the division of taxes pursuant to ORS 457.440, and, if the amount estimated to be received under ORS 457.440 is insufficient to meet the budgeted obligations for a given tax or fiscal year, amounts shall be collected from a special levy made upon all the taxable property in the municipality that activated the urban renewal agency for the amount of the remainder;

(2) ORS 457.435(2)(b) ("Option 2") provides that amounts shall be collected from a special levy upon all of the taxable property in the municipality that activated the urban renewal plan, sufficient to pay the obligations as budgeted in the existing urban renewal plan, made in the amount stated in the notice given under ORS 457.440(2);

(3) ORS 457.435(2)(c), ("Option 3") provides for the collection of an amount to pay the obligations as budgeted for in the existing urban renewal plan from the division of taxes pursuant to ORS 457.440, and for the collection of the remainder or the amount stated in the notice given under ORS 457.444(2)(c) from a special levy made upon all the taxable property in the municipality that activated the urban renewal agency; provided, however, that the amount to be raised by the division of taxes may be limited to less than the full amount which could be raised by the division of taxes.

(e) The Urban Renewal Agency of the City of Coos Bay met on January 15, 1998, and voted to recommend to the City Council of the City of Coos Bay the adoption of Option 1 for the collection of ad valorem property taxes to pay for indebtedness issued or incurred under the 1988 Plan and the Empire Plan.

(f) On April 8, 1998, the Agency, acting by and through its duly designated representative Urban Renewal Agency Chairperson Joe Benetti, met with the Board of Commissioners for Coos County and the City Council of the City of Coos Bay, governing bodies of affected municipalities under ORS 457.437(1), to review the Agency's recommended option to collect such ad valorem property taxes.

(g) On April 15, 1998, the Board of Commissioners for Coos County adopted a resolution in favor of the option recommended by the Agency.

(h) The City Council of the City of Coos Bay has considered the recommendation of the Urban Renewal Agency, and comments and matters discussed at the meetings described in Subsection (f) of this Section, and the resolutions, if any, in support of or in opposition to the recommended option, and finds that ORS 457.435(2)(a) is the appropriate method of collecting ad valorem property taxes sufficient to pay, when due, indebtedness issued or incurred to carry out the 1988 City of Coos Bay Urban Renewal Plan and the Coos Bay Empire District Urban Renewal Plan, as permitted by Article XI, Section 11(16) of the Oregon Constitution.

Section 2. Choice of Option.

(a) ORS 457.435(2)(a), Option 1, is hereby adopted as the method for collecting ad valorem property taxes sufficient to pay when due, indebtedness issued or incurred to carry out the 1988 City of Coos Bay Urban Renewal Plan as permitted by Article XI, Section 11(16) of the Oregon Constitution.

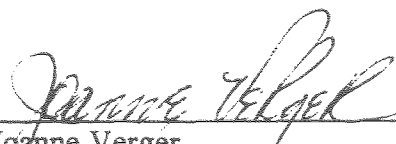
(b) ORS 457.435(2)(a), Option 1, is hereby adopted as the method for collecting ad valorem property taxes sufficient to pay when due, indebtedness issued or incurred to carry out the Coos Bay Empire District Urban Renewal Plan as permitted by Article XI, Section 11(16) of the Oregon Constitution.

Section 3. Severability. The sections, subsections, paragraphs, and clauses of this ordinance are severable. The invalidity of any one section, subsection, paragraph or clause shall not affect the validity of the remaining sections, subsections, paragraphs or clauses.

Section 4. This ordinance shall take effect 30 days after the enactment by the Council and signature by the Mayor.


The foregoing ordinance was enacted by the City Council of the City of Coos Bay this 19th day of May, 1998, by the following vote:

Yes:	Mayor Verger and Councilors Benetti, McKeown, Spangler, and Weeks
No:	None
Absent:	Councilors Miller and Stufflebean



Joanne Verger
Mayor of the City of Coos Bay
Coos County, Oregon

ATTEST:



Joyce Jansen
Deputy Recorder of the City of Coos Bay
Coos County, Oregon

Urban Renewal Agency of the City of Coos Bay
Resolution URA 97 - 3

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY, COOS COUNTY, OREGON, MAKING A MINOR PLAN AMENDMENT TO THE COOS BAY EMPIRE DISTRICT URBAN RENEWAL PLAN.

WHEREAS, City of Coos Bay Ordinance No. 216 adopted an urban renewal plan and established an urban renewal district in the Empire District of Coos Bay; and

WHEREAS, the Coos Bay Empire District Urban Renewal Plan Section III B identifies infrastructure as a project type; and

WHEREAS, the Coos Bay Empire District Urban Renewal Plan, Section III B authorizes the renewal agency to "improve or construct public facilities and utilities including but not limited to sidewalks, parking areas, restrooms, pedestrian amenities and public open space and recreation uses"; and

WHEREAS, infrastructure improvements are required within the district; and

WHEREAS, the City of Coos Bay Design Review Board has recommended inclusion of infrastructure, sidewalks and street lighting as projects in phase 1 of the rehabilitation of the Empire District;

NOW, THEREFORE, BE IT RESOLVED, that Section III (C) phase (1) (3) of the Coos Bay Empire District Urban Renewal Plan be amended to read as follows:

Street Improvements: Improvements are planned for Newmark between Empire Boulevard and Wall Street. The purpose of these improvements is to create a pedestrian shopping environment by providing street trees, pedestrian crossings at intersections, benches and other street furniture consistent with a design theme.

To encourage rehabilitation and development of commercial, vacant and residential land and aid in the attraction of new businesses, the renewal agency may improve or construct public facilities and utilities including but not limited to sidewalks, parking areas, restrooms, pedestrian amenities and public open space and recreation uses. Improvements may occur within public rights of way, easements or on public property.

The foregoing resolution was duly adopted by the Urban Renewal Agency of the City of Coos Bay, Coos County, Oregon, this 18th day of February, 1997.

ATTEST:



Don Spangler/Secretary



Joe Benetti, Chair

Urban Renewal Agency for the City of Coos Bay

Resolution URA 01-04

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY, COOS COUNTY, OREGON, MAKING A MINOR PLAN AMENDMENT TO THE COOS BAY EMPIRE DISTRICT URBAN RENEWAL PLAN

WHEREAS, Article VII of the Coos Bay Empire District Urban Renewal Plan allows for minor amendment to the Plan to be made by Resolution; and

WHEREAS, the Urban Renewal Agency for the City of Coos Bay deems it necessary and proper to make a minor amendment to the Coos Bay Empire District Urban Renewal Plan, Article III, "Outline of Projects and Redevelopment Activities," Section D, "Acquisition and Disposition of Real Property," Subsection 1, "Acquisition," to allow for the acquisition of real property within the historic downtown core of the Empire District to further the purposes of, and the completion of projects set forth in, the Plan; and

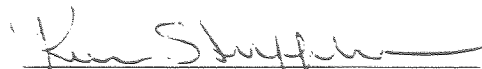
WHEREAS, for the purposes of this minor amendment, the historic downtown core is defined as an area bounded by centerlines of Main Street on the East, Michigan Avenue on the South, Schetter Avenue on the North, and Empire Blvd. on the West;

NOW, THEREFORE, BE IT RESOLVED by the Urban Renewal Agency of the City of Coos Bay that the Coos Bay Empire District Urban Renewal Plan, Article III, "Outline of Projects and Redevelopment Activities," Section D, "Acquisition and Disposition of Real Property," Subsection 1, "Acquisition," is amended to read as follows:

"As described in the above phasing strategy, the intention of the Urban Renewal Agency is to acquire key parcels of land on Empire Boulevard, on the Waterfront, on Newmark Avenue and within the historic downtown core area, defined as an area bounded by centerlines of Main Street on the East, Michigan Avenue on the South, Schetter Avenue on the North, and Empire Blvd. on the West."

Such amendment being subject to the maximum debt limitations set forth in Coos Bay Ordinance No. 252.

The foregoing resolution was duly adopted by the Urban Renewal Agency of the City of Coos Bay, Coos County, Oregon, this 18th day of September, 2001.


Kevin Stufflebean, Chair

ATTEST:


Anna Marie Larson, Secretary

Urban Renewal Agency for the City of Coos Bay

Resolution URA 03-01

RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY, COOS COUNTY, OREGON, MAKING MINOR PLAN AMENDMENTS TO THE COOS BAY EMPIRE DISTRICT URBAN RENEWAL PLAN

WHEREAS, the Urban Renewal Agency for the City of Coos Bay finds it desirable to amend the Empire District Urban Renewal Plan (the "Plan") to

- Add the Newmark Avenue widening project as an urban renewal project; and,
- Adjust the boundaries of the Empire Urban Renewal Area (the "Area") by no more than one percent; and,

WHEREAS, ORS 457.085(2)(i) and Article VII of the Plan allows the plan to be amended by resolution of the Agency unless the amendment:

- Adds land to the Area with a total area of more than one percent of the existing area of the urban renewal area;
- Extends the date after which no bonded indebtedness shall be issued with respect to the plan or any project undertaken or to be undertaken under the urban renewal plan;
- Increases the maximum amount of bonded indebtedness excluding bonded indebtedness issued to refinance or refund existing bonded indebtedness issued or to be issued under the urban renewal plan;
- Revises the boundary of the Empire Urban Renewal Area (the "Area"), other than the permitted one percent; or,
- Extends the term of the Plan; and,

WHEREAS, these amendments do not make any change that would prevent the amendments from being adopted by resolution of the Agency;

NOW, THEREFORE, BE IT RESOLVED by the Urban Renewal Agency of the City of Coos Bay that:

1. Article III.C, Phase II, paragraph 2 of the Plan is amended to read as follows:

Street improvements: Continued improvement to Newmark Avenue, including the completion of the Newmark Avenue widening project.

The Newmark Avenue widening project consists of: improvements along the general commercial length of Newmark Avenue from Ocean Boulevard to the District limits; and, improvements along Ocean Boulevard from Newmark Avenue to the District limits. Improvements include pavement, curb and sidewalks, bike lanes, and sanitary and storm systems. The Newmark Avenue widening project will require acquisition of the land described in Exhibit A of this resolution.

RETURN TO: City of Coos Bay
500 Central Avenue
Coos Bay OR 97420

COOS COUNTY, OREGON TOTAL \$56.00
TERRI L. TURI, CMC, COUNTY CLERK

06/19/2003 #2003-8933
11:39:01AM 1 OF 7

Sidewalk improvements on existing residential streets.

Improvement of Empire Boulevard from Newmark Avenue to the City limits to include a bike lane, landscaping and sidewalks.

2. The boundaries of the Area are hereby amended to add the area described in Exhibit B to this resolution. After this amendment the boundaries of the Area shall be those shown in Exhibit C to this resolution, and Exhibit C shall be substituted for the legal description of the Area in the Plan. The area within the boundaries shown in Exhibit B is 2.645 acres. The existing urban renewal area is 271.3 acres. The changes in the boundaries do not add more than one percent (1.00%) to the existing land area of the Area and do not revise the Area by more than one percent.

3. The Coos Bay Empire District Urban Renewal Plan Report shall be amended by adding the information in Exhibit D of this resolution. Exhibit D states the relationship between the Newmark Avenue widening project and the existing conditions in the Area, estimates the total cost of each of that project, specifies the sources of moneys that will be used to pay such costs, and lists the anticipated date of completion of that project.

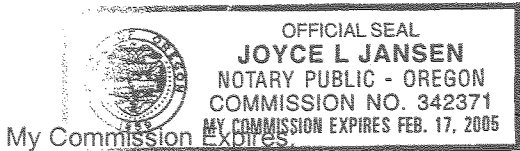
The foregoing resolution was duly adopted by the Urban Renewal Agency of the City of Coos Bay, Coos County, Oregon, this 4th day of February, 2003.


Kevin Stufflebean, Chair

ATTEST: 
Anna Marie Larson, Secretary

State of Oregon)
County of Coos)
City of Coos Bay)

On this 2/4 day of April 2003 before me personally appeared the within named Kevin Stufflebean, Chair of the Coos Bay Urban Renewal District and Anna Marie Larson, Secretary of the Coos Bay Urban Renewal District, and the seal affixed hereto is the official seal of the City of Coos Bay.




Notary Public for Oregon

Exhibit A

Land to Be Acquired

Newmark Avenue Widening Project

Newmark Avenue Component:

Redevelopment/rehabilitation and restriping of Newmark Avenue to include five (5) lanes at Ocean Blvd. heading east and transitioning back to three (3) lanes until a transition zone back to five (5) lanes beginning at Hull Street, with consistent five (5) lanes from LaClair to district boundaries. Sidewalks on one or both sides of the street, bike lanes on each side of the street, improvements to the stormwater system for the street. Includes the addition of a signal at the intersection of Newmark and LaClair Street will include acquisition of permanent and temporary easements for infrastructure improvements or construction periods. Project includes small wetland mitigation project due to development along Empire Lakes. Will include addition of less than five (5) fire hydrants to provide adequate hydrants in an area of the city that has sub-minimum hydrants for optimum safety.

Ocean Boulevard Component:

Redevelopment/rehabilitation and overlay and restriping of Ocean Boulevard from intersection with Newmark Avenue to district boundaries. To include some digouts as is required for the best resurfacing. May include some sidewalk repair and stormwater improvements. May include addition of fire hydrants to provide adequate hydrants in an area of the city that has sub-minimum hydrants for optimum safety.

Both the Newmark Avenue Component and the Ocean Boulevard Component will include acquisition of permanent and temporary easements for right of way, infrastructure improvements or construction periods.

Connecting work on LaClair Street and outside the district on Ocean Boulevard may also be completed as a part of this project using other, outside funds.

Exhibit B

COOS BAY - EMPIRE URBAN RENEWAL DISTRICT

Legal Description of area to be added to urban renewal area boundary

Beginning at a point on the south right-of-way line of Newmark Avenue and the east line of Section 20, Township 25 South, Range 13 West, Willamette Meridian, Coos County Oregon; thence, Easterly along the south right-of-way line of Newmark Avenue to the northeast corner of Allison's Addition, said point also being located on the east line of the northwest quarter of the northwest quarter of Section 21, Township 25 South, Range 13 West, Willamette Meridian, Coos County, Oregon; thence, Northerly along said sixteenth section line to the north right-of-way line of Newmark Avenue; thence, Westerly along said right-of-way line to the east line of said Section 20; thence, Southerly along said east line of Section 20 to the Point of Beginning.

Exhibit C

COOS BAY - EMPIRE URBAN RENEWAL DISTRICT

Legal Description of amended urban renewal area boundary

Beginning at a point on the high water line on the eastern shore of Coos Bay, said point being North a distance of 961.00 feet and West a distance of 1622.72 feet from the Southeast Corner of Section 19, Township 25 South, Range 13 West, Willamette Meridian, Coos County, Oregon;

thence, South 69° 35' East to the westerly right-of-way line of Cape Arago State Highway;

thence, Southwesterly along said westerly right-of-way line a distance of 214.50 feet;

thence, South 66° 26' East a distance of 190 feet, more or less, to the easterly right-of-way line of South Marple Street extended;

thence, Northeasterly along the said easterly right-of-way line of South Marple Street extended and South Marple Street to the south right-of-way line of Michigan Avenue;

thence, Southeasterly along the said south right-of-way line of Michigan Avenue to the east right-of-way line of Woolridge Street;

thence, North along the east right-of-way line of Woolridge Street to the south right-of-way line of Salmon Avenue extended, said point also being the northeast corner of the Plat of Neese's Addition to Empire and the northwest corner of that parcel described in Coos County Deed Records No. 87-11-8842;

thence, North 88° 27' East along the north line of said parcel a distance of 95.07 feet;

thence, continuing along said parcel boundary South 47° 09' East a distance of 600 feet to the west right-of-way line of Wallace Avenue, said point being located North 66° 33' West a distance of 1732.65 feet from the east 1/4 corner of Section 20, Township 25 South, Range 13 West, Willamette Meridian, Coos County, Oregon;

thence, continuing South 47° 09' East a distance of 60 feet to the easterly right-of-way line of Wallace Avenue;

thence, Northeasterly along said east right-of-way line of Wallace Avenue to the south right-of-way line of Empire-Coos Bay State Highway, also known as Ocean Boulevard;

thence, Southeasterly along the south right-of-way line of Ocean Boulevard to the east right-of-way line of Norman Avenue extended;

thence, Northeasterly along the east right-of-way line of Norman Avenue extended and Norman Avenue to the northwest corner of that parcel described in Coos County Deed Records No. 92-08-0607;

thence, North 89° 37' East a distance of 488.28 feet to a point on the north property line of that parcel described in Coos County Deed Records No. 92-06-1082;

thence, South 71° 01' East a distance of 32.90 feet to the east line of Section 20;

thence, Northerly along the east line of Section 20 to the south right-of-way line of Newmark Avenue;

thence, Easterly along the south right-of-way line of Newmark Avenue to the northeast corner of Allison's Addition, said point also being located on the east line of the northwest quarter of the northwest quarter of Section 21, Township 25 South, Range 13 West, Willamette Meridian, Coos County, Oregon;

thence, Northerly along said sixteenth section line to the north right-of-way line of Newmark Avenue;

thence, Westerly along said right-of-way line to the east line of Section 20, Township 25 South, Range 13 West, Willamette Meridian, Coos County, Oregon;

thence, Northerly, along said east line of Section 20 to a point being S1° 35' 30" East a distance of 925 feet, more or less, from the northeast corner of Section 20, said point also being the northeast corner of the unrecorded Plat of Empire Commercial Tracts;

thence, West along said tracts to the east right-of-way line of Ackerman Street;

thence, North along the east right-of-way line of Ackerman Street a distance of 589 feet, more or less;

thence, West a distance of 60 feet to the west right-of-way line of Ackerman Street, said point being South 71° 23' East a distance of 1041.25 feet from the north 1/4 corner of Section 20;

thence, South 89° 27' West a distance of 914 feet, more or less, to the west right-of-way line of Schoneman Street;

thence, South along the west right-of-way line of Schoneman Street a distance of 225 feet, more or less, to the northeast corner of that parcel described in Coos County Deed Records No. 70-45858;

thence, along the north line of said parcel a distance of 61.45 feet to the north-south 1/4 section line of Section 20, said point also being S 1° 33' 20" East a distance of 571.41 feet from the north 1/4 corner of Section 20;

thence, along said north-south 1/4 section line South 1° 33' 20" East a distance of 10.10 feet to the north right-of-way line of Jackson Avenue;

thence, Northwesterly along the north right-of-way line of Jackson Avenue to the east right-of-way line of North Empire Boulevard;

thence, Northeasterly along the east right-of-way line of North Empire Boulevard to the north line of the William H. Harris Donation Land Claim No. 37;

thence, South 86° 35' 51" West along the north line of said Donation Land Claim extended a distance of 120 feet, more or less, to the high water line on the eastern shore of Coos Bay;

thence, following the boundary of the North Bay Urban Renewal Plan as developed for Coos County by CH2M Hill (Oct. 1986), Southwesterly along said high water line to the north right-of-way line of Harris Avenue;

thence, North 66° 26' West along the north right-of-way line of Harris Avenue and Harris Avenue extended to a line bearing North 23° 34' East which lies 50 feet west of and perpendicular to an existing receiving dock;

thence, South 23° 34' West along said line to the north right-of-way line of Schetter Avenue extended;

thence, South 66° 26' East along the north right-of-way line of Schetter Avenue extended to the high water line of Coos Bay;

thence, Southwesterly along the high water line to the south right-of-way line of Schetter Avenue;

thence, North 66° 26' West along the south right-of-way line of Schetter Avenue and Schetter Avenue extended to a line bearing North 23° 34' East which lies 50 feet west of and perpendicular to an existing receiving dock;

thence, South 23° 34' West to the north right-of-way line of Newmark Avenue extended;

thence, South 66° 26' East along the north right-of-way line of Newmark Avenue extended to the high water line of Coos Bay;

thence, Southwesterly along the high water line to the south right-of-way line of Newmark Avenue;

thence, North 66° 26' West along the south right-of-way line of Newmark Avenue and Newmark Avenue extended to a line bearing North 23° 34' East which lies 50 feet west of and perpendicular to an existing receiving dock;

thence, South 23° 34' West along said line to the centerline of Michigan Avenue extended;

thence, South 66° 26' East along the centerline of Michigan Avenue extended to the high water line;

thence, Southwesterly along said line to the Point of Beginning, said point being located on the high water line on the eastern shore of Coos Bay.

Exhibit D

COOS BAY - EMPIRE URBAN RENEWAL DISTRICT

Additions to Empire Urban Renewal District Report stating the relationship between the Newmark Avenue Widening Project and the existing conditions in the Area, estimating the total cost of each of that project, specifying the sources of moneys that will be used to pay those costs, and listing the anticipated date of completion of each of that project.

Newmark Avenue Widening:

Newmark Avenue from Oak Street (city limits) the eastern district boundary west to Ocean Boulevard is currently a mix of five (5) lane, three (3) lane and two (2) lane road. Through much of its length, sidewalks and bike lanes do not exist. Significant multiple family dwellings exist along this stretch of Newmark, as well as the Community College. Additionally, the Empire neighborhood that stretches to the west has a significant component of low/moderate income individuals. These individuals are less likely to have a car, and more likely to use alternative methods of transportation, such as walking and bicycling. They are currently doing that through an area that does not have sidewalks, or a safe lane for bicycles – putting their safety at risk. This area is also below minimum standards for fire hydrants. Storm drainage in the area is insufficient for the amount of runoff. All of this exists at current development levels, and future development will only worsen the situation. The Charleston area is continuing to grow, and this traffic frequently uses this section of Newmark to access the remainder of the city. Additionally, tourism traffic traveling from the north will use this stretch of Newmark to head to the ocean beaches. Increasing tourism traffic is comprised of large recreational vehicles that further negatively impact the street condition and the safety of pedestrians and bicyclists.

While Ocean Boulevard has sidewalks for much of its length, the condition of the roadway has deteriorated rapidly due to the increasing recreational vehicle traffic and resident traffic from the Charleston area. Rehabilitation of the roadway in this area is necessary if we are going to continue to develop the Empire District and encourage tourism traffic.

Costs of Project and Funding Sources:

Newmark Avenue Widening Project (includes work on Newmark and Ocean Blvd within the district boundaries) – \$2,500,000

Funding Sources: Urban Renewal
Jurisdictional Exchange Interest Proceeds
Private funds (commercial property owner or Community College Participation in project)

Connecting work on LaClair Street that is outside the district may be paid with private participation or with funds from the Surface Transportation Program/Fund Exchange. Additional work along Ocean Boulevard outside the district may be paid for with city Jurisdictional Exchange interest earnings.

EMPIRE URBAN RENEWAL DISTRICT
Establishing Ordinance and Amendment Documentation

Establishing Ordinance

August 30, 1995 Ordinance No. 216 Adopting the Plan

**Amendments
Attached to the Plan Document**

Feb. 18, 1997 Resolution URA 97-3 Making a Minor Plan Amendment
Improvements to Newmark Avenue between Empire Blvd and
Wall Street

May 19, 1998 Ordinance No. 252 Establishing the Maximum Indebtedness

May 19, 1998 Ordinance No. 253 Selecting Option for Collection of Ad Valorem
Property Tax Revenues

Sept. 18, 2001 Resolution URA 01-04 Making a Minor Plan Amendment to Acquire
Property on Empire Blvd, on the Waterfront, on Newmark Avenue
and within the historic downtown area.

Feb. 4, 2003 Resolution URA 03-01 Making a Minor Plan Amendment to adjust
the boundaries to include the Newmark Avenue Widening Project

Amendments after 2004

Nov. 7, 2006 Resolution URA 06-05 making a minor plan amendment to Article
III.C, Phase III, paragraph 7 of the Plan to include Facade
Improvements.

June 17, 2008 Resolution 08-04 making a minor plan amendment to Article III.C,
Phase III, paragraph 7 of the Plan to include Business Recruitment
and Retention

Urban Renewal Agency of the City of Coos Bay

Resolution URA 06-05

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY, COOS COUNTY, OREGON MAKING MINOR PLAN AMENDMENTS TO THE COOS BAY EMPIRE DISTRICT URBAN RENEWAL PLAN

WHEREAS, the Urban Renewal Agency of the City of Coos Bay finds it desirable to amend the Empire District Urban Renewal Plan (the "Plan") to add façade improvements as an urban renewal project, and

WHEREAS, ORS 457.085(2)(i) and Article VII of the Plan allow the plan to be amended by resolution of the Agency unless the amendment:

- Adds land to the Empire District Urban Renewal Area (the "Area") with a total area of more than one percent of the existing area of the urban renewal area;
- Extends the date after which no bonded indebtedness shall be issued with respect to the plan or any project undertaken or to be undertaken under the urban renewal plan;
- Increases the maximum amount of bonded indebtedness excluding bonded indebtedness issued to refinance or refund existing bonded indebtedness issued or to be issued under the urban renewal plan;
- Revises the boundary of the Area, other than the permitted 1%; or,
- Extends the term of the Plan; and,

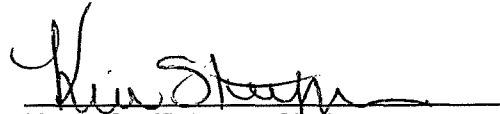
WHEREAS, this amendment may be adopted by resolution of the Agency;

NOW THEREFORE, BE IT RESOLVED by the Urban Renewal Agency of the City of Coos Bay that:


Article III.C, Phase III, paragraph 7 of the Plan is added to read as follows:

Façade Improvements: Provide financial assistance to owners and tenants to encourage enhancing the appearance and commercial viability of the District. Façade improvements include awnings, painting, and other changes to exterior building features that are described in the Agency's guidelines.

The foregoing resolution was duly adopted by the Urban Renewal Agency of the City of Coos Bay, Coos County, Oregon, this 7th day of November, 2006.


Kevin Stufflebean, Chair

ATTEST:


John Muenchrath, Secretary

Urban Renewal Agency for the City of Coos Bay

Resolution URA 08-04

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY, COOS COUNTY, OREGON MAKING MINOR PLAN AMENDMENTS TO THE COOS BAY EMPIRE URBAN RENEWAL PLAN

WHEREAS, the Urban Renewal Agency of the City of Coos Bay finds it desirable to amend the Empire District Urban Renewal Plan (the "Plan") to add business recruitment and retention as an urban renewal project, and

WHEREAS, ORS 457.085(2)(i) and Article VII of the Plan allow the plan to be amended by resolution of the Agency unless the amendment:

- Adds land to the Empire District Urban Renewal Area (the "Area") with a total area of more than one percent of the existing area of the urban renewal area;
- Extends the date after which no bonded indebtedness shall be issued with respect to the plan or any project undertaken or to be undertaken under the urban renewal plan;
- Increases the maximum amount of bonded indebtedness excluding bonded indebtedness issued to refinance or refund existing bonded indebtedness issued or to be issued under the urban renewal plan;
- Revises the boundary of the Area, other than the permitted 1%; or,
- Extends the term of the Plan; and,


WHEREAS, this amendment may be adopted by resolution of the Agency;

NOW THEREFORE, BE IT RESOLVED by the Urban Renewal Agency of the City of Coos Bay that:

Article III.C, Phase III, paragraph 7 of the Plan is added to read as follows:

Business Recruitment and Retention: Provide financial assistance to owners and tenants to encourage commercial viability of the District. Business Recruitment and Retention includes assistance with marketing, advertising, signage, training, and other efforts that support the revitalization, development, and sustainability of businesses in the urban renewal district.

The foregoing resolution was duly adopted by the Urban Renewal Agency of the City of Coos Bay, Coos County, Oregon, this 17th day of June, 2008.



Jon Eck, Chair

ATTEST:



Jane K. Howard, Recorder