

**THE
THIRD
BRIDGE
CORRIDOR
DEVELOPMENT
PLAN**

City of Grants Pass

**Ordinance No. 4601
Adopted September 2, 1987**

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By Council Ordinance No. 4601

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PART ONE

SECTION 100 - INTRODUCTION

The Third Bridge Corridor Development Plan is a 868.50 acre, Urban Renewal Plan for the City of Grants Pass, Oregon. The Third Bridge Corridor Development Area is located entirely within the incorporated City of Grants Pass and consists of a single geographic sector of the City with an estimated (1986-87) total taxable true cash value of \$72,526,110.

This Plan consists of two parts--Part 1, Text and Part 2, Exhibits, and has been prepared by the Grants Pass Third Bridge Development Agency pursuant to the provisions of Chapter 457 of the Oregon Revised Statutes, the Oregon Constitution and all other applicable state and local laws.

SECTION 110 - CITY/AGENCY RELATIONSHIP

The Governing Body (Council) of the City of Grants Pass on July 1, 1987 by Ordinance No. 4597, declared that blighted areas exist within the City and that there is a need for an Urban Renewal Agency to function within the City. The City Council, by the approval of such Ordinance No. 4597, elected that all powers as provided by law in an Urban Renewal Agency be exercised by the Council of the City of Grants Pass. The title of the Urban Renewal Agency shall be known as the Third Bridge Corridor Development Agency.

The relationship between the City of Grants Pass, an Oregon Municipal Corporation and the Third Bridge Corridor Development Agency shall be as contemplated by Chapter 457 of the Oregon Revised Statutes. Nothing contained in this Plan, nor the City's supplying of services or personnel, nor the budgeting requirements of this Plan shall in any way be construed as departing from or disturbing the relationship contemplated by Chapter 457 of the Oregon Revised Statutes.

Further, the Council, by Resolution No. 1990, declared its intent to create a Third Bridge Corridor Development Advisory Commission and on July 15, 1987 did create such Commission. The purpose of the Commission was to assist in the preparation of this Third Bridge Corridor Development Plan using Tax Increment Financing; to make a recommendation to Council regarding the Plan; and, to conduct an education program for the Community.

SECTION 200 - DEFINITIONS

As used in the construction of this Plan, unless the context requires otherwise, the following definitions shall apply:

201. ADVISORY COMMISSION means the Third Bridge Corridor Development Advisory Commission--a citizens committee consisting of nine members--herein called the "Advisory Commission."
202. AGENCY means the Grants Pass Third Bridge Corridor Development Agency which, in accordance with the provisions of Chapter 457 of the Oregon Revised Statutes is the Urban Renewal Agency of the City of Grants Pass, Josephine County, Oregon,--herein called the "Agency" or "Development Agency."
203. AREA or DEVELOPMENT AREA means the geographic area of the City which encompasses the Third Bridge Corridor Development Area--an Urban Renewal Area conceived pursuant to the provisions of ORS Chapter 457--herein called the "Development Area."
204. BOARD OF COUNTY COMMISSIONERS means the governing body of Josephine County, Oregon.
205. BLIGHTED AREAS means 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 safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:
 - A. The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:
 1. Defective design and quality of physical construction;
 2. Faulty interior arrangement and exterior spacing;
 3. Overcrowding and a high density of population;
 4. Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or
 5. Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.
 - B. An economic dislocation, deterioration or disuse of property resulting from faulty planning;
 - C. The division or subdivision and sale of property or lots of irregular form and

shape and inadequate size or dimensions for property usefulness and development;

- D. The layout of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
 - E. The existence of inadequate streets and other rights-of-way, open spaces and utilities;
 - F. The existence of property or lots, or other areas which are subject to inundation by water;
 - G. A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;
 - H. A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety, and welfare; or
 - I. A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.
206. CITY means the City of Grants Pass, Josephine County, Oregon.
207. CITY COUNCIL or COUNCIL means the governing body of the City of Grants Pass.
208. COMMUNITY COLLEGE means the Rogue Community College of Josephine County, Oregon.
209. COMPREHENSIVE PLAN means the Land Use Plan of the City of Grants Pass including all of its policies, procedures and implementing provisions.
210. COUNTY means Josephine County, Oregon.
211. EXHIBIT means an attachment, either narrative or graphic, to this Third Bridge Corridor Development Plan and set forth in Part 2 of this Plan.
212. ORS means Oregon Revised Statutes (State Law). ORS 457 is the chapter which regulates the Urban Renewal of blighted areas within the State of Oregon.

213. PLAN means the Third Bridge Corridor Development Plan, an Urban Renewal Plan of the City of Grants Pass, Oregon,--herein called "Development Plan."
214. STATE means the State of Oregon including its various departments, divisions and agencies.
215. TAX INCREMENT FINANCING means a method of financing indebtedness incurred by the Third Bridge Corridor Development Agency in preparing and implementing the Third Bridge Corridor Development Plan. Such Tax Increment Method is authorized by ORS sections 457.420 through 457.450 and provides that the tax proceeds, if any, realized from an increase in the taxable assessed value of real and personal property within the Area above that existing on the County tax roll last equalized prior to the effective date of the Grants Pass City Council Ordinance approving the Urban Renewal Plan shall be paid into a special fund of the Agency. Such special fund shall be used to pay the principal and interest on indebtedness incurred by the Agency in financing or refinancing the preparation and implementation of the approved Urban Renewal Plan.
216. TAXING BODY means Josephine County, Rogue Community College, School District No. 7, and the City of Grants Pass--each of which levies ad valorem taxes within the boundaries of the Development Area.
217. TEXT means Part 1 of the Urban Renewal Plan for the Third Bridge Corridor Development Plan Area.
218. THIRD BRIDGE CORRIDOR means the land area bisected by the pending arterial highway which will connect the Redwood spur at the City's South Interchange with the Interstate 5 Freeway and the Redwood Highway (U.S. 99), including a new bridge (the Third Bridge) across the Rogue River.
219. THIRD BRIDGE CORRIDOR DEVELOPMENT PLAN or the acronym TBCDP means an Urban Renewal Plan and Program in the City of Grants Pass, Oregon,--herein called the "Development Plan."
220. U.R. means Urban Renewal as in Urban Renewal Boundary, Urban Renewal Area, etc.
221. URBAN RENEWAL LAW means Chapter 457 of the Oregon Revised Statutes as same exists on the effective date of this Urban Renewal Plan or as same may be amended from time-to-time by action of the Oregon Legislature.
222. URBAN RENEWAL PLAN means the Plan for the Third Bridge Corridor Development Area--a Urban Renewal Area of the City of Grants Pass, Oregon,--

herein called the "Development Plan."

SECTION 300 - LEGAL BOUNDARY DESCRIPTION

The legal description of the boundaries of the Development Plan Area are set forth in Part 2 of this Plan as follows:

301. Exhibit 1 - Narrative Legal Description
302. Exhibit 2 - Graphic (Map) Description

SECTION 400 - MISSION STATEMENT, GOALS AND OBJECTIVES OF THE DEVELOPMENT AGENCY FOR THE THIRD BRIDGE CORRIDOR DEVELOPMENT PLAN.

401. MISSION STATEMENT

The mission of the Development Agency is to eliminate blight and depreciating property values in areas within the Agency's jurisdiction and in the process, attract job producing private investments that will improve property values and establish a positive linkage between the Third Bridge Corridor Development Area and the Rogue River--all in a manner which will be compatible with the City's natural and man-made setting.

402. GOALS AND OBJECTIVES

To accomplish its mission the Development Agency will development and implement a development program known as the Third Bridge Corridor Development Plan, the goals and objectives of which are:

- A. To resolve the problems created by existing blighted conditions so that unused and under used properties can be placed in productive condition and utilized at their highest and best use.
- B. To enhance opportunities for commercial, industrial and tourist-related property to be developed, redeveloped, improved, rehabilitated and conserved in ways which will:
 - 1. Ensure that the infrastructure and other public facilities within the Development Area are adequate to accommodate current and future development;
 - 2. Encourage the expansion and development of businesses and industries that will produce jobs for the people of Grants Pass;
 - 3. Increase property values so that the Area will contribute its fair share to the costs of public services, provided by the City, County, School District and the Rogue Community College District.
 - 4. Protect the livability of adjacent residential areas and the natural and man-made quality of the Rogue River, the public parks, and of the County Fairgrounds.

- 5. Leverage the Development Agency's financial resources to the maximum extent possible with private investment and other funding sources.
- C. To improve the City's economic vitality and its ability to provide municipal services at lower tax rates.
- D. To be sensitive to, and to minimize to the greatest extent possible, the greatest extent possible, the effects of tax increment financing upon the affected taxing bodies; i.e., the County, Schools, City and Community College.

403. RELATIONSHIP OF PLAN TO LOCAL OBJECTIVES

This Plan is intended to further the objectives of the City Comprehensive Plan and the Comprehensive Plan of Josephine County as such County Plan relates to the City. Further, this Plan is intended to improve land uses, traffic flow, access to and from the Interstate 5 Freeway and the Rogue River, and install and improve complete water, sewer and storm drain systems and other public facilities.

404. CONSISTENCY WITH CITY'S COMPREHENSIVE PLAN

This Plan has been prepared in total conformity with the City's adopted and acknowledged Comprehensive Plan including its goals, policies, procedures and implementing provisions.

405. CONSISTENCY WITH ECONOMIC DEVELOPMENT POLICY

This Plan is consistent with the "Priority Projects" listed in Appendix "B" of the 1987 Annual Report, "Overall Economic Development Program," by the Josephine County Overall Economic Development Committee, and specifically with the East Grants Pass Area Improvements and with the Southwest Grants Pass River Development Project.

SECTION 500 - LAND USE PLAN

The use and development of all land within the Third Bridge Corridor Development Plan shall comply with the provisions of the City's Comprehensive Plan Area and all of its applicable implementing provisions. The Comprehensive Plan is the City's acknowledged Plan as required by State Law.

501. LAND USE DESIGNATIONS

The land use designation of the City's Comprehensive Plan which affect the Third Bridge Corridor Development Area are delineated on Exhibit 3 of Part 2 of this Plan and are described in full in Chapter 12 of the City's Development Code and generally as follows:

Comprehensive Plan & Zoning Designations Residential - Chapter 12.120

R-1, 12.122 The purpose of the R-1 Districts is to encourage, accommodate, maintain and protect a suitable environment for residential living at low and moderate densities.

Maximum Densities:	Gross Land Area of Plan
R-1-12 -- 3.6 dwelling units/acre	44.04 Acres
R-1-8 -- 5.5 dwelling units/acre	2.77 Acres
R-1-6 -- 8.7 dwelling units/acre	10.99 Acres
Maximum Building Heights: 35 feet	

R-2, 12.123 The purpose of the R-2 District is to encourage, accommodate, maintain and protect a suitable environment for residential living at moderate densities.

Maximum Density -- 11.6 dwelling units/acre
Gross Land Area of Plan -- 76/49 acres
Maximum Building Height: 35 feet

R-3, 12.124 The purpose of the R-3 District is to encourage, accommodate, maintain and protect a suitable environment for residential living at high densities.

Maximum Density -- 17.5 dwelling units/acre
Gross Land Area of Plan -- 42.62 acres
Maximum Building Height: 35 feet

R-4, 12.125 The purpose of the R-4 District is to encourage, accommodate, maintain and protect a suitable environment for residential living at high rise densities, and for professional uses that typically support residential areas such as professional office, hospitals, clinics and other suitable uses, but only in a manner designed to support and protect residential liveability.

Maximum Density -- 35.5 dwelling units/acre
Gross Land Area of Plan -- 20.28 acres
Maximum Building Height: 45 feet

Commercial - Chapter 12.200

GC, 12.222 The purpose of the General Commercial District is to provide for all commercial and professional uses, excepting those uses requiring on site manufacture or assembly. Performance development standards are designed to protect adjacent uses and development from impact, and the market factors of supply, demand, location and costs are expected to provide commercial development in appropriate types, amounts and relationships.

Existing Dwelling Units are a permitted use. New Dwelling Units permitted at R-3 standard.
Gross Land Area of Plan -- 400.32 acres
Maximum Building Height: 35 feet

Industrial - Chapter 12.300

BP, 12.321 The purpose of the Business Park District is to provide a mixed use zone of light industrial and commercial uses. Performance development standards are designed to insure the compatibility of the light industrial uses with the commercial uses, and the compatibility with adjacent commercial and residential zoning districts.

Existing Development Units are a permitted use. New Dwelling Units permitted subject to (PUD) Planned Unit Development procedure only.
Gross Land Area of Plan -- 50.88 acres
Maximum Building Height: 45 feet

- I, 12.323 The purpose of the Industrial District is to provide for those industrial uses with heavier impacts upon their surroundings and the need for outdoor functions. Performance standards are less than required for other industrial districts, and graduated buffering standards ensure compatibility with neighboring zones of lesser intensity of use. It is the express intent of the Industrial District to maintain lands for industrial use, with commercial and residential uses limited to those uses accessory to industrial development.

Existing Dwelling Units are a permitted use. New Dwelling Units are permitted subject to (PUD) Planned Unit Development only.

Gross Land Area of Plan -- 220.11 acres

Maximum Building Height: 45 feet

Current zoning designations are illustrated on Exhibit 3-A, in Part 2 of this Plan.

502. The City Comprehensive Plan and its implementing ordinances, codes, policies, and regulations as exist on the effective date of this Development Plan, or as may be amended from time to time are incorporated hereby by reference as if they were included in full.
503. The use, development or redevelopment of all land within the Development Area shall comply with the provisions of the City's Comprehensive Plan, implementing ordinances, codes, policies, and regulations described in Sections 501 and 502 above, and with all other applicable Federal, State, County, and City regulations.
504. The City's Development Code including the Building and Safety Codes as they exist on the effective date of this Plan, or as they may be amended from time to time, are hereby made a part of this Plan as though included herein in full. All development and redevelopment within the Third Bridge Corridor Development Area shall comply with all provisions of the City's Development Codes including the Zoning, Building and Safety Codes regarding maximum densities and building requirements.

Section 600 - DEVELOPMENT PLAN ACTIVITIES

In order to achieve the goals and objectives of this Plan, the following projects and activities, subject to the availability of appropriate funding, may be undertaken by the Development Agency, or caused to be undertaken by others in accordance with applicable Federal, State, County and City laws, policies and procedures and in compliance with the provisions of this Plan.

601. DEVELOPMENT PLAN PROJECTS AND IMPROVEMENT ACTIVITIES

The following projects A, B, C, D, E and F are hereby deemed necessary to eliminate blighting conditions and influences within the Development Area and necessary to make the Area usable for expanding existing businesses and industries and for the Area to be attractive for new job producing businesses and industries.

All utility systems, streets and highways, bike and pedestrian paths, bridges, and other public improvements shall be complete with all appurtenant parts, consistent with sound engineering principals and conforming with the standards of the City of Grants Pass. With funds available to it, the Development Agency may fund in full, in part, or a proportionate share based on use and demand within the Development Area, the following projects and numbered project elements:

A. PROJECT "A" WATER DELIVERY SYSTEM

1. Water Treatment Plant Expansion
2. Reservoir #11 (5MG)
3. Reservoir # 9 (3MG)
4. Fruitdale - Parkdale to Union
5. Nebraska to Reservoir #11 (12" and 20")
6. Williams Highway/Harbeck Road (12")
7. Parkdale to Reservoir #9 (20")
8. West Harbeck to South Union (8" and 10")
9. Agness -- Redwood Highway South to "N" Street (12")
10. "N" Street -- Agness to "M" Street (12")
11. Industrial Collector (12")
12. Terry -- Redwood Highway to Industrial Collector (8")
13. Highway 199 -- Ringuette to Tussing (8")
14. South Union -- Redwood Plaza to Union

B. PROJECT "B" SANITARY SEWER SYSTEM

15. Wastewater Treatment Plant Expansion
16. Interceptor -- Reconstruct Basin I-1
17. Interceptor -- Reconstruct Basin J-3
18. Interceptor -- Reconstruct Basin N-3
19. Industrial Collector
20. Terry Lane
21. Williams Highway to South Union

C. PROJECT "C" STORM DRAINAGE SYSTEM

22. Mill Street/"E" and "F" Streets to Railroad (42", 48", 54")
23. Main Gravity -- Ringuette/Short/Fruitdale (12" & 48")
24. Gladiola -- "N" Street to River (48")
25. Agness -- Redwood Highway South to "N" Street (36" - 42")
26. "N" Street -- Rogue River Avenue to Gladiola (36")
27. Rogue River Avenue -- "N" Street to River
28. Industrial Collector -- Beacon to Agness
29. Beacon -- Railroad to Rogue Drive
30. South Union to West Harbeck
31. "M" Street to "N" Street
32. Mill and "J" Streets
33. 2 - Culverts under Railroad

D. PROJECT "D" PUBLIC ACCESS -- STREETS AND HIGHWAYS

34. Mill Street -- "M" to "J" Streets Overlay
35. Fairview -- Beacon to Terry -- Reconstruct
36. "M" Street -- Skunk Creek to "N" Street -- Reconstruct
37. West Park and 6th Street Intersection -- New
38. West Park -- 6th to Ringuette to Tussing -- Reconstruct
39. "J" Street -- Mill to West Corridor Area Boundary -- Overlay
40. Agness -- "N" to Redwood Highway South -- New and Reconstruct -- Bridge @ Railroad
41. Industrial Collector Street -- Beacon to Agness -- New
42. Beacon -- Redwood Highway South to Industrial Collector -- Reconstruct
43. Terry Street -- Fairview to Industrial Collector -- New and Reconstruct
44. "N" Street -- Agness to "M" Streets -- Reconstruct
45. 6th Street (Caveman) Bridge -- Cleaning and Lighting
46. West Harbeck to South Union Street -- New
47. Ringuette -- West Park to Redwood Highway -- Reconstruct
48. South Union -- Union to Redwood Plaza -- New
49. South Union -- Redwood Plaza to Allen Creek -- New

- 50. Nebraska Avenue -- Union to Nebraska -- New
- 51. Low Avenue -- Union to South Union -- New
- 52. Union Avenue -- Fairgrounds Road to Williams Highway -- Reconstruct
- 53. Union Avenue -- Redwood Plaza -- Reconstruct
- 54. Lighting for 3rd Bridge -- New
- 55. South "Y" Interchange -- Landscape
- 56. Pedestrian and Bicycle Bridge Over Rogue River
- 57. Redwood Highway -- Landscaping
- 58. Third Bridge and Road Work including right-of-way

E. PROJECT "E" PUBLIC ACCESS -- BIKE AND PEDESTRIAN PATHS

- 59. Riverside Park to Tussing Park -- New
- 60. 7th Street Bridge -- Stripe Lane

F. PROJECT "F" PARK AND PUBLIC BUILDING IMPROVEMENTS, INCLUDING ACQUIRING RIGHT TO USE PUBLIC PROPERTY

- 61. Riverside Park Improvements
- 62. Baker Park Improvements
- 63. Tussing Park Improvements
- 64. Fairgrounds Improvements
- 65. Community Center at Riverside Park
- 66. Acquire Right to Use County Land to Expand Tussing Park

The location of the above numbered elements are generally described on Exhibits 4-A, 4-B, 4-C, 4-D and 4-E/F in Part 2 of this Plan.

602. ACQUISITION OF REAL PROPERTY

- A. INTENT: It is the intent of this Plan to authorize the Development Agency to acquire property within the Development Area by any legal means to achieve the objective of this Plan, and specifically, for any of the purposes listed in Subsection 602-B below.
- B. METHOD: Property acquisition by the Development Agency, including limited interest acquisition, is hereby made a part of this Plan and may be used to achieve the objectives of this Plan based on any one of the following

criteria:

1. Where existing conditions do not permit practical or feasible rehabilitation of a structure and it is determined that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard and blighting conditions;
2. Where detrimental land uses or conditions such as incompatible uses, or adverse influences from noise, smoke or fumes exist, or where there exists over-crowding, excessive dwelling unit density or conversions to incompatible types of uses, and it is determined that acquisition of such properties and demolition of the improvements are necessary to remove blighting influences and to achieve the objectives of this Plan;
3. Where it is determined that the property is needed to provide public improvements and facilities listed in Subsection 601 above, and as follows:
 - a. Right-of-way acquisition for streets, bridges, alleys, bicycle paths or pedestrian ways.
 - b. Facilities for the benefit of the public which are to be developed by the Development Agency, the City, or any other public entity;
 - c. Property acquisition for public parks, recreation, community centers, and public off-street parking facilities; or
 - d. Where the owner of real property within the boundaries of the Development Area wishes to convey title of such property by any legal means, including by gift.
4. Property which has been identified for acquisition in conjunction with street right-of-way and park expansion projects as follows:
 - * Reservoir #9 -- off Sky Crest
 - * Spalding right-of-way -- from Beacon to "E" Street
 - * West Park intersection -- redesign with 6th Street
 - * West Park right-of-way -- from 6th Street to Flower Street
 - *
 - *
 - * Ringuette right-of-way -- from Union Avenue to Highway 199

- *
 - *
 - * Pedestrian Path along River
 - * Tussing Park expansion

5. Where a substantial public purpose will be served, consistent with the objectives of this Plan, by such acquisition of real property.

603. IDENTIFY PROPERTY FOR ACQUISITION

Because the Development Agency has not identified specific property scheduled for acquisition by the Agency as of the date of approval of this Plan by the City Council. Prior to the acquisition of any property by the Agency, should such property be required at a future date, three separate actions shall have been completed as follows:

- A. PUBLIC HEARING AND APPROVAL BY THE DEVELOPMENT AGENCY. The Development Agency shall identify the specific parcels of property under consideration and shall identify the specific purpose or purposes for which the acquired property would be used. The subject of the property considered for acquisition shall be set for public hearing by the Agency following the publishing of a notice of such hearing as required by law and after mailing to the owners of such property notification by letter, posted by registered mail with a return-receipt of delivery requested. Following such public hearing, the Agency shall take whatever action it deems appropriate.
- B. If the Development Agency's action is to acquire the property that was considered at the public hearing, then an approved resolution describing the Agency's action and a map, graphically describing such property together with a written legal description of such property shall be included as a minor amendment to this Plan, conforming with the provision of Section 1201, and a copy of the map and written legal description shall be assigned appropriate exhibit numbers and placed in Part 2 of this Plan.
- C. Further, such resolution, map and written legal description shall be recorded as a minor amendment to this Plan with the Recording Officer of Josephine County in the same manner as the recording of the original

Plan as required by Section 1100 of this Plan.

604. PROPERTY ACQUISITION FOR NON-IDENTIFIED PROJECTS

If any acquisition is undertaken in connection with a project other than one or more of the projects identified in subsections A, B, C, D, E and F of Section 601 and with subsections A and B of Section 602 of this Plan on the date of adoption of the City Council Ordinance approving this Plan, such acquisition shall constitute a substantial change/amendment within the meaning of Section 1203 of this Plan and ORS 457.085 (2) (h).

605. RELOCATION ACTIVITIES

Should the Development Agency acquire property which is occupied and which would cause the displacement of the occupants, the Agency shall provide assistance to persons of businesses to be displaced. Such displaces will be contacted to determine their individual relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 281.045 - 281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will be assured that they will have available to them habitable safe and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to businesses displaced.

Prior to acquiring any property which will cause households, businesses, offices or other uses to be displaced, the Agency shall prepare, adopt, and maintain a Relocation Policy conforming to the provisions of ORS 281.045 -281.105. Such policy will be available to interested parties at the Agency's office and will set forth the relocation program and procedures, including eligibility for relocation program and procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters.

606. PROPERTY DISPOSITION AND REDEVELOPER OBLIGATIONS

A. PROPERTY DISPOSITION. The Development Agency is authorized to dispose of , sell, lease, exchange, subdivide, transfer, assign, pledge, or encumber by mortgage, deed of trust, or otherwise any interest in real property which has been acquired by them in accordance with the provisions of this Plan and with the terms and conditions set forth in a Disposition and Development Agreement mutually agreed to by all affected parties.

All real property acquired by the Development Agency in the Third Bridge Corridor Development Area, if any, shall be used or disposed of for development consistent with the uses permitted in this Plan. The Development Agency shall obtain fair re-use value for the specific uses to be

permitted on the real property. Real property acquired by the Agency may be disposed of to any other public entity without cost to such other public entity, in accordance with the provisions of this Plan. All persons and entities obtaining property from the Development Agency shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Development Agency fixes as reasonable, and shall comply with other conditions which the Development Agency deems necessary to carry out the objectives of this Plan.

The Development Agency shall provide adequate safeguards to ensure that the provisions of this Plan will be carried out to prevent the recurrence of blight. All real property owned or leased by parties, shall be made subject to the provisions of this Plan. Leases, deeds, contracts, agreements, documents, and declarations of restrictions by the Development Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions precedent or subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

- B. REDEVELOPER'S OBLIGATION. A Redeveloper is any public entity or private party who acquires property from the Development Agency. Any redeveloper and his successors or assigns within the Third Bridge Corridor Development Area, in addition to the other controls and obligations stipulated and required of the Redeveloper by the provisions of this Plan, shall also be obligated by the following requirements;
1. The Redeveloper shall obtain necessary approvals of proposed developments from all Federal, State and/or local agencies that may have jurisdiction on properties and facilities to be developed or redeveloped within the Development Area;
 2. The Redeveloper shall develop or redevelop such property in accordance with the land-use provisions and other requirements specified in this Plan;
 3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Development Agency or such of its agents as the Agency may designate for review prior to distribution to appropriate reviewing bodies as required by the City and shall comply with all applicable requirements of existing City codes and ordinances;
 4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Development Agency;

5. The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or part there of is restricted upon the bases of age, race, color, religion, sex, marital status, or national origin in the sale, lease or occupancy thereof;
6. The Redeveloper shall accept all conditions and agreements as may be required by the Development Agency. In return for receiving assistance from the Development Agency, the Development Agency may require the redeveloper to execute a development agreement acceptable to the Development Agency as a condition of the Development Agency providing assistance; and
7. The Redeveloper shall maintain developed and/or undeveloped property under his ownership within the area in a clean, neat, and safe condition.

607. BUILDING, LAND AND PUBLIC IMPROVEMENTS LOAN AND GRANT FUND

With funds available to it, the Development Agency may promulgate rules, guidelines, policies and establish a below market value loan fund for the rehabitiater and restoration of existing buildings and a grant fund for the purchase of property and installation of public improvements for new or expanding businesses located within the development area.

Such loans or grant funds is hereby deemed an appropriate adjustment to this plan to eliminate blight and to further the objectives of this plan.

609. OWNER PARTICIPATION

Property owners within the Development Area proposing to improve their properties and receiving assistance from the Development Agency shall do so in accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans and procedures of the City.

610. ADMINISTRATIVE ACTIVITIES

- A. The Development Agency shall obtain its administrative support staff from the City and the City shall provide the personnel necessary to staff the Agency on such terms and conditions as the Development Agency and the City may from time to time agree. In developing the staffing requirements of the Development Agency, the Development Agency will evaluate and make recommendations to the City regarding their personnel support needs. Development Agency staffing recommendations shall be included in the

annual budget proposal of the Development Agency to the City.

- B. Further, the Development Agency may retain the services of independent professional people, firms, or organizations to provide technical services such as, but not limited to:
1. Legal Services;
 2. Preparation of market, feasibility or other economic studies;
 3. Preparation of design, architectural, engineering, landscape architectural, planning, redevelopment, or other developmental studies;
 4. Preparation of construction contract documents for Agency's improvement activities by appropriately licensed professionals.
 5. Providing accounting or audit services.
 6. Providing special rehabilitation, restoration or renovation feasibility and cost analysis studies.
 7. Assisting in preparation of the annual financial report required under Section 800 of this Plan;
 8. Property acquisition and disposition appraisals;
 9. Bond issuance and renewal financing consultants; and
 10. Bond Legal Counsel.
- C. The Development Agency may acquire, rent or lease office space and office furniture, equipment and facilities necessary for it to conduct its affairs in the management and implementation of this Plan.
- D. The Development Agency may invest its reserve funds in interest-bearing accounts or securities consistent with the provisions of City, State and Federal law.
- E. To implement this Plan, the Development Agency may borrow money, accept advances, loans or grants from any legal source, issue urban renewal bonds (also known as tax allocation bonds, governmental bonds, qualified redevelopment bonds and tax increment bonds) , and receive tax increment proceeds as provided for in Section 700 of this Plan. An affirmative vote by a majority of the then filled positions of the Development Agency shall be required for the Development Agency to issue any bonds.
- F. Authorization and Powers: Without limiting any other provision, power or authorization of this Plan, the Development Agency shall have all of the powers and responsibilities allowed under the provisions of ORS Chapter 457 except as may be expressly limited by the City Council's approval of this Plan.

SECTION 700- MAXIMUM AMOUNT OF INDEBTEDNESS AND FINANCING OF DEVELOPMENT PLAN MAXIMUM INDEBTEDNESS

Pursuant to ORS 457.190 (3) © (a) the maximum amount of indebtedness that may be issued or incurred under this plan for fiscal years 1998-1999 throughout its terminal year, 2007-2008, is twenty seven million, five hundred twenty nine thousand, seventy two and no/100 dollars. \$27,529,072.

The Development Agency, may borrow money and accept advances, loans, grants and any other legal form of financial assistance from the Federal Government, the State, City, County, or other public body, or from any legal sources, public or private for the purposes of undertaking and carrying out this Plan, and may otherwise obtain financing as authorized by ORS Chapter 457.

701. SELF LIQUIDATION OF COSTS OF URBAN RENEWAL INDEBTEDNESS (TAX INCREMENT FINANCING).

The projects may be financed, in whole or in part, by self-liquidation of the costs of urban renewal activities as provided in ORS 457.420 through 457.460. The ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property situated in the urban renewal areas, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the increase, or in the assessed value of property located in the urban renewal areas, or part thereof, over the assessed value specified in the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the Development Agency and shall be used to pay the principal on any indebtedness incurred by such Agency to finance or refinance this Plan and any projects or activities authorized and undertaken pursuant to the provisions of this Plan. (Interest on maximum indebtedness may be paid by Agency Averaged funds or other non-direct tax increment funds available to the Agency).

Should the terminal year of tax increment proceed collection be greater than the amount of debt remaining to be retired, the surplus amount of such tax increment proceeds shall be prorated back to the affected taxing bodies as required by subsection (3) of ORS 457.450.

702. PRIOR INDEBTEDNESS

Any indebtedness permitted by law and incurred by the Agency, or the City in connection with preplanning for this Third Bridge Corridor Development Plan or any amendment thereto may be repaid from Development Agency funds

when and if such funds are available.

703. ANNUAL BUDGET

The Development Agency shall adopt and use a fiscal year ending June 30 accounting period. Each year, by July 1, the City Council shall adopt a budget for the Development Agency in conformance with the provisions of ORS 294 which shall describe its sources of revenue, proposed expenditures and activities.

The Development Agency shall submit its proposed budget to the City's Budget Committee for review and approval and such Agency shall not undertake any activities nor expend any funds except as provided in the budget approved by the City Council.

SECTION 800 - ANNUAL FINANCIAL STATEMENT REQUIRED

801. REQUIRED FINANCIAL STATEMENT

ORS Section 457.460 requires that the Development Agency, by August 1 of each year, prepare a statement containing:

- A. The amount of money received during the preceding fiscal year under ORS 457.420 to 457.460 and indebtedness incurred under ORS 457.420 to 457.460;
- B. The purpose and amounts for which any money received under ORS 457.420 to 457.460 and indebtedness incurred under ORS 457.420 to 457.460 expended during the preceding fiscal year;
- C. An estimate of monies to be received during the current fiscal year under ORS 457.440 and from indebtedness incurred under ORS 457.440;
- D. A budget setting forth the purposes and estimated amounts for which the monies which have been or will be received under ORS 457.440 and from indebtedness incurred under subsection ORS 457.440 are to be expended during the current fiscal year; and
- E. An analysis of the impact, if any, of carrying out the urban renewal plan on the tax collections for the preceding year for all taxing bodies included under ORS 457.430.

802. STATEMENT FILED AND PUBLISHED

The statement required by subsection 801 shall be filed with the City Council and noticed shall be published in the "Grants Pass Courier", a newspaper of general circulation in the City, that the statement has been prepared and is on file with the City and with the Development Agency and the information contained in the statement is available to all interested persons. The notice shall be published once a week for not less than two successive weeks before September 1 or the year for which the statement is required. The notice shall summarize the information required under paragraphs A through D of subsection 801 and shall set forth in full the information required under paragraph E of subsection 801.

SECTION 900 - CITIZEN PARTICIPATION

The activities and projects identified in this Plan, the development of subsequent plans, procedures, activities and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of citizens, owners and tenants as individuals and organizations who reside within or who have financial interest within the Third Bridge Corridor Development Area and with the general citizens of the City. For this purpose the Grants Pass City Council appointed the Third Bridge Corridor Development Advisory Commission to advise and assist them in the details and preparation of this Plan.

SECTION 1000 - NON-DISCRIMINATION

In the preparation, adoption and implementation of this Plan, no public official or private party shall take any action or cause any person, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status or national origin.

SECTION 1100 - RECORDING OF PLAN

A copy of the City Council's Ordinance approving this Plan or Substantial Amendment to this Plan under ORS 457.095 shall be sent by the Council to the Development Agency. Following receipt of such Ordinance, this Plan or Substantial Amendment to this Plan shall be recorded by the Agency with the Recording Officer of Josephine County.

SECTION 1200 - PROCEDURES FOR CHANGES OR AMENDMENTS IN THE APPROVED THIRD BRIDGE CORRIDOR DEVELOPMENT PLAN

This Plan will be reviewed and analyzed periodically and will continue to evolve

during the course of execution and on-going planning. The Plan may be changed, clarified, modified or amended as future conditions may warrant. Where, in the judgment of the Development Agency the proposed modification will substantially change the Plan, the modification must be duly approved by the City Council in the same manner as the original Plan and in accordance with the requirements of State and local law. The provisions of ORS 457.095 and ORS 457.220 and of Section 1203 of this Plan shall apply.

The various types of Plan changes, clarifications, modification or amendments and the official actions which shall be taken prior to their implementation, are as follows:

1201 MINOR CHANGES

Minor changes shall not modify the goals and objectives of this Plan or any of its provisions. Such minor changes may include:

- A. Clarification of language or the State Legislature's changes in applicable laws, or ORS Chapter and Section references;
- B. Clarification of graphic symbols to the Exhibits;
- C. Modification in the location of infrastructure improvements authorized by this Plan, resulting from detailed engineering analysis.
- D. The identification of property to be acquired as provided for in Section 603 of this Plan.

Such minor changes, if any, shall be made only by a duly approved resolution of the Development Agency in which the details of the minor change shall be described.

1202 AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN OR TO ANY OF ITS IMPLEMENTING ORDINANCES.

From time to time during the implementation of this Development Plan, the Planning Commission and City Council of the City of Grants Pass may officially approve amendments or modifications to the City's Comprehensive Plan or to the policies, procedures or ordinances which are established to implement such Comprehensive Plan. Further, the City Council may from time to time amend or approve new Building and Health Safety Codes which affect the implementation of this Development Plan.

- A. When such amendments, modifications or approvals have been officially enacted by the City Council, such amendments,

modifications or approvals--which affect the provisions of this Plan-- shall, by this reference become a part of this Plan as if such amendments, modifications or approvals were herein stated in full.

- B. The City Council shall forward to the Development Agency copies of such Council actions as are herein above described and the Development Agency shall prepare and approve a resolution recognizing that such City Council amendments, modifications or approvals are to be considered as minor changes to this Plan as provided in Section 1201 above.

1203 SUBSTANTIAL CHANGES

Such substantial changes to this Plan, if any, shall be approved by the City Council in the same manner as the Council's approval of the original plan and in compliance with the provisions of ORS 457.095 and ORS 457.220.

Substantial changes shall include the following:

- A. An increase or decrease of land area to the boundaries of this Development Plan;
- B. Any change in any provision of this Plan which would modify the goals and objectives or the basic procedural, planning or engineering principals of this Plan; and
- C. As set forth in Section 604, any acquisition undertaken in connection with a project not identified in Sections 601 and 602 of this Plan.
- D. An increase in the effective period of this Plan described in Section 1301.
- E. Any action of the legislature mandating substantial change.

SECTION 1300 - DURATION AND VALIDITY OF APPROVED DEVELOPMENT PLAN

1301 DURATION OF DEVELOPMENT PLAN

This Plan shall remain in full force and effect for a period of not more than twenty (20) years from the effective date of approval of this Plan. Any extension beyond twenty (20) years shall require an authorized extension as shall be considered as a substantial change pursuant to Section 1203.

1302 VALIDITY

Should a court of competent jurisdiction find any word, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such finding and shall remain in full force and effect for the time period describe in Section 1301 and 701.