

**CITY OF COOS BAY 1988 DOWNTOWN
URBAN RENEWAL PLAN**



**Substantial Plan Amendment Adopted
In February, 2004**

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COOS BAY 1988 URBAN RENEWAL PLAN

CHAPTER ONE: INTRODUCTION

Overview of Coos Bay's Environment

The City of Coos Bay lies approximately 200 miles south of the Columbia River and 450 miles north of San Francisco. Coos Bay sits at the base of the vast Oregon Dunes National Recreation Area and lies adjacent to Shoreacres State Park, Cape Arago and the Pacific shoreline where outdoor activities predominate. Principal industries in the area are lumber, fishing, agriculture, shipping, recreation and a growing tourism industry.

The City of Coos Bay was incorporated in 1874; changed its name from Marshfield in 1944; merged with Empire in 1962; and consolidated with Eastside in 1983. The City is administered by a city manager with policy direction from a six member city council elected to four year terms and a mayor elected to a two year term. City council members will also serve as members of the City's Urban Renewal Agency.

History of Coos Bay's Urban Renewal Activities

The City of Coos Bay created an Urban Renewal District in 1968. The district included the central downtown business core area. It extended from the bay on the east to Fourth Street on the west and from Commercial Avenue on the north to Curtis Avenue on the south. Local financial participation in the district's activities was made possible by tax increment financing. This local participation was supplemented by federal grants. The district's projects consisted of the following:

1. Elimination of traffic on Central Avenue from Highway 101 to Fourth Street and the creation of a pedestrian mall.
2. Undergrounding of many utilities within the district.
3. Property acquisition to create parking lots and remove blighted structures.
4. Canopied walkways to connect parking lots and other district areas with the pedestrian mall.

These projects were completed in the early 1970's. The district ceased tax increment revenue financing in fiscal year ending 1984 and will terminate its affairs in fiscal year ending 1989.

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The pedestrian mall and its related projects were planned as Phase One of a four-phase project to revitalize the downtown core area and relate it to the adjacent waterfront through promotion of water-related, water-dependent and other scenic tourist activities.

Coos Bay's downtown core revitalization never proceeded beyond the Phase One pedestrian mall. Although the pedestrian mall has been maintained over the years, it now requires significant renovation and repair to halt further decay and preserve its utility.

The mall has also remained a controversial development since the day it was constructed. It did not halt the flight of many retail businesses to outlying shopping centers and the movement of professionals and other office activities to office structures away from the core area.

The buildings in the old Urban Renewal District today contain a mixture of retail, professional, financial, service, civic and governmental activities. The area is not a high traffic, consumer retail area. The area has a current vacancy rate which fluctuates between 5-6% as recently reported by the University of Oregon Community Planning Workshop. Visually, the downtown core gives the impression of having a higher vacancy rate, although the amount of vacant space during the last decade has fluctuated slowly, which suggests a balancing of incoming and outgoing business.

Urban Renewal Plan Goals

This 1988 City of Coos Bay Urban Renewal Plan (“Plan”) has three principal goals. They are:

1. Develop the city's waterfront to enhance its potential for recreation, tourism and other commercial activities while preserving its alternate role as a working waterfront which supports the area's forest products and marine related economy.
2. Revitalize the downtown core area by repair and change to, but not total elimination of, the pedestrian mall and by other activities which promote the effective utilization of this area for a wide variety of purposes while recognizing its changing role away from high traffic, consumer retail activities.
3. Improvement of streets, utilities and other essential infrastructures in areas of the city within the district where they have deteriorated, are non-existent or where modifications are necessary to support and/or encourage the expansion of new commercial and industrial activity.

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These goals are in accordance with, and further the attainment of, the goals and objectives outlined by the city in its Comprehensive Plan. This Urban Renewal Plan recognizes the Comprehensive Plan's economic goal of the promotion and encouragement of greater commercial and industrial development within the city limits while supporting efforts to diversify and expand the regional economic base in which the city operates. Strategies identified by the Comprehensive Plan to attain this goal include, but are not limited to, the following statements:

1. Coos Bay shall designate areas suitable for recreational vehicle parks recognizing that RV parks located in close proximity to commercial areas generate a propensity for local merchants to consume tourist dollars.
2. Coos Bay shall cooperate with efforts to site a convention center in the city recognizing the economic spinoffs which would result from the development of such a facility.
3. Coos Bay shall designate appropriate amounts of land suited for commercial/industrial development recognizing commercial/industrial development benefits the area's underutilized labor force and supplements its tax base.
4. Coos Bay shall continue to be receptive to proposals to site a commercial and/or industrial park complex for light industry somewhere within the corporate city limits.
5. Coos Bay shall investigate all reasonable means to consolidate and enhance commercial, civic and residential uses in the central area of the city through the redevelopment and rehabilitation of substandard buildings, modification of traffic patterns and provision of pedestrian areas and other amenities which will create an environment conducive to working, shopping, recreation and living within the city's central area.

The Comprehensive Plan's Estuarine Resources Issue Number 4 also directs the city's efforts to improving the condition of the waterfront adjacent to the mall. This issue recognized the waterfront's potential for more moorage, recreation and tourism development.

Urban Renewal Plan Philosophy

This Urban Renewal Plan recognizes the three broad goals outlined earlier are of equal importance. However, it is not logical or financially possible to pursue all three goals

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simultaneously. For purposes of financial analysis, this Plan proposes projects in the general order in which the three goals are listed. This has been done only for analysis purposes and the Plan specifically recognizes the actual project priority may vary from the three goal classification groupings depending upon such unknown future events as tax increment revenues, other financing opportunities, the commitment of private capital and actions taken by other governmental bodies which impact the community's environment.

As discussed in the accompanying Urban Renewal Report, future tax increment revenues cannot be forecasted with precision. This Urban Renewal Plan proposes to make maximum utilization of tax increment revenues as these revenues become available to support debt service for bond financing. Bonds are structured as serial maturities and will not be issued in anticipation of future tax increment revenue growth projections. Bonds will only be issued when tax increment revenues have reached a current level sufficient to support the debt structure for its entire life.

The final tenet of this Plan's philosophy relates to coordination with private investment. Projects proposed in this Plan are designed to encourage private investment and respond to the private business needs of the community. The Plan envisions the Urban Renewal Agency's role as one of partnership with private enterprise to encourage development and engage in activities which private enterprise is not capable of doing for the benefit of the Urban Renewal District as a whole.

In summary, the Plan's basic philosophy incorporates the following tenets:

1. Flexibility to meet unknown future needs.
2. Conservative financial management.
3. Cooperation with private enterprise.

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CHAPTER TWO: URBAN RENEWAL AREA

General Description of Boundary

The city limits of Coos Bay, Oregon encompass a total of approximately 10,883 acres. This Urban Renewal District as Amended (2004) includes approximately 1,298.32 acres, or less than 12% of the city's total land area. Please refer to Map #1 on the following page for an outline of the Urban Renewal District. A legal description of this district is included in this Plan as Appendix A.

The Urban Renewal District begins at the north city limits and runs between the navigation channel and Highway 101 south and southeast toward the city's core area. The district's boundaries proceed south until they come nearly in line with the industrial property located in Eastside. The eastern boundary then turns east to include the industrial-commercial lands in the Eastside area. The westerly boundary proceeds west to include the downtown core area which was a part of the first Urban Renewal Plan and also includes several blocks of transportation corridor immediately west of the core area. The eastern and western urban renewal area boundaries begin to come together in the southern portion of the city and extend to the south city limits along Coalbank Slough.

The Urban Renewal District Boundary includes lots 1-3 and 10-12 of Block 12, lots 9-16 of Block 13, and Block 11 of the E B Dean, 2nd Addition to Marshfield; and Blocks of the Railroad addition to Marshfield. These areas comprise a total of 12.63 AC which computes to 0.99% of the original Urban Renewal District land area.¹

The Urban Renewal District Boundary also includes Block 34 of Nasburg's Addition and adjacent street rights of way and Block A Lots 5 – 10 and Block B, Lots 10 and 18 of the Western Addition, the westernmost 70 feet of Block 27, Lots 6 and 7 in the E.B. Dean and Co. Addition and adjacent vacated 7th Street and Prospect Avenue. These areas comprise a total of 5.69 acres.

¹ City of Coos Bay, Ordinance 210, October 4, 1994

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Map 1

COOS BAY 1988 URBAN RENEWAL PLAN

Boundary Rationale

Although the Urban Renewal District has an irregular boundary, this boundary was selected for specific reasons. The boundary includes those properties which are the subject of the district's three broad goals discussed earlier.

First, the district includes those lands adjacent to the city's waterfront in its business district. Second, the district includes the Eastside industrial and commercial properties, those lands with the most potential for industrial expansion and significant additions to the city's tax base, employment and income. Third, the downtown core area is included to allow adjustment of the existing pedestrian mall and to accommodate a potential convention and/or performing arts center and to allow other activities which will enhance the potential of the downtown area as a professional, commercial and residential area while integrating its use with waterfront activities. Finally, the district includes land in the south end of the city between the water and Highway 101 because this area is experiencing significant commercial expansion, has the potential for additional commercial and industrial expansion, requires future infrastructure additions and must be integrated with the development in the remainder of the downtown area.

Proposed Land Uses in Area

All urban renewal projects proposed for the district are compatible with existing zoning and land use regulations. Project activities of this nature were contemplated and specifically provided for in the city's 1981 Comprehensive Plan and the zoning and land use ordinances which resulted from that plan.

Land uses and development standards within the District are governed by, and future Substantial Amendments to the Plan must conform to, the City of Coos Bay's Comprehensive Plan, Development Code and other implementing ordinances.

CHAPTER THREE: PROPOSED PROJECTS

As discussed earlier, this Plan classifies potential urban renewal projects in three general, broad categories:

1. Waterfront Development.
2. Core Area Revitalization.
3. Streets and Infrastructure.

Also, as emphasized earlier, the Plan views all three project categories as being of equal importance. However, since all projects cannot be pursued simultaneously, this Plan must, of necessity, structure the urban renewal activities within a framework for analysis purposes. The project descriptions, project rankings, project magnitudes and project priorities which follow in the remainder of this Plan document and in its accompanying Report illustrate one single, workable scenario for Urban Renewal District activities under the assumptions contained in the Plan. Because there are many unknowns concerning future development, future economic conditions, future tax increment revenues and the impact of other government activities, it will be necessary to adjust project priority, scope and magnitude to recognize future events.

The project descriptions which follow are intended to provide a conceptual overview of the types and typical costs of projects likely to be included in each of the three development classifications. They are not to be used as definitive but are, rather, illustrative of the general magnitude, scope and nature of the activities contemplated by this Plan.

The following project descriptions are grouped in the three broad categories described earlier.

Waterfront

1. A boardwalk along the waterfront in the downtown core area extending from approximately Market Street to approximately Curtis Street.
2. Pedestrian access across Southern Pacific Railroad tracks at two points in the downtown core area. Access anticipated to include automatic crosswalks with control gates.

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3. Observation deck with connecting walkway to shore and interpretive displays located somewhere along the waterfront between city limits at the north and the downtown core. Development and installation of interpretive displays and artwork in the Boardwalk area associated with the Aquarium.²
4. Acquisition of, and necessary alterations to, sufficient property for conversion to intertidal wetlands mitigating all dredge, fill and marine construction activities contemplated in the Urban Renewal District.
5. Unallocated funds for related waterfront development and/or as contingency for projects numbered 1-4 above. Upgrade of the utility infrastructure of the city docks.³ Development and installation of the Tug Irene and interpretive displays for the Tug and related items at the site located at the intersection of North Front Street and Highway 101 and related streetscape improvements to provide for a positive visitor experience.⁴ Renovation of the Marshfield Sun Building consistent with the historic design and original materials used in the construction of the facility.⁵
6. Modification of roadways in the Eastside district to provide access to and through the industrial/commercial lands in the Urban Renewal District. This project will only be undertaken if a potential tenant or tenants will commit to development on this property sufficient to justify the expenditure of district tax increment revenue dollars. The cost estimate for this project is based upon preliminary studies by the Oregon International Port of Coos Bay.
7. Development of parking structure.
8. Development of rest area for Boardwalk visitors.
9. Reconstruction of Front Street from Market to Hemlock.
10. Acquisition of property and construction of a boat ramp in the Cedar area along Front Street.

² Urban Renewal Agency Resolution 01-03

³ Urban Renewal Agency Resolution 02-05

⁴ Urban Renewal Agency Resolution 03-02

⁵ Urban Renewal Agency Resolution 03-03

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11. Acquisition of land area in the Waterfront Area sufficient in size for the construction of a historic railway museum, and the construction of a facility to house such a museum and related amenities. ⁶

Core Area Revitalization

1. Acquisition of a land area somewhere in the downtown area approximately equivalent to one city block in size as a site for a convention/performing arts center.
2. Phase One building construction of a convention/performing arts center on the site identified as project seven above.
3. Second phase of building construction for a convention/performing arts center. The division of costs between the two phases of building construction is an arbitrary division for Plan purposes. The completed facility cost estimate was derived using square foot cost data for a facility with a capacity of 1,000 persons in auditorium theater seating plus 1,000 persons in banquet dining.
4. Open Central Avenue through mall block number 1 to one way traffic.
5. Open Central Avenue through mall blocks number 2,3 and 4 to traffic or for a pedestrian plaza.
6. Modify existing mall canopy by selective removal of the deteriorated and/or incompatible portions and repair of remaining portions.
7. Establishment of revolving loan fund number 1 to assist core area property owners with building facade beautification projects.
8. Establishment of revolving loan fund number 2 to assist core area property owners with major building renovation projects and assist other developers with substantial new construction activities.
9. Construct a linear park from Curtis to Coalbank Slough along the waterfront, containing trees and other plantings, walking/jogging paths and lighting.

⁶ City of Coos Bay Ordinance No. 301, December 19, 2000

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10. Unallocated funds to supplement core area development and/or as an inflation contingency.
11. Acquisition of land and building construction for a Tourist Information Center.
12. Acquisition of land and building construction for a City Library expansion.
13. Acquisition of land and building construction for a new City Fire Station.
14. Acquisition of land and building construction for a parking structure.
15. Replacement and repair of sidewalks.
16. Removal of canopies on Mall Blocks 2 and 3. ⁷

[Urban Renewal Agency Resolution 97-2 added the following rehabilitation projects to the City of Coos Bay Public Library:]

Resurfacing of facility roof, carpeting over asbestos floor tiled floors, exterior and interior painting, replacement of light fixtures, earthquake stabilization of library stacks, replacement of inadequate wiring, construction of steps on Bennett Street parking lot, and reimbursement of City of Coos Bay for staff time

[Resolution Urban Renewal Agency 97-5 amended the Plan to] provide for the use of surplus funds from the previously budgeted specified rehabilitation for additional rehabilitation projects, including, but not limited to the purchase of drapes for the library auditorium.]

[Resolution Urban Renewal Agency 00-06 amended the Plan to add the following project:]

Acquisition of land and construction of a pedestrian walkway and other public facilities between Broadway and 2nd Court between Curtis Avenue and Anderson Avenue.

⁷ URBAN RENEWAL AGENCY Resolution No. 94-1, March 1, 1994.

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Streets and Infrastructure

1. Develop and/or improve public facilities and services, including but not limited to transportation, water, sanitary sewer, stormwater management, where appropriate in the downtown area and in the south end of town from the vicinity of Ingersoll or Hall on the north to Coalbank Slough. This project also includes funds for the selective undergrounding of utility services in the downtown and south Coos Bay expansion areas.
2. Underground utilities on Highway 101 from Market to Curtis.
3. Open First Street to connect with Highway 101, including signalization.
4. Develop and or maintain existing streets as recommended by Bay Area transportation study and overlay plan.
5. Rebuild Front Street from Market Avenue to Hemlock Avenue.
6. Development and construction of a bicycle path along that portion of US Highway 101 which is located in the northerly area of the Downtown Urban Renewal District near the intersection of Bayshore Drive and Broadway.⁸
7. Assist in expansion of sanitary sewer treatment facilities related to serving the Urban Renewal District

⁸ Urban Renewal Agency Resolution 98-6, August, 20th, 1998

CHAPTER FOUR: RELATIONSHIP TO LOCAL OBJECTIVES

The projects outlined in Chapter 3 were specifically formulated to provide the most effective response to the city's goals and objectives as outlined in the Introduction while remaining within the financial and time constraints imposed by the Plan's anticipated tax increment revenue funding. The relationship of specific projects to specific local goals and objectives will be discussed in the context of the three project group categories described earlier.

Waterfront Projects

Waterfront projects may be grouped in two categories. The first category consists in the development of tourist amenities and attractions, including, but not limited to the Boardwalk, pedestrian access across the railroad tracks, Railroad Museum, an observation deck and related mitigation activities. These projects directly address the Coos Bay Comprehensive Plan Estuarine Resources Issue Number 4. Enhancing the waterfront's potential for recreation and tourism, while still allowing its other major role as a "working" industrial waterfront to continue, also directly helps the downtown core area, particularly the mall area. Many visitors pass through downtown on Highway 101 along the waterfront with only a fleeting glimpse of its attractions. The proposed waterfront projects would enable tourists to stop and, while stopped, visit the commercial establishments in the downtown area.⁹

The second category consists of modification of roadways for access and circulation in the Eastside. This is the city's largest parcel of prime industrial/commercial/residential land suitable for water-related or water-dependent activities. Its further development with an appropriate access road directly implements Comprehensive Plan Economic Development Strategy Numbers 11 and 12 to designate appropriate amounts of land suited for commercial/industrial development and to site a commercial and/or industrial park complex somewhere within the city. A project of this magnitude is not feasible without prior commitment of a tenant or tenants for the property.

Core Area Projects

Core area projects may be divided into three general categories: convention/performing arts center, mall modifications and improvements to other downtown areas within the district.

⁹ City of Coos Bay Ordinance No. 301, December 19, 2000

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Coos Bay's Comprehensive Plan's Economic Development Strategy 9 commits the city to cooperate with efforts to site a convention center in the city. For purposes of analysis, this Plan assumes such a center would be constructed in the downtown area. A downtown location would enable the center to benefit from the recreation and tourist enhancement activities proposed for the waterfront while also serving as a powerful impetus for increased downtown commercial activity, particularly activity in and near the pedestrian mall.

For financial analysis purposes, the Plan assumes the entire convention/performing arts center would be funded with tax increment revenue bond financing and would be a public facility. This would be the highest-cost alternative open to the city and its inclusion in the Plan is akin to a "worst case" scenario. When the city has reached the point where its urban renewal activities are ready to address such a center, private investor capital may be located which will bear a large part of the center's cost. The city may, for example, be able to attract private capital for center construction simply by assembling the needed land.

The second core area project category consists of projects to improve the existing mall structure and nearby properties. As noted in the introductory chapter, the character of the downtown core area is changing. High traffic, consumer retail activity has been lost by the downtown area to outlying shopping centers and it is unlikely this activity will ever be regained, nor should efforts be made to do so.

Economic Development Strategy 6 directs the city's efforts to ensuring the central business district (mall area) will remain the dominant commercial district within the city. Economic Development Strategy 13 directs the city to use all reasonable means to consolidate and enhance commercial, civic and residential uses in the central area of the city. These two strategies are not contradictory. They allow the development of the downtown for a variety of commercial, civic and residential uses while recognizing that a "commercial district" is not necessarily synonymous with activities found in a large shopping center.

The proposed projects which will open the mall blocks to vehicular and/or pedestrian traffic, repair and revise the existing mall canopy and provide revolving loan funds for business beautification projects, business rehabilitation projects and new business construction will enable the downtown area to continue its development as a commercial governmental, civic, cultural and recreational area of the city.

Other area projects include expansion of the city Library and a new fire station.

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Streets and Infrastructure

Upgrading streets and utility infrastructure throughout the city's business areas, particularly the growing south section of the city, is a direct response to several economic development strategies. The street and utility projects are designed to serve those areas of the city currently experiencing the largest rates of expansion and those areas which have the greatest potential for future tax increment revenues as a result of these projects.

Public uses may include expansion of municipal services, specifically expansion of the existing City Library, development of a new fire station, development of a parking structure, enhancement of sanitary sewage treatment facilities and development of a tourist information center.

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CHAPTER FIVE: RELOCATION PLAN

This Urban Renewal Plan anticipates the acquisition of property under circumstances which may create displaced persons or businesses, as "displaced" is interpreted in Oregon Revised Statutes. If the Urban Renewal Agency does acquire developed and/or occupied property, it shall assist displaced persons or businesses in finding replacement facilities. All displaced persons or businesses shall be contacted to determine relocation needs and shall be provided information on available space and be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of Oregon Revised Statutes 281.045 to 281.105, and any other applicable laws or regulations.

CHAPTER SIX: ACQUISITION AND DISPOSITION OF PROPERTY

The Urban Renewal Agency of the City of Coos Bay (“Urban Renewal Agency”) may acquire property within the urban renewal area to achieve the objectives of the Plan and implement the proposed urban renewal projects. At the time of Plan adoption, no specific property has been identified for acquisition but property acquisition, including a limited interest in property, may be required at a later date to implement Plan projects.

Land Acquisition

The Urban Renewal Agency may acquire land without amendment to the Plan for the following purposes:

1. Rights-of-way acquisition for streets and other transportation systems, utilities, bikeways and walkways, boardwalks and other public access.
2. Other public use, including, but not limited to, parks, expansion or extension of utilities, provision of parking, library expansion, fire station construction, and tourist information facilities.
3. When such conditions exist as may affect the health, safety and welfare of the urban renewal area, such as, but not limited to, the following:
 - a. When existing conditions do not permit practical or feasible rehabilitation of a structure and it is determined acquisition of such property and demolition of such structure is necessary for the health, safety and welfare of the urban renewal area.
 - b. When detrimental land uses or conditions such as incompatible uses, unsuitable lot size, or unsuitable ownership patterns exist and it is determined acquisition of such properties and demolition of the improvements are necessary to remove blighting influences and to achieve the objectives of this Plan.
4. For the creation of a convention/performing arts center within the Urban Renewal District.

Land acquisition for any purposes other than those listed above requires a Council Approved plan amendment.

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Property Disposition

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

All real property acquired by the Urban Renewal Agency in the urban renewal area would be disposed of for development or uses permitted in the Plan at its fair, re-use value for the specific uses to be permitted. Real property acquired by the Urban Renewal Agency may be disposed of to any other public entity without cost, in accordance with the Plan. All persons and entities obtaining property from the Urban Renewal Agency must use the property for the purposes designated in this Plan and must begin and complete development of the property within a period of time fixed by the Urban Renewal Agency and must comply with other conditions the Urban Renewal Agency establishes to carry out the purposes of this Plan.

To ensure the provisions of this Plan are carried out and to prevent the recurrence of blight, all real property disposed of by the Urban Renewal Agency, as well as all real property owned or leased by participants assisted financially by the Urban Renewal Agency, are made subject to this Plan. Leases, deeds, contracts, agreements and declarations of restrictions by the Urban Renewal Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitude or any other provisions necessary to carry out this Plan.

Owner Participation

Property owners within the Urban Renewal District proposing to improve their properties and receiving financial assistance from the Urban Renewal Agency must do so in accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans and procedures of the city and the Urban Renewal Agency.

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CHAPTER SEVEN: FINANCING OF PLAN

Indebtness

Pursuant to ORS 457.085(2)(h) this Plan provides for a division of ad valorem taxes under ORS 457.

No bonded indebtedness shall be issued with respect to the Plan or any project undertaken with respect to the Plan after the 20th day of September, 2018.

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.

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CHAPTER EIGHT: PLAN ADMINISTRATION

Plan Amendments

The Urban Renewal Plan may evolve and change during the course of its implementation and in response to further review and planning and unknown economic, social and other environmental conditions impacting the City. Changes to the Plan shall consist of Substantial Amendments, Council Approved Amendments and Minor Amendments.

Substantial Amendments consist solely of those amendments that (1) add 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; or (2) increases the Maximum Amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments require approval and adoption in the same manner as the original Plan and in accordance with the requirements of ORS 457 and Coos Bay City Ordinances.

Council Approved Amendments consist of those that authorize acquisition of real property for purposes not specifically indicated in the Plan, extend the Plan duration or which are found by the Agency to change the principal goals of the Plan as outlined in Chapter One. Council Approved Amendments require approval by Resolution of the City Council.

Minor Amendments are all amendments that are not Substantial Amendments or Minor Amendments. Minor Amendments require approval by resolution of the Urban Renewal Agency.

Financial Reports

The Coos Bay Urban Renewal Agency shall, by August 1 of each year, prepare a statement containing the information required by ORS 457.460.

Plan Duration and Validity

No new indebtedness may be issued and no new Plan projects undertaken after a period of not more than thirty (30) years from its effective date of adoption. Tax increment financing of the plan shall remain in effect until all indebtedness incurred under the Plan is repaid.

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Severability

Should a court of competent jurisdiction find any word, clause, sentence, section or part of the plan to be invalid, the remaining words, clauses, sentences, sections or parts will be unaffected by such finding and will remain in effect for the duration of the plan.

CITY OF COOS BAY 1988 DOWNTOWN URBAN RENEWAL REPORT



Substantial Plan Amendment Adopted
in February 2004

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COOS BAY 1988 URBAN RENEWAL REPORT

I. INTRODUCTION

The following Urban Renewal Report (the “Report”) contains information in support of the 2004 Substantial Amendment (“Amendment”) to the Coos Bay Urban Renewal Plan (“Plan”). This document is not a legal part of the Amendment but is intended to provide public information and a basis for the findings made by the City Council as part of its approval.

The Report provides the information required in ORS 457.085(3). The format of the Report is based on this statute.

II. EXISTING PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS AND FISCAL IMPACT ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the two sites to be added to the Area by means of the Amendment. These conditions characterize these sites as “blighted areas” as defined by ORS 457.010(1).

Site A. consists of property formerly used for the McAuley Hospital, consisting of two tax lots: 25S 13W 27 DD 00200 and 25S 13W 26CC 01400. It consists of 1.4 acres.

Site B. consists of property bounded by Koosbay Boulevard, Ivy Avenue, 6th Street and the extension of 7th Street. It contains 4.29 acres.

The total addition of land to the Area is 5.69 acres. The existing Area contains 1293 acres, and the added land totals 0.4% of the existing Area. The Area as amended will contain 1,298.3 acres. The City’s Empire Urban Renewal Area contains 271.3 acres. Together the two Urban Renewal Areas contain 1,569.6 acres which is 14.4% of the total acreage of the City of Coos Bay. The applicable statutory limit is 25% of this figure.

The assessed value of the property to be added to the Area is \$338,084. Table 1. below shows that the assessed value of the Area’s frozen base as amended plus the frozen base value of the Empire District Urban Renewal Area is 11.9% of the total assessed value of the City of Coos Bay, less incremental AV. The applicable statutory limit is 25% of this figure.

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Table 1: Assessed Value Limits

Amended Base, Downtown	51,009,093
Empire District Base	23,772,166
Total Base	74,781,259
City of Coos Bay	693,299,621
Incremental AV, City of Coos Bay	
Downtown	43,434,487
Empire	20,668,208
Total	64,102,695
Net AV, City of Coos Bay	629,196,926
Percent of Net AV in Base Values of Urban Renewal Areas	11.9%

A. Physical Conditions

1. Land Use and Zoning

Site A. is zoned R-4P, Residential Professional District. The City of Coos Bay Land Development Ordinance describes the intent of this zone as follows:

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

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The site is currently occupied by an empty building which formerly housed the McAuley Hospital. The building is obsolete for use as a hospital. It is not known whether the building could be feasibly adapted for another use consistent with the zoning, or whether the site is appropriate for redevelopment.

Site B: I-C, Industrial-Commercial. The City of Coos Bay Land Development Ordinance describes the intent of this zone as follows:

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.*
- 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.*

Site B is currently used for surface parking.

2. Infrastructure

Site A. is or will be adequately served by public facilities and services as they exist or as they will be provided by the City of Coos Bay.

Site B. itself is adequately served by public facilities and services, but the site is required for expansion of the City's sewage treatment plant (STP). The STP currently does not have sufficient capacity to support demand from additional development in the Area and in the remainder of the City.

B. Economic Conditions

Site A. is currently underutilized and contributes little in property tax revenues. The total assessed value of the Site is \$338,084. The real market of its land is \$219,230 and of its improvements is \$187,206. This results in an improvement to land ratio of 0.85, which indicates substantial underdevelopment of the site.

Site B is in City ownership and has been held for use in the STP expansion.

C. Fiscal Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area ("affected taxing districts") is described in Section IX of the Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

COOS BAY 1988 URBAN RENEWAL REPORT

Because territory to be added to the Area is a relatively small part of most of the taxing districts that levy taxes within the Area (e.g. Coos County, Community College) the demand for services provided by these districts will be relatively unaffected by the Plan.

III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The territory to be added to the Area was selected because of the following: Site A is characterized by underutilized property that, if rehabilitated or redeveloped, would add to the vitality of the Area. Site B is similarly underutilized and is required for providing adequate sewage treatment capacity for development of the Area and the City of Coos Bay.

IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

A. Site A

Further planning will be undertaken to determine the condition of the McAuley Hospital Building and whether its rehabilitation or adaptive reuse might be feasible. Alternatively the site may be appropriately cleared for redevelopment. This will address the underutilization of the property.

B. Site B

The City of Coos Bay intends to expand the Sewage Treatment Plant (STP), with the financial participation of the Urban Renewal Agency under the Plan. This will address the inadequacy of existing STP facilities to serve the Area.

V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The costs of the urban renewal projects authorized in the Plan are shown in Table 2. Costs are in year of expenditure dollars, which reflect 3% annual inflation (YOES).

Table 2: Cost of Urban Renewal Projects

COOS BAY 1988 URBAN RENEWAL REPORT

	Total (YOE\$)
Bond Issuance Costs	827,767
Admin	1,753,409
Projects	
Core Area Projects	12,196,000
Waterfront Projects	12,196,000
Streets and Infrastructure	6,098,000
Transfer to Bond Fund	900,000
Total Expenditures	33,971,176

The sources of moneys to pay such costs consist of proceeds of tax increment debt and interest earnings which are shown in Table 6 below.

VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

All of the urban renewal projects are anticipated to be completed by June 30, 2017.

VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

The estimated amount of tax increment revenues required to finance the urban renewal projects described above is \$42,677,402. All indebtedness is anticipated to be retired in FY 2018/2019.

VIII. FINANCIAL ANALYSIS OF THE PLAN

Table 3 below shows the projected incremental assessed value of the Area through FY 2018/2019, based on annual growth in total assessed value in the Area as shown in the table. The projected level of growth is reasonable given the history of annual increases in total assessed of 3.25% and expectations of greater growth due to urban renewal investments and increased economic activity.

Table 4 below shows projected annual tax increment revenues resulting from this projected growth in assessed value, assuming maximum use of the urban renewal special levy. (The decision on whether and how much to use urban renewal special levy is made by the Urban Renewal Agency on an annual basis and may not correspond to these projections.)

Table 5 below shows how projected annual tax increment revenues are used for debt service on long term and short term bonds. Table 6 below shows the proceeds of long term and short term debt as used for urban renewal projects. Table 7 summarizes the revenues and expenditures for carrying out the Plan as amended.

Taken together these tables show that projected tax increment revenues are sufficient to support payments on debt in an amount sufficient to cover project costs.

COOS BAY 1988 URBAN RENEWAL REPORT

Table 3: Projected Incremental Assessed Value

FY Ending June 30	2004	2005	2006	2007	2008	2009	2010	2011	2012
Growth %	2.00%	3.50%	3.75%	4.00%	4.25%	4.50%	4.50%	4.50%	4.50%
Growth \$		3,281,859	3,639,348	4,027,545	4,450,437	4,912,497	5,133,559	5,364,570	5,605,975
Total Assessed Value	93,767,412	97,049,271	100,688,619	104,716,164	109,166,601	114,079,098	119,212,657	124,577,227	130,183,202
Certified ("Frozen") Base Value	50,671,009	50,671,009	50,671,009	50,671,009	50,671,009	50,671,009	50,671,009	50,671,009	50,671,009
Incremental Assessed Value ("Excess")	43,096,403	46,378,262	50,017,610	54,045,155	58,495,592	63,408,089	68,541,648	73,906,218	79,512,193

FY Ending June 30	2013	2014	2015	2016	2017	2018	2019
Growth %	4.50%	4.50%	4.50%	4.50%	4.50%	3.00%	3.00%
Growth \$	5,858,244	6,121,865	6,397,349	6,685,230	6,986,065	4,866,959	5,012,967
Total Assessed Value	136,041,446	142,163,311	148,560,660	155,245,890	162,231,955	167,098,914	172,111,881
Certified ("Frozen") Base Value	50,671,009	50,671,009	50,671,009	50,671,009	50,671,009	50,671,009	50,671,009
Incremental Assessed Value ("Excess")	85,370,437	91,492,302	97,889,651	104,574,881	111,560,946	116,427,905	121,440,872

Table 4: Projected Tax Increment Revenues

FY Ending June 30	2004	2005	2006	2007	2008	2009	2010	2011
Percentage Change in Incremental AV	5.74%	7.62%	7.85%	8.05%	8.23%	8.40%	8.10%	7.83%
Urban Renewal Authority	1,513,465	1,628,718	1,756,525	1,897,965	2,054,256	2,226,774	2,407,055	2,595,449
Tax Rate	17.5594	17.4534	17.4888	17.4853	16.2442	16.2442	16.2442	16.2442
Division of Tax Revenues	756,747	809,460	874,747	944,995	950,214	1,030,014	1,113,404	1,200,547
Maximum Urban Renewal Special Levy	756,719	819,258	881,778	952,970	1,104,042	1,196,760	1,293,651	1,394,901

FY Ending June 30	2012	2013	2014	2015	2016	2017	2018	2019
Percentage Change in Incremental AV	7.59%	7.37%	7.17%	6.99%	6.83%	6.68%	4.36%	4.31%
Urban Renewal Authority	2,792,320	2,998,051	3,213,039	3,437,702	3,672,475	3,917,813	4,088,731	4,264,777
Tax Rate	16.2442	16.2442	16.2442	16.2442	16.2442	16.2442	16.2442	16.2442
Division of Tax Revenues	1,291,612	1,386,774	1,486,219	1,590,139	1,698,735	1,812,218	1,891,278	1,972,710
Maximum Urban Renewal Special Levy	1,500,708	1,611,276	1,726,820	1,847,563	1,973,740	2,105,595	2,197,453	2,292,068

COOS BAY 1988 URBAN RENEWAL REPORT

Table 5: Projected Revenues and Debt Service on Tax Increment Bonds

FY Ending June 30	2004	2005	2006	2007	2008	2009	2010	2011
Revenues								
Beginning Balance	585,520	810,739	1,756,051	1,958,598	2,002,561	2,150,996	2,320,945	2,308,820
Property Tax								
Current Year	717,239	1,547,282	1,668,699	1,803,067	1,951,544	2,115,435	2,286,702	2,465,676
Prior Year	32,000	21,517	46,418	50,061	54,092	58,546	63,463	68,601
Interest	1,500	23,795	34,712	38,117	40,082	43,250	46,711	48,431
Transfer from Project Fund		900,000						
Total	1,336,259	3,303,334	3,505,880	3,849,843	4,048,278	4,368,228	4,717,822	4,891,528
Expenditures								
Debt Service - Long Term Bonds								
2002 Bonds	525,520	525,520	525,520	525,520	525,520	525,520	525,520	525,520
Bond 1		1,021,762	1,021,762	1,021,762	1,021,762	1,021,762	1,021,762	1,021,762
Bond 2							211,719	211,719
Bond 3								
Bond 4								
Bond 5								
Total Debt Service - Long Term Bonds	525,520	1,547,282	1,547,282	1,547,282	1,547,282	1,547,282	1,759,002	1,759,002
Bond Reserve (i.e. Debt Service R	525,520	1,547,282	1,547,282	1,547,282	1,547,282	1,547,282	1,759,002	1,759,002
Short Term Bonds				300,000	350,000	500,000	650,000	450,000
Total Expenditures	1,051,040	3,094,565	3,094,565	3,394,565	3,444,565	3,594,565	4,168,004	3,968,004
Ending Balance	285,219	208,769	411,316	455,279	603,714	773,663	549,818	923,525

COOS BAY 1988 URBAN RENEWAL REPORT

Table 5: Projected Revenues and Debt Service on Tax Increment Bonds

FY Ending June 30	2012	2013	2014	2015	2016	2017	2018	2019
Revenues								
Beginning Balance	2,682,527	2,622,751	3,115,444	3,067,818	3,541,469	3,608,397	4,018,154	5,628,587
Property Tax								
Current Year	2,652,704	2,848,148	3,052,387	3,265,817	3,488,851	3,721,922	3,884,295	4,051,539
Prior Year	73,970	79,581	85,444	91,572	97,975	104,666	111,658	116,529
Interest	54,092	55,505	62,533	64,252	71,283	74,350	80,141	97,967
Transfer from Project Fund								
Total	5,463,293	5,605,986	6,315,809	6,489,459	7,199,578	7,509,335	8,094,248	9,894,621
Expenditures								
Debt Service - Long Term Bonds								
2002 Bonds	525,520	525,520	525,520	525,520	525,520	525,520		
Bond 1	1,021,762	1,021,762	1,021,762	1,021,762	1,021,762	1,021,762	1,021,762	1,021,762
Bond 2	211,719	211,719	211,719	211,719	211,719	211,719	211,719	211,719
Bond 3	281,540	281,540	281,540	281,540	281,540	281,540	281,540	281,540
Bond 4			307,449	307,449	307,449	307,449	307,449	307,449
Bond 5					643,190	643,190	643,190	643,190
Total Debt Service - Long Term Bonds	2,040,542	2,040,542	2,347,990	2,347,990	2,991,181	2,991,181	2,465,661	2,465,661
Bond Reserve (i.e. Debt Service R	2,040,542	2,040,542	2,347,990	2,347,990	2,991,181	2,465,661	2,465,661	1,443,898
Short Term Bonds	800,000	450,000	900,000	600,000	600,000	500,000		
Total Expenditures	4,881,083	4,531,083	5,595,981	5,295,981	6,582,361	5,956,841	4,931,321	3,909,559
Ending Balance	582,210	1,074,902	719,828	1,193,479	617,217	1,552,494	3,162,927	5,985,063

Ending Balance in FY 2019 used to defease all outstanding bonds.

COOS BAY 1988 URBAN RENEWAL REPORT

Table 6: Proceeds of Tax Increment Debt as Used for Urban Renewal Projects

FY Ending	2004	2005	2006	2007	2008	2009	2010	2011
Revenues								
Beginning Balance	5,200,000	5,145,004	11,185,811	8,184,037	5,448,777	3,732,592	2,145,566	2,760,903
Bond Proceeds								
Long Term		10,256,022	0	0	0	0	2,125,151	0
Short Term	0	0	0	300,000	350,000	500,000	650,000	450,000
Interest	52,000	154,010	111,858	84,840	57,988	42,326	49,207	32,109
Total	5,254,004	15,557,042	11,299,675	8,570,884	5,858,773	4,276,927	4,971,935	3,245,023

FY Ending	2012	2013	2014	2015	2016	2017
Revenues						
Beginning Balance	1,106,467	2,784,116	1,621,750	2,819,333	1,298,660	3,118,048
Bond Proceeds						
Long Term	2,566,821	0	2,488,039	0	4,471,584	0
Short Term	800,000	450,000	900,000	600,000	600,000	500,000
Interest	44,733	32,341	50,098	34,193	63,702	36,180
Total	4,520,033	3,268,470	5,061,901	3,455,541	6,435,962	3,656,246

COOS BAY 1988 URBAN RENEWAL REPORT

Table 7: Summary of Projected Revenues and Expenditures for Urban Renewal Plan as Amended

Revenues	
Beginning Balance	5,200,000
Bond Proceeds	
Long Term	21,907,618
Short Term	6,100,000
Interest	793,587
Total Revenues	34,001,205
Expenditures	
Bond Issuance Costs	827,767
Administration	1,753,409
Projects	
Core Area Projects	12,196,000
Waterfront Projects	12,196,000
Streets and Infrastructure Projects	6,098,000
Transfer to Bond Fund	900,000
Total Expenditures	33,971,176

COOS BAY 1988 URBAN RENEWAL REPORT

IX. IMPACT OF THE TAX INCREMENT FINANCING, BOTH UNTIL AND AFTER THE INDEBTEDNESS IS REPAYED, UPON ALL ENTITIES LEVYING TAXES UPON PROPERTY IN THE URBAN RENEWAL AREA

Table 8 below shows the revenues foregone by the taxing districts that levy taxes within the Area until the tax increment debt is repaid. Because all taxing districts received their full revenue authority in FY 1997/98, the revenues forgone are those that would have been generated by the growth in incremental assessed value since that fiscal year.

Table 9 shows the annual revenues that will be received in FY 2019/2020, after the tax increment indebtedness is repaid. This revenue increase would result from all the incremental assessed value being taxed by the overlapping taxing districts. Annual revenues would normally increase each year after FY 2019/2020.

COOS BAY 1988 URBAN RENEWAL REPORT

Table 8: Impacts on Overlapping Taxing Districts Until Debt is Repaid

	FY Ending	2004	2005	2006	2007	2008	2009	2010	2011
Incremental AV: Growth Since FY 1997/98		16,374,597	19,656,456	23,295,804	27,323,349	31,773,786	36,686,283	41,819,842	47,184,412
Taxing District Permanent Rate Levies	Tax Rate								
4H COOS CO. 4H/EXT. SER. DIST Permanent	0.0888	1,454	1,745	2,069	2,426	2,822	3,258	3,714	4,190
LI COOS LIBRARY SER DIST Permanent	0.7289	11,935	14,328	16,980	19,916	23,160	26,741	30,482	34,393
COOS COUNTY Permanent	1.0799	17,683	21,227	25,157	29,506	34,313	39,618	45,161	50,954
CITY OF COOS BAY Permanent	6.3643	104,213	125,100	148,261	173,894	202,218	233,483	266,154	300,296
PORT OF COOS BAY Permanent	0.6119	10,020	12,028	14,255	16,719	19,442	22,448	25,590	28,872
PORT AIRPORT DISTRICT COOS COUNTY Permanent	0.2400	3,930	4,718	5,591	6,558	7,626	8,805	10,037	11,324
ED SO COAST -JT/W CCD	0.4432	7,257	8,712	10,325	12,110	14,082	16,259	18,535	20,912
SC COOS BAY 9	4.5276	74,138	88,997	105,474	123,709	143,859	166,101	189,344	213,632
CC SWOCC-JT/W CCD	0.7017	11,490	13,793	16,347	19,173	22,296	25,743	29,345	33,109

	FY Ending	2012	2013	2014	2015	2016	2017	2018	2019	Totals
Taxing District Permanent Rate Levies	Tax Rate									
4H COOS CO. 4H/EXT. SER. DIST Permanent	0.0888	4,688	5,208	5,752	6,320	6,913	7,534	7,966	8,411	74,469
LI COOS LIBRARY SER DIST Permanent	0.7289	38,479	42,749	47,211	51,874	56,747	61,839	65,387	69,041	611,262
COOS COUNTY Permanent	1.0799	57,008	63,335	69,946	76,854	84,074	91,618	96,874	102,287	905,614
CITY OF COOS BAY Permanent	6.3643	335,974	373,257	412,219	452,934	495,480	539,942	570,917	602,821	5,337,161
PORT OF COOS BAY Permanent	0.6119	32,302	35,887	39,633	43,548	47,638	51,913	54,891	57,959	513,145
PORT AIRPORT DISTRICT COOS COUNTY Permanent	0.2400	12,670	14,076	15,545	17,080	18,685	20,361	21,529	22,733	201,266
ED SO COAST -JT/W CCD	0.4432	23,397	25,993	28,706	31,542	34,504	37,601	39,758	41,979	371,672
SC COOS BAY 9	4.5276	239,014	265,538	293,255	322,220	352,488	384,118	406,153	428,850	3,796,887
CC SWOCC-JT/W CCD	0.7017	37,043	41,154	45,449	49,938	54,630	59,532	62,947	66,464	588,452

COOS BAY 1988 URBAN RENEWAL REPORT

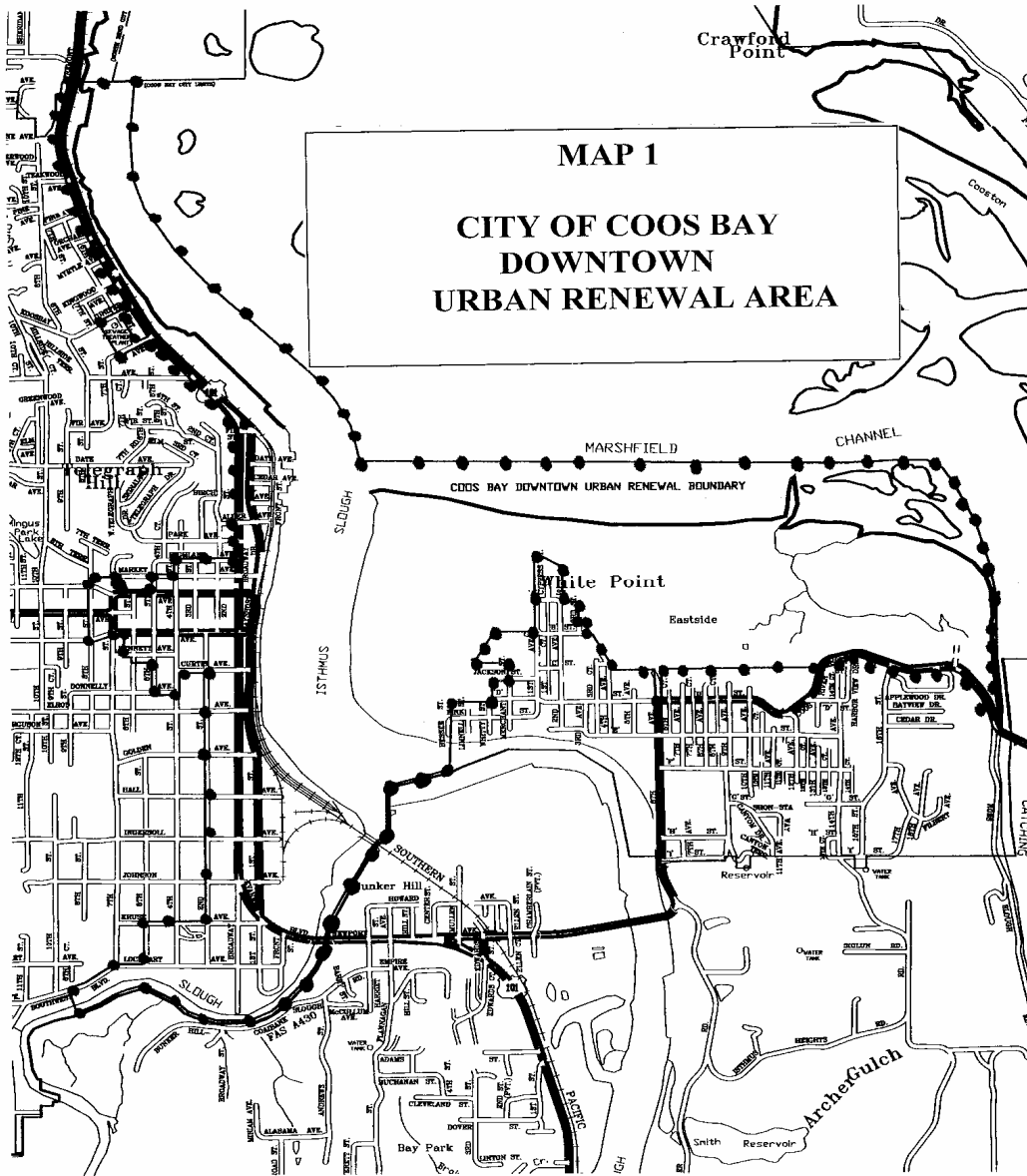
Table 9: Impacts on Overlapping Taxing Districts After Debt is Repaid (Annual Revenues Gained, FY 2019/2020)

	FY Ending	2020
Taxing District Permanent Rate Levies	Tax Rate	
4H COOS CO. 4H/EXT, SER. DIST Permanent	0.0888	11,242
LI COOS LIBRARY SER DIST Permanent	0.7289	92,282
COOS COUNTY Permanent	1.0799	136,720
CITY OF COOS BAY Permanent	6.3643	805,747
PORT OF COOS BAY Permanent	0.6119	77,469
PORT AIRPORT DISTRICT COOS COUNTY Permanent	0.2400	30,385
ED SO COAST -JT/W CCD	0.4432	56,111
SC COOS BAY 9	4.5276	573,213
CC SWOCC-JT/W CCD	0.7017	88,838

COOS BAY 1988 URBAN RENEWAL REPORT

X. RELOCATION REPORT

No relocation activities are anticipated as a result of the Amendment.



DOWNTOWN URBAN RENEWAL DISTRICT
Establishing Ordinance and Amendment Documentation

ESTABLISHING ORDINANCE

Sept. 20, 1988 Ordinance No. 130 approving and adopting the Plan

AMENDMENTS

March 1, 1994 Resolution 94-1 for a minor plan amendment for replacement and repair to sidewalks and removal of canopies in Mall Block 2 & 3.

Oct. 4, 1994 Ordinance 210 for a major plan amendment findings to Section 1 of Ord. 130 for property purchase procedure.

Feb. 4, 1997 Resolution 97-2 for a minor plan amendment for the expansion, remodeling and renovation of the public library.

June 17, 1997 Resolution 97-5 for a minor plan amendment regarding rehabilitation projects' costs.

April 21, 1998 Resolution URA 98-3 for a minor plan amendment selecting the option for collecting ad valorem property taxes and establishing maximum indebtedness.

May 19, 1998 Ordinance No. 252 to establish an amount of maximum indebtedness / implementation of ballot measure 50.

May 19, 1998 Ordinance No. 253 to chose the option for the collection of ad valorem taxes.

Aug. 20, 1998 Resolution URA 98-6 for a minor plan amendment adding a bike path along Hwy 101.

Oct. 17, 2000 Resolution URA 00-06 for a minor plan amendment for purchase of property for the construction of a pedestrian walkway (Sportsman Building)

Dec. 19, 2000 Ordinance No. 301 adding the purchase of property for and construction of a facility to house a historic railroad museum as a project.

Aug. 21, 2001 Resolution URA 01-03 minor plan amendment / boardwalk aquarium

May 7, 2002 Resolution URA 02-05 amend Waterfront Project No. 5 to include upgrading of the utility infrastructure of the city dock

- March 4, 2003 Resolution URA 03-02 minor plan amendment to add the Tug Irene project
- May 5, 2003 Resolution 03-03 minor plan amendment to add renovation of the Marshfield Sun Building

SUBSTANTIAL PLAN AMENDMENT

- Feb. 17, 2004 Ordinance No. 345 substantial amendment to increase the boundaries by 5.69 acres to include WW Treatment Plant I.
- All previous amendments were codified into one new document at this time by Tashman Johnson LLC

AMENDMENTS AFTER 2004

- April 4, 2006 Resolution URA 06-01 making a minor plan amendment to provide for payment of marketing expenses for projects as described in Chapter 3.
- Nov. 7, 2006 Resolution URA 06-04 making a minor plan amendment to the Core Revitalization, Streets and Infrastructure, and Waterfront section of Chamber Three of the Plan to include Façade Improvements.
- June 17, 2008 Resolution 08-03 making a minor plan amendment to the Core Revitalization, Streets and Infrastructure, and Waterfront section of Chamber Three of the Plan to include Business Recruitment and Retention

Urban Renewal Agency for the City of Coos Bay

Resolution URA 08-03

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY, COOS COUNTY, OREGON MAKING MINOR PLAN AMENDMENTS TO THE COOS BAY 1988 DOWNTOWN URBAN RENEWAL PLAN

WHEREAS, the Urban Renewal Agency of the City of Coos Bay finds it desirable to amend the 1988 Downtown Urban Renewal Plan (the "Plan") to add business recruitment and retention as an urban renewal project, and

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

- Adds land to the 1988 Downtown Urban Renewal Area (the "Area"), except for an addition of land that totals not more than one percent of the existing area of the Area, or
- Increases the maximum amount of indebtedness issued or incurred under 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:

The Core Revitalization, Streets and Infrastructure, and Waterfront sections of Chapter Three of the Plan are amended to add the following proposed project:

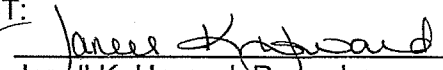
Business Recruitment and Retention: Provide financial assistance to owners and tenants to encourage commercial viability of the District. Business Recruitment and Retention includes assistance with marketing, advertising, signage, training, and other efforts that support the revitalization, development,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



Janell K. Howard, Recorder

Urban Renewal Agency of the City of Coos Bay

Resolution URA 06-04

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY, COOS COUNTY, OREGON MAKING MINOR PLAN AMENDMENTS TO THE COOS BAY 1988 DOWNTOWN URBAN RENEWAL PLAN

WHEREAS, the Urban Renewal Agency of the City of Coos Bay finds it desirable to amend the 1988 Downtown Urban Renewal Plan (the "Plan") to add façade improvements as an urban renewal project, and

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

- Adds land to the 1988 Downtown Urban Renewal Area (the "Area"), except for an addition of land that totals not more than one percent of the existing area of the Area, or
- Increases the maximum amount of indebtedness issued or incurred under the Plan; and,

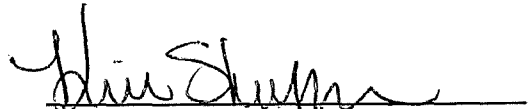
WHEREAS, this amendment may be adopted by resolution of the Agency;

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

The Core Revitalization, Streets and Infrastructure, and Waterfront sections of Chapter Three of the Plan are amended to add the following proposed project:

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 06-01


A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY, COOS COUNTY, OREGON, MAKING A MINOR PLAN AMENDMENT TO THE CITY OF COOS BAY 1998 DOWNTOWN URBAN RENEWAL PLAN

WHEREAS, the Urban Renewal Agency for the City of Coos Bay finds it desirable to amend the existing City of Coos Bay 1988 Downtown Urban Renewal Plan as it has been amended prior to the date of this resolution (the "Plan") to provide that marketing expenses for urban renewal projects may be financed with tax increment revenues;

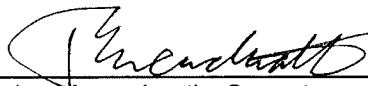
NOW, THEREFORE, BE IT RESOLVED by the Urban Renewal Agency of the City of Coos Bay that the following new paragraph shall be added as the fifth paragraph in Chapter Three of the Plan:

The costs of carrying out projects described in this Chapter Three may be financed with tax increment revenues. Those costs may include costs of marketing property in the District to facilitate development of that property in accordance with the Plan.

The foregoing resolution was duly adopted by the Urban Renewal Agency of the City of Coos Bay, Coos County, Oregon, this 4th day of April, 2006.


Kevin Stufflebean, Chair

ATTEST:

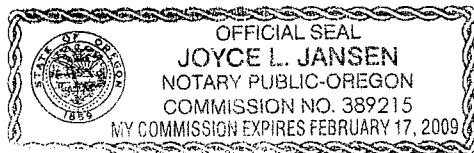

John Muenchrath, Secretary

Return to: City of Coos Bay
500 Central Avenue
Coos Bay OR 97420

Resolution URA 06-01 – Downtown Plan Amendment

State of OREGON)
County of COOS)
City of Coos Bay)

On this 4th day of April 2006 before me personally appeared the within named Kevin Stufflebean, Chair of the Coos Bay Urban Renewal Agency, and John Muenchrath, Secretary of the Coos Bay Urban Renewal Agency, and the seal affixed hereto is the official seal of the City of Coos Bay.



Joyce L. Jansen
Notary Public for Oregon
My Commission Expires: 2-17-09

Resolution URA 06-01 – Downtown Plan Amendment

COOS COUNTY CLERK, OREGON TOTAL \$41.00
TERRI L. TURI, CCC, COUNTY CLERK

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APPENDIX A

Legal Description
of the
Coos Bay Downtown Urban Renewal Area

Beginning at the west right-of-way line of Bayshore Drive (Oregon Coast Highway No. 101) and the east-west centerline of Section 22, Township 25 South, Range 13 West, Willamette Meridian; thence southerly along the west right-of-way line of Bayshore Drive to the north right-of-way line of Juniper Avenue; thence westerly along the north right-of-way line of Juniper Avenue to the centerline of vacated North Seventh Street; thence southerly along the centerline of vacated North Seventh Street to the south right-of-way line of Ivy Avenue; thence easterly along the south right-of-way line of Ivy Avenue to the west right-of-way line of Bayshore Drive; thence southerly along the west right-of-way line of Bayshore Drive to its intersection with Broadway Avenue (Oregon Coast Highway No. 101); thence southerly along the west right-of-way line of Broadway Avenue to the north right-of-way line of Highland Avenue; thence westerly along the north right-of-way line of Highland Avenue to the west right-of-way line of North 4th Street; thence southerly along the west right-of-way line of North 4th Street to the north right-of-way line of Market Avenue; thence westerly along the north right-of-way line of Market Avenue to the west right-of-way line of North 5th Street; thence southerly along the west right-of-way line of North 5th Street to the north right-of-way line of Commercial Avenue; thence westerly along the north right-of-way line of Commercial Avenue to a point 130 feet west of the southeast corner of block 27, E.B. Dean & Company's Addition to the Town of Marshfield; thence north 100 feet to the south line of lot 3 of the said block 27; thence west along the south line of the said lot 3 to the centerline of the vacated North Seventh Street; thence north along the centerline of North Seventh Street to the south right-of-way line of Market Avenue extended; thence west along the south right-of-way line of Market Avenue extended to the southeast corner of lot 11 of block A of Western Addition to Marshfield; thence west along the south line of lots 11 and 4 of the said block A to the east right-of-way line of North Eighth Street; thence south along the east right-of-way line of North Eighth Street to the north right-of-way line of Commercial Avenue; thence west along the north right-of-way line of Commercial Avenue to the west right-of-way line of North 8th Street; thence southerly along the west right-of-way line of North 8th Street to the south right-of-way line of Anderson Avenue; thence easterly along the south right-of-way line of Anderson Avenue to the northwest corner of lot 16, block 13 of E.B. Deans 2nd Addition of Marshfield; thence southerly along the west lines of lots 9-16 of block 13 to the south right-of-way line of Bennett Avenue; thence east along the south right-of-way line to the west right-of-way line of Sixth Street; thence south along the west right-of-way of Sixth Street to the southeast corner of lot 10, block 14 of E.B. Deans 2nd Addition to Marshfield; thence easterly along the south boundary of lots 3 and 10, block 12 of E.B. Deans 2nd Addition to Marshfield to the west right-of-way of 5th Street; thence southerly along the west right-of-way of South 5th Street to the south right-of-way line of Donnelly Avenue; thence easterly along the south right-of-way line of Donnelly Avenue to the east right-of-way line of South 4th Street; thence northerly along the east right-of-way line of South 4th Street to the south right-of-way line of Cutis Avenue; thence easterly along the south right-of-way line of Cutis Avenue to the west right-of-way line of South 2nd Street; thence southerly along the west right-of-way line of South 2nd Street to the north right-of-way line of Kruse Avenue; thence westerly along the north right-of-way line of Kruse to the west right-of-way line of 5th Street; thence southerly along the west right-of-way of 5th Street to the north right-of-way line of Lockhart Avenue; thence westerly along the north right-of-way line of Lockhart Avenue to the north right-of-way line of Southwest Boulevard; thence southwesterly along the north right-of-way line of Southwest Boulevard to the north extension of the west line of Lot 3, Block 10, First Addition to Marshfield to the City of Coos Bay, Coos County, Oregon, according to the map and plat thereof on file and of record in the office of the County Clerk, Coos County, Oregon; thence southerly along the extended west line of Lot 3, Block 10 of said plat to the south bank of Coalbank Slough; thence easterly and northerly along said bank of Coalbank Slough and its northerly extension to the intersection of said Slough at its junction with the mid-channel of Isthmus Slough; thence easterly along the mid-channel of Isthmus Slough to the extended east right-of-way line of Bessie Street; thence northerly along the extended east right-of-way line of Bessie Street to the southerly right-of-way line of "D" Street; thence easterly along the south right-of-way line of "D" Street to the east

COOS COUNTY CLERK, OREGON
TERRI L. TURL, CCC, COUNTY CLERK
TOTAL \$41,00

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right-of-way line of Whitty Street; thence northerly along the east right-of-way of Whitty Street to the south right-of-way line of Jackson Street; thence easterly along the south right-of-way line of Jackson Street to the west right-of-way line of Merchant Street; thence northerly along the west right-of-way line of Merchant Street to the south line of vacated Anthony Addition to the City of Eastside (now Coos Bay), Coos County, Oregon, according to the map and plat thereof on file and of record in the Office of the County Clerk, Coos County, Oregon; thence westerly along the south line of said vacated Anthony Addition to the Southwest corner of said addition; thence northeasterly along the west line of said addition to the northwest corner of said vacated Anthony Addition; thence continuing along the west line of vacated Anthony Addition extended to the north right-of-way line of "B" Street; thence easterly along the north right-of-way line of "B" Street to the west right-of-way line of 1st Avenue; thence northerly along the west right-of-way line of 1st Avenue to the north line of East Marshfield, Coos County, Oregon, according to the map and plat thereof on file and of record in the office of the County Clerk, Coos County, Oregon; thence southeasterly along the north line of East Marshfield to the east right-of-way line of 2nd Avenue; thence southerly along the east right-of-way line of 2nd Avenue to the south line of "A" Street extended east; thence easterly 220 feet more or less; thence southerly 250 feet more or less; thence easterly 105 feet more or less; thence southerly 150 feet more or less to the northerly right-of-way line of "B" Street with its intersection with the easterly right-of-way line of 4th Avenue; thence easterly and southerly along the east right-of-way line of 4th Avenue to the south right-of-way of "C" Street; thence easterly along the south right-of-way line of "C" Street to its intersection with the western right-of-way line of 6th Avenue; thence southerly along the west right-of-way line of 6th Avenue to the south boundary of "D" Street; thence easterly to the east boundary of 6th Avenue; thence northerly along the east boundary of 6th Avenue to the southerly boundary of "C" Street; thence easterly along the south right-of-way line of "C" Street to its intersection with the south right-of-way line of Coos River Highway No. 241; thence easterly and southerly along the south right-of-way line of Coos River Highway No. 241 to the western mean low water line of Catching Slough; thence northerly along the western mean low water line of Catching Slough to its intersection with the western low water line of the Coos River channel; thence northerly and westerly along the southerly mean low water line of the Coos River channel to the easterly mean low water line of Isthmus Slough (White Point); thence northwesterly to the east side of the main channel of Coos Bay; thence northerly along the east side of the main channel of Coos Bay to the easterly extension of the east-west centerline of Section 22, Township 25 South, Range 13 West, Willamette Meridian; thence west along said east-west centerline to the point of beginning.

Excepting therefrom the following parcel:

Beginning at a point being the intersection of the south right-of-way line of Juniper Avenue and the west right-of-way line of Bayshore Drive (Oregon Coast Highway No. 101); thence southerly along the west right-of-way line of Bayshore Drive to the north right-of-way line of Ivy Avenue; thence westerly along the north right-of-way line of Ivy Avenue to the east right-of-way line of North Sixth Street; thence northerly along the east right-of-way line of North Sixth Street to the south right-of-way line of Juniper Avenue; thence easterly along the south right-of-way line of Juniper Avenue to the point of beginning.

COOS COUNTY CLERK, OREGON TOTAL \$41.00
TERRI L. TURI, CCC, COUNTY CLERK

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