

Urban Renewal Agency of the City of Coos Bay

Resolution URA 18-03

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

WHEREAS, the Urban Renewal Agency of the City of Coos Bay finds it desirable to amend the Empire District Urban Renewal Plan (the "Plan") to update the projects identified in the Plan by amending Sections I.A., I.C. and III.C. and III.D. of the Plan and updating Section VII to match the verbiage in ORS 457.085, and

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

- Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.
- Increasing the maximum amount of bonded indebtedness excluding bonded. Urban renewal indebtedness issued to refinance or refund existing bonded indebtedness issued or to be issued under the urban renewal plan;

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 Plan be amended as shown in Attachment A.

The foregoing resolution was duly adopted by the Urban Renewal Agency of the City of Coos Bay, Coos County, Oregon, this 1<sup>st</sup> day of May 2018.

  
Stephanie Kramer, Chair

ATTEST:   
Susanne Baker, City Recorder

## Attachment A – Empire Urban Renewal Plan Amendment 2018

Additions are shown in *italics*.

### Section I.A. Statement of Purpose and Update

*The Plan was updated in 2018 after meetings with the Agency and an Open House with the Community Coalition of Empire. The review by the Agency focused on the projects that could be completed with the remaining maximum indebtedness including a financial update to the Plan. The input from the Community Coalition of Empire focused on the projects to pursue with the remaining maximum indebtedness. These priorities are shown in Section III Outline of Projects and Redevelopment Activities under **2018 Amendment Priorities**. The Amendments Section (VII) was updated to match the verbiage of the statute.*

### Section I.C Goals and Objectives of the Urban Renewal Plan General District Objectives

- 4. Assist in the construction of a new public library including land acquisition and a portion of the construction costs.*

### Section III. Outline of Projects and Redevelopment Activities

#### C. Renewal Projects

#### **2018 Amendment Priorities**

- 1. Hollering Place Development – participate with the developer by providing incentives to facilitate the development at Hollering Place.*
- 2. Façade Program - 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.*
- 3. Street Improvements – Street improvements including pavement, sidewalks and curb and gutter as recommended by the city staff and approved by Agency.*
- 4. Public Facilities - Assist in the acquisition of land for the construction of public facilities: a new public library and/or a fire station. The library would serve and benefit the District by providing the service of loaning books and media, providing for internet usage, providing magazines and newspapers to residents and providing a place for residents to meet. A library can provide the cornerstone for a successful business district as it brings residents to the District. The fire station would serve and benefit the District by providing fire- fighting services within the District.*
- 5. Signage – Construction of a welcome sign and/or a business directory sign.*

## D. Acquisition and Disposition of Real Property

### 1. Acquisition

*The Agency may also acquire property for a public building: library and/or fire station. The specific location will be added to the Plan upon successful purchase negotiations.*

*Property to be acquired:*

*25S13W20AD TL 2301  
25S13W20AD TL 2701*

*25S13W20AD TL 1800  
25S13W20AD TL1900  
25S13W20AD TL 2200*

## Section VII RENEWAL PLAN AMENDMENTS

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

1. Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.
2. Increasing the maximum amount of indebtedness that can be issued or incurred under the plan. ~~bonded indebtedness excluding bonded. Urban renewal indebtedness issued to refinance or refund existing bonded indebtedness issued or to be issued under the urban renewal plan~~