
Urban Renewal Agency

of the City of Coos Bay, Oregon



Annual Urban Renewal Report
Fiscal Year Ended June 30, 2023

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Introduction

As required by ORS 457.460, an urban renewal agency must prepare a statement for the governing body and citizens. This statement, or report, must include a financial recap of the preceding year, the budget for the current fiscal year, and an analysis of the impact of carrying out the urban renewal plan on each of the overlapping governmental units within the urban renewal area.

The following report is meant to meet that requirement, as well as, expand upon the minimum requirement and provide the reader more detailed information about the Urban Renewal Agency of the City of Coos Bay and its activities during the period July 1, 2022 through June 30, 2023 (FY23).

Urban Renewal Concept

Tax increment financing is used in areas where private development has stagnated or is not feasible without public sector investment and partnership. Public investment through urban renewal is one way to change those conditions. The types of urban renewal activities undertaken generally include land assembly and development of infrastructure and public amenities, as well as façade improvement grants. As the result of publicly funded efforts, investment becomes feasible for private developers. Developments consistent with the City’s urban renewal plan then gain forward momentum and stagnated areas become renewed.

Tax Increment Financing

Urban renewal, as a mechanism to jump-start area growth and improvement, starts with a point-in-time freeze of the assessed value within the designated urban renewal area. As the improvements and growth happen, the assessed property values within the urban renewal area increase above that frozen base, creating “incremental revenue” which is entirely distributed to the urban renewal agency. Urban renewal agencies use debt to fund the improvement projects as part of their plan. This debt, either through standard bank/financing options or through Du Jour financing (a short “daily” internal loan), is then repaid from the incremental tax revenue. As the urban renewal agency sunsets, this incremental value is then distributed, along with the frozen base revenue, to the overlapping government units.

The creation of an urban renewal agency does not result in assessment of an additional tax. Instead, during the Agency’s lifespan, overlapping taxing districts “forego” a portion of their permanent rate. Once the urban renewal area is terminated, the taxing jurisdictions receive their full permanent rate of taxes, plus the incremental tax revenues generated by the urban renewal area improvements. The School District and Education Service District are funded through the State School Fund on a per pupil allocation. There is no *direct* impact of urban renewal on their funding. The State School Fund is funded through property tax allocations, but also through other state resources.

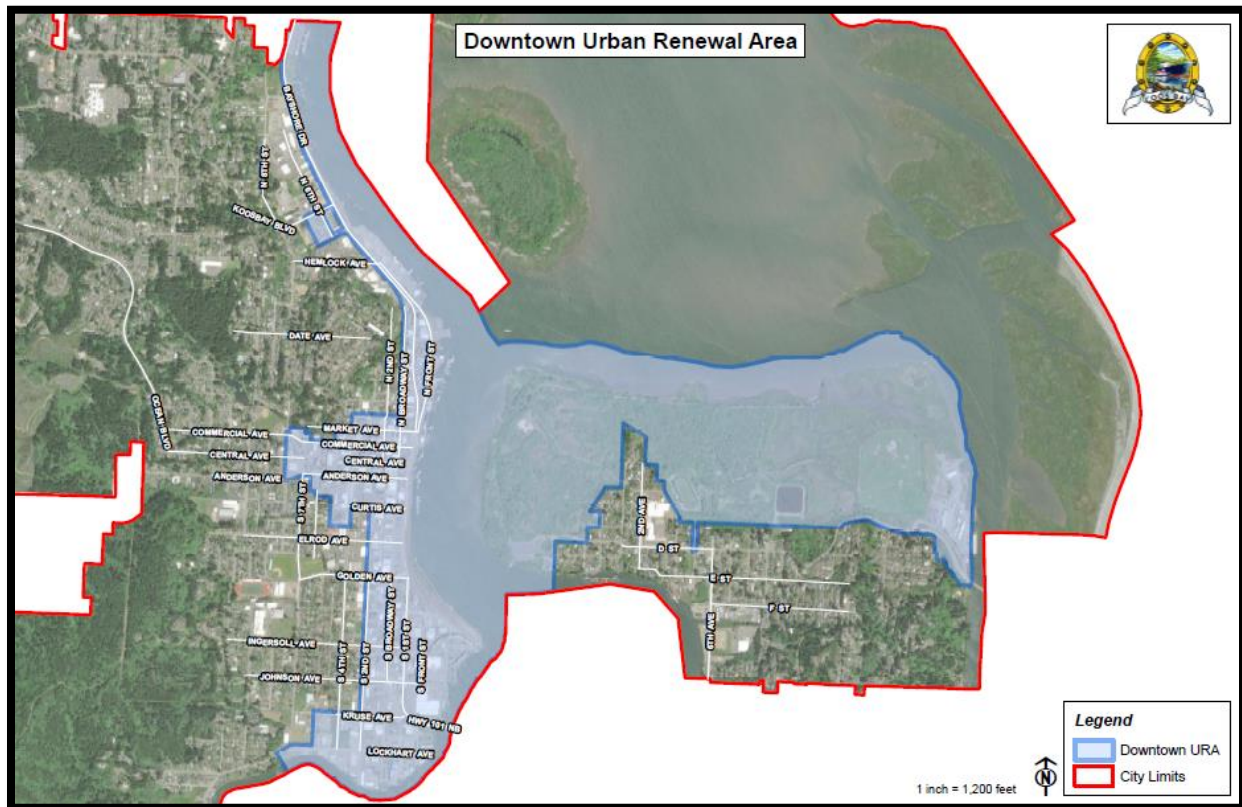
Urban Renewal Area Background

The City of Coos Bay established the Downtown Urban Renewal District in 1988 and the Empire Urban Renewal District in 1995. The Coos Bay Urban Renewal Agency Board (Agency) is comprised of the City Council; and through bi-annual goal setting and the budget process, it is determined what projects will be funded. Urban renewal funds benefit Coos Bay through the projects and programs that play a major role in revitalizing and curing blight within the urban renewal areas.

Urban Renewal Districts

Downtown District

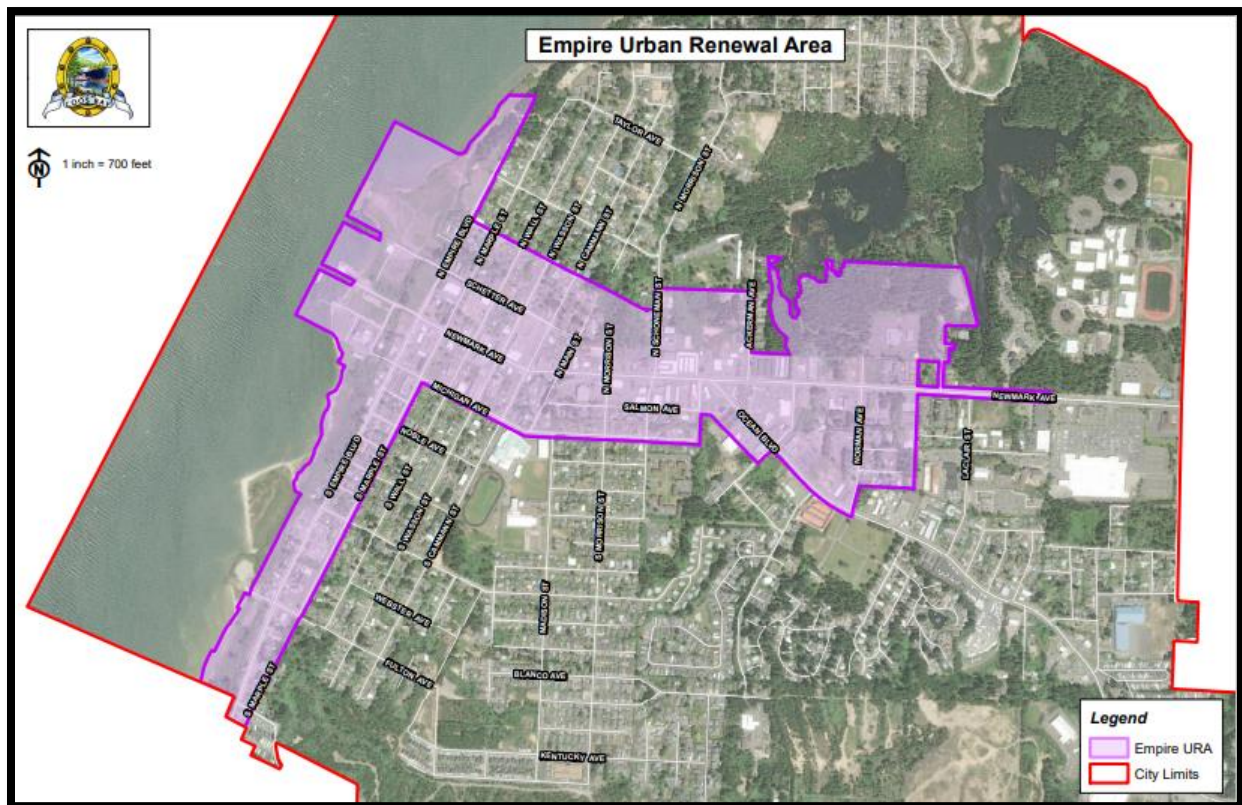
The Downtown Urban Renewal District (Downtown District) consists of 1,298.3 acres. The Downtown District (as shown below) begins at the north city limits, and runs between the navigation channel and Highway 101 south and southeast toward the City's core area. The Downtown District's boundaries proceed 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 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 Downtown Urban Renewal Plan classifies potential urban renewal projects in three general, broad categories: Waterfront Development, Core Area Revitalization (Downtown), and Streets and Infrastructure. The objective of the proposed projects is to encourage public/private investment, eliminate existing blight, and respond to the business needs of the community. The Agency completed a Plan update in October of 2017.

Empire District

The Empire Urban Renewal District (Empire District) consists of 303.31 acres. The Empire District (as shown below) borders the Empire Bayfront parcels adjacent to Empire Boulevard from Wisconsin Avenue north to the shoreline. At the intersection of Empire Boulevard and Newmark Avenue, east on either side of Newmark Avenue to the intersection with Ocean Boulevard, east to the property line between Norman Avenue and LaClair Street, and encompassing thirty (30) acres within John Topits Park. The Empire District is shown below.



The objectives of the Empire Urban Renewal Plan (Empire Plan) are to improve the function, condition, and appearance of the urban renewal area, and eliminate existing blight. Project categories for the Empire Plan are: Waterfront Development, Empire Boulevard and Bayfront Improvements, and Improve Primary Commercial Area.

The Empire Plan was updated in October 2018, with an additional amendment in August of 2021. With these two recent updates, total Empire Plan acreage is now 303.31, maximum indebtedness is \$29,000,000 and the life of the plan extends through 2040.

Prominent Downtown District Projects

Coos Bay Downtown Association

The Coos Bay Downtown Association (CBDA) is an independent, non-profit organization which is part of the national Main Street Program, which leverages community assets to generate investment, create jobs, and foster the rehabilitation of downtown areas and Main Streets. As part of this program, CBDA is supported by a Board of Directors, Main Street Manager, and four Committees: Promotions, Organization, Design, and Economic Development. CBDA works closely with its members, downtown businesses, and local organizations to strengthen existing business, to expand opportunities for new businesses, and to plan events and activities that improve the quality of life in downtown Coos Bay. The annual support for the current reporting year was \$50,000.

The Downtown District provides an annual payment to the CBDA to assist with funding for work related to the Main Street Program. Under this program, the CBDA successfully organizes and operates procurement of flower baskets for downtown corridor, Downtown Farmer’s Market, Maritime Legacy Days, Blackberry Arts Festival, Fun Festival, Shop Small Saturday, Truck-or-Treat Halloween events/promotion, kickoff of the Holly Jolly Christmas season.

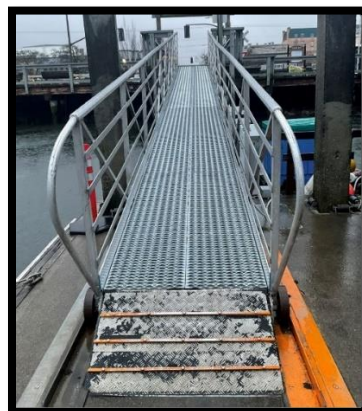


Coos Bay Boardwalk Improvements

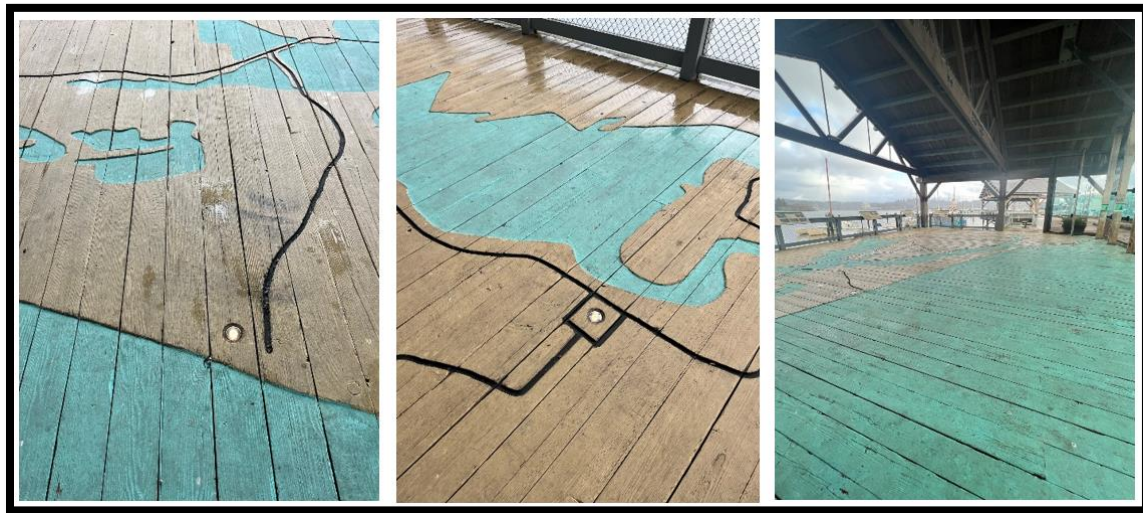
The downtown waterfront boardwalk in the City of Coos Bay has undergone recent repairs and enhancements. Over the past few months, the city collaborated with various contractors to address maintenance issues in the facility. Among the projects, the entry point to the boardwalk received attention due to sloughing of materials from the sub-base of the paver section over the years. This issue has been rectified, and new masonry work has been implemented to eliminate a tripping hazard. The repair to the boardwalk's entry is the initial phase of a series of planned projects, marking a positive step toward its overall improvement.



The City of Coos Bay proceeded with ongoing repairs and enhancements to the boardwalk. The second improvement involved installing a new gangway leading to the north boat dock. The previous gangway had undergone patching and spot repairs over time. City staff collaborated with a local contractor to replace the aging ramp with new sections, completing the project within a span of two days. The newly installed ramp is expected to serve the docks effectively for many years.



The construction of the Coos Bay Boardwalk took place in 1994, and as a component of that initiative, an interactive map of Coos Bay was integrated into the floor of the Interpretive Pavilion. Equipped with lights that illuminate upon pressing a button on the adjacent wall, this interactive map had ceased functioning for several years. Essential repairs have been completed, successfully restoring the interactive map to its intended functionality by adding LED lighting.



The Boardwalk has seen the installation of eight (8) new flagpoles by the City with sturdy 25-foot-tall aluminum ones, ensuring their durability for the foreseeable future. Additionally, lighting has been added to illuminate the flags during the night.



City Staff installed a Big Belly trash cans at the Boardwalk, downtown and in Empire. These units are equipped with self-compacting capabilities. The cans will communicate with staff when they require emptying. These solar-powered trash cans are designed with both a foot pedal and handle to open the receptacle door. The units are fully enclosed, lockable, and resistant to weather and vandalism, ensuring that unauthorized persons are unable to remove trash.



Street and Sidewalk Infrastructure Improvements

Contracted work began in July of 2023 to replace the sidewalks, road surface, curbs and gutters along Commercial Avenue, between 3rd and 4th. In addition Contracted work began to replace sidewalks, curb and gutter along the north side of Commercial Avenue between 5th and 7th. Both projects is near completion as of the writing of this report.

BEFORE PHOTO



AFTER PHOTO



BEFORE PHOTO



AFTER PHOTO



Road Projects 2020A – Front Street Blueprint Design

The planning initiative for Front Street, known as the "Front Street Blueprint," reached completion in June 2022. Encompassing the stretch of North Front Street from the Coos History Museum (CHM) to Market Avenue, this blueprint outlines various ongoing private and public projects. To streamline the process and prevent redundancy, the staff recommended and the Urban Renewal Agency Board approved developing 30% design plans from the Coos History Museum to Cedar Avenue. This approach aims to facilitate cohesion among both public and private projects, ensuring that all proposed improvements in this vicinity, within and adjacent to the right of way, harmonize seamlessly. The 30% design, survey, and mapping plan were finalized in February 2023.

Visitor Information Center Landscape Improvements

The City of Coos Bay contracted with Northwest Landscape Management for construction services for Visitor Information Center landscape improvements. The improvements included cleanup of sidewalks, decks, driveways, landscape bed areas. Irrigation was installed, as well as ground cover, plants and tree, which will receive seasonal pruning to maintain the health of the trees.

North Coos 911 Dispatch Center Upgrades

The North Coos 911 Dispatch Center, located in Coos Bay city hall, is currently undergoing an upgrade to reconfigure and remodel Center. The remodel is necessary to accommodate increased staff due to recent addition of services to support North Bend Police and Fire emergency response dispatching. In addition to the remodel, new furniture/equipment will be installed to effectively and efficiently deliver emergency dispatching services to all of the agencies and potential future agencies utilizing the 911 Dispatch Center.

Street Improvement Projects

The City contracted with Knife River Materials for the construction of the 2023 Eastside roads improvement project. They broke ground in the first week of October 2023 with a construction schedule extending through December of 2023. Work is taking place on “E” Street between 5th Ave. & 2nd Ave., 3rd Avenue between “D” street & “E” street, and 1st Avenue between “C” Street & “D” Street.



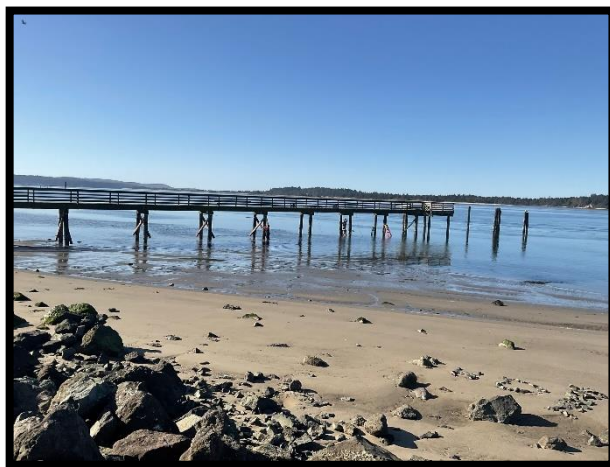
Prominent Empire District Projects

Roundabout – Corner of Newmark Ave & Empire Blvd

Work continues to complete the design of the roundabout, the demolition of the building on the acquired corner lot has been completed, with construction potentially to begin in the next several years, as grant funding is obtained.

Empire Fish Dock

The work consists of a new ADA Compliant concrete sidewalk and ramp for access to the Fishing Pier, as well as new ADA parking striping and ADA signage. The pier itself will be made structurally sound by replacing damaged or missing structural crossmembers for both the platform and access pier. The platform will be improved to allow ADA compliant access for a more equitable use of the pier itself. This



Fire Station No. 2 Parking Lot

The work consisted of a new fence and ADA compliant concrete sidewalk through the alley way between S. Wall Street and S. Wasson adjacent to the Fire Station. This sidewalk is supported by a 2' tall retaining wall and one ADA ramp. Two electric vehicle gates were installed as well as new pavement, pavement markings, water quality feature and ornamental fencing around the parking structure for the Fire Department. Also completed, the purchase and installation of ornamental fencing that encompasses Ed Lund Park, three-man gates and on 16' wide vehicle gate. This project helped clean-up the area while restricting access to the park when the park is closed, improve ADA access to the park, allow staff to service and maintain the park as intended, and provide a secure parking area for the employees at the Fire Department.

BEFORE PHOTO



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Improvement Grant Projects

The Improvement Grant Program, renamed from the Façade Improvement Program, is a grant program designed to provide financial assistance to property owners and tenants of commercial properties and to promote revitalization of Coos Bay’s urban renewal districts. Matching grants are typically awarded up to 50% of the project cost from a minimum of \$1,000 to maximum of \$25,000, unless otherwise approved by the Agency. During the fiscal year the following improvement grant projects were awarded and/or completed:

Downtown Urban Renewal District

Building: Pro Diesel **Address:** 225 Lockhart Avenue

URA Funds: \$30,000

Value of Improvements: \$59,000

Grant Awarded: June 2022

Project Completed: November 2022

Description: The building owners submitted an Improvement Program grant application for a paving project including the site's access, maneuvering and off-street parking area

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Building: Food Truck Court

URA Funds: \$100,000

Grant Awarded: June 7, 2022

Address: 790 N. Bayshore

Value of Improvements: \$200,000+

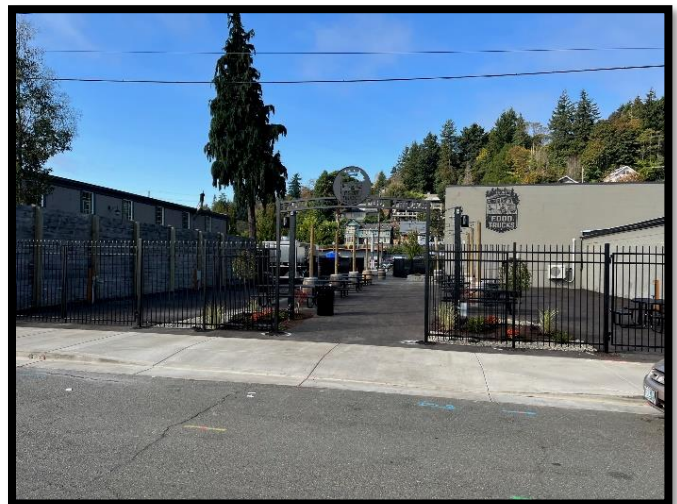
Project Completed: November 2022

Description: The building owners submitted an Improvement Program grant application to upgrade the electrical to the building, replace existing concrete curbing and sidewalk, repave the area, replace side door to meet fire code and give a new storefront look, replace roll up shop door with an all glass roll up door, new fencing on the west and east end of the property.

BEFORE PHOTO



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Building: North Point Real Estate & Development
URA Funds: \$10,292.40
Grant Awarded: February 2023

Address: 100 Central
Value of Improvements: \$20,500
Project Completed: May 2023

Description: The building owners submitted an Improvement Program grant application to repair and improve awnings.

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Financial Reporting

Table 1 – District Assessed Values (below) shows the current value, frozen value and excess value of each district and shows the increased valuation of each district since inception, with both districts more than doubling their areas assessed value over the original frozen value.

Table 1 - District Assessed Values

Urban Renewal Area	Current Value	Frozen Value	Excess Value
Downtown	146,655,297	50,671,009	95,984,288
Empire	87,901,064	23,772,166	64,128,898
Total	234,556,361	74,443,175	160,113,186

Source: Coos County Assessor, Table 4e, 2022/23 Summary Assessment & Tax Roll

Table 2 – Impact on Over-lapping Taxing Districts (below) shows the amount of property tax revenue foregone by the overlapping taxing districts, as these revenues are considered urban renewal area revenues.

Taxing Jurisdiction	Impact-Downtown	Impact-Empire	Total Impact
Coos County 4H/Extension	8,438	5,625	14,063
Coos County Library Services	69,678	46,537	116,215
Coos County	103,175	68,911	172,086
City of Coos Bay	608,695	406,691	1,015,386
South Coast ESD	42,318	28,255	70,573
Coos Bay School District #9	433,029	289,325	722,354
SW Oregon Community College	66,993	44,748	111,741
Port of Coos Bay	58,428	38,994	97,422
Coos County Airport	22,885	15,214	38,099
Total	1,413,639	944,300	2,357,939

Source: Coos County Assessor, Table 4e, 2022/2023 Summary Assessment & Tax Roll

Table 3 – Money Received and Money Expended (below) shows the amount of revenue received by each district and the expenditures paid by each district.

Category	Downtown	Empire	Total
Revenues			
Division of Taxes	1,907,819	923,776	2,831,595
Interest on Investments	112,077	83,073	195,150
Grants	235,948	157,300	393,248
Debt Proceeds	2,003,310	433,426	2,436,736
Property Sales	-	800,000	800,000
Miscellaneous	956	142,172	143,128
Total	4,260,110	2,539,747	6,799,857
Expenditures			
Materials & Services	655,734	302,173	957,907
Capital Outlay	1,290,761	1,499,389	2,790,150
Debt Service	2,118,179	947,392	3,065,571
Total	4,064,674	2,748,954	6,813,628

Source: Urban Renewal Agency Audited Financial Statements FY 2022-2023

Table 4 – Proposed Budget for FYE 2022-23 (below) shows the current fiscal year budget for each district, including estimated tax revenues to be received by each district.

DOWNTOWN DISTRICT	Special Revenue Fund	Capital Projects Fund	Bond Fund	Total
Resources				
Beginning Balance	108,000	2,452,548	961,000	3,521,548
Division of Taxes	1,345,000	-	-	1,345,000
Special Levy	505,000	-	-	505,000
Interest	1,000	7,500	-	8,500
Grants	-	-	-	-
Debt Proceeds	-	1,917,928	-	1,917,928
Transfers	-	-	1,959,000	1,959,000
Miscellaneous	-	-	-	-
Total	1,959,000	4,377,976	2,920,000	9,256,976
Expenditures				
Materials & Services	-	802,288	-	802,288
Capital Outlay	-	3,575,688	-	3,575,688
Debt Service	-	-	2,120,000	2,120,000
Transfers	1,959,000	-	-	1,959,000
Reserved for Future Expenditure	-	-	800,000	800,000
Total	1,959,000	4,377,976	2,920,000	9,256,976

Source: Urban Renewal Agency Adopted Budget FY 2022-23

EMPIRE DISTRICT	Special Revenue Fund	Capital Projects Fund	Bond Fund	Total
Resources				
Beginning Balance	42,000	1,946,626	542,000	2,530,626
Division of Taxes	875,000	-	-	875,000
Interest	750	10,000	-	10,750
Debt Proceeds	-	433,426	-	433,426
Transfers	-	-	917,750	917,750
Total	917,750	2,390,052	1,459,750	4,767,552
Expenditures				
Materials & Services	-	464,536	-	464,536
Capital Outlay	-	1,925,516	-	1,925,516
Debt Service	-	-	947,650	947,650
Transfers	917,750	-	-	917,750
Reserved for Future Expenditure	-	-	512,100	512,100
Total	917,750	2,390,052	1,459,750	4,767,552

Source: Urban Renewal Agency Adopted Budget FY 2022-23

Table 5 – Maximum Indebtedness (below) shows each district’s maximum indebtedness (MI), any changes to the approved MI, MI used and MI still available for projects.

	Downtown	Empire	Total
Original Plan Maximum Indebtedness	45,055,764	12,550,011	57,605,775
Increase *	-	16,449,989	16,449,989
Maximum Indebtedness limit	45,055,764	29,000,000	74,055,764
Maximum Indebtedness used to date	(24,701,055)	(13,642,091)	(38,343,146)
Maximum Indebtedness remaining	20,354,709	15,357,909	35,712,618
* Increased by Ordinance #502 & 543			

Source: URA financial records