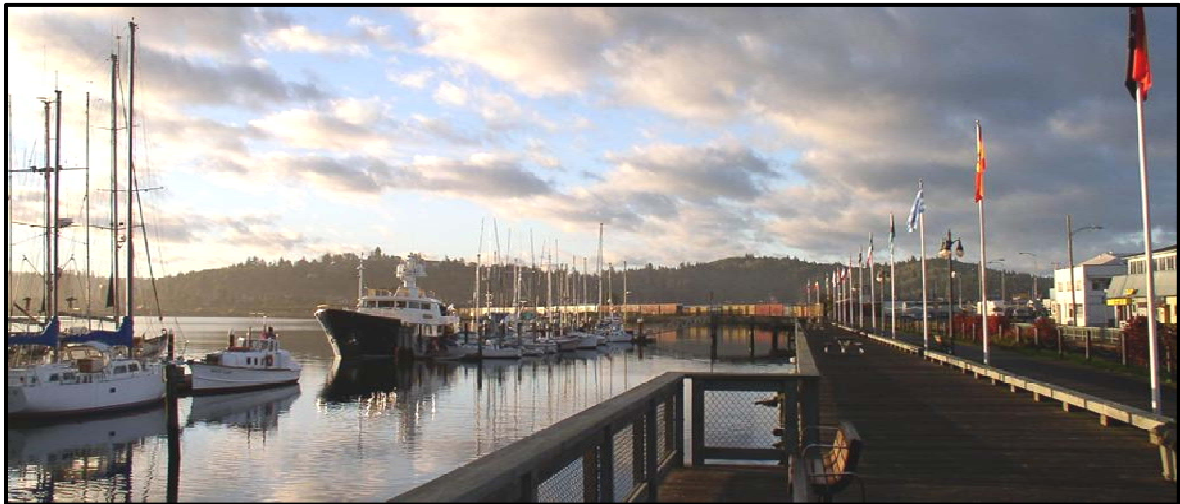


# City of Coos Bay Urban Renewal Agency

Annual Financial Impact Report  
for the fiscal year ending  
June 30, 2011



## Urban Renewal Agency Board

Gene Melton, Chair  
Joanie Johnson  
John Muenchrath  
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Stephanie Kramer, Vice-Chair  
Crystal Shoji

## City Manager

Rodger Craddock

### ***Introduction***

The following annual financial impact report for the City of Coos Bay Urban Renewal Agency (URA) includes a summary statement which reflects actual financial information for fiscal year 2010/2011 for the two urban renewal districts located within the city. The information provided in the report complies with Oregon Revised Statutes (ORS) 457.460 and is in addition to the Urban Renewal Budget which was adopted after a public hearing on June 7, 2011 and in addition to the Urban Renewal Agency Audit which was accepted on December 6, 2011.

Urban renewal agencies can receive property taxes in two ways. "Option 1" The agency is entitled to the amount of property taxes that are imposed on the increase in property values (taxable assessed values) within the urban renewal district since the urban renewal plan was adopted. This process is called the "division of tax" process. "Option 2" Urban renewal plans adopted prior to December 6, 1996 also have the option of receiving funds from a Special Urban Renewal Levy (citywide) on property within the City of Coos Bay. Both the Downtown District and the Empire District can receive both of these sources. Since the establishment of the districts, the Urban Renewal Agency has chosen "Option 1".

### ***Purpose of Urban Renewal***

The intent of urban renewal is to improve specific areas of the city that are poorly developed or underdeveloped, eliminate blighting conditions and improve conditions to encourage economic development. The Coos Bay Urban Renewal Agency has successfully used urban renewal funds to improve the infrastructure, waterfront, and core areas of the two districts within the city. Property values have been increased and the livability of the community greatly enhanced.

A few of the major projects during 2010/2011 include the downtown traffic circulation project, Coos Art Museum elevator project, the Library HVAC system project, Hollering Place Wayside, Boat Building Center, and Empire Blvd sidewalk project. Programs such as awning replacement, façade improvement, and business grants enhanced commercial properties and provided assistance to business owners. Urban renewal provides the city with an essential and viable economic development tool otherwise not available to municipalities.

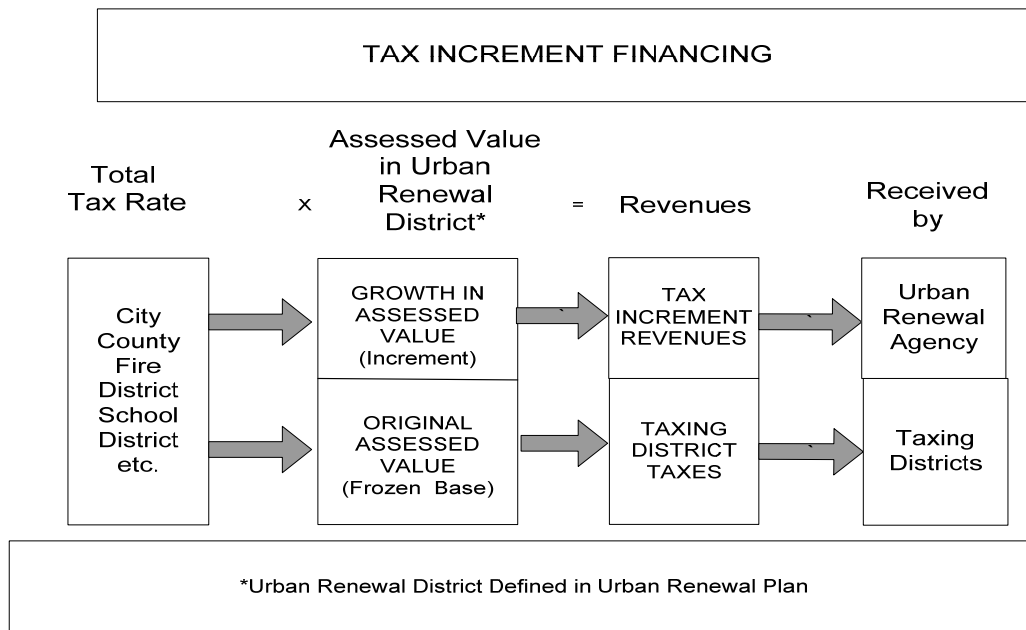
### ***How Urban Renewal Generates Revenue***

ORS 457 requires that urban renewal property taxes be used to pay debt services on bonds and notes issued to fund projects in the urban renewal districts. The City of Coos Bay collects urban renewal property taxes to make debt service payments on long-term urban renewal bonds and short-term urban renewal bonds (known as "du jour" bonds). The Urban Renewal Agency receives the net proceeds of these debt obligations, after issuance costs and required reserves, to use on eligible projects and programs within the designated urban renewal districts. All tax increment revenue is placed into restricted debt funds to finance projects only in the urban renewal areas. Each urban renewal district has a plan which provides information on the area including the legal boundaries, goals and objectives, definitions, project activities, and expiration dates. A report for each urban renewal plan provides more details on the condition of the area, maximum indebtedness, and fiscal impacts.

**Urban Renewal Taxes Imposed**

By incurring debt to pay for public improvements within an urban renewal plan area it is expected that property values will increase due to private investments that would not otherwise occur. This new value is called “increment” or “excess value”. The property taxes from this increase in value go to the urban renewal agency to pay off the debt. Revenue generated in this manner is referred to as “tax increment financing” or “division of tax revenue”. If there is no increase in assessed value, the urban renewal agency does not collect any revenue. Local taxing districts, such as the county, city, school district, and others, continue to receive the property taxes from the assessed value the district had before the plan area was formed. This value is called the “frozen base”.

Like the frozen base, a taxing district’s operating property tax revenue (its permanent rate) from the plan area is also frozen since its permanent rate cannot change. The district could still realize an increase in property taxes from outside the plan area. For fixed dollar local option levies and bonded debt levies there is no impact on the district since the tax rate will be increased to raise the same amount of money. Once the plan area’s debt is paid off and the plan area is dissolved, taxing districts start receiving property taxes from the excess value.



The division of tax process results in some property taxes that may have been received by the taxing districts that levy property taxes with the urban renewal area being paid to the Urban Renewal Agency of Coos Bay. The taxing districts forego a share of property tax income during the life of an urban renewal plan so the Urban Renewal Agency can carry out activities that increase property values in the long-term. Table 1 (Downtown District) and Table 2 (Empire District) show the budgeted revenues and expenditures for fiscal year 2011/2012 next to the actual (audited) revenues and expenditures for fiscal year 2010/2011. Table 3 shows the overlapping districts’ foregone taxes for the Downtown and the Empire Districts.

City of Coos Bay Urban Renewal Agency  
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Table 1

	<b>FYE 11/12</b>	<b>FYE 10/11</b>
<b>Downtown District</b>	budgeted	audited
<b>Bond Fund (54)</b>		
<b>Revenue</b>		
Transfer from DT Spec Revenue Fund	1,528,974	2,199,322
<b>Expenditures</b>		
Debt Service	1,528,974	2,198,288
Ending Balance	-	1,034
<b>Special Revenue Fund (51)</b>		
<b>Revenue</b>		
Beginning Balance	870,000	2,102,868
Tax Increment, Current & Prior Years	953,342	990,294
Interest	10,000	9,382
<b>Expenditures</b>		
Urban Renewal Projects	304,368	-
Transfer to Downtown Bond Fund	1,528,974	2,199,322
Transfer to Downtown Bond Reserve	-	-
Ending Balance	-	903,222
<b>Capital Projects Fund (57)</b>		
<b>Revenue</b>		
Beginning Balance	1,280,000	1,668,158
Interest	-	15,385
Bond Proceeds	829,581	1,499,625
Grants	18,000	30,721
Miscellaneous	-	1,035
<b>Expenditures</b>		
Contractual	40,000	36,413
Agency Management	163,469	195,034
Urban Renewal Projects	1,924,112	928,081
Ending Balance	-	2,055,396
<b>Downtown Program Fund (56)</b>		
<b>Revenue</b>		
Beginning Balance	23,000	20,916
Interest	-	148
Lease Revenue	-	2,000
<b>Expenditures</b>		
Contractual	23,000	-
Ending Balance	-	23,064

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Downtown District  
 Table 1 continued

	FYE 11/12	FYE 10/11
<b>Downtown Bond Reserves Fund (60)</b>		
<b>Revenue</b>		
Beginning Balance	665,720	665,720
Transfer from Downtown Special Revenue	-	-
Interest	2	-
<b>Expenditures</b>		
<b>Reserve for Future Expenditures</b>	665,722	-
Ending Balance	-	665,720

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Table 2

	<b>FYE 11/12</b>	<b>FYE 10/11</b>
<b>Empire District</b>	budgeted	audited
<b>Bond Fund (55)</b>		
<b>Revenue</b>		
Transfer from Empire Spec Revenue Fund	967,858	1,034,711
<b>Expenditures</b>		
Debt Service	967,858	1,034,711
Ending Balance	-	-
<b>Special Revenue Fund (52)</b>		
<b>Revenue</b>		
Beginning Balance	430,000	896,563
Tax Increment, Current & Prior Years	554,481	575,313
Interest	-	3,939
<b>Expenditures</b>		
Urban Renewal Projects	16,623	-
Transfer to Empire Bond Fund	967,858	1,034,711
Ending Balance	-	441,104
<b>Capital Projects Fund (58)</b>		
<b>Revenue</b>		
Beginning Balance	600,000	319,606
Interest	3,000	4,910
Miscellaneous Revenue		846
Bond Proceeds	728,083	794,801
<b>Expenditures</b>		
Contractual	8,000	12,695
Agency Management	100,191	39,947
Urban Renewal Projects	1,222,892	331,830
Ending Balance	-	735,691
<b>Program Fund (53)</b>		
<b>Revenue</b>		
Beginning Balance	430,000	426,720
Interest	-	2,830
<b>Expenditures</b>		
Contractual	430,000	-
Ending Balance	-	429,550
<b>Bond Reserve Fund (61)</b>		
<b>Revenue</b>		
Beginning Balance	239,711	239,711
Interest	3	-
<b>Reserve for Future Expenditures</b>	239,714	-
Ending Balance	239,714	239,711

The Oregon Supreme Court issued an opinion concerning urban renewal division of tax in 2002 and the ruling resulted in the establishment of a rate to calculate the division of tax. The urban renewal rate caused other taxing authorities' rates to be adjusted to a new effective rate which also includes the urban renewal rate. This new effective rate for all taxing authorities applies to the assessed value above the frozen base amount within an urban renewal district.

Table 3

<b>Overlapping District's Foregone Taxes Fiscal Year 2010/2011</b>				
		<b>Downtown District</b>	<b>Empire District</b>	
Shared Value		933,649,862		
Plan Area Current Value		113,746,244	60,709,237	
Plan Area Frozen Value		50,671,009	23,772,166	
Plan Area Excess Value		63,075,235	36,937,071	
<b>Overlapping Taxing Districts</b>	<b>Permanent Rates</b>	<b>Downtown District</b>	<b>Empire District</b>	<b>Foregone Taxes</b>
4H	0.0888	5,508	3,268	8,776
Library	0.7289	45,933	26,888	72,821
Coos County	1.0799	68,059	39,865	107,924
ESD	0.4432	27,915	16,338	44,253
Airport	0.24	15,124	8,776	23,900
CB Schools	4.5276	285,495	167,208	452,703
SWOCC	0.7017	44,253	25,861	70,113
Port of CB	0.6119	38,558	22,593	61,151
City of CB	6.3643	<u>401,355</u>	<u>234,987</u>	<u>636,342</u>
Total Foregone Taxes		932,200	545,783	1,477,983

Data derived from Summary of Assessment and Tax Roll for Tax Year 2010-11, Tables 4b, 4c, 4e

Previously, taxing authorities could not share in urban renewal assessed value above the frozen base. The effect of this method of calculating division of tax is a larger base for taxing authorities called a shared area value to collect their revenues. Table 3 shows the foregone division of tax collections which are based on each overlapping taxing districts' permanent rate adjusted to the effective rate.

**City of Coos Bay's Urban Renewal Areas**

The Coos Bay City Council serves as the Coos Bay Urban Renewal Agency Board. The chair, vice-chair and secretary for the Agency are elected by the board following the general election. The Coos Bay Urban Renewal Agency has two districts: the Downtown District and the Empire District. Urban renewal funding provides sustainable livability for Coos Bay through projects and programs that play a major role in revitalizing the city.

Past Coos Bay urban renewal district.

An earlier urban renewal district was established in 1968 and was located in the central downtown business core. The district's projects included elimination of traffic on Central Avenue from Highway 101 to 4<sup>th</sup> Street, creation of a pedestrian mall, undergrounding of many utilities within the district, property acquisition to create parking lots and remove blighted structures, and canopied walkways to connect parking lots and other district areas with the pedestrian mall. The projects were completed in the early 1970s and the district ceased tax increment revenue financing in 1984. The district ended in 1989.

Coos Bay currently has two active urban renewal districts.

Coos Bay Downtown (established in 1988)

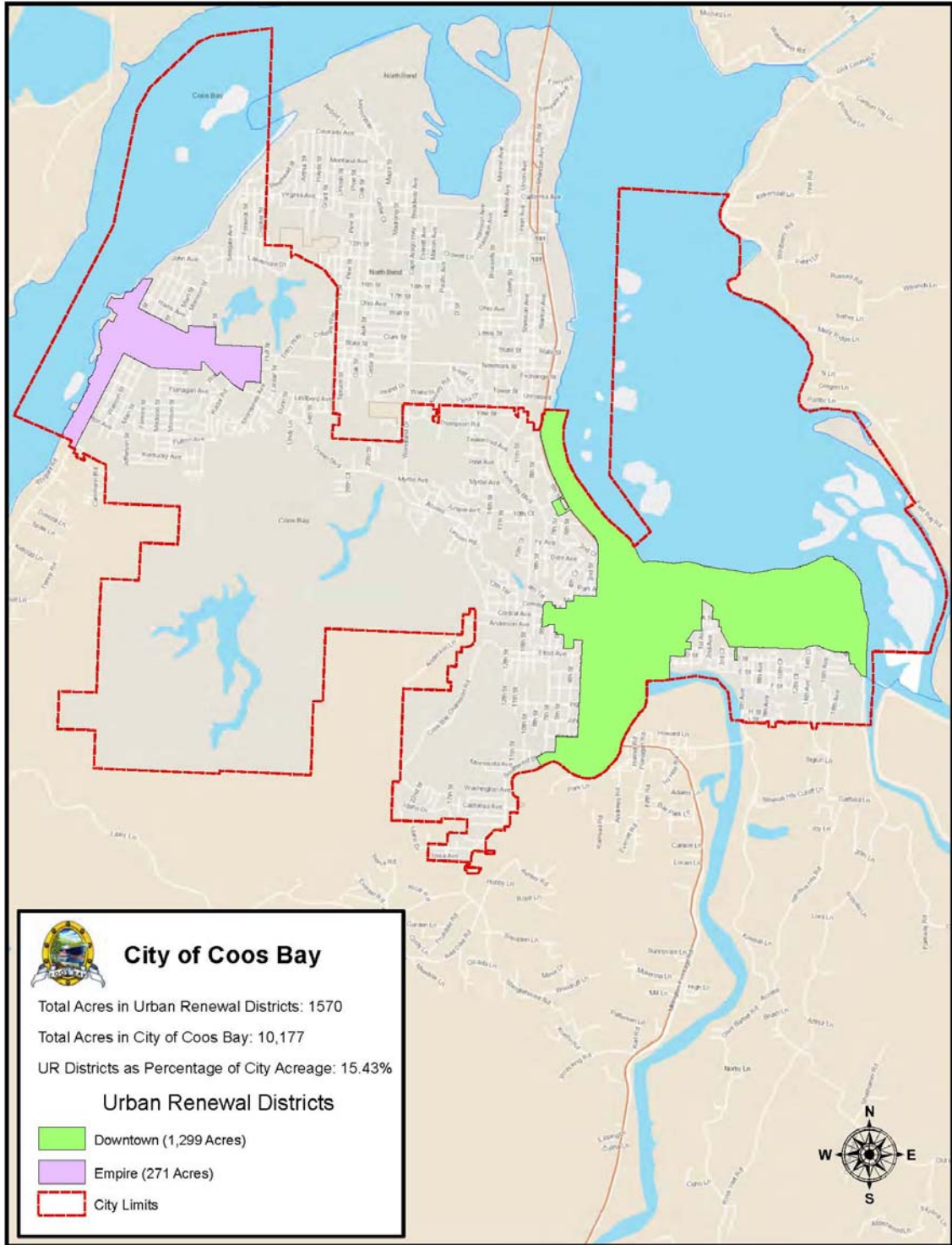
Empire (established in 1995)

The next section of the report presents the following information:

- The City URA Map
- A brief description of each urban renewal district
- A map of each urban renewal district
- URA indebtedness statistics
- The funds received during the preceding fiscal year from indebtedness incurred
- The purposes and amount for which any funds, received and from indebtedness incurred were expended during the preceding fiscal year.
- An estimate of the amount of funds to be received during the current fiscal year and from indebtedness incurred.
- A budget setting forth the purposes and estimated amounts for which the monies which have been received and from indebtedness incurred are to be expended during the current year.

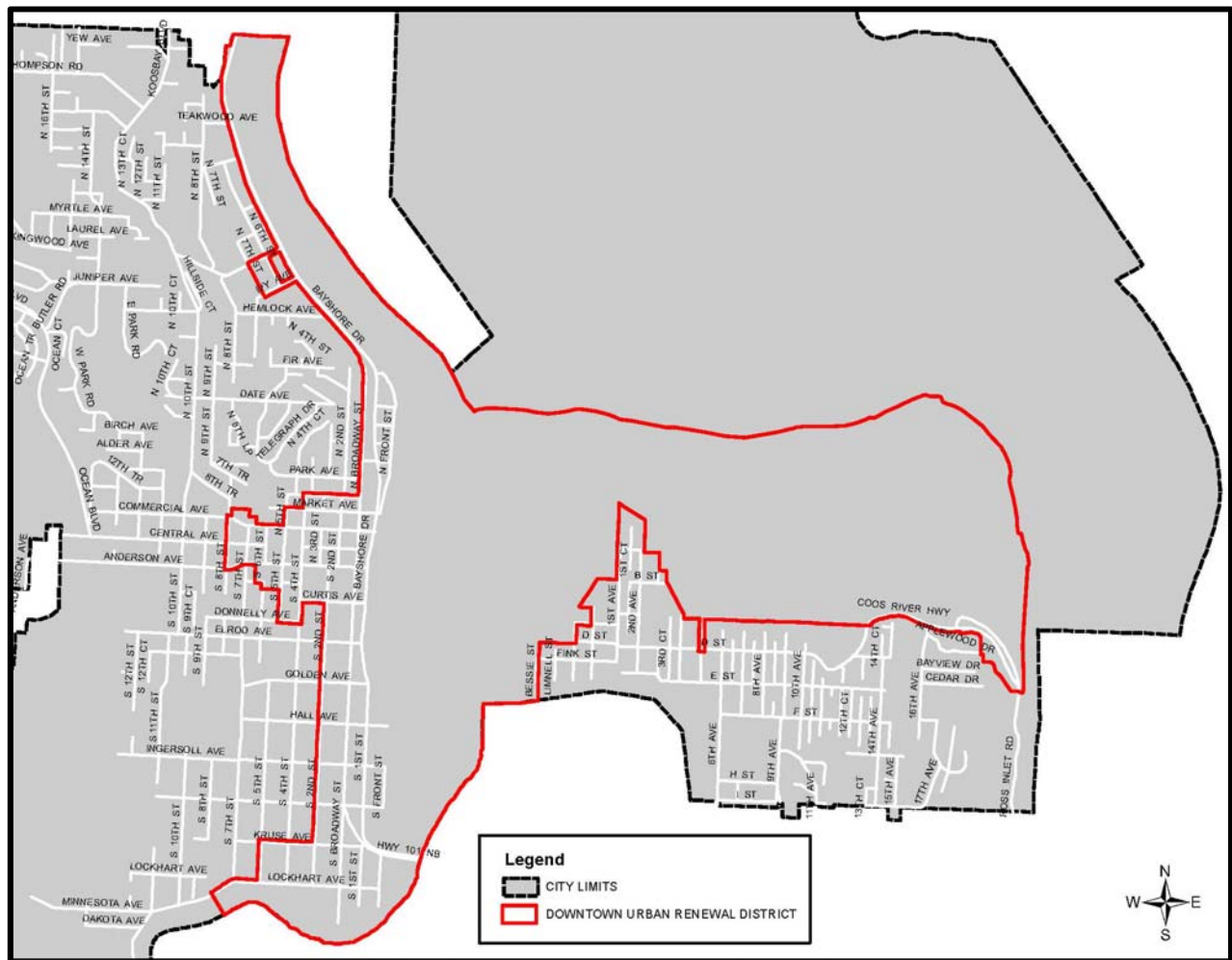


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**Downtown Urban Renewal District**

The Downtown Urban Renewal District Plan was formed in 1988 and is 1,299 acres in size. The 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 Downtown Urban Renewal Plan has three principal goals.

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.

The Plan classifies potential urban renewal projects in three general, broad categories:

- Waterfront Development
- Core Area Revitalization
- Streets and Infrastructure

**DOWNTOWN DISTRICT FISCAL YEAR 2010/2011  
 Actual (Audited) Revenues and Expenditures**

**Downtown Bond Fund (54)**

There was no beginning balance for fiscal year 2010/2011. Division of taxes funds were transferred from the Downtown Special Revenue Fund to pay debt service of Series 2003A bond for refinanced Downtown urban renewal projects and for Series 2009 bond for the construction of the Visitor Information Center.

Budget	Description	Costs
Beginning Balance		0
Revenue		
Division of Taxes	Transfer from Downtown Special Revenue Fund	2,199,322
Expenditures		
Debt Service	Series 2003A (1-24-2003) refinanced projects	525,520
Debt Service	Series 2009 (8-28-09) Visitor Information Center	172,768
Debt Service	Series 2010-11 Du Jour (overnight loan to convert tax increment carryover)	1,500,000
Ending Balance		1,034

**Downtown Special Revenue Fund (51)**

The beginning balance was \$2,102,868. Funds were received for current and delinquent division of taxes and for earned interest. Funds were transferred to the Downtown Bond Fund for Series 2003A and Series 2009 bonds and to the Downtown Bond Reserve Fund as required for Series 2009 Visitor Information Center Loan.

Budget	Description	Costs
Beginning Balance		2,102,868
Revenue		
Division of Taxes	Current Tax Increment Financing	915,678
Division of Taxes	Delinquent Tax Increment Financing	74,616
Interest	Bank Rate Prorated	9,382
Expenditures		
Transfer to Bond Fund	Series 2003A (1-24-2003) refinanced projects	2,199,322
Transfer to Bond Reserve Fund	Series 2009 (8-28-09) Visitor Information Center	0
Ending Balance		903,222

**Downtown Capital Projects Fund (57)**

The beginning balance was \$1,668,158. Funds were received from earned interest and from Series 2009 bond proceeds. Funds were expended for contractual services, agency management, traffic circulation plan, façade grant program, virtual incubator program, city dock upgrades, fiber cabling, Lockhart demolition, Pedway design, Central Dock, Visitor Information Center, Egyptian Theatre, various economic development projects, and smaller core revitalization projects (eg. sidewalks/property revitalization).

Budget	Description	Costs
Beginning Balance		1,668,158
Revenue		
Interest	Bank Rate Prorated	15,385
Revenue from Other Agencies		30,721
Miscellaneous		1,035
Bond Proceeds		1,499,625
Contractual Services		36,413
Agency Management		195,034
Traffic Circulation	Core Area Revitalization	25,890
Virtual Incubator Grants	Economic Revitalization	15,495
Lockhart Building	Core Area Revitalization	325,338
Pedway	Core Area Revitalization	3,543
Central Dock	Waterfront Development	1,734
Visitor Information Center	Streets and Infrastructure	115,760
Egyptian Theatre	Core Area Revitalization	115,141
Re-lamping Project	Streets and Infrastructure	60,944

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Library Project	Core Area Revitalization	30,545
Marshfield Sun Building	Core Area Revitalization	1,137
Fire Station	Core Area Revitalization	139,630
Art Museum Elevator	Core Area Revitalization	54,295
Historical Land Fill	Economic Revitalization	13,538
Façade Grant Program	Economic Revitalization	25,000
Economic Development Projects (various) e.g. promotion, development	Core Area Revitalization	92
Ending Balance		2,055,396

**Capital Projects Including Approximate Agency Management  
 and Contractual Costs**

Project	Objectives	Funding
Traffic Circulation	Core Revitalization	25,890
Façade Program	Economic Revitalization	25,000
Virtual Incubator	Economic Revitalization	15,495
Historical Land Fill	Economic Revitalization	13,538
Lockhart Building	Core Area Revitalization	325,338
Pedway	Core Revitalization	3,543
Central Dock	Waterfront Development	1,734
Library	Core Area Revitalization	30,545
Visitors Center	Streets and Infrastructure	115,760
Egyptian Theatre	Core Revitalization	115,141
Economic Development	Core Revitalization	231,447
Relamping	Streets and Infrastructure	60,944
Economic Development Projects	Economic Revitalization	92
Marshfield Sun Building	Core Area Revitalization	1,137
Fire Station	Core Area Revitalization	139,630
Art Museum Elevator	Core Area Revitalization	54,295
<b>Projects funded by the Downtown Capital Projects Fund</b>		<b>\$1,159,529</b>

**Downtown Program Fund (56)**

The beginning balance was \$20,916. Revenue funds were received from earned interest and lease payments.

Budget	Description	Costs
Beginning Balance		20,916
Revenue		
Interest	Bank Rate Prorated	148
Lease Rental		2,000
Ending Balance		23,064

**Downtown Bond Reserve Fund (60)**

The beginning balance was \$665,720. Funds were transferred from the Downtown Special Revenue Fund to establish for a total reserve fund of \$665,720 for bond requirements.

Budget	Description	Costs
Beginning Balance		665,720
Revenue		
Division of Taxes	Transfer from Downtown Special Revenue Fund	0
Ending Balance	Bond Requirement	665,720

**DOWNTOWN DISTRICT FISCAL YEAR 2011/2012  
Budgeted Revenues and Expenditures**

**Downtown Bond Fund (54)**

There was no budgeted beginning balance for fiscal year 2011/2012. Division of taxes funds were budgeted for transfer from the Downtown Special Revenue to pay debt service for Series 2003A bonds, Series 2009 bond of du jour financing Series 2011-12 (overnight loan to convert tax increment carryover into spendable bond proceeds).

Budget	Description	Costs
Beginning Balance		0
Revenue		
Division of Taxes	Transfer from Downtown Special Revenue Fund	1,528,974
Expenditures		
Debt Service	Series 2003A (1-24-2003) refinanced projects	525,522
Debt Service	Series 2009 (8-28-09) Visitor Information Center	173,802
Debt Service	Series 2011-12 du jour (overnight loan to convert tax increment carryover)	829,650
Ending Balance		0

**Downtown Special Revenue Fund (51)**

The budgeted beginning balance was \$870,000. Revenues were budgeted from current and delinquent division of taxes, and interest earnings. Expenditures were budgeted for future urban renewal projects, transfers to the Downtown Bond Fund for Series 2003A bond, for the Series 2009 bond, and for du jour financing Series 2011-12 (overnight loan to convert tax increment carryover into spendable bond proceeds).

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Budget	Description	Costs
Beginning Balance		870,000
Revenue		
Division of Taxes	Current Tax Increment Financing	901,409
Division of Taxes	Delinquent Tax Increment Financing	51,933
Interest	Bank Rate Prorated	10,000
Expenditures		
Urban Renewal Projects	Future Financing (du jour)	304,368
Transfer to Bond Fund	Series 2003A (1-24-2003) refinanced projects	525,522
Transfer to Bond Fund	Series 2009 (8-28-09) Visitor Information Center	173,802
Transfer to Bond Fund	Series 2011-12 Du Jour	829,650
Ending Balance		0

**Downtown Capital Projects Fund (57)**

The budgeted beginning balance was \$1,280,000. Revenues budgeted were interest earnings, Division of State Lands historical land reimbursement, FYE 2011 carryover, and bond proceeds from du jour financing Series 2011-12. Expenditures budgeted were for contractual services, agency management, traffic circulation plan, Hwy 101 sidewalk project, façade grant program, Library, Art Museum, historic land fill, and urban renewal projects.

Budget	Description	Costs
Beginning Balance		1,280,000
Revenue		
Interest	Bank Rate Prorated	0
Bond Proceed – du jour		829,581
DSL Historical Land Reimbursement		18,000
Expenditures		
Contractual Services		40,000
Agency Management		163,469
Traffic Circulation	Core Area Revitalization	25,000
Historical Land Fill	Waterfront Development	110,000
Seismic Retrofit City Hall	Core Area Revitalization	1,000,000
Hwy 101 Sidewalk Project	Streets and Infrastructure	50,000
Façade Grant Program	Economic Revitalization	75,000
Library	Core Area Revitalization	95,000
Urban Renewal Projects	Core Area Revitalization	484,112
Coos Art Museum	Core Area Revitalization	85,000
Ending Balance		0

**Capital Projects Including Approximate Agency Management  
 and Contractual Costs**

Project	Objectives	Funding
Contractual		40,000
Agency Management		163,469
Traffic Circulation	Core Area Revitalization	25,000
Historical Land Fill	Waterfront Development	110,000
Seismic Retrofit City Hall	Core Area Revitalization	1,000,000
Hwy 101 Sidewalk Project	Streets and Infrastructure	50,000
Façade Grant Program	Economic Revitalization	75,000
Library Remodel	Core Area Revitalization	95,000
Urban Renewal Projects	Core Area Revitalization	484,112
Coos Art Museum	Core Area Revitalization	85,000
Projects funded by the Downtown Capital Projects		2,127,581

**Downtown Program Fund (56)**

The beginning budgeted balance was \$23,000.

Budget	Description	Costs
Beginning Balance		23,000
Revenue		
Interest	Bank Rate Prorated	0
Lease Rental		0
Expenditures		
Contractual Services		23,000
Ending Balance		0

**Downtown Bond Reserve Fund (60)**

The beginning budgeted balance was \$665,720. The bond reserve was budgeted \$525,520 for 2003A debt and \$140,200 for 2009 debt to maintain reserve bond requirement.

Budget	Description	Costs
Beginning Balance		665,720
Revenue		
Interest	Bank Rate Prorated	2
Ending Balance	Bond Requirement/Reserve	665,722



### **Empire Urban Renewal District**

The Empire Urban Renewal District was formed in 1995 and is 271.3 acres in size. The district in general borders the bayfront adjacent to Empire Blvd from Wisconsin Avenue north to the shoreline. At the intersection of Empire Blvd and Newmark Avenue, east on either side of Newmark Avenue to the intersection with Ocean Blvd, east to the property line between Norman Avenue and LaClair Street.

The objectives of the 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 Blvd and Bayfront improvements
- Improve primary commercial area



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

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

The Plan calls for the waterfront area to be developed with the focus on enhanced public and private tourist oriented recreational, and commercial uses and activities. Development of the an attractive waterfront will draw attention to the bay and improve the connectivity between the commercial area and the waterfront. The Plan will serve as a catalyst for the revitalization of Empire Boulevard and the adjoining bayfront properties by providing viewpoints, expanded vistas, and day use areas of interest.

**EMPIRE DISTRICT FISCAL YEAR 2010/2011  
 Actual (Audited) Revenues and Expenditures**

**Empire Bond Fund (55)**

There was no beginning balance for fiscal year 2010/2011. Division of taxes funds were transferred from the Downtown Special Revenue Fund to pay debt service of Series 2003A bond for refinancing Empire Urban Renewal Projects and du jour financing for Series 2010-11 bond (overnight loan to convert tax increment carryover into spendable bond proceeds).

Budget	Description	Costs
Beginning Balance		0
Revenue		
Division of Taxes	Transfer from Empire Special Revenue Fund	1,034,711
Expenditures		
Debt Service	Series 2003A (1-24-2003) – refinanced projects	239,711
Debt Service	Series 2010-11 Du Jour	795,000
Ending Balance		0

**Empire Special Revenue Fund (52)**

The beginning balance was \$896,563. Revenue received was from current and delinquent division of taxes and earned interest. Funds were transferred to Empire Bond Fund for Series 2003A for refinancing projects and for Series 2010-11 du jour financing (overnight loan to convert tax increment carryover into spendable bond proceeds).

Budget	Description	Costs
Beginning Balance		896,563
Revenue		
Division of Taxes	Current Tax Increment Financing	536,109
Division of Taxes	Delinquent Tax Increment Financing	39,204
Interest	Bank Rate Prorated	3,939
Expenditures		
Transfer to Bond Fund	Series 2003A (1-24-2003) refinanced projects	239,711
Transfer to Bond Fund	Series 2010-11 du jour	795,000
Ending Balance		441,104

**Empire Capital Projects Fund (58)**

The beginning balance was \$319,606. Revenue received was from earned interest and from bond proceeds. Expenditures included contractual services, agency management, Hollering Place Project, façade grant program, economic development projects, Boat Building Center project, Empire Sidewalks, and virtual incubator program.

Budget	Description	Costs
Beginning Balance		319,606
Revenue		
Interest	Bank Rate Prorated	4,910
Miscellaneous		846
Bond Proceeds	Series 2010-11 du jour	794,801
Expenditures		
Contractual Services		12,695
Agency Management		39,947
Hollering Place Project	Waterfront Development	13,135
Façade Program	Economic Revitalization	50,000
Hollering Place Wayside	Waterfront Development	89,430
Boat Building Project	Core Area Revitalization	65,994
Empire Blvd Sidewalks	Streets and Infrastructure	80,199
Virtual Incubator	Economic Revitalization	2,325
West Newmark Widening	Streets and Infrastructure	29,097
Urban Renewal Projects	Core Area Revitalization	1,500
Newmark Widening/Wetlands	Streets and Infrastructure	151
Ending Balance		735,690

**Capital Projects Including Approximate Agency Management  
 and Contractual Costs**

Project	Objectives	Funding
Contractual		12,695
Agency Management		39,947
Hollering Place Project	Waterfront Development	13,135
Façade Program	Economic Revitalization	50,000
Hollering Place Wayside	Waterfront Development	89,430
Boat Building Project	Core Area Revitalization	65,994
Empire Blvd Sidewalks	Streets and Infrastructure	80,199
Virtual Incubator	Economic Revitalization	2,325
West Newmark Widening	Streets and Infrastructure	29,097
Urban Renewal Projects	Core Area Revitalization	1,500
Newmark Widening/Wetlands	Streets and Infrastructure	151
Projects funded by the Empire Capital Projects Fund		\$384,473

**Empire Program Fund (53)**

The beginning balance was \$426,720. Revenues were from earned interest.

Budget	Description	Costs
Beginning Balance		426,720
Revenue		
Interest	Bank Rate Prorated	2,830
Ending Balance		429,550

**Empire Bond Reserve Fund (61)**

The beginning and ending balances were \$239,711. The reserve fund is required for the bond.

Budget	Description	Costs
Beginning Balance		239,711
Ending Balance	Bond Requirement	239,711

**EMPIRE DISTRICT FISCAL YEAR 2011/2012**

**Empire Bond Fund (55)**

There were no budgeted beginning and ending balances. Revenues were budgeted from division of taxes and funds were transferred from the Empire Special Revenue Fund to pay debt service for Series 2003A bonds and Series 2011-12 du jour financing (overnight loan to convert tax increment carryover into spendable bond proceeds).

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Budget	Description	Costs
Beginning Balance		0
Revenue		
Division of Taxes	Transfer from Empire Special Revenue Fund	967,858
Expenditures		
Debt Service	Series 2003A (1-24-2003) refinanced projects	239,714
Debt Service	Series 2011-12 du jour	728,144
Ending Balance		0

**Empire Special Revenue Fund (52)**

The beginning budgeted balance was \$430,000. Revenues were budgeted from current and delinquent division of taxes. Funds were budgeted in urban renewal projects for future use and a budgeted transfer to Empire Bond Fund for Series 2003A bond and for Series 2011-12 du jour financing (overnight loan to convert tax increment carryover into spendable bond proceeds).

Budget	Description	Costs
Beginning Balance		430,000
Revenue		
Division of Taxes	Current Tax Increment Financing	527,754
Division of Taxes	Delinquent Tax Increment Financing	26,727
Interest	Bank Rate Prorated	0
Expenditures		
Urban Renewal Projects	Future Financing (du jour)	16,623
Transfer to Bond Fund	Series 2003A (1-24-2003) refinanced projects	239,714
Transfer to Bond Fund	Series 2011-12 du jour	728,144
Ending Balance		0

**Empire Capital Projects Fund (58)**

The beginning budgeted balance was \$600,000. Revenue was from interest earnings and Series 2011-12 du jour bond proceeds. Budgeted expenditures are for contractual services, agency management, Hollering Place Wayside, Newmark widening/wetlands, Hollering Place, façade grant program, Empire Blvd sidewalk, Boat Building Center project, and West Newmark traffic study, and urban renewal projects to be determined.

Budget	Description	Costs
Beginning Balance		600,000
Revenue		
Interest	Bank Rate Prorated	3,000
Bond Proceeds	Series 2011-12 Du Jour	728,083
Expenditures		
Contractual Services		8,000
Agency Management		100,191
Hollering Place Wayside	Waterfront Development	5,000

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Hollering Place Project	Waterfront Development	5,000
Newmark Widening/Wetlands	Streets and Infrastructure	75,000
Façade Grant Program	Economic Revitalization	40,000
Boat Building Project	Core Area Revitalization	30,000
Empire Blvd Sidewalks	Streets and Infrastructure	310,000
West Newmark Traffic	Core Area Revitalization	38,534
Urban Renewal Projects	To be determined	719,358
Ending Balance		0

**Capital Projects Including Approximate Agency Management  
and Contractual Costs**

Project	Objectives	Funding
Contractual		8,000
Agency Management		100,191
Hollering Place Wayside	Waterfront Development	5,000
Hollering Place Project	Waterfront Development	5,000
Newmark Widening/Wetlands	Streets and Infrastructure	75,000
Façade Grant Program	Economic Revitalization	40,000
Boat Building Project	Core Area Revitalization	30,000
Empire Blvd Sidewalks	Streets and Infrastructure	310,000
West Newmark Traffic	Core Area Revitalization	38,534
Urban Renewal Projects	To be determined	719,358
Projects funded by the Empire Capital Projects		1,331,083

**Empire Program Fund (53).**

Budget	Description	Costs
Beginning Balance		430,000
Expenditures		
Contractual Services		430,000
Ending Balance		0

**Empire Bond Reserve Fund (61)**

The beginning budgeted balance was \$239,711. The Agency established a reserve fund as required by Series 2003A debt service.

Budget	Description	Costs
Beginning Balance		239,711
Revenue		
Interest	Bank Rate Prorated	3
Ending Balance	Bond Requirement	239,714

## PROJECTS



**Boat Building Center**  
100 Newmark Avenue

Public/private partnership for renovation of an old fish processing plant for use as the Boat Building Center



112 South Empire Blvd

**Historic Hollering Place Wayside**

The Camp Cast-a-way historic marker was moved to the wayside and dedicated June 25, 2011

The Daughters of the American Revolution worked with city staff to relocate their historic marker to the wayside. The wayside was developed as part of the Hollering Place Master Plan.



Camp Cast-a-way Marker

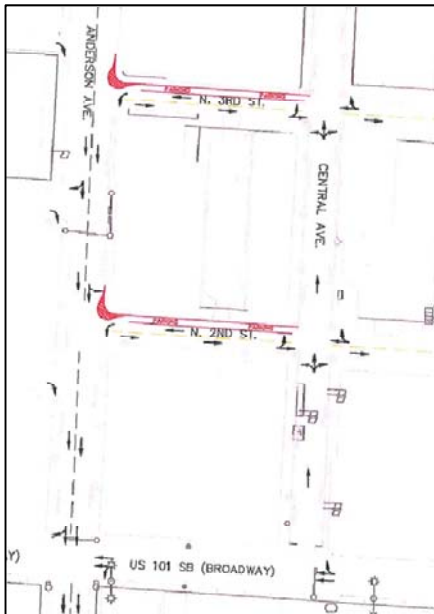


**Dolphin Theatre**  
 580 Newmark Avenue

Public/private partnership to repurpose a vacant building for use as a community theatre and meeting place



**Downtown Vacant Lots – a development opportunity**



**Downtown Circulation Improvements**

2<sup>nd</sup> and 3<sup>rd</sup> Streets converted from one-way to two-way traffic pattern



4<sup>th</sup> and Anderson in downtown Coos Bay, location of the old fire station



3<sup>rd</sup> and Central Avenue, location of the Lockhart Building



## FAÇADE IMPROVEMENT PROGRAM

The façade improvement program was implemented November 2006 and has made a remarkable difference in the appearance and livability of the city. The façade improvement program is a grant program designed to provide financial assistance to property owners and tenants of commercial properties to promote the revitalization of Coos Bay's urban renewal districts. Matching grants may be awarded up to 50% of the project cost from a minimum of \$1,000 to a maximum of \$5,000 for tenants and a maximum of \$25,000 for building owners.

Eligible improvements include restoration of masonry, brickwork or wood and metal cladding, replacement or repair of architectural features, replacement or repair of awning(s), structural support for façade only, new construction for façade treatments only, installation or repair of exterior lighting, gutters and downspouts, painting of exterior walls, and window repair/replacement, entranceway modification. Since implementation of the program in 2006 a total of \$328,990 grants have been awarded in the Downtown District and \$130,000 in the Empire District.



**Rifkin Building**

Constructed in the mid-1950s, the building is located at 175 South 3<sup>rd</sup> Street and shared a common wall with the Lockhart building. When the city found it necessary to demolish the Lockhart building, construction of a new north wall was required. Building owner Gary Rifkin used a façade grant to make improvements to the exterior of the building.



### Coos Bay National Bank

The historic Coos Bay National Bank building located at 2<sup>nd</sup> and Central will receive a facelift next spring. The building is designated as a cultural resource in the city's Comprehensive Plan and was placed on the National Register of Historic Places in 1989.

Owners John and Melody Weiner may also include renovation of the 2<sup>nd</sup> floor for residential/business use in the future.



### Beijing Restaurant



Located on Newmark Avenue, the building has known many uses over the past 50 years.

With the assistance of a façade improvement grant, 1090 Newmark LLC has given the building new life as Beijing Restaurant and dv8 Night Club.

