

CITY OF COOS BAY CITY COUNCIL
Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
December 17, 2013	

TO: Mayor Shoji and City Councilors

FROM: Jackie Mickelson, Executive Assistant
Through: Rodger Craddock, City Manager

ISSUE: Appointments to the County Urban Renewal Agency

BACKGROUND:

The County Urban Renewal Agency (URA) Board is comprised of ten people. They consists of two representatives from the City of Coos Bay, two from the City of North Bend, two from Coos County, two from the Port of Coos Bay, and two citizens at large representatives. The terms are two-year terms. The URA Board meetings are generally held on Friday mornings at 7:30 a.m. on an as needed basis in the Port's Conference Room, and breakfast is typically provided. The Finance Manager and/or other Port staff will provide an agenda and guidance on the meeting packets and materials.

As Administrator of the CCURA, it is the Port's responsibility to prepare the Agency's budget. Staff develops a budget calendar which is approved by the Board. The Budget Committee approves the budget document and forwards it to the Agency Board with a resolution to be adopted. I have attached for your review Ordinance 83-11-015L which describes the blighted areas and the purpose of the Agency.

Currently, we have Councilors Mike Vaughan and Gene Melton serving on the County Urban Renewal Agency, and their terms will be expiring on December 31, 2013. Both Councilors have expressed interest in being considered for re-appointment.

BUDGET IMPLICATIONS:

N/A

ADVANTAGES:

Appointment of this position fulfills the two member representatives of the City of Coos Bay on County Urban Renewal Agency.

DISADVANTAGES:

None

ACTION REQUESTED:

If it pleases the Council, consider re-appointing Councilors Gene Melton and Mike Vaughan to the County Urban Renewal Agency with the term ending December 31, 2015.

BOARD OF COMMISSIONERS

COUNTY OF COOS

DEC 5 1985

STATE OF OREGON

MARY ANN WILSON
COUNTY CLERK
By [Signature] Deputy

In the Matter of an Ordinance Declaring) O R D I N A N C E
Certain Areas Including the North Spit)
to be a Blighted Area and Appointing)
a Commission to Exercise the Powers) 85-11-015L
of an Urban Renewal Agency)

THE BOARD OF COMMISSIONERS for Coos County, Oregon ordains as follows:

SECTION 1. AUTHORITY.

This ordinance is enacted pursuant to ORS Chapter 457.

SECTION 2. TITLE.

This ordinance shall be known as "Coos County Ordinance No. 85-11-015L".

SECTION 3. FINDINGS AND PURPOSE.

The Board of Commissioners finds that:

- A. Certain areas of Coos County such as the "North Spit" and adjacent shoreland and aquatic areas are areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community.
- B. These areas are characterized by the existence of one or more of the following:
 - 1) Existence of buildings and structures used or intended to be used for living, commercial, industrial or other purposes, which are unfit to occupy because of

1 defective design, quality of physical construction, faulty
2 interior arrangement, inadequate provision for lights,
3 sanitation, obsolescence, deterioration or dilapidation;
4 2) Economic dislocation, deterioration or disuse of prop-
5 erty resulting from faulty planning;
6 3) The existence of inadequate streets and other rights-
7 of-way and utilities;
8 4) The existence of property or lots or other areas
9 which are subject to inundation by water; or
10 5) A growing or total lack of proper utilization of areas,
11 resulting in a stagnant and unproductive condition of land
12 potentially useful and valuable for contributing to the
13 public health, safety, and welfare.

14 C. It is in the public interest to activate the Coos County Urban
15 Renewal Agency previously created by ORS 457.035 to exercise
16 such powers as may be necessary to eliminate the blight on
17 these areas.

18 SECTION 4. DECLARATIONS AND APPOINTMENT.

19 The Board of Commissioners declares that:

- 20 A. Blighted areas exist in Coos County such as the "North Spit"
21 and adjacent shoreland and aquatic areas; the general location
22 of these are shown on the attached map labeled Exhibit "A"
23 and incorporated herein by this reference.
- 24 B. There is a need for an Urban Renewal Agency to function in
25 the County and the following hereby appointed are the Urban
26 Renewal Agency:
- 27 1) One (1) elected official selected by the City Council of
28 the City of Coos Bay;

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- 2) One (1) elected official selected by the City Council of the City of North Bend;
- 3) One (1) elected official selected by the Port Commission of the Oregon International Port of Coos Bay;
- 4) One (1) elected official selected by the Board of Commissioners of Coos County; and
- 5) One (1) member of the public-at-large selected by a majority vote of the first four (4) members appointed above.

SECTION 5. THE URBAN RENEWAL PLAN.

The Urban Renewal Agency, or its staff, shall prepare an Urban Renewal Plan that shall:

- A. Describe each urban renewal project to be undertaken;
- B. Provide an outline of the development, redevelopment, improvements, land acquisition and rehabilitation of the urban renewal areas of the plan;
- C. Contain a map and legal description of the urban renewal areas;
- D. Explain its relationship to definite local objectives regarding appropriate land uses and improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements;
- E. Indicate proposed land uses, maximum densities and building requirements for the urban renewal area;
- F. Describe the methods to be used for the temporary or permanent relocation of persons living in, and businesses situated, in the urban renewal areas, if any;

1 G. Indicate what real property may be acquired and the
2 anticipated disposition of said real property, whether by
3 retention, resale, lease or other legal use, together with an
4 estimated time schedule for such acquisition and disposition;
5 and,

6 H. Describe what type of possible future amendments to the plan
7 that may be so substantial as to require the same notice,
8 hearing and approval procedure required of the original plan
9 under ORS 457.095 as provided in ORS 457.220.

10 SECTION 6. URBAN RENEWAL REPORT.

11 A. The Urban Renewal Plan shall be accompanied by a report contain-
12 ing:

- 13 1. A description of physical, social and economic conditions in the
14 urban renewal areas of the plan, and the expected impact,
15 including the fiscal impact, of the plan in light of added
16 services or increased population;
- 17 2. Reasons for selection of each urban renewal area in the plan;
- 18 3. The relationship between each project to be undertaken under
19 the plan and the existing conditions in the urban renewal
20 area;
- 21 4. The estimated cost of each project and the sources of monies
22 to pay such costs;
- 23 5. The anticipated completion dates for each project;
- 24 6. The estimated amount of money required in the urban renewal
25 areas under ORS 457.420 to 457.440, and the anticipated year
26 in which indebtedness will be retired or otherwise provided for
27 under ORS 457.440;
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7. A financial analysis of the plan with sufficient information to determine feasibility;
8. A fiscal impact statement that estimates the impact of the tax increment financing, both until and after the bonds are repaid, upon all entities levying taxes upon property in the urban renewal area; and,
9. A relocation report, if necessary.

SECTION 7. PRESENTATION.

The foregoing Urban Renewal Plan and accompanying Report shall be presented to the Coos County Planning Commission upon completion for recommendations and then to the Coos County Board of Commissioners for further action as provided by law.

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ADOPTED this 4th day of December, 1985.

BOARD OF COMMISSIONERS

Doc Stinson
Chairman

ATTEST:

Jean Mack
Recording Secretary

Jack W. Beebe
Commissioner

APPROVED AS TO FORM:

Robert Bennett
Commissioner

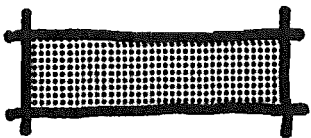
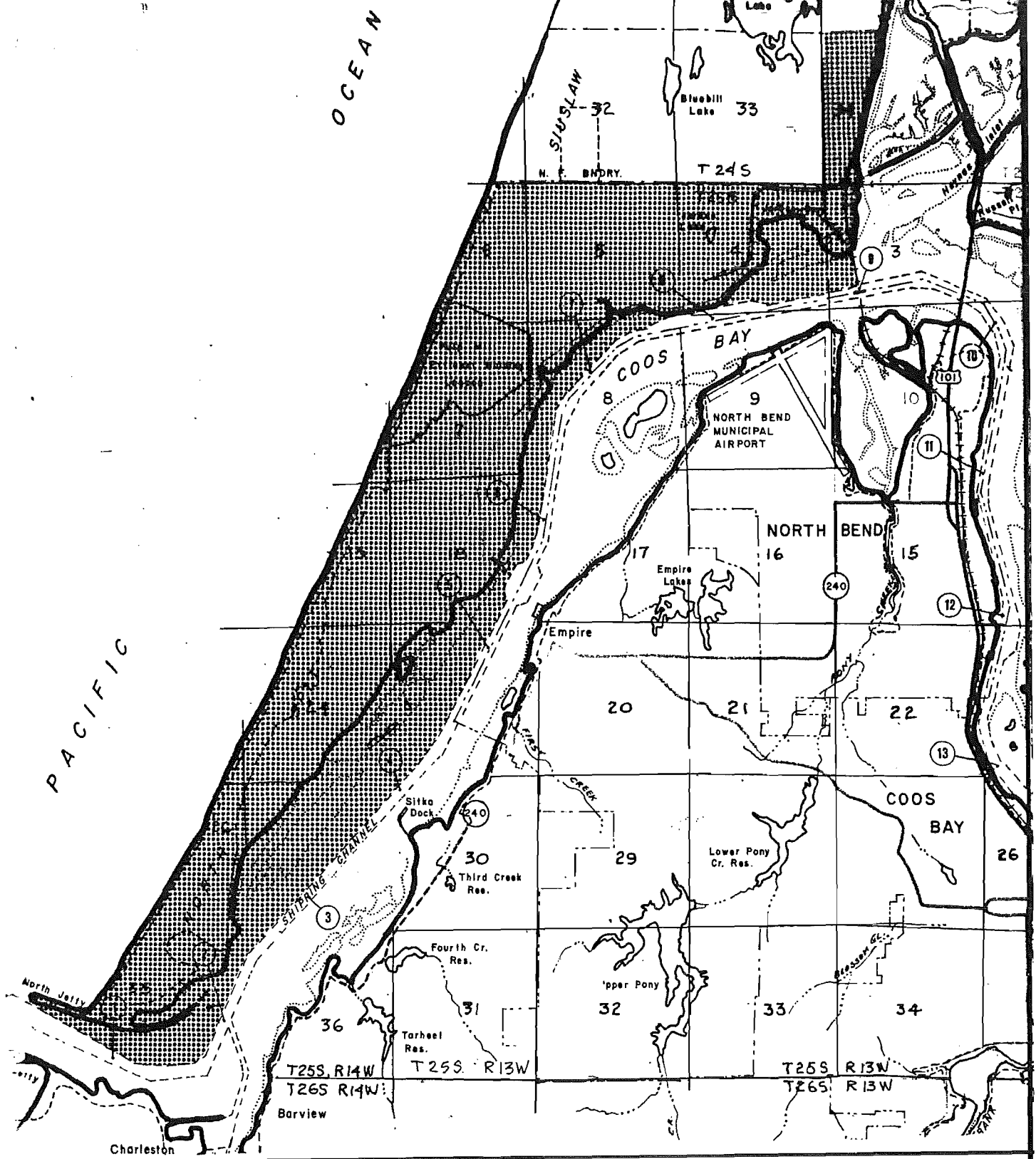
J. L. K. W.
Office of County Counsel

SIGNED THIS 4th day of December, 1985.

1st Reading: November 20, 1985
2nd Reading: December 4, 1985

Emergency Adoption: _____

Effective Date: March 3, 1986



KEY:
NORTH SPIT BLIGHTED AREA