



CITY OF COOS BAY URBAN RENEWAL AGENCY
Agenda Staff Report

MEETING DATE March 20, 2012	AGENDA ITEM NUMBER
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TO: Chair Gene Melton and Board Members

FROM: Joyce Jansen, Economic Revitalization Administrator 

Through: Rodger Craddock, City Manager 

ISSUE Approval of an Amendment to the Empire Plan to Add the Dolphin Theater as a Project

BACKGROUND

The Dolphin Theatre Association purchased the old Sunset Theatre building located at 580 Newmark Avenue in the June 2011. The building has been vacant and unused for many years and certain improvements and repairs are required before the facility may be open to the public. The Agency reviewed the project on July 5, 2011 and approved amending the Empire Plan to add the Dolphin Theatre renovation as a project. At that time the Agency also committed \$100,000 to the project. With assistance from city staff a project to construct ADA compliant restrooms and minor repairs to the lobby has been undertaken.

One of the goals of the Empire Plan is to develop or redevelop vacant and under-utilized property. Repurposing the old theater building is a significant component for the revitalization of the Empire business district. The facility will provide a place for community theater, cultural and education activities, and a community meeting place.

ADVANTAGES

A public/private partnership between the Agency and the Dolphin Theatre Association will take an underutilized building and redevelop it for use. The project is an important component of the economic revitalization of the Empire business district.

DISADVANTAGES

None identified.

BUDGET IMPLICATIONS

The Agency committed \$100,000 to the project for construction of ADA restrooms and minor repairs to the lobby. The funds are budgeted in the Empire Plan capital projects line item 58-945-530-3124.

ACTION REQUESTED

Staff is requesting the Agency adopt Resolution 12-02 amending the Empire Urban Renewal Agency Plan to add the Dolphin Theatre restoration as a project.

Dolphin Theatre

580 Newmark Avenue, Coos Bay OR



View showing off street parking area on the east side of the theater.



Sunset Theatre
1949-1952

Urban Renewal Agency of the City of Coos Bay

Resolution URA 12-02

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

WHEREAS, the City of Coos Bay adopted the Empire Urban Renewal Plan ("Plan") on August 30, 1995, which Plan has been amended from time to time; and

WHEREAS, the Urban Renewal Agency of the City of Coos Bay ("Agency") administers the Plan; and

WHEREAS, a general objective of the Plan is to develop or redevelop vacant and under-utilized property for redevelopment; and

WHEREAS, the Dolphin Theatre project is a vital component of the economic revitalization of the Empire business district; and

WHEREAS, the public/private partnership to repurpose an unused and vacant building will provide a facility for community theater, cultural and educational activities, and a community meeting place; and

WHEREAS, the Agency finds it desirable to amend the Coos Bay Empire Urban Renewal Plan to authorize assistance for the repair of an underutilized building for use by the Dolphin Theatre Association as an urban renewal project; and

WHEREAS, Article VII of the Plan allows the plan to be amended by resolution of the Agency unless the amendment:

- Adds land to the Empire 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, the amendment neither adds land to the Area nor increases the maximum amount of indebtedness issued or incurred under the Plan and therefore may be adopted by resolution of the Agency;

NOW, THEREFORE, BE IT RESOLVED by the Urban Renewal Agency of the City of Coos Bay the Empire Urban Renewal Plan is amended as shown in Exhibit A, which is incorporated by reference in this resolution.

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

The foregoing resolution was duly adopted by the Urban Renewal Agency of the City of Coos Bay, Coos County, Oregon this 20th day of March 2012.

Gene Melton, Chair

ATTEST:

Susanne Baker, City Recorder

State of Oregon)
County of Coos)
City of Coos Bay)

On this ____ day of March 2012 before me personally appeared the within named Gene Melton, Chair of the City of Coos Bay Urban Renewal Agency, and Susanne Baker, City Recorder of the City of Coos Bay, and the seal affixed hereto is the official seal of the City of Coos Bay.

Notary Public for Oregon

My commission expires:_____

EXHIBIT A

AMENDMENT TO THE EMPIRE URBAN RENEWAL PLAN

Section III C of the Plan is amended to add as an urban renewal project under Phase III:

Assistance to the Dolphin Theatre Association for repair and renovation of the building located at 580 Newmark Avenue.