

TO: Coos County Urban Renewal Agency

FROM: Fred Jacquot, Project Manager,
Coos County Urban Renewal Agency

DATE: July 19, 2017

SUBJECT: North Bay Urban Renewal Plan Amendment

PURPOSE

The Coos County Urban Renewal Agency is being asked to review the proposed North Bay Urban Renewal Plan Amendment (Amendment) and to decide whether to recommend the Amendment be forwarded through the public review process of urban renewal amendments, including presentation to the Coos County Planning Commission for their review of conformance with the Coos County Comprehensive Plan, to the Cities of Coos Bay and North Bend, and to the Coos County Commission for their adoption.

BACKGROUND

The Coos County Urban Renewal Agency (Agency) formed the North Bay Urban Renewal District in 1986. The North Bay Urban Renewal Area lies to the north of Coos Bay and the cities of Coos Bay and North Bend with most of the land area located on the North Spit of Coos Bay. The North Bay Urban Renewal Plan (Plan) was updated in 1998, 2000, and 2006. The 2006 North Bay Urban Renewal Plan (the 2006 Plan) is due to expire in 2018 and must be updated to extend the life of the urban renewal district and the Plan so that the Agency can collect tax revenues and fund projects beyond 2018 in accordance with Oregon Revised Statutes Chapter 457. In addition, because of the 2008–2010 national recession and the after effects, most of the development projected in the 2006 plan never occurred. Therefore, aside from the legal requirements to extend the life of the plan, as a practical matter, the 2006 plan and the list of projects it contains are outdated and need to be reexamined based on current circumstances.

As part of the 2017 Amendment, BergerABAM and BST Associates prepared the attached 2017 Urban Renewal Projects Report (Attachment 1) that identifies the projects in the 2006 amendment that were not completed and lists new projects advised by the Agency staff and stakeholders in the Area. It further identifies two tiers of projects and provides cost estimates for the Tier 1 projects. The project list includes approximately 30 specific projects or project types the agency could undertake depending on funding.

Based on the full project list, the project team developed a refined list of recommended projects (Tier 1 projects). The Tier 1 projects discussed in the 2017 Urban Renewal Projects Report include projects which include physical improvements to the sites and ongoing Agency activities. The Tier 1 projects will address the most critical infrastructure and development related issues needed to support the urban renewal area.

Tier 1 recommended projects are defined in both the Plan Amendment and in the Report and include:

Plan administration – special studies/plans
Transportation – Construct Trans Pacific Parkway Improvements
Utilities – Stormwater detention/containment
Utilities – Water
Utilities – Natural Gas Pipelines
Transportation - Coos Bay Rail Line Spur Extension
Redevelopment and Site Preparation
Plan administration – urban renewal area administration
Redevelopment loans

PROPOSAL

The North Bay Urban Renewal Plan Area (Area), shown in Figure 1, consists of approximately 8,945 acres of land including rights of way. The 2017 Amendment adds projects, updates the basic information in the urban renewal plan including land uses and conformance to comprehensive plan statements, removes the duration clause and generally updates the Plan. The Plan Amendment is shown in Attachment 2, Plan Amendment. The Plan as proposed to be amended is shown in Attachment 3. The Plan Amendment shows all deletions and additions, and is fairly difficult to follow as much of the plan has been updated. Therefore, the consultant prepared the Plan as Amended document for ease in seeing what our new Plan would look like. Obviously, if we change anything in the Amendment, the consultant will also change that in the Plan as Amended. The Sections proposed to be amended are:

Front Page

Preface

Section 1: Introduction

History of North Bay Economic Development Planning

Economic Development Incentives

Formation of Urban Renewal Agency

North Bay Planning Objectives and Strategy

Section 2: Urban Renewal Boundary

Map

General Description

Boundary Rationale

Section 3: Existing Land Use and Infrastructure

Land Ownership Pattern

Land Use

Section 4: Proposed Land Uses and Regulations

Section 5: Projects within the Urban Renewal Area

Section 6: Relationship to Local Plans

Section 7: Plan Implementation

Public Improvements

Land Acquisitions without Plan Amendment

Land Acquisition by Plan Amendment

Owner Participation

Project Financing

Section 8: Plan Administration

Substantial Plan Modifications

Minor Plan Modifications

Plan Duration and Validity

Finding in Support of Second Plan Amendment

The Report on the Amendment is shown in Attachment 4. The Report contains the technical information required by ORS 457.085 as part of a substantial amendment. It includes an extensive financial analysis that shows projections for tax increment revenues in the urban renewal area until it is projected to meet the maximum indebtedness.

As required by state statute, the financial analysis contained in the Report projects development in the Area and projects when the Maximum Indebtedness would be reached. The development projections include a great amount of growth in the urban renewal area, mostly on Port owned properties. If that growth occurs, and the Agency continues the special levy, the urban renewal area could meet its maximum indebtedness in an additional 20 years of tax collections, completing in FYE 2038. If the growth does not occur or occurs at different levels, and if the special levy is not used, maximum indebtedness will be reached at a later date.

Due to the relatively slow level of growth, the project list was divided into Tier 1 and Tier 2 projects, anticipating that there will only be funding for Tier 1 projects due to the inflated costs of projects over time and the slow level of growth in urban renewal revenues. If additional development occurs, and tax revenues thereby increase, projects from the Tier 2 list could be pursued.

PROCESS

The process for approval will include the following steps, in accordance with ORS 457.

1. Preparation of an amendment including opportunity for citizen involvement. An Open House was held July 18, 2017. Major property owners within the Area were contacted by BergerABAM to gain information about needs, potential projects, and future development.

2. Coos County Urban Renewal Agency July 19, 2017 review of the proposed Amendment and accompanying Report.
3. Review and recommendation by the Coos County Planning Commission on August 4, 2017.
4. Notice to all citizens of Coos County of a hearing before the County Commission as stipulated by ORS 457. 120 (4)(a and b). Additional notices will be mailed to the property owners in the Area.
5. Forwarding a copy of the proposed Amendment and the Report to the governing body of each taxing district.
6. Approval of the amendment by resolution by the City of North Bend and City of Coos Bay as required by ORS 457.105.
7. Hearing by County Commission and adoption of the proposed Amendment and accompanying Report by a non-emergency ordinance. The hearing by County Commission will be held on September 19, 2017. The ordinance must be a non-emergency ordinance, which means that the ordinance does not take effect until 30 days after its approval and during that period of time may be referred to Coos County voters if a sufficient number of signatures are obtained on a referral petition.

STAFF RECOMMENDATION

Staff recommends that the Coos County Urban Renewal Agency pass the following motion.

Draft motion: The Coos County Urban Renewal Agency forwards the North Bay Urban Renewal Plan Amendment to the Coos County Planning Commission for their review of the Plan's conformance to the Coos County Comprehensive Plan, to the City of Coos Bay for consideration of a resolution and to the City of North Bend for consideration of a resolution, and to the Coos County Commission for their review and potential adoption.

Attachments:

1. 2017 Urban Renewal Projects Report, BergerABAM
2. North Bay Urban Renewal Plan Amendment
3. North Bay Urban Renewal Plan as Amended
4. Report Accompanying the North Bay Urban Renewal Plan Amendment

Figure 1 - Urban Renewal Area Boundary

