



**GOLD BEACH URBAN RENEWAL  
AGENCY AGENDA**

**January 14, 2019, 6:30PM**

*Regular Meeting*

CITY COUNCIL CHAMBERS, CITY HALL  
29592 ELLENSBURG AVE  
GOLD BEACH OR 97444

**The City Council will meet as the URA during the regular January 14<sup>th</sup> Council Meeting. The URA meeting will be conducted between agenda items 5 and 6 on the Council Agenda (please see Council Agenda packet). Following the URA meeting the Council will reconvene and resume the regular Council meeting.**

**1. Roll Call:**

<b>MEMBERS &amp; Staff</b>	<b>Present</b>	<b>Absent</b>
CP 1 Summer Matteson		
CP 2 Larry Brennan		
CP 3 Anthony Pagano		
CP 4 Becky Campbell		
CP 5 Tamie Kaufman CHAIR		
AP 1 Chris Chorn		
AP 2 Vacant		
AP 3 Vacant		
AP 4 Vacant		
Mayor Karl Popoff		
Administrator Jodi Fritts		
Elaine Howard, UR Plan Consultant		

**2. Items to be discussed with members and Ms. Howard:**

- a. Review proposed reallocation of estimated costs of Projects
- b. Review proposed change to approved GBMS grant proposal

**3. Schedule next meeting date(s)**

**4. AdjournTime: \_\_\_\_\_**

**The Council will now resume the remainder of the January 14<sup>th</sup> Council meeting**

*The City of Gold Beach is dedicated to enhancing quality of life, while promoting health, safety, and welfare of our citizens, businesses, and visitors in the most fiscally responsible manner. In doing this, the City will respect the past, respond to current concerns, and plan for the future, while maintaining environmental sensitivity in our beach oriented community*



# GOLD BEACH URA AGENDA REPORT

URA Meeting Date: January 14, 2019

## **TITLE: Possible Revisions to adopted UR Plan Projects**

### **SUMMARY AND BACKGROUND:**

The URA met on January 7<sup>th</sup> to discuss possible revisions to the current plan to include a Housing/Affordable Housing projects component. After discussion with the URA consultant, Elaine Howard, the URA voted to move forward with amending the plan. Ms. Howard provided the attached memo for discussion during the meeting. Ms. Howard recommended that the URA review the current Estimated Cost of Projects contained in Table 10 or the UR plan report to reallocate adopted projects funding costs. Subsequent to the January 7<sup>th</sup> meeting, Councilor Kaufman (URA Chair) prepared a proposed amendment narrative and projects funds reallocation which is also attached to this report.

### **REQUESTED ACTION/MOTION**

Discuss and determine revised estimates for Cost of Projects to allow Ms. Howard to recalculate the plan financials.

### **REPORT ATTACHMENTS**

- Elaine Howard Consulting January 7<sup>th</sup> Housing Memo
- Councilor Kaufman proposed narrative and project estimates

**END**

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### **REPRINT OF JANUARY 7<sup>TH</sup> REPORT FOR REFERENCE:**

The current UR Plan was adopted in June of 2013. UR projects were identified in the plan under the following general types:

- Streetscape Improvements
- Property Assistance/Redevelopment Opportunity Program
- Signage
- Port/Airport Way Bike-Pedestrian Improvements
- Attractive Public Parking
- Community/Tourist Attraction Facilities, including:
  - Improvements at Fairgrounds
  - Library Community Center



## **GOLD BEACH URA AGENDA REPORT**

- Family Entertainment/Recreation Project
- Performing Arts Facility
- Pocket Parks
- Property Acquisition
- Small Business/Restaurant Program
- Sidewalk Program
- Administration

The UR Agency wanted to discuss the possibility of adding a Housing/Low Income Housing component to the current plan by way of a plan revision. Additionally, possible revision of the Administration portion of the plan to include increased professional administrative and/or legal services.

Our UR plan consultant, Elaine Howard, will be present via telephone or video call to advise the URA on plan revisions and how to proceed. A copy of the adopted Urban Renewal Plan and accompanying report are attached to this staff report for reference.

## MEMO

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TO: Jodi Fritts-Matthey City Administrator and Urban Renewal Administrator

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FROM: Elaine Howard

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RE: Housing Issues in Urban Renewal

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DATE: January 7, 2019

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The Gold Beach Urban Renewal Agency (GBURA) has asked us to identify how your urban renewal plan could be amended to add housing as an eligible activity. I have reviewed the Gold Beach Urban Renewal Plan (Plan) and the Report Accompanying Gold Beach Urban Renewal Plan (Report) as well as your FY 2019-20 proposed budget (budget). The Plan was adopted on June 10, 2013 and amended on May 11, 2015 to reduce the boundary. The frozen base of \$54,162,115 was certified on February 18, 2016. The projected increment value for FY 2018/19 was \$4,592,555 with a projected tax imposed amount of \$45,778.22<sup>1</sup> The projected increment value for FY 2019/20 is \$63,610 based on a 3% increase in assessed value in the urban renewal area.

The Plan would need the following changes to be able to pursue housing projects. Additions are shown in italics and deletions in ~~strikeout~~:

Goals and Objectives, p. 8

### *5. Housing*

*Promote the role of the Gold Beach Urban Renewal Area in diversifying the supply of housing in Gold Beach and strengthen the Area's role as a residential neighborhood. Preserve and promote a livable community, better utilizing commercial, mixed use and*

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<sup>1</sup> Curry County Sal Table 4e FY2018/19

*residential lands. Accommodate the need for development of long-term housing (rental and ownership) at affordable and other income levels to strengthen the Area.*

Objectives:

1. *Develop programs and incentives to encourage the development of Housing in the Area.*
2. *Work with property owners and/or non-profits to promote development and redevelopment of properties within the Area. Provide publicly funded programs for improvement of properties.*
3. *Acquire property to facilitate the development of housing in the Area.*
4. *Assist in the financing and provision of transportation and infrastructure improvements to support the development of housing in the Area.*
5. *Provide sufficient parking to support development of housing in the Area.*

### **III. OUTLINE OF MAJOR URBAN RENEWAL PROJECT ACTIVITIES**

5. ***Housing Assistance***

*Assist in the development of housing, including affordable housing, in the Area.*

### **IV. URBAN RENEWAL PROJECTS**

***Housing Assistance:*** *Assist in the development of housing, including affordable housing, in the Area.*

## **IX. Relationship to Local Objectives**

### ***Goal 10: Housing***

***To develop a variety of adequate, quality housing and rental units.***

#### ***Policies***

- a) To encourage maximum usage of the land within the City.*
- b) To encourage a variety of residential lot sizes, diversity of housing types and a range in housing prices.*
- c) To encourage the rehabilitation of substandard housing.*
- d) To encourage the development of rental units in all price ranges.*

*The Plan conforms to Goal 10 by encouraging development that will provide housing opportunities for the citizens of Gold Beach.*

The Report would need to be updated to change the allocations to projects. Present allocations using the 2013 Report in 2013 present value dollars. We recommend these be updated.

<b>Project</b>	<b>Present Value Tax Increment</b>
Streetscape Improvements	\$335,000
Property Assistance	\$170,000
Signage	\$50,000
Port/Airport Way Bike-Pedestrian Improvements	\$265,000
Public Parking	\$665,000
Community/Tourist Attraction Facilities	\$2,874,000
Property Acquisition	\$200,000
Small Business/Restaurant	\$100,000
Sidewalk Program	\$255,000
Administration	\$84,791
<b>Total Projects</b>	<b>\$4,998,791</b>

Next Steps:

1. Decide if you want to add a housing assistance project. Define parameters. Adjust budget in Report.
2. Decide if you want the financials updated. Estimated cost \$2,500.

## COUNCILOR KAUFMAN PROPOSED AMENDMENT NARRATIVE

Amendment Rational: Adequate housing stock across all housing types has consistently been a challenge for Gold Beach and is also a regional coastal and statewide issue. There is little funding from outside sources to provide any housing development assistant to our community.

In the adopted UR plan, Community/Tourist Attraction Facilities identified two specific projects that have subsequently been funded by other sources. The first: Improvements to the Event Center on the Beach (fairgrounds) was provided a steady revenue stream by adoption of a 1% increase to the City's existing Transient Lodging Tax in 2016. Since the tax was increased in July of 2016, the fund has netted over \$160,000 in revenue specifically for the fairgrounds. Based on revenue for the past 2 fiscal years the fund should receive at least \$70,000 annually. The second project: a Community Center at the Library was funded through an unplanned endowment to the Library District. The City contributed some funds to the finish work on the building, but only about 5% of what was originally adopted in the plan.

There are additional projects still planned for this portion of the adopted plan such as: Family Entertainment/Recreation Project, Performing Arts Facility, and Pocket Parks. Overall though, the original allocation to Community/Tourist Attraction Facilities can be significantly reduced.

Another proposed reallocation of adopted projects is increasing the Property Assistance/Redevelopment Opportunity Program. Currently a significant allocation has been made to the Attractive Public Parking project. There are several empty buildings within the district that have adequate off-street parking which could be utilized for additional public parking areas to allow reallocation of a portion of the Public Parking allocation towards increasing the Property Assistance/Redevelopment Opportunity Program.

The final proposed amendment is to increase the adopted Administration project allocation to include Legal Fees and rename the project to *Administration & Legal Services*.

The project description (from page 11 of the adopted plan) would be amended to read:

Administration: *Administrative and legal consultation costs may be covered by urban renewal funds as well as those that are incurred to prepare and implement the Urban Renewal Plan.*

*Implementation of the plan includes, but is not limited to, costs associated with assisting prospective applicants in project implementation, legal consultation fees associated with the program, reimbursement to the City of Gold Beach as needed for staff time including possibly adding a part time position, or contracting with an outside agencies or consultants.*

### **Conceptual Breakdown of Administrative/Legal Services**

Consultant/Partnership/Part time staff	20,000	10 years	200,000
City Staff Time	15,000	15 years	225,000
Legal Fees	10,000	10 years	100,000

**CURRENTLY ADOPTED IN PLAN (PAGE 16 OF THE REPORT ACCOMPANYING PLAN)**

**Table 10 - Estimated Cost of Projects**

<b>Project</b>	<b>Present Value Tax Increment</b>	<b>% of Total</b>
Streetscape Improvements	\$ 335,000.00	7%
Property Assistance	\$ 170,000.00	3%
Signage	\$ 50,000.00	1%
Port/Airport Way Biek-Pedestrian Improvements	\$ 265,000.00	5%
Public Parking	\$ 665,000.00	13%
Community/Tourist Attraction Facilities	\$ 2,874,000.00	57%
Property Acquisition	\$ 200,000.00	4%
Small Business/Restaurant	\$ 100,000.00	2%
Sidewalk Program	\$ 255,000.00	5%
Administration	\$ 84,791.00	2%
<b>Total Projects</b>	<b>\$ 4,998,791.00</b>	<b>1</b>

**PROPOSED REALLOCATION:**

<b>Project</b>	<b>Present Value Tax Increment</b>	<b>% of Total</b>
Streetscape Improvements	\$ 335,000.00	7%
Property Assistance	\$ 553,791.00	11%
Signage	\$ 50,000.00	1%
Port/Airport Way Biek-Pedestrian Improvements	\$ 265,000.00	5%
Public Parking	\$ 365,000.00	7%
Community/Tourist Attraction Facilities	\$ 750,000.00	15%
Housing	\$ 1,600,000.00	32%
Property Acquisition	\$ 200,000.00	4%
Small Business/Restaurant	\$ 100,000.00	2%
Sidewalk Program	\$ 255,000.00	5%
Administration/Legal Fees	\$ 525,000.00	11%
<b>Total Projects</b>	<b>\$ 4,998,791.00</b>	<b>1</b>



## GOLD BEACH URA AGENDA REPORT

URA Meeting Date: January 14, 2019

### **TITLE: Review of GBMS Grant Payment Request**

#### **SUMMARY AND BACKGROUND:**

At the December 11, 2017 Council meeting, the Council also met as the URA to review a grant proposal from the Gold Beach Main Street group (a copy of that report is attached). The grant request was initially for \$21,000 from the URA Streetscape Improvements project line item. That initial request was amended to \$25,000. The URA approved the grant request subject to the following conditions:

- Conduct a town hall meeting to gather more public input (AM and PM town halls were held on April 5, 2018)
- Work with city staff to craft a maintenance agreement for improvements funded by the URA grant on private properties

It appears that the initial grant proposal was modified after input from the April 5<sup>th</sup> town hall meetings. The modified proposal indicates 21 custom fabricated metal benches at a cost of \$1,235 each (installation included). The most current proposal appears to be 12 custom fabricated metal and concrete benches at a cost of \$2512.50 each (includes delivery but not installation).

An invoice in the amount of \$15,075 (1/2 down payment of the total \$30,150 project cost) was presented by the GBMS in late December for payment to the fabricator. Because the latest proposal is a departure from the originally approved grant request, and the total project cost is in excess of the \$25,000 grant approval, staff is referring the proposed project change to the URA for review and approval.

#### **REQUESTED ACTION/MOTION**

Review the proposed GBMS payment request and direct staff on how to proceed.

#### **REPORT ATTACHMENTS**

- Original December 2017 Agenda Report
- Revised bench proposal (21 benches)
- Ferguson Fabrication GBMS payment request for 12 custom benches received December 21, 2018

**END**

**GOLD BEACH URBAN RENEWAL AGENCY AGENDA**  
***December 11, 2017***  
*(Convened during regular Council Meeting)*

The Gold Beach City Council, acting as the GB Urban Renewal Agency, will meet briefly to discuss a grant request from the Gold Beach Mainstreet group. Following the brief URA meeting the Council will reconvene the regular Council meeting.

Call to order: Time: \_\_\_\_\_

**1. Roll Call:**

<b>MEMBERS &amp; Staff</b>	<b>Present</b>	<b>Absent</b>
CP 1 Melinda McVey		
CP 2 Larry Brennan		
CP 3 Becky Campbell		
CP 4 Doug Brand		
CP 5 Tamie Kaufman CHAIR		
AP 1 Vacant		
AP 2 Summer Matteson-Kinney VICE-CHAIR		
AP 3 Beth Barker-Hidalgo		
AP 4 Vacant		
Mayor Karl Popoff		
Administrator Jodi Fritts		

**2. Review and Discuss GB Mainstreet Grant Request (agenda report on next page)**

**3. Adjourn Time: \_\_\_\_\_**



**Public Hearing – Urban Renewal Agency**

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**GOLD BEACH URA AGENDA REPORT**

Council Agenda Item No. 6. a.  
URA/Council Meeting Date: December 11, 2017

**TITLE: Gold Beach Mainstreet Grant Request**

**SUMMARY AND BACKGROUND:**

Attached is the grant request from the Gold Beach Mainstreet group. In prior meetings it was determined that the Mainstreet group would be the group heading up a portion of the Streetscape Improvements part of Urban Renewal Plan.

**GOLD BEACH URA FUNDING REQUEST  
PROJECT INTAKE FORM**



NAME OF APPLICANT/OWNER Gold Beach Main Street		DATE RECEIVED	
MAILING ADDRESS P.O. Box 1203 Gold Beach, Oregon		PHONE # [REDACTED]	
BUSINESS OR ORGANIZATION NAME Gold Beach Main Street		EMAIL ADDRESS OF CONTACT [REDACTED]	
PROPERTY OWNER INFO IF DIFFERENT THAN APPLICANT Curry County John Rush			
PROPERTY ADDRESS AND ASSESSOR MAP/TL #			
BRIEFLY DESCRIBE YOUR PROJECT PROPOSAL—ATTACH ADDITIONAL SHEETS IF NEEDED Project would be dedicated to streetscape improvements directly adjacent to the west and east side of Hiway 101, also located in the urban renewal district boundary. Location #1 would be a new landscaping design in front of the Curry County Courthouse. (see attached page #1). Second location would be the front side of the Rush Building (see attached page #2)			
TOTAL PROJECT COSTS (SEE ATTACHED WORKSHEET) 21,000 <sup>00</sup> =	ESTIMATED START DATE 2/2018	ESTIMATED COMPLETION DATE 6/2018	AMOUNT OF URA FUNDING REQUEST 21,000 <sup>00</sup> =
By my signature, I certify that I am the owner, or have the owner's consent/authorization to apply for URA funding on the above referenced property. By my signature I certify that the information provided herein is correct. I certify that all provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. By signing this application form I acknowledge that I am granting the City of Gold Beach staff or their agent(s) authorization to enter onto the subject property for the purposes related to this proposal.			
APPLICANT SIGNATURE Cher M'Naire		DATE 11/20/17	

Which projects and/or goals from the Gold Beach Urban Renewal Plan does your project support, and how? Gold Beach Main Street is dedicated to improving the streetscape portion of the UR plan. There two major projects that we, GBMS, would like to submit to the UR committee to begin this process. Both projects would improve the aesthetics of our main street in Gold Beach.

How does this project mitigate, reduce, or remove blight within the UR District? Our goal is to reduce and remove blight from the U.R. district by replacing and adding to areas in need of improvement. The plan includes landscaping, adding benches and patio slabs to main focal points in town.

ESTIMATED COSTS (ITEMIZED) <i>(Try to generally group proposed expenses)</i>		PROPOSED SOURCES OF FUNDING	
Professional Services	\$ 5,000 -	CASH	\$ /
Building Materials	\$ 5,000 -	Private Loans	\$ /
Permitting	\$ 8	Commercial Loans	\$ /
OTHER (list) plants, trees, rock	\$ 3,000 -	State grants/loans	\$ /
OTHER benches	\$ 8,000 -	Other (specify)	\$ /
OTHER	\$	Other	\$ /
<b>TOTAL PROJECTED PROJECT COSTS</b>	<b>\$ 21,000<sup>00</sup></b>	<b>URA FUNDING REQUEST (this request)</b>	<b>\$ 21,000<sup>00</sup></b>
Have you received URA funding previously YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If YES, briefly summarize:		<b>TOTAL PROJECTED FUNDING</b>	<b>\$ 21,000<sup>00</sup></b>

Please include the following with this intake request:

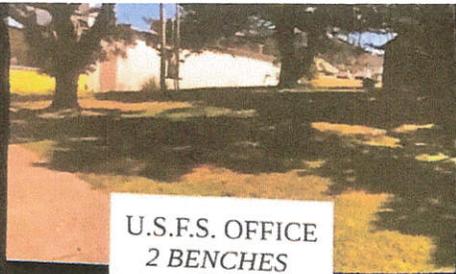
- Current building/property photographs
- Detailed narrative and visual description of the proposal, including site plan
- Any support letters or statements from other funders or project partners



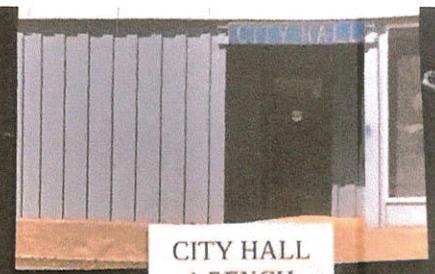
Page 1



Page 2



U.S.F.S. OFFICE  
2 BENCHES

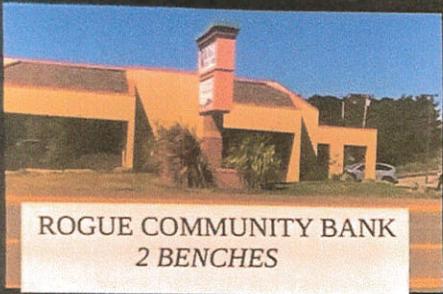


CITY HALL  
1 BENCH

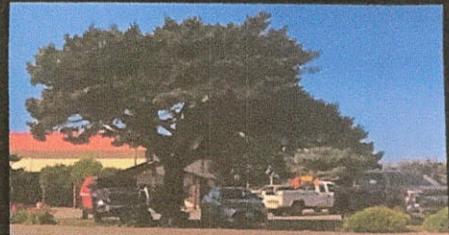
Gold Beach Main Street

GOLD BEACH MAIN STREET  
Urban Renewal Project

RUSH BUILDING  
2 BENCHES



ROGUE COMMUNITY BANK  
2 BENCHES



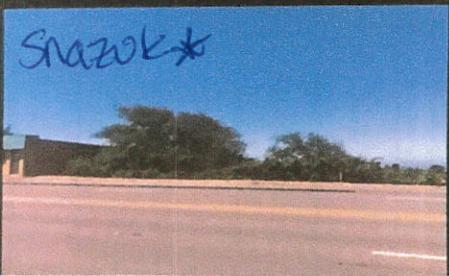
CURRY COUNTY FAIRGROUNDS  
3 BENCHES



SOUTH BEACH REST AREA  
3 BENCHES *sub shores*



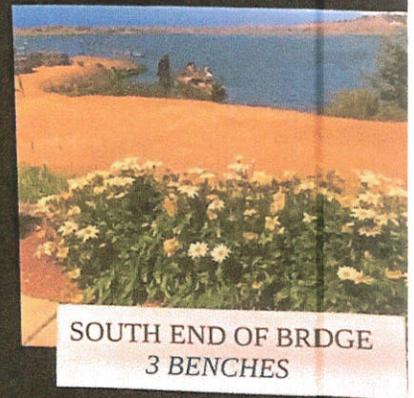
VISITORS CENTER  
3 BENCHES



HIWAY 101 OCEANVIEW PROPERTY  
2 BENCHES

FUTURE GBMS PROJECTS

*Cedar planters between properties*



SOUTH END OF BRIDGE  
3 BENCHES

GOLD BEACH MAIN STREET

PROPOSED PROJECT EXPENSES\*

METAL BENCHES

21 BENCHES @ \$1,000.00 PER BENCH      \$21,000.00

LABOR TO INSTALL BENCHES

3 hrs per benches @ \$35 = \$105      \$2,205.00

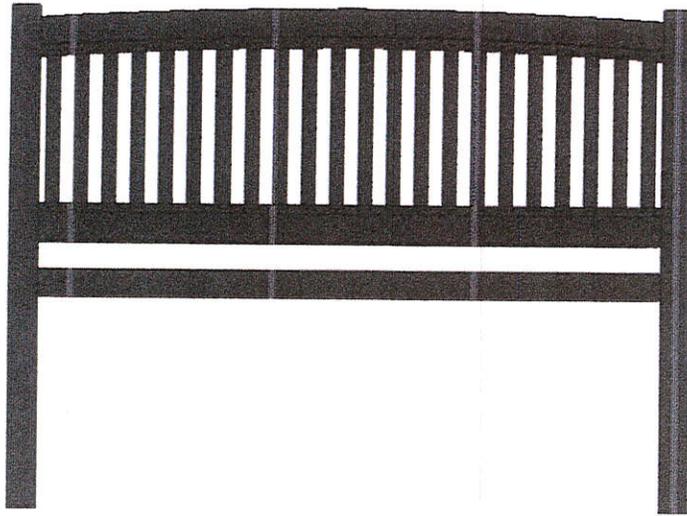
Cost of Material per bench base      \$200.00      \$4,200.00

4 TREES

4 @ \$150.00      \$600.00

PROJECTED EXPENSE.....      \$28,005.00

\*All expenses are approximate cost



**CLIENT**  
GB Main Street

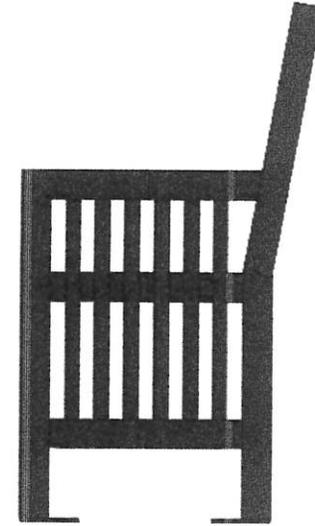
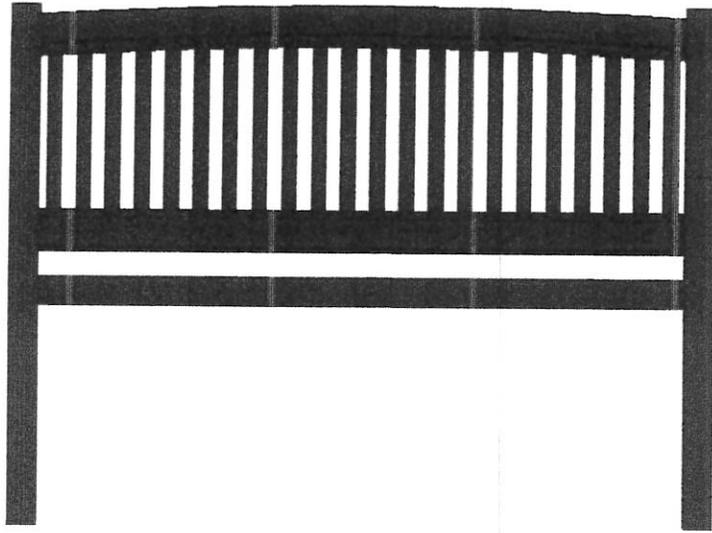
**PROJECT**  
Main Street Bench

**PROJECT NO.**  
245.170

**DRAWN BY**  
BC

**ISSUE**  
Rev2

**DESCRIPTION**  
V2



**CLIENT**  
GB Main Street

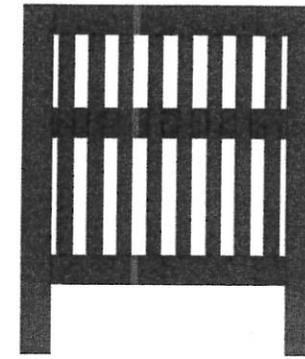
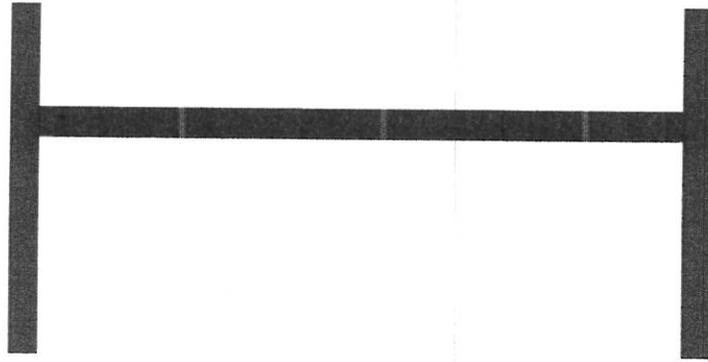
**PROJECT**  
Main Street Bench

**PROJECT NO.**  
245.170

**DRAWN BY**  
BC

**ISSUE**  
Rev2

**DESCRIPTION**  
V1



**CLIENT**  
GB Main Street

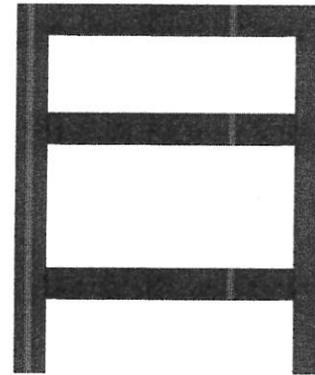
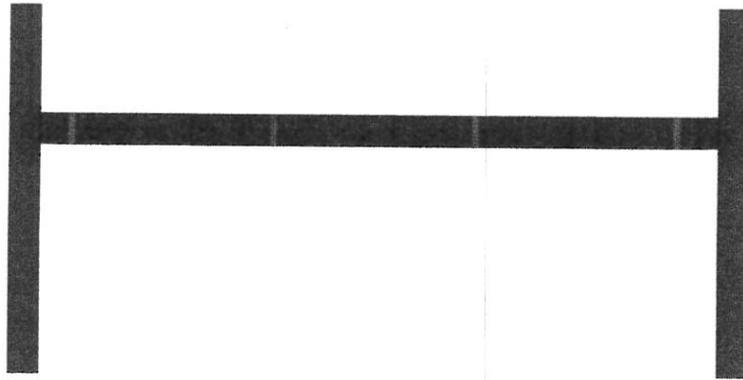
**PROJECT**  
Main Street Bench

**PROJECT NO.**  
245.170

**DRAWN BY**  
BC

**ISSUE**  
Rev2

**DESCRIPTION**  
V4



**CLIENT**  
GB Main Street

**PROJECT**  
Main Street Bench

**PROJECT NO.**  
245.170

**DRAWN BY**  
BC

**ISSUE**  
Rev2

**DESCRIPTION**  
V3



100 GALICE ROAD—MERLIN, OR 97532

CCB# 108579

PHONE (541) 471.9220.....FAX (541) 472.9119

**PROPOSAL SUBMITTED TO:**

**WORK TO BE PERFORMED AT:**

CITY OF GOLD BEACH  
CARE OF JODI FRITZ

WE HEREBY SUBMIT THE FOLLOWING--

**CITY BENCHES**

**Fabrication, materials, blasting and powder coating of benches, as discussed with Cherie McNair.**

12, 5' wavy design benches with backs, arms & concrete wood look bench seat with bar & space provisions for memorial fish plaque. \$2,250.00 (12 Benches=\$27,000.00)

**Additional work-Travel & delivery to each location \$3,150.00**

(Note: Others to provide anchoring to concrete)

**Total Benches, travel & delivery to each location \$30,150.00**

Note: Concrete guy has based his price on doing 10-12 benches at once

\*\*\* Payment terms are 1/2 total down and balance upon completion depending on which options are chosen. \*\*\*

RECEIVED  
DEC 21 2018  
CITY OF GOLD BEACH

All material is guaranteed to be as specified, the above work will be performed in accordance with the drawings and specifications submitted for the work and completed in a substantial workmanlike manner for the sum of **(\$30,150.00)** with payment(s) to be made as follows: 1/2 down **(\$15,075.00)**, balance of **(\$15,075.00)** due upon installation.

4% to be added to the total when using Visa or MasterCard

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon, accidents or delays beyond our control.

\*\*\* Proposal may be withdrawn if project is delayed more than 45 days upon acceptance.

NOTE: This proposal may be withdrawn by us if not accepted within 5 business days.

\*\*\* All deposits are non-refundable.

**TO SECURE PROPOSAL REMEMBER TO SIGN BELOW & RETURN BY FAX TO (541).472.9119**

RESPECTFULLY SUBMITTED,

PER FERGUSON FABRICATION, LLC

**ACCEPTANCE OF PROPOSAL**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.



# INVOICE

DATE	INVOICE #
12/3/2018	35548

www.fergusonfabrication.com

**FERGUSON FABRICATION, LLC.**

100 GALICE RD.  
 MERLIN, OR 97532-9703  
 PH-471-9220 FAX-472-9119

**CCB#10857**

BILL TO
CITY OF GOLD BEACH ATTN: JODI FRITTS

SHIP TO
GOLD BEACH, OR

PROPOSAL NO.
18-6423R

P.O. NO.

TERMS
Due on receipt

DUE DATE
12/3/2018

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
I-1	Deposit on proposal #18-6423R. Half down on 12 benches, as discussed with Cherie McNair.  Balance of benches to be invoiced upon delivery to Gold Beach.  <div style="text-align: center;"> <p>RECEIVED</p> <p>DEC 21 2018</p> <p>CITY OF GOLD BEACH</p> </div>		15,075.00	15,075.00

Thank you for choosing Ferguson Fabrication!

**TOTAL DUE \$15,075.00**



**Gold Beach Main Street**  
**URBAN RENEWAL BENCHES**

