



**GOLD BEACH URBAN RENEWAL  
AGENCY AGENDA**

**January 7, 2019, 6:30PM**

*Regular Meeting*

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

**Regular Meeting Agenda**

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

**Pledge of Allegiance**

**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. Proposed revisions to current plan to include housing element with possible low income component**
- b. Discuss possible revision of Administration component of current plan**
- c. Discuss crafting of long term projects to ensure best use of UR TIF**

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

**4. Adjourn Time: \_\_\_\_\_**

*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 7, 2019

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

### **SUMMARY AND BACKGROUND:**

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
  - 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.

# GOLD BEACH URBAN RENEWAL PLAN

City of Gold Beach  
Adopted June 10, 2013  
Ordinance No. 648

City of Gold Beach

Mayor: Karl Popoff

City Council: Jeff Crook, City Councilor Position #1  
Larry Brennan, City Councilor Position #2  
Brice Gregory, City Councilor Position #3  
Doug Brand, City Councilor Position #4  
Tamie Kaufman, City Councilor Position #5

City Administrator: Jodi Fritts-Matthey

Urban Renewal Agency: City Council

Urban Renewal Advisory Committee: Karen Richmond, Position #1  
Sandra Vieira, Position #2  
Beth Barker-Hidalgo, Position #3  
Position #4 vacant

Consultant Team: Elaine Howard Consulting, LLC  
Elaine Howard  
James Vanden Bos  
ECONorthwest  
Nick Popenuk  
Jeannette Launer, Legal Counsel  
Leslie Vanden Bos, Editor

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## I. INTRODUCTION

The Gold Beach Urban Renewal Plan (Plan) contains goals, objectives, and projects for the development of the Gold Beach Urban Renewal Area (Area). The overall purpose of the Plan is to use tax increment financing to overcome obstacles to the proper development of the Area. The Gold Beach Urban Renewal Plan Boundary is shown in Figure 1.

The City of Gold Beach adopted a Strategic Plan, “Gold Beach 2010” in 1995, with partial revisions in 1998 and 2000. Action agenda items were based off of the need to develop a more vibrant Gold Beach. These items include:

Business Development Goal: Expansion of a favorable business/industrial climate in Gold Beach that will generate an increased tax base to maintain favorable property tax rates, while supporting need services.

Strategy 3: Review current status/position on nature-based tourism projects, based on findings, to generate a continuing support program. Investigate the current recreation opportunities in the local area for expansion and job opportunities.

Quality of Life Committee Goal: To improve the quality of life in the Gold Beach community through: cultural and recreational amenities enhanced scenic beauty, and attention to meeting the needs of all segments of the community.

Strategy 1: Enhance the beauty of the business district through landscape development and improved building facades. Place approved mural in selected locations to make the downtown area more attractive to visitors and residents.

Strategy 2: Utilize a “Beach Walk” concept to enhance recreation and accessibility from the Rogue River to the South Beach Park.

This urban renewal plan will help implement the goals outlined above.

Urban renewal is a program that is authorized under state law and implemented locally that allows for the concentrated use of property tax revenues to upgrade certain designated areas of a city or county. These areas are called “blighted<sup>1</sup>” by state statute

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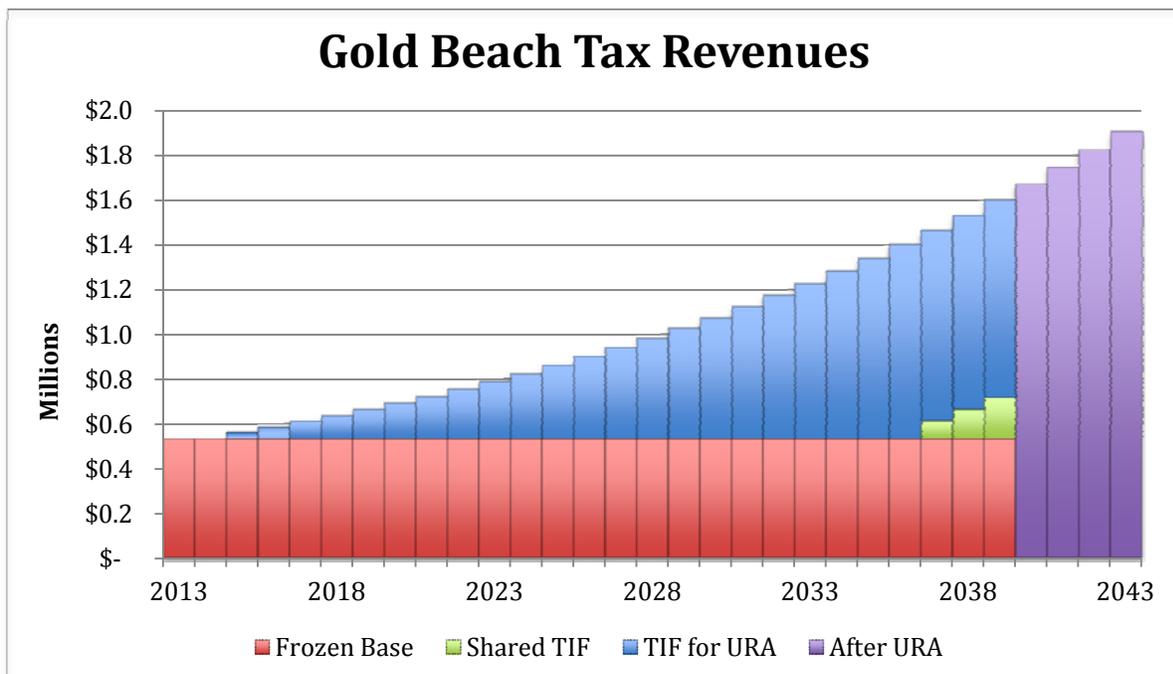
<sup>1</sup> ORS 457.010(1) defines blight, and is shown in Appendix A.

and typically contain sections of a city that are underdeveloped and not contributing fully to the local economy. They can have buildings that are in need of renovation, property that should be developed or redeveloped, or utilities and street systems in poor repair or in need of upgrades.

The underpinning theory of urban renewal is that, if these properties and the surrounding infrastructure are upgraded and blight is removed, the entire area will contribute more substantially to both the local economy and property taxes, which, in turn, will help support all of the taxing jurisdictions.

Urban renewal is one of the few remaining tools for encouraging local economic development. It is unique in that it has its own funding source, tax increment financing (TIF). At the time an urban renewal plan is adopted, the county assessor calculates the total assessed value of the area and establishes this value as the “frozen base” for the area. Growth above the base is called the “increment.” Tax increment revenues are the property tax revenues generated off the increase in the assessed values above the frozen base (not including rates for general obligation bonds and local option levies approved by voters after October, 2001). This concept is shown in Chart 1.

**Chart 1 – The Components of Tax Increment Financing over 30 Years**



The financial impact of urban renewal is borne by the overlapping taxing jurisdictions, including the City of Gold Beach. The taxing jurisdictions gain revenues through the collection of property taxes. Property tax increases come through new development and the statutory limit of a yearly maximum increase of 3% in assessed values on existing real property. During the use of tax increment financing, the permanent rate property taxes on the **growth** in assessed value in the urban renewal area (URA) are allocated to the urban renewal agency and not the taxing district. The taxing jurisdictions are still able to collect the property tax revenues from the assessed value of the frozen base, but increases in revenues are allocated to the urban renewal agency for use within the urban renewal area. In many urban renewal areas, the growth from the new investment would not have occurred but for the use of urban renewal.

The limiting factor of urban renewal plans is the maximum indebtedness. Maximum indebtedness is the total amount of funds that can be spent on projects and programs, including administration, in an urban renewal plan. Maximum indebtedness does not include interest paid on debt. Maximum indebtedness can only be changed by a substantial amendment to an urban renewal plan. A substantial amendment requires the same procedures as adopting a new urban renewal plan, and is, therefore, meant to take considerable effort to enact.

Once an urban renewal plan is adopted in an urban renewal area, taxpayers within that area will see a line item on their property tax statements for urban renewal. This can be quite confusing, because even if the property is not physically located in the area, the property tax statement will include an indication of the impact of urban renewal on the property tax bill of every property owner in the city. The overall tax bill does not increase, but the allocation of revenues received from your payment is changed as a portion of that payment now goes to urban renewal. This is called “division of taxes” and is the administrative way that assessors must calculate the urban renewal revenue. If urban renewal was to be terminated, the property tax bill would not be reduced, but the taxes would be allocated differently, and all taxing jurisdictions would see an increase in their share of the property taxes.

The Plan includes a list of specific projects to help implement the shared community vision for the Area.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a

complete lack of streets and utilities altogether, or other obstacles to development. The Area this Plan is designed for has infrastructure needs, lacks adequate streetscape and parking, and does not have a program for assistance to business owners.

Urban renewal allows for the use of tax increment financing to fund urban renewal projects. Tax increment revenues – the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established – are used to repay borrowed funds. The funds borrowed are used to pay for urban renewal projects.

In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities, assistance for rehabilitation or redevelopment of property, acquisition and re-sale of property (site assembly) from willing sellers, and improvements to public spaces. The specific projects to be approved in this Plan are outlined in Sections III and IV.

Urban renewal is put into effect when the City of Gold Beach adopts an urban renewal plan. The urban renewal plan defines the urban renewal area, states goals and objectives for the area, lists projects and programs that can be undertaken, provides a dollar limit on the funds which may be borrowed for urban renewal projects, and states how the plan may be changed in the future.

The Area, shown in Figure 1, consists of approximately 195.05 acres of land, including approximately 36.03 acres of right-of-way.

The Plan will be administered by the Gold Beach Urban Renewal Agency (GBURA), which was established by the City Council of the City of Gold Beach as the City's Urban Renewal Agency. Substantial changes to the Plan, if necessary, must be approved by the City Council, as outlined in Section VIII of this Plan.

A Report accompanies this Plan. The Report includes:

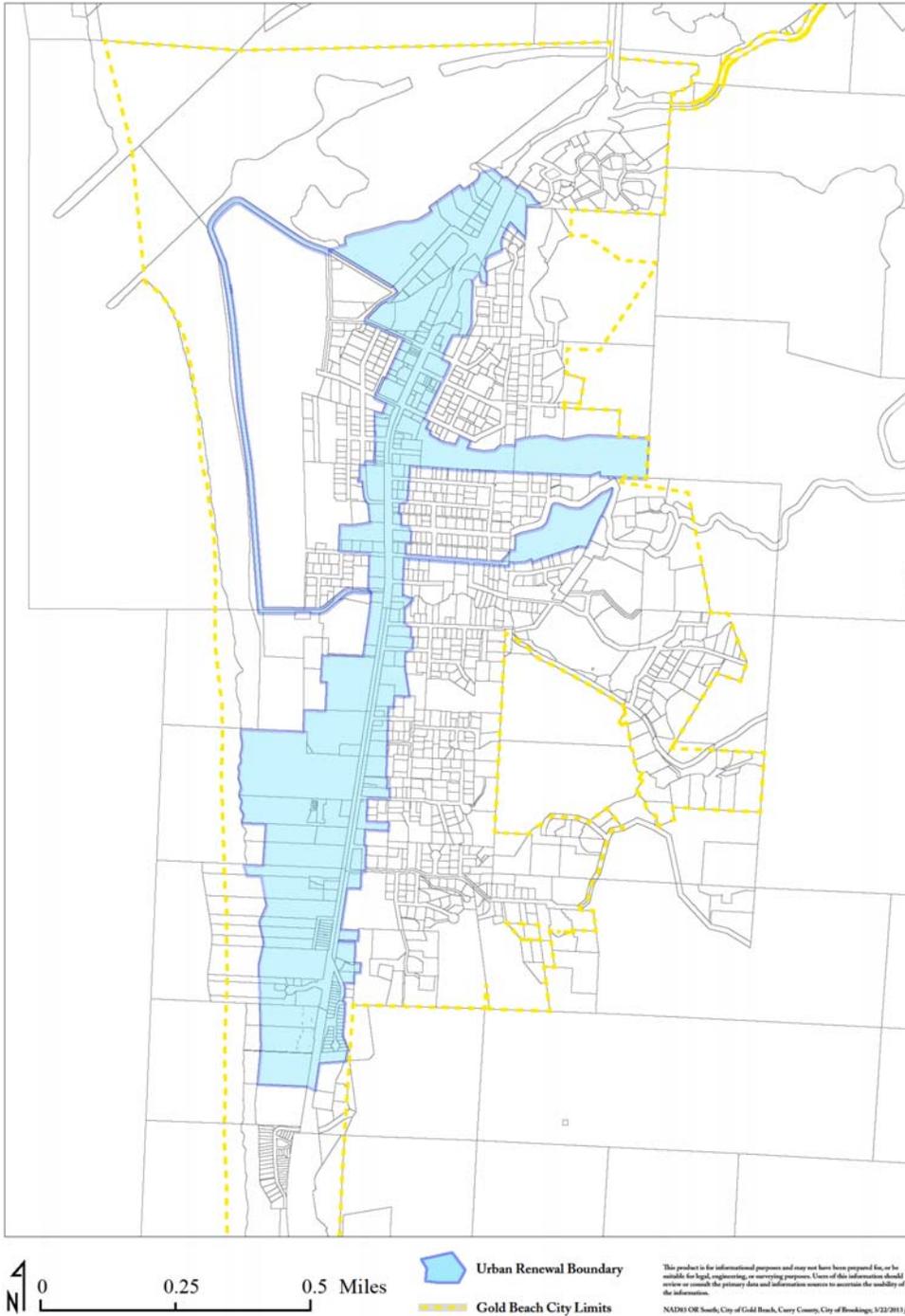
- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of each Area in the Plan;
- The relationship between each project to be undertaken and the existing conditions;
- The total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;

- The estimated amount of funds required in the Area, and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is \$8,240,000. The projections of maximum indebtedness and projects to be funded are based on a 25 year time frame. This time frame is not absolute, the ruling factor is the maximum indebtedness. Economic factors may cause that time frame to shorten if the economy strengthens or lengthen if the economy weakens.

Figure 1 – Gold Beach Urban Renewal Area Boundary

## Urban Renewal Boundary - Gold Beach, Oregon



## **II. GOALS AND OBJECTIVES**

The goals of the Plan represent its basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve the goals. The urban renewal projects identified in Chapter IV of the Plan are the specific means of meeting the objectives. The goals were developed with input from the Gold Beach City Council, the Gold Beach Urban Renewal Advisory Committee, taxing district input and citizen input from a community meeting.

### **1. Public Involvement**

Ensure that community values and priorities are properly represented through a process of continual community engagement and feedback.

#### Objectives

- a. Form an urban renewal advisory committee for the Area.

### **2. Economy**

Promote the role of the Area as an energetic community of local businesses that is supported both by the residents of Gold Beach and visitors.

#### Objectives

- a. Encourage more neighborhood-serving businesses to locate within the Area, thereby adding to the critical mass of the area.
- b. Support local businesses by providing assistance for storefront improvements.
- c. Form public-private partnerships and use public investment to generate private investment.
- d. Develop programs and incentives to encourage development within the Area.

### **3. Create a Unique Identity with a Sense of Place and Community**

Create a unique identity that strengthens sense of place, promotes economic development through resident and tourist visits, encourages return patronage, and leverages private investment.

#### Objectives

- a. Establish a unique identity that enhances the Area's character, providing a sense of community for existing businesses and residents and giving visitors a reason to stop in the Area and return to the Area.
- b. Improve sidewalks, streetscape, walkways and bike pathways.

- c. Provide business and way finding signage.
- d. Provide attractive parking to support the business district.
- e. Create gathering places that will provide focal points in the Area.
- f. Establish gateway features to notify tourists that they are entering a vibrant community.

#### **4. Tourism and Entertainment**

Provide opportunities for residents and visitors to enjoy Gold Beach, supporting our businesses and providing economic activity.

Objectives:

- a. Assist in the development and redevelopment of facilities that serve residents and tourists including, but not limited, to the fairgrounds, a community gathering space potentially located by the public library, the performing arts center, an entertainment center that could include a theater, and the creation of pocket parks.

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

The projects within the Area are economic development assistance projects, transportation improvements and improvements to promote livability and attract tourists. An outline of major urban renewal project activities is as follows:

#### **1. Economic Development Assistance**

- Storefront loans or grants
- Developer participation
- Small business/restaurant program

#### **2. Transportation Improvements**

- Streetscape improvements: sidewalks, streetscape including but not limited to benches, trash receptacles, plantings, lighting, and other improvements to enhance the transportation system
- Business signage and way finding/gateway features
- Port/Airport way Bike-Pedestrian Improvements
- Public parking

#### **3. Tourism and Entertainment**

- Event center at fairground improvements
- Family entertainment /recreation project
- Performing arts facility
- Gathering spaces/pocket parks

#### **4. Administration**

#### IV. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below. As shown in the Report, urban renewal funds will be combined with existing and other future sources of funding to finance project costs. Projects authorized by the Plan are:

Streetscape Improvements: Streetscape improvements to sidewalks, including but not limited to benches, trash receptacles, plantings, lighting, and other improvements to enhance the transportation system.

Property Assistance/Redevelopment Opportunity Program: Create grant or loan programs for the rehabilitation of buildings. Projects could include façade improvements, remodel, fire/safety compliance, American Disability Act (ADA) accessibility, etc.

Signage: Facilitate unified signage plan for the city and businesses. Way finding signs will assist visitors in locating attractions; gateway signage will welcome visitors to Gold Beach. This project could include a Pole Sign Program to assist business owners with removal and replacement for more pedestrian friendly (and visually appealing) signage.

Port/Airport Way Bike-Pedestrian Improvements: The Port is the gateway into Gold Beach. There is a road system from Highway 101 that passes through the Port, past the jetty and parallels the airport (Port Drive, South Jetty Road, Oceanside Drive). This system gets utilized heavily by locals, but is in poor condition. This route could provide good beach access and be made into a scenic byway for tourists and residents. Signage and sidewalk/trail improvements would help accomplish this goal.

Attractive Public Parking: Develop attractive public parking and signage to encourage visitors to park and walk to different areas.

Community/Tourist Attraction Facilities:

Improvements to the Event Center on the beach (Fairgrounds): Assistance for capital improvements as this is the primary meeting center and it supports the economic health of the town. This project serves and benefits the urban renewal area by providing a venue for activities including the fair, conventions and trade shows that will bring residents and visitors alike to Gold Beach to frequent the other businesses add to the overall economic health of the urban renewal area.

Community Center: Provide a space for meetings and activities in partnership with the public library. This project serves and benefits the urban renewal area by providing a venue for the citizens of Gold Beach to have meeting spaces for community meetings. By bringing citizens to the city center, they will also likely frequent the other businesses add to the overall economic health of the urban renewal area.

Family Entertainment/Recreation Project: Assist in the development of a family entertainment/recreation project, potentially including a cinema and one or two other activities (bowling alley, recreation center, etc.) that would provide entertainment opportunities for locals and tourists alike. This project is a private/public partnership opportunity.

Performing Arts Facility: Upgrade this existing facility to make it an asset to the community and an attraction for visitors. This project serves and benefits the urban renewal area by providing a venue for cultural activities that will bring residents and visitors alike to Gold Beach to frequent the other businesses add to the overall economic health of the urban renewal area.

Pocket Parks: Create pocket parks to provide gathering spaces for residents and visitors.

Property Acquisition: Acquisition from willing seller for private development or for public projects as allowed by statute.

Small Business/Restaurant Program: Small grants or loans to new businesses to help them get started, or a space lease program during the first year to help new businesses get on their feet.

Sidewalk Program: Grants or loans to assist property owners. Better walkability to help visitors enjoy the town more.

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

## **V. PROPERTY ACQUISITION AND DISPOSITION**

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use.

### **A. Property Acquisition for Public Improvements**

The Agency may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures.

### **B. Property Acquisition – From Willing Sellers**

The Plan authorizes Agency acquisition of any interest in property within the Area that the Agency finds is necessary to support private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property for a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

### **C. Land Disposition**

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B of this Section V by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in such plan. Because fair reuse value reflects limitations on use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building

of its improvements within a period of time that the Agency determines is reasonable.

## **VI. RELOCATION METHODS**

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance.

## **VII. TAX INCREMENT FINANCING OF PLAN**

Tax increment financing consists of using annual tax increment revenues to make payments on loans, usually in the form of tax increment bonds. The proceeds of the bonds are used to finance the urban renewal projects authorized in the Plan. Bonds may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. [Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.]

### **A. General Description of the Proposed Financing Methods**

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from the Federal, State, Port, local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

### **B. Tax Increment Financing and Maximum Indebtedness**

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$8,240,000 (eight million two hundred forty thousand dollars). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness.

### **C. Prior Indebtedness**

Any indebtedness permitted by law and incurred by the Agency or the City of Gold Beach in connection with the preparation of this Plan or prior planning efforts that support the preparation or implementation of this Plan may be repaid from tax increment revenues from the Area when, and if, such funds are available.

## **VIII. FUTURE AMENDMENTS TO PLAN**

The Plan may be amended as described in this section.

### **A. Substantial Amendments**

Substantial Amendments are solely amendments:

- Adding land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
- Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Gold Beach, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

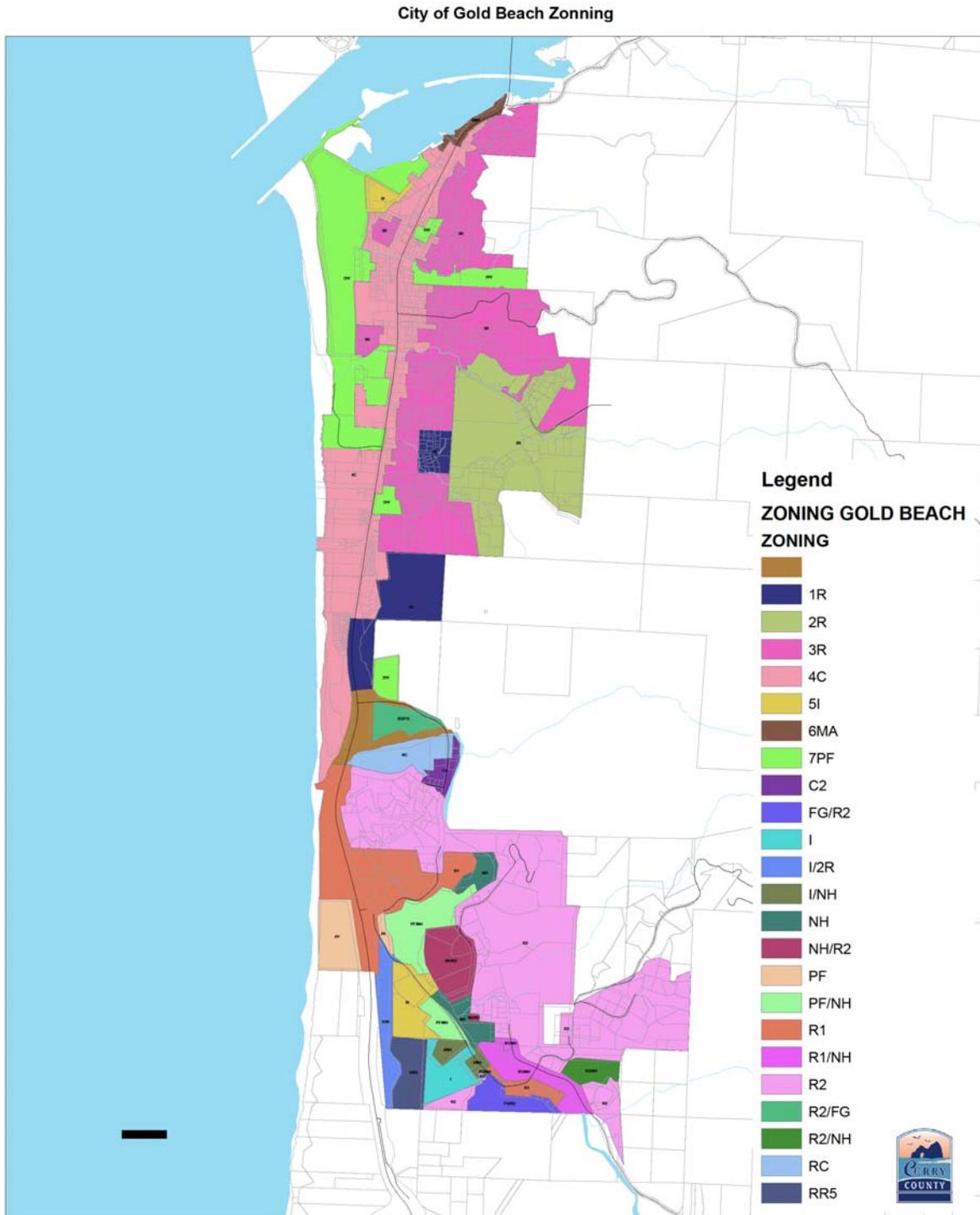
### **B. Minor Amendments**

Minor Amendments are amendments that are not Substantial Amendments in scope. They require approval by the Agency by resolution.

### **C. Amendments to the Gold Beach Comprehensive Plan and/or Gold Beach Planning Code**

Amendments to the Gold Beach Comprehensive Plan and/or Gold Beach Planning Code that affect the Urban Renewal Plan and/or the Urban Renewal Area shall be incorporated automatically within the Urban Renewal Plan without any separate action required by the Agency or the City Council.

Figure 2 - Zoning and Comprehensive Plan Designations



## **IX. PROPOSED LAND USES**

The proposed land uses are those identified in the Gold Beach Planning Code and the Gold Beach Comprehensive Plan. The zoning code categories in the Area are shown below. If these are updated by the City of Gold Beach, those updates are automatically incorporated into this Plan.

General Commercial (Commercial 4C): The General Commercial zone is designed to apply to areas where more complete commercial facilities are necessary for community convenience.

Public Facilities (7-PF): The Public Facilities zone is designed to identify and reserve publicly and privately owned areas for development of needed public facilities and service.

The maximum densities and building requirements can be found in the Gold Beach Zoning Ordinance No. 634.

## **X. RELATIONSHIP TO LOCAL OBJECTIVES**

The Plan conforms with local planning and development objectives contained within the City of Gold Beach's Comprehensive Plan. The following section describes the purpose and intent of these plans, the particular goals and policies within each planning document to which the proposed Plan conforms, and an explanation of how the Plan relates to these goals and policies. The numbering of the goals, policies, and implementation strategies will reflect the numbering which occurs in the original document. Italicized text is text that has **not** been taken directly from an original planning document, but shows how the urban renewal plan conforms to the original document. The Zoning and Comprehensive Plan designations are shown in Figure 2.

### **A. City of Gold Beach Comprehensive Plan**

Land use planning involves the consideration and balancing of many different factors and issues to make the best decisions for the community both for the short and long term. The goals and policies of Gold Beach's Comprehensive Plan are intended to guide the community in making these decisions. The Plan is intended for use by all those who have concerns with the City's land use planning process including; local officials, persons with development interests, state, regional and federal agencies, neighborhood and community groups, and citizens of all interests.

*The proposed Plan relates to several of these stated goals, policies, and implementation strategies. Of particular relevance are sections pertaining to recreational facilities, the local economy, transportation, and urban containment. While there may be other parts of the comprehensive plan that this Plan supports, some goals and policies that this Plan supports are listed below.*

### **Goal 5: Open Space, Scenic and Historic Areas, and Natural Resources**

**To protect and enhance the area's open space and scenic resources, and conserve and property utilize the area's natural resources.**

Policies

- b. To encourage and promote tourism by the preservation and enhancement of the area's natural, scenic and historic sites.
- i. To maintain identified open space areas within the city.

*The Plan conforms with Goal 5 as the Plan specifies projects that will establish and fund programs to provide funding for a sidewalk/trail system along Oceanside Drive and develop pocket parks in the Area to create a more aesthetically pleasing environment for locals, shoppers, and visitors.*

## **Goal 8: Recreational Needs**

**To satisfy the recreational needs of Gold Beach and visitors by providing adequate recreational facilities.**

### Policies

- a. To pursue available funding services to increase recreational opportunities in Gold Beach.
- d. To encourage private development of recreational facilities.

*The Plan conforms with Goal 5 as the Plan specifies projects that will establish and fund programs to provide funding for a sidewalk/trail system along Oceanside Drive and develop pocket parks in the Area to create a more aesthetically pleasing environment for locals, shoppers, and visitors. Projects also include assisting in the development of entertainment facilities including the fairgrounds, a community meeting center, the performing arts center and an entertainment center.*

## **Goal 9: Economy**

**To diversify and improve the economy of Gold Beach.**

### Policies

- a. To encourage and support efforts to improve Port facilities and the entrance to the Harbor.
- d. To encourage the development of tourist related facilities.
- f. To reduce unemployment, the out-migration of youth and accommodate the growth of the local labor force, by increasing job opportunities.
- g. To encourage economic activities which provide year-round employment.

*The Plan conforms with Goal 9 as it will set up and fund programs to provide storefront grants and loans, assist developers, provide signage, create parking, improve streetscaping, and provide funding for pocket parks in the Area to create a more aesthetically pleasing environment for locals, shoppers, and visitors. The Port bike/ped project will attract residents and tourists alike. Projects will assist in the development of entertainment facilities including the fairgrounds, community center, performing arts center and an entertainment center. These improvements to the Area will help boost the local economy and encourage job retention and creation.*

## **Goal 12: Transportation**

**To provide and encourage a safe, convenient and economic transportation system.**

Policies

- a. To encourage new development which can utilize or improve the existing transportation system.
- d. To encourage the development of bicycle paths.
- e. To encourage improvements to the City's street system.

*The Plan conforms with Goal 12 as it will provide funding for streetscape, sidewalk, the Port bike/ped project and parking improvements in the Area. By extending and improving sidewalks, providing pedestrian amenities, creating bike paths, and providing additional safe parking, the Plan will make the local transportation system safer and more convenient.*

## **Goal 13: Energy Conservation**

**To conserve energy.**

Policies

- e. To encourage the development of a transportation system which can provide an alternative to the automobile.

*The Plan conforms with Goal 13 as it will provide funding for streetscape, sidewalk, and the Port bike/ped project. By extending and improving sidewalks, providing pedestrian amenities, and creating bike paths, the Plan encourages people to use modes of transportation other than the automobile.*

## **Goal 14: Urbanization**

**To provide for an orderly and efficient transition from rural to urban land use.**

Policies

- e. To encourage development to occur within a relatively compact urban area with controlled growth outward.

*The Plan conforms with Goal 14 by encouraging and providing for enhanced, continued, and more efficient use of the Area. The Plan helps control outward growth by promoting the continued, and more intense usage, of already urban lands.*

APPENDIX A: LEGAL DESCRIPTION

Description and Accompanying Map

**To: Gold Beach Urban Renewal Agency**

**From: Jodi Fritts, City Administrator (prepared by Elaine Howard)**

**Date: May 7, 2015**

**Re: Minor Amendment to the Gold Beach Urban Renewal Plan**

The Gold Beach Urban Renewal Plan (Plan) was adopted by the Gold Beach City Council on June 10, 2013 by Ordinance No. 648. ORS 457.420(2)(b)(A) limits the areas of urban renewal in cities with populations below 50,000 to twenty-five percent of the total assessed value of the city. When the Gold Beach Urban Renewal Feasibility Study and Gold Beach Urban Renewal Plan were drafted, access to the Curry County Assessor taxation records was restricted due to staffing shortages. The County provided data for the Gold Beach Urban Renewal Feasibility Study on the projected total assessed value of the urban renewal area. The consultant and the city were unable to gain access to the records to check and update that data for preparation of the Gold Beach Urban Renewal Plan (Plan). After confirmation with legal counsel that the Plan would be legal even if the frozen base exceeded the twenty-five percent limitation and, if that happened, a minor amendment could be made to the Plan, the decision was made to use the data provided by the County and review the information when the frozen base was established by the Curry County Assessor.

The City of Gold Beach received information about the assessed value of the urban renewal areas from the Curry County Assessor at the end of January, 2014. We contacted the urban renewal consultant who prepared the Plan, who advised that the boundary needed to be adjusted to bring the Plan in conformance with state statute regarding the twenty five percent of assessed value limitation. The frozen base of the urban renewal area was established at \$61,288,575. The total assessed value of the City of Gold Beach at the time the urban renewal plan was adopted was \$221,997,469. Statutory limitations allow only \$55,499,367 of total assessed value in urban renewal. Therefore, the Gold Beach Urban Renewal area must be reduced in value by at least \$5,789,300.

We are proposing the attached boundary revision. The revision brings the total assessed value under the twenty-five percent limitation, reducing the Area's real property assessed value by \$7,115,620. This revision in assessed value and the associated revision and acreage is shown in Table 2. We are also working with the State Department of Revenue and the Curry County Assessor's office to determine when we can take our first division of taxes for the urban renewal area.

Figure 1 – Gold Beach Urban Renewal Original Area Boundary

### Urban Renewal Boundary - Gold Beach, Oregon

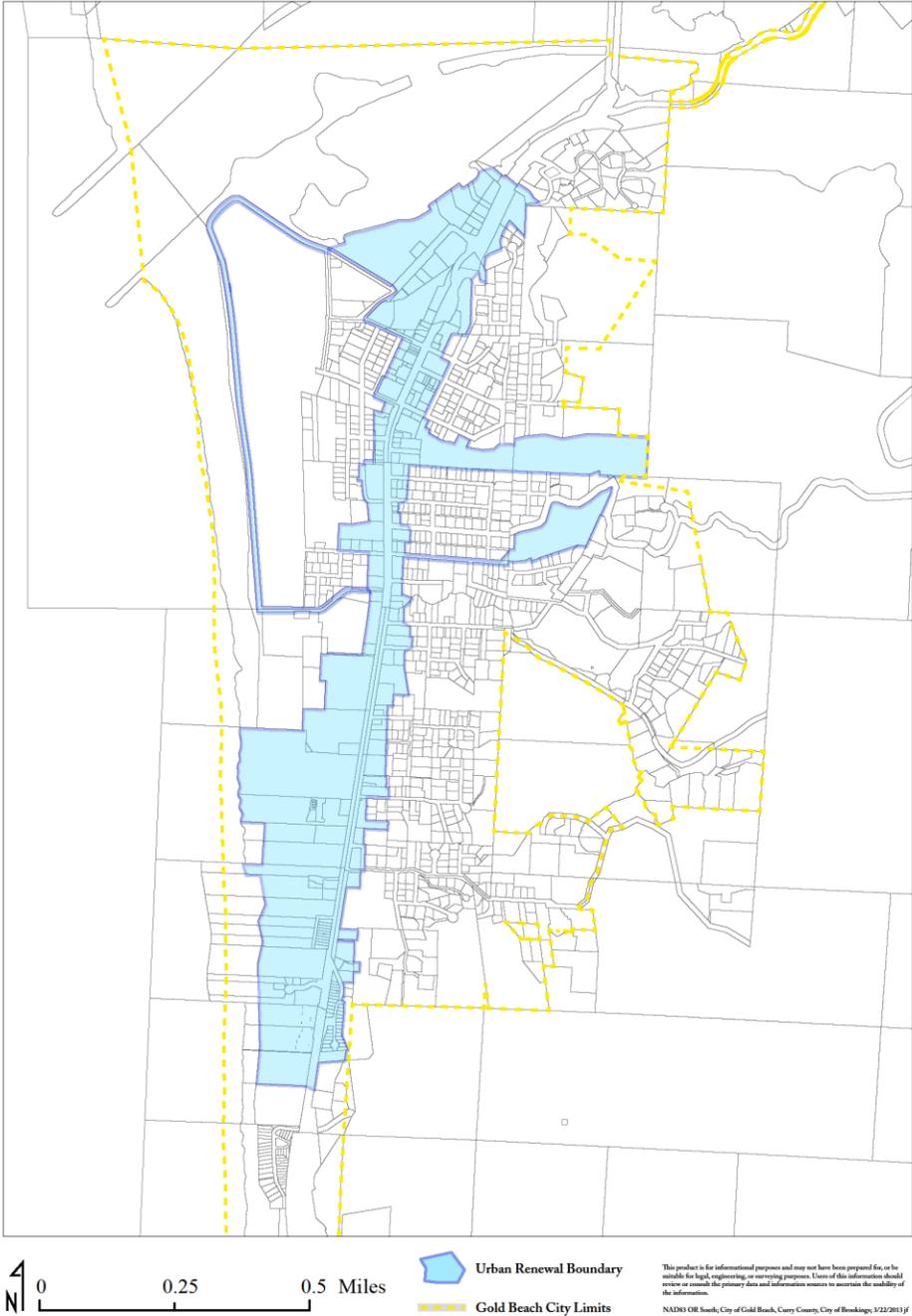
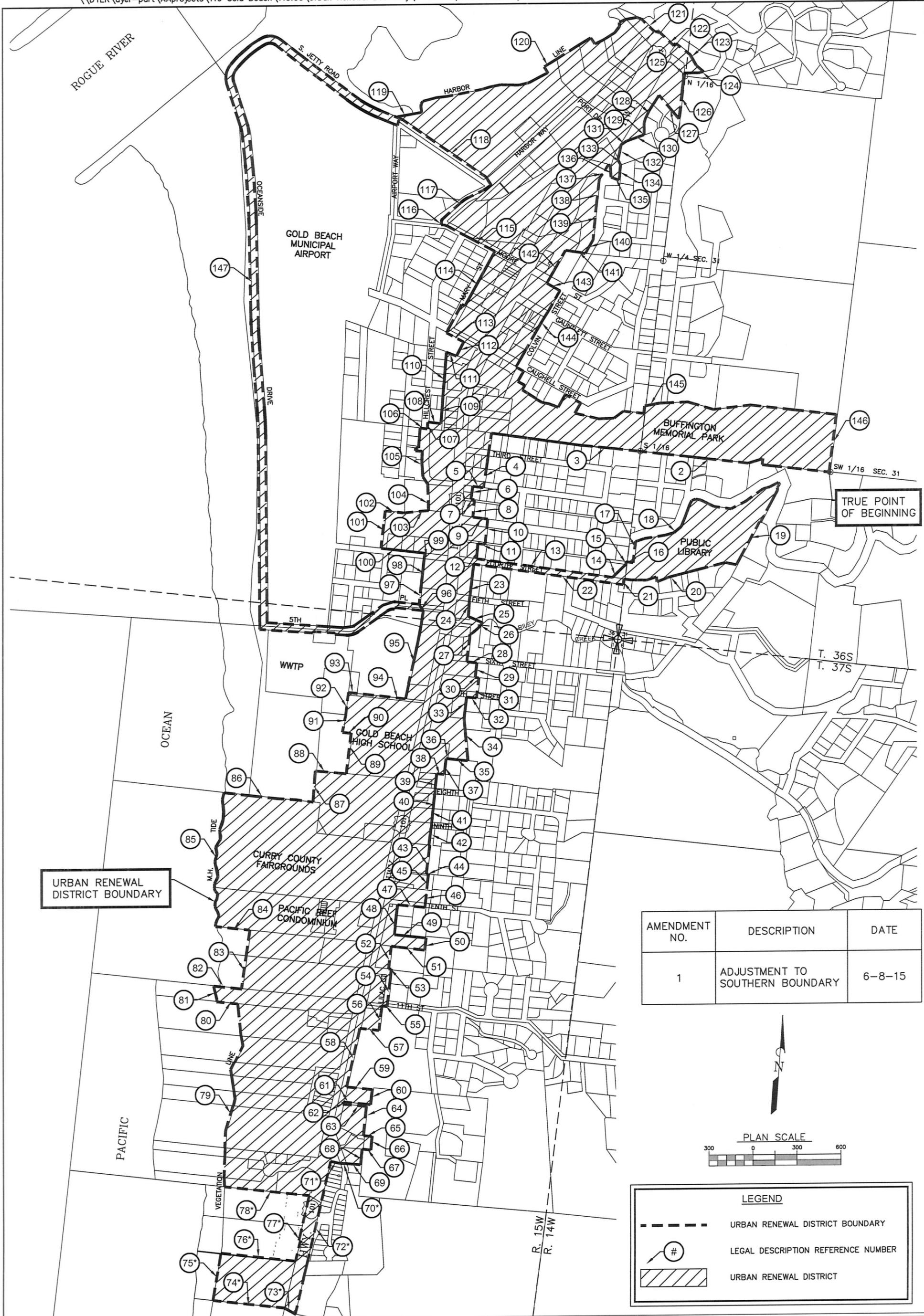




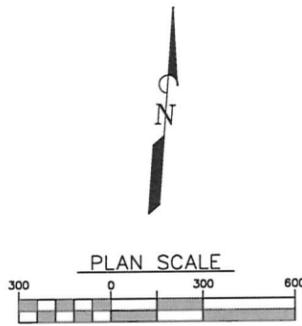


Table 2 - Urban Renewal Area Conformance with Assessed Value and Area Limits

Urban Renewal Area	Assessed Value	Acres
Gold Beach Urban Renewal Area	\$46,220,413	186.75
City of Gold Beach	\$219,430,679	1,766
Percent of AV in Urban Renewal	21.06%	
Percent of Acreage in Urban Renewal		10.57%



AMENDMENT NO.	DESCRIPTION	DATE
1	ADJUSTMENT TO SOUTHERN BOUNDARY	6-8-15



LEGEND	
	URBAN RENEWAL DISTRICT BOUNDARY
	LEGAL DESCRIPTION REFERENCE NUMBER
	URBAN RENEWAL DISTRICT

URBAN RENEWAL DISTRICT BOUNDARY

THE DYER PARTNERSHIP  
ENGINEERS & PLANNERS  
DATE: JUNE, 2015  
PROJECT NO.: 119.00

CITY OF GOLD BEACH  
CURRY COUNTY, OREGON  
**URBAN RENEWAL DISTRICT BOUNDARY (AMENDED)**

FIGURE NO.  
**1**

JAN 7, 2019 URA MTG PACKET  
Page 34 of 77

## **URBAN RENEWAL DISTRICT (AMENDED)**

The purpose of this description is to describe the amended Urban Renewal District for the City of Gold Beach, which is located in Section 1, Township 37 South, Range 15 West; Section 31, Township 36 South, Range 14 West; and Section 36, Township 36 South, Range 15 West of the Willamette Meridian, County of Curry, State of Oregon and is more particularly described as follows:

1. Commencing at the southwest 1/16 corner of said Section 31;
2. Thence west along the north line of the southwest quarter of the southwest quarter of said section 31 to the south 1/16 corner of said Section 31;
3. Thence west along the north line of Block 1 of Bailey's First Division to the northwest corner of Lot 6 of said Block 1;
4. Thence south along the west lines of Lot 6, Block 1; Lots 18 and 6 of Block 2 and their extensions to the south right-of-way line of Second Street;
5. Thence west along said south right-of-way line of Second Street to the adjusted northwest corner of Lot 3 of Block 3 of Bailey's First Division;
6. Thence south along the adjusted west line of Lot 3 of Said Block 3 to the adjusted southwest corner of said Lot 3 of Block 3;
7. Thence east to the original southeast corner of Lot 3 of said Block 3;
8. Thence south along the west line and its extension thereof Lot 3 of Block 1 of Bailey's Second Gold Beach Division to the north right-of-way of Third Street;
9. Thence east along the north right-of-way of said Third Street to where it intersects with the extension with the east line of Lot 4, Block 3 of Bailey's Second Gold Beach Division;
10. Thence south along the east line of Lot 4 of Block 3 and its extension's thereof to the north line of Block 5;
11. Thence west to the northwest corner of Lot 4, Block 5;
12. Thence south to the southwest corner of said Lot 4, Block 5;

13. Thence East along the north right-of-way line of Fourth Street to the southeast corner of a parcel of land owned by Willam E. Fitts and Barbara G. Fitts as described in Instrument No. 2009-3747, Records of Curry County;
14. Thence N 37° 54' E 123.5 feet to northeast corner of said parcel owned by Fitts;
15. Thence north 20 feet to the southwest corner of a parcel of land owned by Song Yee Lebaron and Stewart Wilber Lebaron as described in Instrument No. 2012-00522, Records of Curry County;
16. Thence S 88° 45' 36" E 49.97 feet to the southeast corner of said parcel owned by Lebaron;
17. Thence N 0° 32' 02" W 147.59 feet along the east line of said parcel owned by Lebaron to the southerly right-of-way line of Third Street;
18. Thence easterly and northeasterly along said southerly right-of-way of Third Street to the northeast corner of a parcel of land owned by Curry Public Library District as described in Instrument No. 2004-1924, Records of Curry County;
19. Thence southwesterly to the southeast corner of said parcel of land owned by Curry Public Library District;
20. Thence southwesterly along the southerly line of said Curry Public Library District parcel to the southwest corner of said parcel of land;
21. Thence south to the southeast corner of said Fourth Street;
22. Thence west along the south right-of-way line of said Fourth Street to the northeast corner of a parcel of land owned by Debra Kay Turner as described in Instrument No. 001409, Records of Curry County;
23. Thence south along the east line of said parcel of land owned by Turner and its extension across 5<sup>th</sup> Street to the northwest corner of a parcel of land owned by The American Lutheran Church as described in Volume 78, Page 305, Deed Records of Curry County;
24. Thence S 03° 17' E 102.3 feet along the west line of said parcel of land owned by The American Lutheran Church;
25. Thence S 72° 22' E 107 feet more or less along southerly line of said parcel and its extension thereof to the center of the channel of Riley Creek;

26. Thence southwesterly following the center of the channel of said Riley Creek to where it intersects with the northeast corner of a parcel of land owned by Eric E. Rickard described by Instrument No. 2005-4406, Records of Curry County;
27. Thence south 141.9 feet along the east line of said parcel of land owned by Rickard and its extension to the south right-of-way of Sixth Street;
28. Thence east along said south right-of-way line of Sixth Street to the northwest corner of a parcel of land owned by Katherine J. Wyatt as described in Instrument No. 2009-597, Records of Curry County;
29. Thence South 100 feet to the southwest corner of said parcel owned by Wyatt;
30. Thence east 25 feet along the north line of a parcel of land owned by David J. Duffy and Ilene M. Duffy as described in Instrument No 2004-4336, Records of Curry County to the northeast corner of said parcel;
31. Thence south 140 feet along the east line of said parcel of land owned by Duffy and its extension to the southerly right-of-way of Seventh Street;
32. Thence west along said south right-of-way of Seventh Street to northeast corner of a parcel of land owned by James H. Carey JR and C. Diane Carey as described in Instrument No. 2010-1101, Records of Curry County;
33. Thence south 148.6 feet to the southeast corner of said parcel owned by Carey;
34. Thence S 11° 22' E 290.7 feet along the easterly line of a parcel of land owned by Patrick Edward Fitzstephens as described in Instrument No. 2013-01603, Records of Curry County to the southeast corner of said parcel;
35. Thence west 145.1 feet to the southwest corner of said parcel of land owned by Fitzstephens;
36. Thence west 5 feet to the east line of a parcel of land owned by Dal Soo Pahk and Sung Ja Pahk as described in Instrument No. 2005-275, Records of Curry County;
37. Thence south 111 feet along the east line of said parcel of land owned by Pahk to the southeast corner of said parcel of land;

38. Thence S 88° 43' W 52.0 feet along the south line of said parcel of land owned by Pahk to the northeast corner of a parcel of land owned by Russell D. Armstrong and Rodney G. Riddle as described in Instrument No. 2009-4023, Records of Curry County;
39. Thence south along the east line of said parcel of land owned by Armstrong and Riddle and its extension to the south right-of-way of 8<sup>th</sup> Street (Bailey Street);
40. Thence continuing south 100 feet along the east line of parcel of land owned by Antone Zaninovich and Katherine Zaninovich as described in Instrument No. 97-00113, Records of Curry County to the southeast corner of said parcel of land;
41. Thence south 100 along the east line of a parcel of land owned by Terry W. Kennedy and Karen L. Kennedy as described in Instrument No. 2012-04977, Records of Curry County to the southeast corner of said parcel;
42. Thence S 0° 37' W 154.0 feet along the east line of a parcel of land to the southeast corner of said parcel;
43. Thence south 198.77 feet along the east line of said parcel of land owned by Coos-Curry Electric Cooperative, INC., as described in Instrument No. 91-02209, Records of Curry County to the southeast corner of said parcel of land;
44. Thence east 13.8 feet along the north line of an alley to the northeast corner of said alley;
45. Thence S 0° 34' E 120.2 feet along the east line of a parcel of land owned by Curry County Historical Society as described in Instrument No. 2001-4635, Records of Curry County and its extension of an alley to the southeast corner of said parcel of land;
46. Thence S 0° 34' along the east line of a parcel of land owned by Lalitaben, LLC as described in Instrument No. 2011-832, Records of Curry County and its extension to the south right-of-way of Tenth Street;
47. Thence west along said southerly right-of-way of Tenth Street to the northeast corner of a parcel of land owned by Brian L. Wallace and Tracy L Wallace as described in Instrument No. 1998-4284 as Parcel I, Records of Curry County;
48. Thence S 0° 06' E 208 feet along the east line of said parcel of land owned Wallace to an angle point on said parcel;

49. Thence N 89° 54' E 220 feet along the north line of said parcel of land owned by Wallace to the northeast corner of said parcel;
50. Thence S 0° 09' W 84.50 feet to the southeast corner of said parcel of land owned by Wallace;
51. Thence West 230 feet along the south line of said parcel of land owned by Wallace to the northeast corner of a parcel of land owned by Brian L. Wallace and Tracy L. Wallace as described in Instrument No. 1998-4284 as Parcel II, Records of Curry County;
52. Thence S 0° 09' W 155 feet along the east line of said parcel of land owned by Wallace to the north right-of-way of 11<sup>th</sup> Street (Lilac Ct.);
53. Thence east 20 feet along said north right-of-way to the northeast corner of said 11<sup>th</sup> Street;
54. Thence S 0° 19' E along the easterly right-of-way of said 11<sup>th</sup> Street (Lilac Ct.) and its extension to a point on the southerly right-of-way of 11<sup>th</sup> Street ;
55. Thence west along the southerly right-of-way of 11<sup>th</sup> Street to where it intersects with the extension of the east line of a parcel of land owned by Chris Coleman and Marie Coleman as described in Instrument No. 2008-4507, Records of Curry County;
56. Thence south 208.0 feet along the east line of said parcel of land owned by Coleman and its extension to the southeast corner of said parcel of land;
57. Thence west 132.0 feet along the south line of said parcel to the easterly right-of-way line of the relocated Oregon Coast Highway;
58. Thence south 417.5 feet along said easterly right-of-way of the relocated Oregon Coast Highway to the northwest corner of a parcel of land owned by Scott A. Brace and Kathy A. Brace as described in Instrument No. 1999-2364, Records of Curry County;
59. Thence N 89° 23' E 177.8 feet to the northeast corner of said parcel of land owned by Brace;
60. Thence South 104 feet to the southeast corner of said parcel of land owned by Brace;

61. Thence S 89°23' W 191 feet along the south line of said parcel of land owned by Brace to easterly right-of-way of the relocated Oregon Coast Highway;
62. Thence southwesterly following said easterly right-of-way of the relocated Oregon Coast Highway to the southwest corner of an access road right-of-way of Parcel 2 of Partition Plat 2004-25;
63. Thence N 89° 28 E 162.0 feet along the south line of said access road to an angle point of said Partition Plat 2004-25;
64. Thence S 1° 02' E 202.0 feet along the west line of Parcel 2 of said Partition Plat 2004-25 to the northwest corner of a parcel of land owned by Peter D. Dale described in Instrument No. 2005-905 Parcel III, Records of Curry County;
65. Thence N 89° 47' E 60.0 feet to the northeast corner of said parcel of land owned by Dale;
66. Thence S 1° 02' E 93.0 feet to the southeast corner of said parcel of land owned by Dale;
67. Thence N 89° 47' W 60.0 feet to the southwest corner of said parcel of land owned by Dale;
68. Thence S 1° 15 E 107.0 feet, more or less, along the east line of a parcel of land owned by Tarry Payne, Jannett Hanger, and Shirley Haselip as described in Instrument No. 2012-00031, Records of Curry County to the southeast corner of said parcel of land;
69. Thence west 106 feet along the south line of said parcel of land owned by Payne, Hanger, and Haselip to the easterly right-of-way of Kerber Lane;
- 70\*. Thence westerly across Kerber Lane to the northeast corner of Lot 1 of Pacific Seascape Town Houses;
- 71\*. Thence westerly 67.88 feet along the north line of said Lot 1 of Pacific Seascape Town Houses to the easterly right-of-way of US Highway 101;
- 72\*. Thence southerly along said easterly right-of-way of US Highway 101 to the northwest corner of Ocean View Subdivision;

- 73\*. Thence northwesterly across US Highway 101 to the southeast corner of a parcel of land owned by the City of Gold Beach as described in Instrument No. 92-09758, Records of Curry County;
- 74\*. Thence west along the south line of said parcel of land owned by the City of Gold Beach to a point where it intersects with the Vegetation Line described in ORS 307-450;
- 75\*. Thence north along said vegetation line to a point where it intersects with the southerly line of Ocean Panorama Condominiums Phase 2;
- 76\*. Thence east along said southerly line of the Ocean Panorama Condominiums Phase 2 to the westerly right-of-way of US Highway 101;
- 77\*. Thence northerly along said westerly right-of-way of US Highway 101 to the southeast corner of Driftwood Shores Subdivision;
- 78\*. Thence west along the south line of said Driftwood Shores Subdivision to a point where it intersects with the Vegetation Line described in ORS 307-450;
79. Thence northerly along said vegetation line to a point where it intersects with a parcel of land owned by Ireland's at Gold Beach, L.L.C as described in Instrument No. 2005-6658, Records of Curry County;
80. Thence west along said parcel of land owned by Ireland's at Gold Beach, L.L.C to the southwest corner of said parcel of land also being the mean high tide line of the Pacific Ocean;
81. Thence North 16° 07' 51" West 109.14 feet along said mean high tide line of the Pacific Ocean to the northwest corner of said parcel of land;
82. Thence east along the north line of said parcel of land owned by Ireland's at Gold Beach, L.L.C to a point where it intersects with the Vegetation Line described as ORS 390-770;
83. Thence northerly along said vegetation line to a point where it intersects with the south line of Pacific Reef Condominium parcel;
84. Thence west along said south line of Pacific Reef Condominium parcel to the mean high tide line of the Pacific Ocean;

85. Thence northerly along the mean high tide line of the Pacific Ocean to the northwest corner of a parcel of land owned by Curry County Fair Board as described in Deed Volume 32, Page 199 of the Official Deed Records of Curry County;
86. Thence east along the north line of said parcel of land owned by Curry County Fair Board to a point on the original Government meander line of the Pacific Ocean as established by Government survey thereof April 18, 1957;
87. Thence N 2° 53' W 224.31 feet along said meander line also being the west line of parcel of land owned by Willam S. Smith and Gary R. Hancock and David G. Anderson, tenants in common as described in Instrument No. 2002-505, records of Curry County to the northwest corner of said parcel of land;
88. Thence easterly along the north line of said parcel of land owned by Smith and Hancock and Anderson to the southeast corner of a parcel of land owned by Central Curry School District as described in Deed Volume 134, Page 24, of the Official Deed Records of Curry County;
89. Thence N 0° 26' W 281.2 feet to the northeast corner of said parcel owned by Central Curry School District;
90. Thence S 89° 58' W 60 feet to an angle point on said parcel of land owned by Central Curry School District;
91. Thence N 0° 26' W 120 feet to the northeast corner of said parcel of land owned by Central Curry School District;
92. Thence North 153.90 feet along the west line of a parcel of land owned by Central Curry School District to the southwest corner of a parcel of land owned by Central Curry School District as described in Deed Volume 64, Page 585, Deed Records of Curry County;
93. Thence east 60 feet to the southeast corner of said parcel owned by Central Curry School District as described in Deed Volume 64, Page 585;
94. Thence east 336.8 feet along the south line of a parcel of land owned by Central Curry School District described in Deed Volume 57, Page 618, Deed Records of Curry County to the southeast corner of said parcel;

95. Thence northerly along the east line of said Central Curry School District parcel to the northeast corner of said parcel, also being on the south right-of-way of 5<sup>th</sup> Place (ALSO being the northwest corner of City Hall parcel);
96. Thence continuing northerly across 5<sup>th</sup> Place to the southwest corner of a parcel of land owned by the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, as described in Instrument No. 92-08534, Records of Curry County;
97. Thence north to the northwest corner of said parcel of land owned by the Church of Jesus Christ of Latter-Day Saints;
98. Thence north along the west line of a parcel of land to the northwest corner (said point also being North 410 feet and West 53.8 feet from the northeast corner of Gov't Lot 2 of said Section 36);
99. Thence continuing north to the north right-of-way of Fourth Street;
100. Thence west along said north right-of-way line Fourth Street to the southwest corner of a parcel of land owned by McKay's Gold Beach LLC as described in Instrument No. 2008-3671, Records of Curry County;
101. Thence north 259.02 feet to the northwest corner of said parcel of land owned by McKay's;
102. Thence South 89° 30' East 125.26 feet along the north line of said parcel of land owned by McKay's to the Southwest Corner of Gold Beach Pioneer Cemetery;
103. Thence North 78° 36' East 172.02 feet along the north line of said parcel of land owned by McKay's to the southwest corner of a parcel of land owned by Timothy L. Yantis as described in Instrument No. 2009-5509, Records of Curry County;
104. Thence northwesterly 175 feet, more or less along the west line of said parcel of land owned by Timothy L. Yantis to the northwest corner of said parcel of land, said point being on the westerly right-of-way of Hillcrest Street;
105. Thence northerly along said westerly right-of-way line of Hillcrest Street to the northeast corner of Lot 6 of Block 1 of Sea View Addition;
106. Thence east across Hillcrest Street to the southwest corner of Lot 6, Block 1 of Town of Gold Beach;

107. Thence north to the northwest corner of said Lot 6 of said Block 1;
108. Thence east along the north line of Lot 6 of said Block 1 to the southeast corner of Lot 7 of said Block 1;
109. Thence north along the west line of the alley of said Block 1 and its extension across Strahan Street to the southeast corner of Lot 2 of Block 2 of said Town of Gold Beach;
110. Thence north along the east line of said Block 2 to the northeast corner of Lot 6 of said Block 2 Town of Gold Beach;
111. Thence southeasterly along the south line Block 4 in Gauntlett's Second Addition to the City of Gold Beach to an angle point of said Block 4;
112. Thence N 20° E to the south right-of-way line of Caughell Street;
113. Thence N 68° W along the south right-of-way line of Caughell Street to a point where it intersects with the easterly right-of-way extension line of Mary Street;
114. Thence N 22° E along easterly right-of-way line of Mary Street and its extension across Caughell Street to the southeast intersection of Mary Street and Moore Street;
115. Thence N 68° W along southerly right-of-way line of Moore Street to the northwest corner of Lot 1 of Block 3 of said Gauntlett's Second Addition;
116. Thence northerly across Moore Street to the northeast corner of said Moore Street and Harbor Way intersection;
117. Thence northerly along the easterly right-of-way of Harbor Way to where it intersects with the extension of the northerly right-of-way of South Jetty Road;
118. Thence northwesterly along said northerly right-of-way line of South Jetty Road to an angle point on said South Jetty Road;
119. Thence north to a point where it intersects with the southerly Rogue River Harbor line;
120. Thence northeasterly along said southerly line of said Rogue River Harbor line to where it intersects with the northeasterly line of a parcel of land owned by

Dorothy Fendrich as described in instrument No. 93-03897, Deed Records of Curry County;

121. Thence southeasterly along northeasterly line of said parcel of land owned by Dorothy Fendrich to where it intersects with the westerly right-of-way of Highway 101;
122. Thence easterly across said Highway 101 to the northwest corner of a parcel of land described as Parcel 2 of Partition Plat 2005-06;
123. Thence southeasterly along the northerly line of said Parcel 2 to the northerly right-of-way line of River View Drive;
124. Thence southwesterly along the northerly right-of-way of River View Drive to the northwest corner of said River View Drive;
125. Thence S 10° 56' 40" E along the westerly right-of-way of River View Drive to the north 1/16 corner of said Section 31;
126. Thence S 0° 07' 47" E 294.05 feet along the west line of said Section 31 to the northeast corner of The Breakers Subdivision;
127. Thence N 46° 13' 18" W 283.90 feet along the northerly line of said Breakers Subdivision to the northwest corner of Lot 4 of said Subdivision;
128. Thence southwesterly along the westerly line of The Breakers Subdivision to the northeast corner of a parcel of land owned by James W. Lundin and Jamie Lundin as described Instrument No. 2009-2789, Records of Curry County;
129. Thence S 7° 00' 05" W 4.11 feet along the southeasterly line of said parcel of land owned by Lundin to an angle point on said parcel of land;
130. Thence S 63° 41' W 122.85 feet along the southeasterly line of said parcel of land owned by Lundin to an angle point on said parcel of land;
131. Thence S 49° 56' 10" W 45 feet along the southeasterly line of said parcel of land owned by Lundin to an angle point on said parcel of land;
132. Thence S 5° 25' 47" W 108.14 feet to the southeast corner of said parcel owned by Lundin;

133. Thence S 35° 34' E 94.9 feet along the northeasterly line of a parcel of land described in Book 25, Page 245, Deed Records of Curry County to the northeast corner of said parcel of land;
134. Thence S 1° 59' E 127.7 feet to the southeast corner of said parcel of land described in Book 25, Page 245;
135. Thence northwesterly to the southwest corner of said parcel of land described in Book 25, Page 245;
136. Thence northwesterly along the west line of said parcel of land to an angle point of said parcel of land;
137. Thence southwesterly across Colvin Street to an angle point of a parcel of land owned by Robert Van Leer and Betty Van Leer as described in Instrument No. 90-03980, Records of Curry County;
138. Thence S 3° 30' W 224.4 feet along the easterly line of said parcel of land owned by Van Leer also being the west right-of-way line of Colvin Street;
139. Thence S 1° 19' E 224.2 feet along said westerly right-of-way of Colvin Street;
140. Thence S 22° W 109 feet along said westerly right-of-way to an angle point on Colvin Street to where it intersects with the north line of a parcel of land owned by Curry County Annex;
141. Thence west along the northerly line of said Curry County Annex parcel to the northwest corner of said parcel of land;
142. Thence S 22° W 209.83 feet along the westerly line of said parcel of land owned by Curry County Annex and its extension to the southerly right-of-way line of Moore Street;
143. Thence southeasterly 100 feet along said southerly right-of-way line of Moore Street to the westerly right-of-way line of Colvin Street;
144. Thence southwesterly along said westerly right-of-way line of Colvin Street to the southerly right-of-way line of Caughell Street, said point also being on the northerly boundary line of the Collier H. Buffington Memorial Park;
145. Thence easterly along said northerly boundary line of Collier H. Buffington Memorial Park to the northeast corner of said Park;

146. Thence south 401.5 feet along the east boundary line of said Collier H. Buffington Memorial Park to the southwest 1/16 corner of said Section 31, being the true point of beginning, all as specified on the attached map, containing 180 acres more or less;

ALSO AND:

147. The area within the public right-of-ways of S. Jetty Road, Oceanside Drive, and 5<sup>th</sup> Place, being more particularly described as follows:

Beginning at the intersection of S. Jetty Road where it intersects with the center of Airport Way;

Thence northwesterly along S. Jetty Road and continuing to the south where it turns into Oceanside Drive;

Thence southerly along Oceanside Drive to where it intersects with 5<sup>th</sup> Place;

Thence easterly along 5<sup>th</sup> Place to where it intersects with the westerly boundary of the hereinabove described Urban Renewal District, all as specified on the attached map, containing 7.25 acres more or less;

# **REPORT ACCOMPANYING GOLD BEACH URBAN RENEWAL PLAN**

**Prepared for the City of Gold Beach**

**April 2, 2013**

**Gold Beach Urban Renewal Area**

**Elaine Howard Consulting, LLC**

**Elaine Howard**

**James Vanden Bos**

**ECONorthwest**

**Nick Popunek**

**Jeannette Launer, Legal Counsel**

**Leslie Vanden Bos, Editing**

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## I. INTRODUCTION

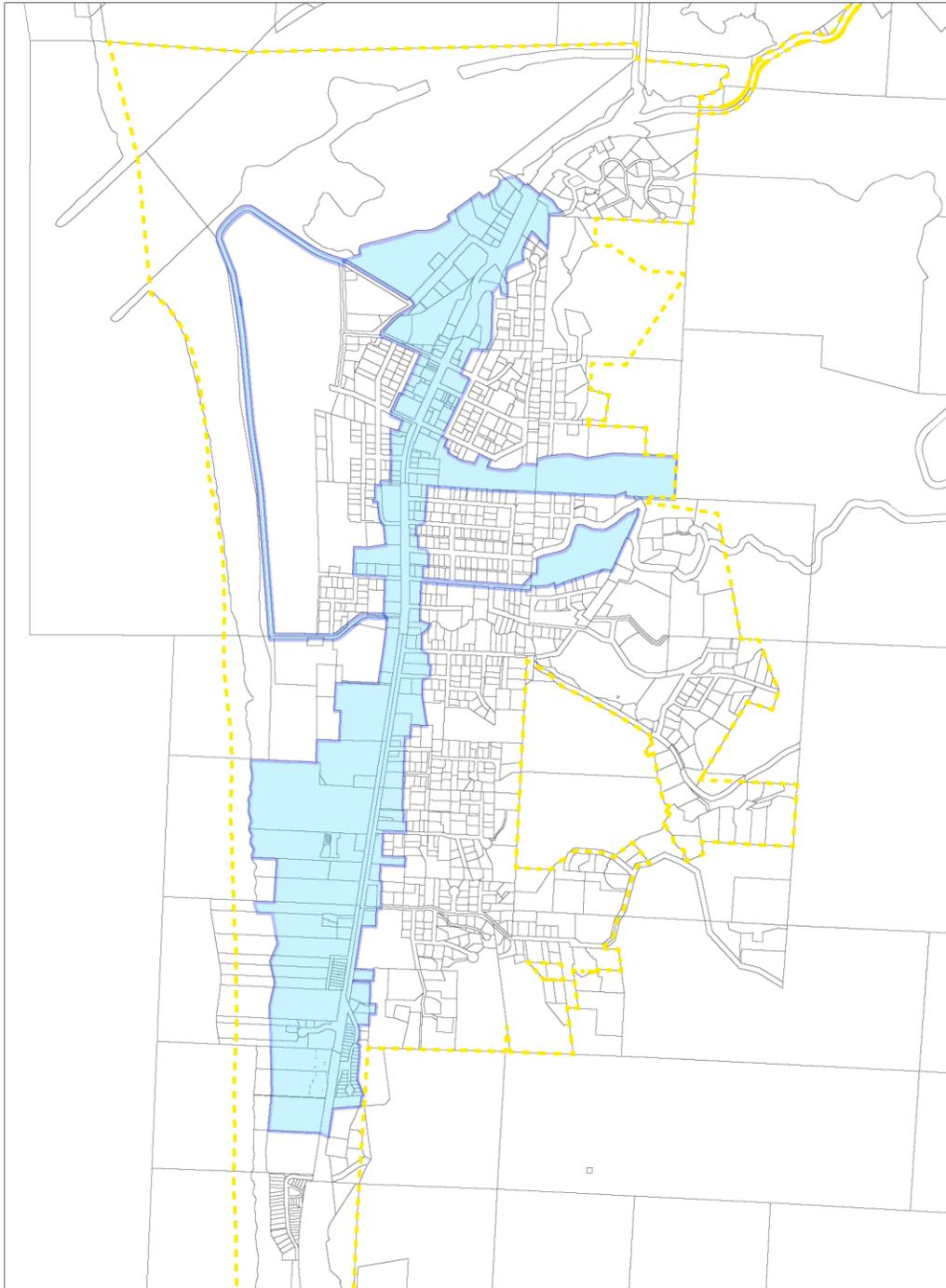
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The Report on the Gold Beach Urban Renewal Plan (Report) contains background information and project details pertaining to the Gold Beach Urban Renewal Plan (Plan). The Report is not a legal part of the Plan, but is intended to provide public information and a basis for the findings made by the City Council as part of its approval of the Plan.

The Report provides the information required in ORS 457.085(3). The format of the Report is based on this statute. The Report documents not only the proposed projects in the Plan, but also documents the existing conditions in the Gold Beach Urban Renewal Area (Area).

Figure 1 - Gold Beach Urban Renewal Plan Area Boundary

## Urban Renewal Boundary - Gold Beach, Oregon



0 0.25 0.5 Miles

Urban Renewal Boundary  
Gold Beach City Limits

This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.  
NAD83 OR South, City of Gold Beach, Curry County, City of Brookings, 3/22/2013.jf

## II. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Gold Beach Urban Renewal Area (Area), and documents the occurrence of “blighted areas”, as defined by ORS 457.010(1).

### Physical Conditions

#### *Land Use*

According to the Curry County Assessor’s Office, the Area, shown in Figure 1 above, contains 184 tax lots, including the Port of Gold Beach tax lot which includes an additional 23 separate parcels under one tax lot. The entire Area consists of 195.05 total acres, 159.02 acres in tax lots and 36.03 acres of right-of-way.

An analysis of property classification data from the Curry County Assessment and Taxation database was used to determine the vacant lands in the Area. Fifty-two of the parcels, accounting for 19 acres or 11.99% of the acreage in tax lots, have no improvements. Fifty-one percent of the acreage is in commercial use with additional commercial uses on the Port property, which is designated as one parcel in the data set used for this study and shows multiple uses under zoning designations.

**Table 1 - Developed/Not Developed Parcels in Area**

Land Use	Parcels	Acreage	% of Total Acreage
Vacant	52	19.06	11.99%
Developed	132	139.96	88.01%
Total	184	159.02	100.00%

Source: City of Gold Beach from data provide by Curry County GIS

### *Zoning/ Comprehensive Plan*

In the City of Gold Beach, the zoning code implements the Comprehensive Plan. This code establishes districts to control land use throughout the city, and regulates development standards within these established use districts.

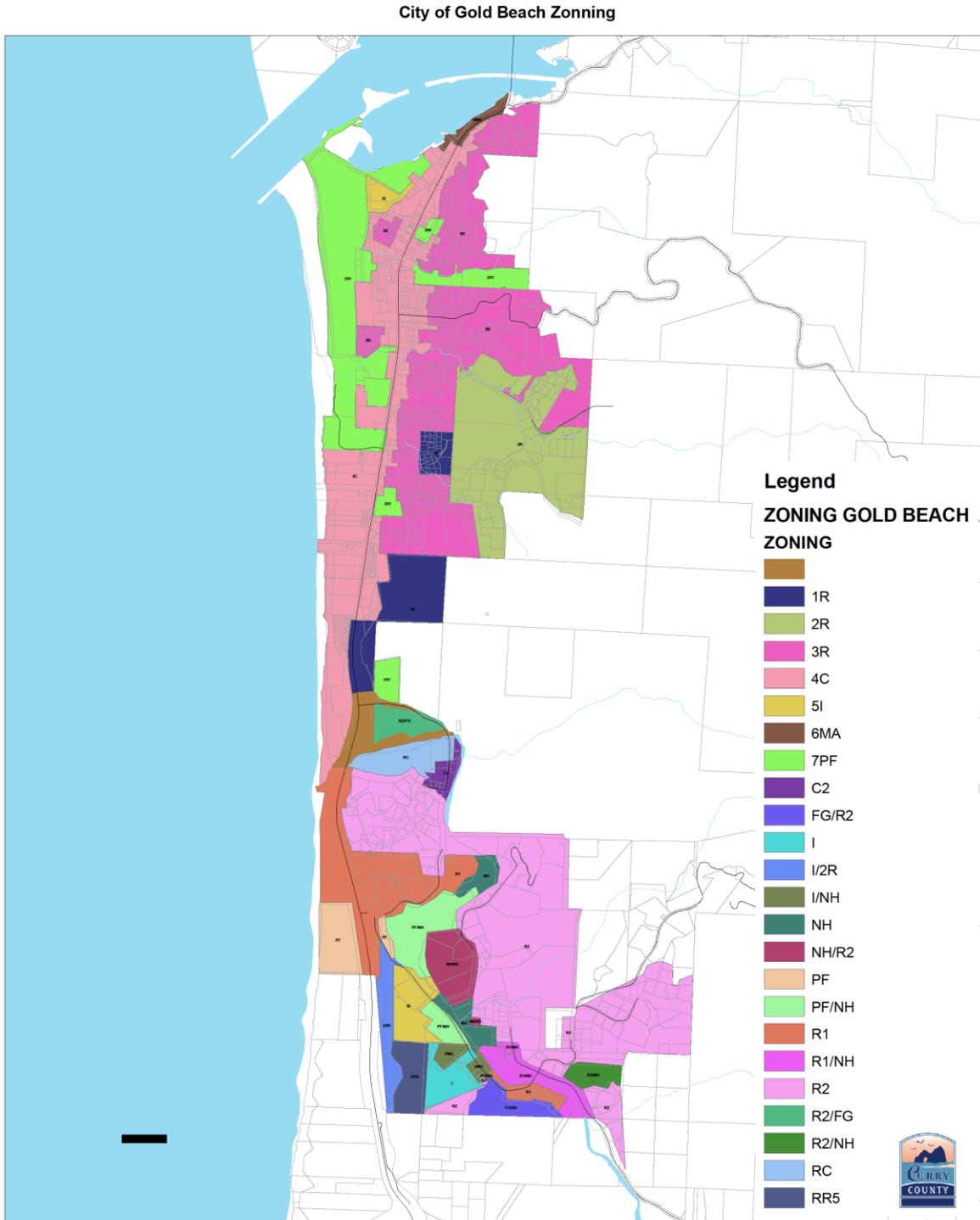
As illustrated in Table 2, much (38.89%) of the Area has multiple zoning designations. General Commercial (44.45%) is the largest single use designation in the Area. Figure 2 represents the zoning in the Area, except for the library which should be designated Public facilities.

**Table 2 - Existing Zoning and Comprehensive Plan Designations of Area**

Zoning	Parcels	Acreage	% of Total Acreage
Multiple Zones	14	61.84	38.89%
Commercial 4C	166	70.69	44.45%
Public Facilities 7PF	4	26.49	16.66%
Total	184	159.02	100.00%

*Source: City of Gold Beach from data provide by Curry County GIS*

Figure 2 - Gold Beach Urban Renewal Plan Area Zoning



## *Infrastructure*

This section of the report identifies the deficiencies in the existing conditions of the infrastructure in the Area.

### *Streets/Sidewalks/Pathways/Bike Lanes*

There are no deficiencies listed for the Transportation System. However, the sidewalks, and streetscape along Highway 101 could be improved.



### *Water*

The water system in the Area has no known deficiencies.

### *Storm Drainage Master Plan*

The storm drainage system in the Area has no known deficiencies.

### *Sanitary Sewer*

The sanitary sewer system in the Area has no known deficiencies.

### *Parks*

There are two parks in the Area. The Gold Beach Visitor Center and South Beach Park are located on the south end of the Area (the last tax lot on the west side). Buffington Park is located on the east side of the Area, near the northern portion of the Area.

### *Public Parking*

The only public parking in the Area is located at the two parks listed above and at Gold Beach City Hall.

### *Wetlands*

There are designated wetlands that exist in the Area. Any project completed involving wetlands will be done according to governmental requirements as enforced at the local level.

## Conditions of Buildings

There was no visual survey completed for every building in the Area. However, a quick visual survey shows buildings that are in need of façade improvements.

## Social Conditions

Of the 183 parcels in the Area, only 3 are zoned for residential uses, and these account for 1.63% of the acreage, and 1.6% of parcels in the Area. There are 18 manufactured homes on an additional tax lot that is zoned for commercial use. The 2010 census data that was recently released is used, below, to describe the social conditions within the Area. At the time of publication, the age and race data was available at the block level, which is still larger than the urban renewal feasibility study area, but smaller than the City of Gold Beach. The other social conditions data was only available on the city level, and will be accurate for the City of Gold Beach as a whole, but it will be a less accurate portrayal of income levels in the Urban Renewal Feasibility Study Area.

### Age

The age distribution of the Area is shown in Table 3. A large portion of the population (over 47%) is between 40 and 70 years old, and about half of the population in the Area is under 50 years old.

**Table 3 - Age Distribution of Area**

Age	Number	Percent
Under 9 years	80	8.17%
10 to 19 years	96	9.81%
20 to 29 years	100	10.21%
30 to 39 years	101	10.32%
40 to 49 years	120	12.26%
50 to 69 years	347	35.44%
70 years and over	135	13.79%
Total	979	100.00%

Source: US Census 2010, block level data

### Race

The racial characteristics of the Area are shown in Table 4. This information is a sub-set of Gold Beach as a whole and is compiled on the block level for the urban renewal area and some areas outside the urban renewal area. Block level is the lowest level of detail published for the census. The majority of people (89.8%) identify themselves as White and the second largest group (4.0%) that people identify with is Hispanic or Latino.

**Table 4 - Racial Characteristics of the Area**

Race	Population	Percent
Hispanic or Latino	33	4.0%
White	738	89.8%
Black or African American	2	0.2%
American Indian and Alaska Native	15	1.8%
Asian	8	1.0%
Some Other Race	2	0.2%
Two or More Races	24	2.9%
Total	822	100.0%

Source: US Census 2010, block level data

### Income

The income data for the 2010 census was not available on the census block level, so data for the entire city of Gold Beach was used to create Table 5. The mean household income for the City of Gold Beach in 2010 was \$50,964.

**Table 5 - Household Income for the City of Gold Beach**

Income	Percent of Households
Less than \$10,000	9.5%
\$10,000 to \$14,999	11.6%
\$15,000 to \$24,999	12.8%
\$25,000 to \$34,999	7.6%
\$35,000 to \$49,999	6.8%
\$50,000 to \$74,999	30.8%
\$75,000 to \$99,999	8.5%
\$100,000 to \$149,999	11.2%
\$150,000 to \$199,999	1.2%
\$200,000 or more	0.0%
Total	100.0%

Source: US Census 2010, city level data

## Population

Information from the Portland State University Population and Research Center provides the data for the following table. In the last 10 years, Gold Beach has shown fluctuations in population; there was a 26% increase between 2005 and 2006 and an approximate 13% decrease from 2007 to 2008. The last two years have shown slow growth.

**Table 6 - Population in Gold Beach**

Year	Population	% Growth
2012	2,280	1.01%
2011	2,255	1.05%
2010	2,140	0.00%
2009	2,140	-0.70%
2008	2,155	-11.86%
2007	2,445	0.00%
2006	2,445	26.68%
2005	1,930	0.00%
2004	1,930	0.00%
2003	1,930	0.00%
2002	1,930	0.52%
2001	1,920	

*Source: Portland State University Population Research Center*

## Economic Conditions

### Taxable value of property in Area

The estimated 2011/2012 total assessed value of the real property in the Area is \$48,008,110. The total estimated assessed value, including all real, personal, and utility properties, is \$53,336,033.

**Table 7 - Total Estimated Assessed Value**

	Study Area
Real Property	\$48,008,110
Utility Property	2,447,470
Personal Property	2,693,873
Manufactured	186,580
Total	\$53,336,033

Source: Curry County GIS

### Improvement to Land Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "Improvement to Land Ratio," or "I:L." The values used are real market values. In urban renewal areas, the I:L may be used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives. A healthy condition of real estate investment in the Area would be 3:1 or more.

An important fact to note about Table 8 is that there are 47 taxable parcels with no improvements on them. These are vacant parcels that account for about 13.7 acres of underutilized land that are located in downtown Gold Beach. In general, there is a very low I:L ratio in the Area. Over 89% of the Area does not achieve the desired ratio of 3:1 or better. There are also a number of parcels where the use is economically not the highest and best use of the property, including the mobile home park at the south end of the Area.

**Table 8 - I:L Ratio of Parcels in the Area**

I:L Ratio	Parcels	Acreage	% of Total Acreage
Not Taxable	7	25.91	16.29%
No Improvements	47	13.65	8.58%
0.01 - 0.50	17	12.98	8.16%
0.51 - 1.00	25	13.95	8.77%
1.01 - 1.50	19	12.71	7.99%
1.51 - 2.00	20	10.78	6.78%
2.01 - 3.00	30	51.33	32.28%
3.01 - 4.00	7	2.24	1.41%
4.01 - 5.00	5	10.21	6.42%
>5.0	7	5.26	3.31%
<b>Total</b>	<b>182</b>	<b>159.02</b>	<b>100.00%</b>

Source: Raw data from City of Gold Beach through Curry County GIS

### Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in the Section on Impact of Tax Increment Financing of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The projects being considered for future use of urban renewal are primarily projects that would improve the conditions of existing buildings, improve the transportation system and improve community facilities. These will be a benefit to the Gold Beach area, and will make a more healthy local economy as it will draw more tourist visits and keep some of the local shopping and recreation in Gold Beach.

## III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selection of this urban renewal area is to cure blight within the Area and to promote economic development through more use by residents and increased visitor trips and spending in the Area.

## IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The projects identified for the Area are shown in Table 10, below. The descriptions of the projects and how they relate to the existing conditions in the Area are as follows:

Streetscape Improvements: Streetscape improvements to sidewalks, including but not limited to benches, trash receptacles, plantings, lighting, and other improvements to enhance the transportation system

*Existing Conditions: There is not a cohesive set of streetscape improvements throughout the Area. Streetscape improvements are a way of establishing district identity and a sense of place within a business district.*

Property Assistance/Redevelopment Opportunity Program: Create grant or loan programs for the rehabilitation of buildings. Projects could include façade improvements, remodels, fire/safety compliance, American Disability Act (ADA) accessibility, etc.

*Existing Conditions: No funding presently exists for property assistance/development opportunity programs, although there are a great number of businesses that could benefit from planning and development assistance.*

Signage: Facilitate a unified signage plan for the city and businesses. Way finding signs will assist visitors in locating attractions; gateway signage will welcome visitors to Gold Beach. This project could include a Pole Sign Program to assist business owners with removal and replacement for more pedestrian friendly (and visually appealing) signage.

*Existing Conditions: No funding presently exists for a signage program. Unified signage can help establish district identity and create a sense of place in a community. Good signage will help to increase visits to local businesses and help grow the economy.*

Port/Airport Way Bike-Pedestrian Improvements: The Port is the gateway into Gold Beach. There is a road system from Highway 101 that passes through the Port, past the jetty and parallels the airport (Port Drive, South Jetty Road, Oceanside Drive). This system gets utilized heavily by locals, but is in poor condition. This route could provide good beach access and be made into a scenic byway for tourists and residents. Signage and sidewalk/trail improvements would help accomplish this goal.

*Existing Conditions: The existing sidewalks are not unified and in some places are in poor repair. There is no existing bicycle pathway.*

Attractive Public Parking: Develop attractive public parking and signage to encourage visitors to park and walk to different areas.

*Existing Conditions: There is on-street parking throughout the area, but as businesses grow, additional parking will be needed.*

Community/Tourist Attraction Facilities:

Improvements to the Event Center on the Beach (Fairgrounds): Assistance for capital improvements as this is the primary meeting center and it supports the economic health of the town.

*Existing Conditions: The Event Center (Fairgrounds) is the main meeting place for Gold Beach. Improvements are needed to keep it a viable option for a meeting facility.*

Family Entertainment/Recreation Project: Assist in the development of a family entertainment/recreation project potentially including a cinema and one or two other activities (bowling alley, recreation center, etc.) that would provide entertainment opportunities for locals and tourists alike. This project is a private/public partnership opportunity.

*Existing Conditions: These entertainment options do not exist in Gold Beach. There is a definite need for increased recreational activities.*

Community Center: Provide a space for meetings and activities in partnership with the public library.

*Existing Conditions: There is no community meeting facility in Gold Beach. There is a definite need for increased recreational activities that could occur in a community meeting center.*

Performing Arts Facility: Upgrade this existing facility to make it an asset to the community and an attraction for visitors.

*Existing Conditions: The city of Gold Beach presently has a community theater located in a building that could use upgrading. The non-profit group has made steady progress, but could use assistance in their fundraising for building improvements.*

Pocket Parks: Create pocket parks to provide gathering spaces for residents and visitors.

*Existing Conditions: There are no pocket parks in the urban renewal area and no funding to develop them.*

Property Acquisition: Acquisition from willing seller for private development. Focus funds on projects that will provide a major attractor for the town.

*Existing Conditions: There are properties within the Area that are presently privately or publicly owned that the Agency may wish to acquire in the future. (Any acquisition must be done through a Plan amendment that specifies those properties to be acquired.)*

Small Business/Restaurant Program: Small grants or loans to new businesses to help them get started, or a space lease program during the first year to help new businesses get on their feet.

*Existing Conditions: No funding presently exists for a small business/restaurant program, although there is a need to develop additional business opportunities in Gold Beach.*

Sidewalk Program: Grants or loans to assist property owners. Better walkability to help visitors enjoy the town more.

*Existing Conditions: No funding presently exists to assist in sidewalk improvements. There are existing sidewalks that are in disrepair or that could be made more attractive to help create a sense of place in the Gold Beach commercial district.*

URA Administrative Costs:

Administrative Costs are incurred to prepare and implement the Urban Renewal Plan.

*Existing Conditions: The funding for preparation has come from the general fund. This allows for reimbursement and funding future administrative costs, if desired.*

## V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The present value of the costs of the projects are shown in Table 10 below. The sources of funds are tax increment revenues.

**Table 10 - Estimated Cost of Projects**

Project	Present Value Tax Increment
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>

Source: ECONorthwest and Elaine Howard Consulting, LLC

**Table 11 - Projects and Costs in Year of Expenditure Dollars**

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<b>Resources</b>								
Beginning Balance	\$ -	\$ 29,508	\$ 27,510	\$ 14,367	\$ 12,452	\$ 23,889	\$ 13,147	\$ 16,347
Pay-as-you-go	\$ 29,508	\$ 53,402	\$ 78,656	\$ 104,986	\$ 132,437	\$ 161,058	\$ -	\$ 38,960
Bond/Loan Proceeds	\$ -						\$ 1,750,000	
Interest Earnings								
<b>Total Resources</b>	<b>\$ 29,508</b>	<b>\$ 82,910</b>	<b>\$ 106,167</b>	<b>\$ 119,352</b>	<b>\$ 144,889</b>	<b>\$ 184,947</b>	<b>\$ 1,763,147</b>	<b>\$ 55,307</b>
<b>Expenditures (nominal \$)</b>								
Streetscape Improvements		\$ 55,400	\$ 57,400	\$ 77,200	\$ 43,000			
Property Assistance			\$ 17,200	\$ 17,800	\$ 18,400	\$ 19,100		\$ 13,600
Signage			\$ 17,200	\$ 11,900	\$ 18,400	\$ 12,700		
Port/Airport Way Bike-Ped Improvements						\$ 140,000	\$ 46,100	\$ 27,300
Public Parking							\$ 480,600	
Community/Tourist Attraction Facilities							\$ 1,185,100	
Property Acquisition								
Small Business/Restaurant								
Sidewalk Program								
Administrative/Reimbursement					\$ 41,200			
Financing Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 55,400</b>	<b>\$ 91,800</b>	<b>\$ 106,900</b>	<b>\$ 121,000</b>	<b>\$ 171,800</b>	<b>\$ 1,746,800</b>	<b>\$ 40,900</b>
<b>Ending Fund Balance</b>	<b>\$ 29,508</b>	<b>\$ 27,510</b>	<b>\$ 14,367</b>	<b>\$ 12,452</b>	<b>\$ 23,889</b>	<b>\$ 13,147</b>	<b>\$ 16,347</b>	<b>\$ 14,407</b>

Source: ECONorthwest

**Table 11 - Projects and Costs in Year of Expenditure Dollars, continued**

	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
<b>Resources</b>								
Beginning Balance	\$ 14,407	\$ 24,131	\$ 16,361	\$ 19,208	\$ 17,055	\$ 18,455	28,063	28,591
Pay-as-you-go	\$ 73,224	\$ 109,030	\$ 146,447	\$ 185,547	\$ -	\$ 59,908	104,528	151,157
Bond/Loan Proceeds					\$ 2,000,000			
Interest Earnings								
<b>Total Resources</b>	<b>\$ 87,631</b>	<b>\$ 133,161</b>	<b>\$ 162,808</b>	<b>\$ 204,755</b>	<b>\$ 2,017,055</b>	<b>\$ 78,363</b>	<b>132,591</b>	<b>179,748</b>
<b>Expenditures (nominal \$)</b>								
Streetscape Improvements								
Property Assistance	\$ 21,200	\$ 14,600	\$ 22,700					
Signage								
Port/Airport Way Bike-Ped Improvements	\$ 42,300	\$ 102,200						
Public Parking					\$ 339,900	\$ 50,300	104,000	
Community/Tourist Attraction Facilities					\$ 1,618,700			
Property Acquisition			\$ 120,900	\$ 187,700				
Small Business/Restaurant								35,900
Sidewalk Program								116,700
Administrative/Reimbursement								
Financing Fees	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ -	0	0
<b>Total Expenditures</b>	<b>\$ 63,500</b>	<b>\$ 116,800</b>	<b>\$ 143,600</b>	<b>\$ 187,700</b>	<b>\$ 1,998,600</b>	<b>\$ 50,300</b>	<b>104,000</b>	<b>152,600</b>
<b>Ending Fund Balance</b>	<b>\$ 24,131</b>	<b>\$ 16,361</b>	<b>\$ 19,208</b>	<b>\$ 17,055</b>	<b>\$ 18,455</b>	<b>\$ 28,063</b>	<b>28,591</b>	<b>27,148</b>

Source: ECONorthwest

**Table 11 - Projects and Costs in Year of Expenditure Dollars, continued**

	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39
<b>Resources</b>									
Beginning Balance	27,148	22,631	23,533	19,146	18,364	20,390	13,438	16,128	42,996
Pay-as-you-go	199,883	250,802	304,013	359,618	417,726	478,448	459,290	475,868	115,504
Bond/Loan Proceeds									
Interest Earnings									
<b>Total Resources</b>	<b>227,031</b>	<b>273,433</b>	<b>327,546</b>	<b>378,764</b>	<b>436,090</b>	<b>498,838</b>	<b>472,728</b>	<b>491,996</b>	<b>158,500</b>
<b>Expenditures (nominal \$)</b>									
Streetscape Improvements		153,800			74,600		45,700		
Property Assistance					32,000	33,100	34,200	35,400	
Signage									
Port/Airport Way Bike-Ped Improvements									
Public Parking									
Community/Tourist Attraction Facilities			308,400	308,900	213,200	364,000	376,700	413,600	156,500
Property Acquisition									
Small Business/Restaurant	37,200			51,500	42,600	33,100			
Sidewalk Program	167,200	96,100			53,300	55,200			
Administrative/Reimbursement									
Financing Fees	0	0	0	0	0	0	0	0	0
<b>Total Expenditures</b>	<b>204,400</b>	<b>249,900</b>	<b>308,400</b>	<b>360,400</b>	<b>415,700</b>	<b>485,400</b>	<b>456,600</b>	<b>449,000</b>	<b>156,500</b>
<b>Ending Fund Balance</b>	<b>22,631</b>	<b>23,533</b>	<b>19,146</b>	<b>18,364</b>	<b>20,390</b>	<b>13,438</b>	<b>16,128</b>	<b>42,996</b>	<b>2,000</b>

Source: ECONorthwest

## **VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT**

The projects will be ongoing and will be completed as directed by the Agency. The Agency may change the completion dates in their annual budgeting process or as project decisions are made in administering the urban renewal plan. The projected inflation rate is 3.5%.

## **VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED**

Table 12 shows the tax increment revenues and their allocation to loan repayments, reimbursements, debt service, and debt service reserve funds.

It is anticipated that all debt will be retired by FYE 2039 (any outstanding bonds will be defeased). The maximum indebtedness is \$8,240,000 (eight million two hundred forty thousand dollars and no cents).

The estimated total amount of tax increment revenues required to service the maximum indebtedness of \$8,240,000 is \$10,765,960.

**Table 12 - Tax Increment Revenues and Allocations to Debt Service**

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
<b>TIF Revenue</b>														
Total TIF	29,508	53,402	78,656	104,986	132,437	161,058	190,898	222,009	254,445	288,263	323,522	360,283	398,610	438,570
Shared with taxing jurisdictions	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For URA	29,508	53,402	78,656	104,986	132,437	161,058	190,898	222,009	254,445	288,263	323,522	360,283	398,610	438,570
<b>Total for URA</b>	<b>29,508</b>	<b>53,402</b>	<b>78,656</b>	<b>104,986</b>	<b>132,437</b>	<b>161,058</b>	<b>190,898</b>	<b>222,009</b>	<b>254,445</b>	<b>288,263</b>	<b>323,522</b>	<b>360,283</b>	<b>398,610</b>	<b>438,570</b>
<b>Debt Service</b>														
Pay-as-you-go	29,508	53,402	78,656	104,986	132,437	161,058	0	38,960	71,396	105,215	140,474	177,234	0	46,322
Long-Term Bonds A							146,439	146,439	146,439	146,439	146,439	146,439	146,439	146,439
Long-Term Bonds B								0	0	0	0	0	167,359	167,359
<b>Total Debt Service</b>	<b>29,508</b>	<b>53,402</b>	<b>78,656</b>	<b>104,986</b>	<b>132,437</b>	<b>161,058</b>	<b>146,439</b>	<b>185,399</b>	<b>217,835</b>	<b>251,654</b>	<b>286,913</b>	<b>323,673</b>	<b>313,798</b>	<b>360,120</b>

	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39
<b>TIF Revenue</b>											
Total TIF	496,776	543,404	592,131	643,050	696,261	751,866	809,973	870,695	934,150	1,000,460	1,069,755
Shared with taxing jurisdictions	0	0	0	0	0	0	0	0	82,613	132,345	508,610
For URA	496,776	543,404	592,131	643,050	696,261	751,866	809,973	870,695	851,538	868,115	561,145
<b>Total for URA</b>	<b>496,776</b>	<b>543,404</b>	<b>592,131</b>	<b>643,050</b>	<b>696,261</b>	<b>751,866</b>	<b>809,973</b>	<b>870,695</b>	<b>851,538</b>	<b>868,115</b>	<b>561,145</b>
<b>Debt Service</b>											
Pay-as-you-go	104,528	151,157	199,883	250,802	304,013	359,618	417,726	478,448	459,290	475,868	115,504
Long-Term Bonds A	146,439	146,439	146,439	146,439	146,439	146,439	146,439	146,439	146,439	146,439	292,878
Long-Term Bonds B	167,359	167,359	167,359	167,359	167,359	167,359	167,359	167,359	167,359	167,359	1,338,872
<b>Total Debt Service</b>	<b>418,326</b>	<b>464,955</b>	<b>513,681</b>	<b>564,600</b>	<b>617,811</b>	<b>673,416</b>	<b>731,524</b>	<b>792,246</b>	<b>773,088</b>	<b>789,666</b>	<b>1,747,254</b>

Source: ECONorthwest

## VIII. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through FYE 2021, as shown above, are based on projections of the assessed value of development within the Area and the total tax rate that will apply in the Area. The assumptions include conservative projections for the next two years and then inching up to the mean growth rate over the last 10 years for the City of Gold Beach. While these assumptions cannot be assured, they represent the historical averages, so should be reliable for long term assumptions. Table 13 shows the historical growth for the city of Gold Beach. Table 14 shows the projected growth rates and assessed values.

**Table 13 - Historical Growth in Assessed Value in Gold Beach**

Year	Percentage Growth
2003	3.40%
2004	5.30%
2005	8.40%
2006	6.83%
2007	6.52%
2008	4.10%
2009	4.83%
2010	1.94%
2011	2.43%
2012	1.20%
Mean	4.50%

*Source: Curry County Assessor Tax Summaries*

**Table 14 - Projected Growth Rates and Assessed Values**

Growth Rate	FY	Assessed Value Projections
1.20%	2012-13	\$53,976,065
2.20%	2013-14	\$55,163,539
3.20%	2014-15	\$56,928,772
4.20%	2015-16	\$59,319,781
4.26%	2016-17	\$61,846,803
4.26%	2017-18	\$64,481,477
4.26%	2018-19	\$67,228,388
4.26%	2019-20	\$70,092,317
4.26%	2020-21	\$73,078,250
4.26%	2021-22	\$76,191,383
4.50%	2022-23	\$79,619,996
4.50%	2023-24	\$83,202,895
4.50%	2024-25	\$86,947,026
4.50%	2025-26	\$90,859,642
4.50%	2026-27	\$94,948,326
4.50%	2027-28	\$99,221,000
4.50%	2028-29	\$103,685,945
4.50%	2029-30	\$108,351,813
4.50%	2030-31	\$113,227,645
4.50%	2031-32	\$118,322,889
4.50%	2032-33	\$123,647,419
4.50%	2033-34	\$129,211,552
4.50%	2034-35	\$135,026,072
4.50%	2035-36	\$141,102,246
4.50%	2036-37	\$147,451,847
4.50%	2037-38	\$154,087,180
4.50%	2038-39	\$161,021,103

Source: ECONorthwest

Table 15 shows the amount of tax increment revenues to be raised and the estimated amounts that will be allocated to revenue sharing over the life of the Plan. It is estimated that revenue sharing could commence in the latter years of the Plan. Revenue sharing is predicated on reaching 10% of the maximum indebtedness in any annual year's tax increment receipts from the county assessor. Once this level is met, revenue sharing with the impacted taxing jurisdictions commences. These levels are based on formulas described in ORS 457.470.

**Table 15 - Projected Annual TIF and Cumulative TIF**

FY	TIF to be Raised	Revenue Sharing	TIF to Agency	Cumulative Amount for Agency
2011-12	\$0	\$0	\$0	\$0
2013-14	\$0	\$0	\$0	\$0
2014-15	\$29,508	\$0	\$29,508	\$29,508
2015-16	\$53,402	\$0	\$53,402	\$82,910
2016-17	\$78,656	\$0	\$78,656	\$161,567
2017-18	\$104,986	\$0	\$104,986	\$266,552
2018-19	\$132,437	\$0	\$132,437	\$398,989
2019-20	\$161,058	\$0	\$161,058	\$560,047
2020-21	\$190,898	\$0	\$190,898	\$750,945
2021-22	\$222,009	\$0	\$222,009	\$972,954
2022-23	\$256,273	\$0	\$256,273	\$1,229,226
2023-24	\$292,078	\$0	\$292,078	\$1,521,305
2024-25	\$329,495	\$0	\$329,495	\$1,850,800
2025-26	\$368,596	\$0	\$368,596	\$2,219,396
2026-27	\$409,456	\$0	\$409,456	\$2,628,852
2027-28	\$452,155	\$0	\$452,155	\$3,081,007
2028-29	\$496,776	\$0	\$496,776	\$3,577,783
2029-30	\$543,404	\$0	\$543,404	\$4,121,187
2030-31	\$592,131	\$0	\$592,131	\$4,713,318
2031-32	\$643,050	\$0	\$643,050	\$5,356,368
2032-33	\$696,261	\$0	\$696,261	\$6,052,628
2033-34	\$751,866	\$0	\$751,866	\$6,804,494
2034-35	\$809,973	\$0	\$809,973	\$7,614,468
2035-36	\$870,695	\$0	\$870,695	\$8,485,163
2036-37	\$934,150	\$82,613	\$851,538	\$9,336,701
2037-38	\$1,000,460	\$132,345	\$868,115	\$10,204,816
2038-39	\$1,069,755	\$508,610	\$561,145	\$10,765,960

Source: ECONorthwest

## IX. IMPACT OF THE TAX INCREMENT FINANCING

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This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. The impacts on taxing jurisdictions are shown in Table 15. The impacts are shown on an annual basis in nominal<sup>1</sup> dollars.

The Gold Beach School District and the Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the charts. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone because of the use of tax increment financing are replaced, as determined by a funding formula at the State level with State School Fund revenues.

Table 16, prepared by ECONorthwest, shows the projected impacts to permanent rate levies of taxing districts as a result of this Plan.

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<sup>1</sup> Nominal dollars are “year of receipt” dollars

**Table 16 - Projected Impact on Taxing District Permanent Rate Levies**

Year	Jurisdiction	Curry County School District	Education Service District	Southwest Oregon Community College	City-Gold Beach	Port-Gold Beach	Cemetery-Rogue River	Health Curry County	Library Curry County	4-H/Extensions	Curry County General
2013-14	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014-15	\$29,508	\$11,566	\$1,309	\$2,072	\$6,898	\$1,220	\$228	\$2,192	\$1,951	\$301	\$1,770
2015-16	\$53,402	\$20,932	\$2,368	\$3,750	\$12,483	\$2,208	\$413	\$3,968	\$3,532	\$546	\$3,204
2016-17	\$78,656	\$30,830	\$3,488	\$5,523	\$18,386	\$3,252	\$608	\$5,844	\$5,202	\$804	\$4,719
2017-18	\$104,986	\$41,151	\$4,656	\$7,372	\$24,541	\$4,341	\$811	\$7,800	\$6,943	\$1,073	\$6,299
2018-19	\$132,437	\$51,911	\$5,873	\$9,299	\$30,957	\$5,476	\$1,023	\$9,840	\$8,758	\$1,353	\$7,946
2019-20	\$161,058	\$63,129	\$7,143	\$11,309	\$37,648	\$6,659	\$1,244	\$11,966	\$10,651	\$1,645	\$9,663
2020-21	\$190,898	\$74,825	\$8,466	\$13,404	\$44,623	\$7,893	\$1,475	\$14,183	\$12,625	\$1,950	\$11,454
2021-22	\$222,009	\$87,020	\$9,846	\$15,588	\$51,895	\$9,179	\$1,715	\$16,495	\$14,682	\$2,268	\$13,320
2022-23	\$256,273	\$100,450	\$11,365	\$17,994	\$59,904	\$10,596	\$1,980	\$19,041	\$16,948	\$2,618	\$15,376
2023-24	\$292,078	\$114,484	\$12,953	\$20,508	\$68,274	\$12,077	\$2,256	\$21,701	\$19,316	\$2,984	\$17,524
2024-25	\$329,495	\$129,151	\$14,613	\$23,136	\$77,020	\$13,624	\$2,545	\$24,481	\$21,791	\$3,366	\$19,769
2025-26	\$368,596	\$144,477	\$16,347	\$25,881	\$86,160	\$15,240	\$2,847	\$27,386	\$24,376	\$3,766	\$22,115
2026-27	\$409,456	\$160,492	\$18,159	\$28,750	\$95,711	\$16,930	\$3,163	\$30,422	\$27,079	\$4,183	\$24,567
2027-28	\$452,155	\$177,229	\$20,053	\$31,748	\$105,692	\$18,695	\$3,493	\$33,594	\$29,902	\$4,620	\$27,129
2028-29	\$496,776	\$194,719	\$22,031	\$34,881	\$116,122	\$20,540	\$3,838	\$36,910	\$32,853	\$5,075	\$29,806
2029-30	\$543,404	\$212,995	\$24,099	\$38,155	\$127,022	\$22,468	\$4,198	\$40,374	\$35,937	\$5,552	\$32,604
2030-31	\$592,131	\$232,094	\$26,260	\$41,577	\$138,412	\$24,483	\$4,574	\$43,994	\$39,159	\$6,050	\$35,527
2031-32	\$643,050	\$252,053	\$28,519	\$45,152	\$150,314	\$26,588	\$4,968	\$47,778	\$42,527	\$6,570	\$38,582
2032-33	\$696,261	\$272,910	\$30,878	\$48,888	\$162,752	\$28,788	\$5,379	\$51,731	\$46,046	\$7,113	\$41,775
2033-34	\$751,866	\$294,705	\$33,344	\$52,793	\$175,750	\$31,087	\$5,808	\$55,862	\$49,723	\$7,682	\$45,111
2034-35	\$809,973	\$317,481	\$35,921	\$56,873	\$189,333	\$33,490	\$6,257	\$60,180	\$53,566	\$8,275	\$48,598
2035-36	\$870,695	\$341,282	\$38,614	\$61,136	\$203,527	\$36,001	\$6,726	\$64,691	\$57,582	\$8,896	\$52,241
2036-37	\$851,538	\$333,773	\$37,765	\$59,791	\$199,049	\$35,208	\$6,578	\$63,268	\$56,315	\$8,700	\$51,091
2037-38	\$868,115	\$340,271	\$38,500	\$60,955	\$202,924	\$35,894	\$6,706	\$64,499	\$57,411	\$8,869	\$52,086
2038-39	\$561,145	\$219,949	\$24,886	\$39,401	\$131,169	\$23,202	\$4,335	\$41,692	\$37,110	\$5,733	\$33,668
Total	\$10,765,960	\$4,219,877	\$477,458	\$755,939	\$2,516,564	\$445,139	\$83,167	\$799,892	\$711,985	\$109,992	\$645,947

Source: ECONorthwest

Table 17 shows the projected increased revenue to the taxing jurisdictions at the end of the Urban Renewal Area. These projections are for FYE 2039-40 and include permanent rates.

**Table 17 - Additional Revenues Obtained After Termination of Tax Increment Financing**

Jurisdiction	Frozen Base	Increment	Total
Curry County School District	\$211,430	\$446,175	\$657,605
Education Service District	\$23,922	\$50,483	\$74,405
Southwest Oregon Community College	\$37,875	\$79,927	\$117,802
City-Gold Beach	\$126,088	\$266,081	\$392,169
Port-Gold Beach	\$22,303	\$47,065	\$69,368
Cemetery-Rogue River	\$4,167	\$8,793	\$12,960
Health Curry County	\$40,077	\$84,574	\$124,651
Library Curry County	\$35,673	\$75,279	\$110,952
4-H/ Extensions	\$5,511	\$11,630	\$17,141
Curry County General	\$32,364	\$68,297	\$100,661
<b>Total</b>	<b>\$539,410</b>	<b>\$1,138,304</b>	<b>\$1,677,715</b>

Source: ECONorthwest

## X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base, including all real, personal, personal manufactured and utility properties in the Urban Renewal Area, is \$53,336,033. The total assessed value of the City of Gold Beach less excess value of the urban renewal area is \$219,430,679. This is 24.31% of the total assessed value. The Urban Renewal Area has 195.05 acres, including right of way, and the City of Gold Beach has approximately 1,766 acres; therefore 11.04% of the City's acreage is in an urban renewal area, below the 25% state limit.

**Table 18 - Urban Renewal Area Conformance with Assessed Value and Area Limits**

Urban Renewal Area	Assessed Value	Acres
Gold Beach Urban Renewal Area	\$53,336,033	195.05
City of Gold Beach	\$219,430,679	1,766
Percent of AV in Urban Renewal	24.31%	
Percent of Acreage in Urban Renewal		11.04%

*Source: City of Gold Beach, Curry Assessor 2011-12 data*

## XI. RELOCATION REPORT

There is no relocation anticipated due to this Plan.