



URBAN RENEWAL HISTORY 2013-PRESENT

ORDINANCE NO. 645

**AN ORDINANCE AMENDING ORDINANCE 637
WHICH CREATED THE GOLD BEACH URBAN RENEWAL AGENCY**

WHEREAS, in 2010 the City Council recognized the need for the formation of an urban renewal agency; and

WHEREAS, the City Council, by Ordinance 637 created the Gold Beach Urban Renewal Agency; and

WHEREAS, after the completion and review of an Urban Renewal Feasibility Study, the City Council voted to proceed with the development of an Urban Renewal Plan; and

WHEREAS, Ordinance 637, Section 4, detailed the membership of the Urban Renewal Agency; and

WHEREAS, the City Council determined the membership of the Gold Beach Urban Renewal Agency should be modified.

NOW, THEREFORE, the City of Gold Beach Ordains as follows:

Section 4: Membership of Ordinance 637 shall be repealed and replaced with the following:

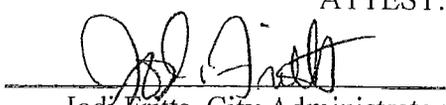
Section 4: Membership:

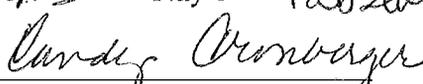
- (1) City Council: The Gold Beach Urban Renewal Agency shall be comprised of the five (5) standing members of the City Council. The term of office for each Urban Renewal Agency member shall be concurrent with that member's term of office as a city councilor.
- (2) Citizens: A four (4) person Citizen Advisory Committee shall be appointed to serve with the Agency in an advisory capacity. Three (3) members shall be residents of the City of Gold Beach. One member may live outside the city limits but within the Gold Beach Urban Growth Boundary.
- (3) Term of Office: The Citizen Advisory Committee members shall be appointed by the Mayor with majority approval of the City Council. The term of office of each citizen member shall be for a period of four (4) years. Notwithstanding any other provision of this ordinance, two (2) citizen members appointed in 2013 shall serve a term of two (2) years, and two citizen members appointed in 2013 shall serve a term of four (4) years.
- (4) Removal: A Citizen Advisory Committee member who engages in misconduct may be removed by the Mayor and Council after a hearing. The hearing shall be

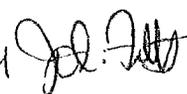
conducted by the Mayor at a special City Council meeting called for that purpose and the decision of the Mayor and Council shall be final. Thereafter, the Mayor shall appoint, with majority approval of the Council, a replacement member to fill that position.

PASSED and ADOPTED by the City Council of the City of Gold Beach, State of Oregon, on this 11th day of February 2013.


Karl Popoff, Mayor

ATTEST:

Jodi Fritts, City Administrator

First Reading: January 14, 2013
Aye: 45 Nay: 10
Second Reading: February 11, 2013
Aye: 43 Nay: 1 Absent

Candy Cronberger, City Recorder

* corrected by 

ORDINANCE NO. 637

AN ORDINANCE DECLARING THAT BLIGHTED AREAS EXIST IN THE CITY OF GOLD BEACH, RECOGNIZING THE NEED FOR AN URBAN RENEWAL AGENCY TO FUNCTION IN THE CITY OF GOLD BEACH, CREATING THE URBAN RENEWAL AGENCY OF THE CITY OF GOLD BEACH

The City Council of the City of Gold Beach finds that:

- (1) There exist within the City of Gold Beach blighted areas as defined by ORS 457.010.
- (2) Such blighted areas reduce the economic values of real property within the city and negatively affect ad valorem tax revenues.
- (3) There is need for an urban renewal agency to function in the City of Gold Beach.
- (4) ORS 457.035 authorizes the creation of an urban renewal agency for the City of Gold Beach.

NOW THEREFORE, the City of Gold Beach ordains as follows:

Section 1: Title

This Ordinance may be cited as the Gold Beach Urban Renewal Agency Ordinance.

Section 2: Declaration of Blight:

Pursuant to ORS 457.035, the Gold Beach City Council declares that blighted areas now exist in the city, and there is currently a need for an urban renewal agency to function in the City of Gold Beach.

Section 3: Agency Title

The urban renewal agency created by this ordinance shall be known as the Gold Beach Urban Renewal Agency.

Section 4: Membership

- (1) The Gold Beach Urban Renewal Agency shall be comprised of four (4) citizen members and one Gold Beach City Council member. One (1) of the members may reside outside the city limits of the City of Gold Beach but within the Gold Beach Urban Growth Area. All other members must reside within the city limits of the City of Gold Beach.

- (2) The members of the Gold Beach Urban Renewal Agency shall be appointed by the Mayor and approved by the Gold Beach City Council. The term of office of each of the citizen members shall be for a period of four (4) years, or until a successor is appointed and qualified. Notwithstanding any other provision of this ordinance, two (2) citizen members appointed in 2010 shall serve a term of two (2) years, and two (2) citizen members appointed in 2010 shall serve a term of four (4) years. The term of office of each member of the Gold Beach Urban Renewal Agency who is also a city councilor shall be concurrent with that member's term of office as a city councilor.
- (3) In the event of a vacancy on the Gold Beach Urban Renewal Agency that remains unfilled for more than 60 days, a second City Council Member shall be appointed on a temporary basis by the Mayor until another citizen member can be appointed.

Section 4: Powers

All of the rights, powers, duties, privileges and immunities granted to and vested in an urban renewal agency by the laws of the State of Oregon, are vested in the Gold Beach Urban Renewal Agency.

PASSED BY THE CITY COUNCIL OF THE CITY OF GOLD BEACH, COUNTY OF CURRY, STATE OF OREGON, THIS 26th DAY OF July 2010.

ATTEST:

APPROVED BY THE MAYOR THIS
26 DAY OF July 2010.


Ellen R. Barnes, City Administrator

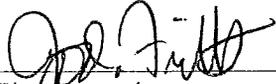

James H. Wernicke, Mayor

First Reading: 7/12/2010

AYES: 5
NAYS:
ABSENT:

Second Reading: 7/26/2010

AYES: 5
NAYS:
ABSENT:


City Recorder



City of Gold Beach

29592 Ellensburg Avenue • Gold Beach, OR 97444

www.goldbeachoregon.gov

Administration: 541-247-7029 • Police: 541-247-6671

Visitor Center 541-247-7526 • www.goldbeach.org

Thursday, January 31, 2013

Dear XXX:

Re: Proposed Gold Beach Urban Renewal Plan

The Gold Beach City Council is considering adoption of an ordinance to establish an urban renewal area in the commercial core of Gold Beach (Figure 1). The tax increment revenues from urban renewal would assist with funding projects that would increase the economic vitality of Gold Beach. This concentrated use of funds is anticipated to help our economy grow by attracting more visitors to Gold Beach, assisting local businesses and providing an atmosphere for the creation of new businesses and providing amenities to help our local residents more fully enjoy residing in Gold Beach.

We would like to invite you to an open house on Tuesday, February 26, 2013 at 6:00 p.m. at Gold Beach City Hall to hear about the planning to date and to provide us with important input for the next steps in formulating the urban renewal plan. We will have financial information to discuss and will want your input on the potential projects being considered for the urban renewal plan. Please respond to jfritts@goldbeachoregon.gov or 541.247.7029 to let us know if you will be able to come to the open house.

Background

In 2012, the Gold Beach Urban Renewal Agency hired a consulting team to study the feasibility of urban renewal in Gold Beach. The feasibility study found that the blight characteristics required by state statute exist within the Gold Beach Urban Renewal Area (Area). A copy of the feasibility study is available on the City website: www.goldbeachoregon.gov

The proposed maximum indebtedness of the Plan is \$8,240,000. Maximum indebtedness is the total amount of funds to be spent on projects, programs, and administration throughout the life of the Plan. The maximum indebtedness was based on a financial analysis of a 25-year plan. There is no time limit for the Plan; it is limited by the defined maximum indebtedness.

Impact on Taxing Jurisdictions

The City of Gold Beach is dedicated to enhancing quality of life, while promoting the 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.

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 projections for impacts on the taxing jurisdictions are estimated through fiscal year (FY) 2038-39.

Revenue sharing was a feature of the 2009 legislative changes in urban renewal law. Revenue sharing is based on the actual tax increment revenues generated and occurs at stipulated trigger points in the life of a Plan. Revenue sharing is based on the actual tax increment revenues generated and occurs at stipulated trigger points in the life of a Plan. The first trigger point is when the tax increment revenues are equal to 10% of the maximum indebtedness established for the Area. It is anticipated that this urban renewal area would reach the revenue sharing triggers the last three years of the district. If actual assessed value growth in the urban renewal area exceeds the projections made in the urban renewal plan, revenue sharing could occur earlier.

General obligation (GO) bonds and local option levies issued after October 2001 are not impacted by urban renewal. The issuing jurisdiction will still receive their share of the taxes on any GO bonds and local option levies issued after October 2001.

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 following 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 that are 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 1 shows the projected impacts to the taxing districts as a result of the proposed Gold Beach Urban Renewal Plan. Table 2 shows the tax revenues projected to be available to taxing jurisdictions once the Area is terminated. These are estimates only; changes in the economy may impact the projections. The table depicts the taxes from the frozen base of the Area that the taxing jurisdictions receive throughout the life of the Plan, and the taxes estimated from the additional taxes which will be received by the taxing jurisdictions once the Plan is terminated, estimated to be in FY 2039-40. The final column estimates the total amount of taxes estimated for the year that the Plan is expected to be terminated.

The Gold Beach Urban Renewal Plan and Report will be ready in mid to late March, after public input. We will send those to you at that time.

Attached to this letter are the tables and figures referenced, and also a flyer that briefly explaining Urban Renewal and Tax Increment Financing.

For more information, please contact me at:
Jodi Fritts-Matthey, City Administrator
City of Gold Beach

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jfritts@goldbeachoregon.gov or 541.247.7029

I look forward to seeing you at the Open House.

Sincerely,

Jodi Fritts
City Administrator
jfritts@goldbeachoregon.gov

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Wednesday, March 06, 2013

Dear District Member:

I recently sent you a letter inviting you to an open house at City Hall to discuss urban renewal and its possibilities for Gold Beach. Since you were unable to attend, I would still like to solicit your thoughts and ideas on potential urban renewal projects. At the meeting, we passed out the enclosed potential projects sheet and an input sheet. We feel the success of the urban renewal area will be greater the more input we have from our governmental partners and the community. If you would like to provide input, please return the enclosed form (or email your ideas) no later than Friday, March 22nd so we can pass it along to our consultant. Our next scheduled public meeting is April 9th with the Planning Commission. You are welcome to attend that meeting.

One point of clarification came up at the February 26th Open House. **The impact of urban renewal comes from the growth of assessed values within the urban renewal area, not the entire city.** If the urban renewal area is adopted, the taxing jurisdictions would continue receiving taxes off growth of the remainder of the area outside of urban renewal in the city (approximately 75% of the assessed value in the city is OUTSIDE of the urban renewal area.) The tax increment financing (TIF) is only on the 25% of the total city acreage adopted in the urban renewal plan. If you have questions regarding the TIF please contact me. This was the purpose of the open house—to answer any questions that you may have had.

Sincerely,

Jodi Fritts

City Administrator

jfritts@goldbeachoregon.gov

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**America's
Wild Rivers
Coast**
101 MILES OF NATURE'S BEST

Gold Beach Urban Renewal Plan Public Open House

February 26, 2013

Your responses to the following questions will be used to guide further work on Gold Beach's proposed urban renewal plan. This plan is scheduled to be presented to the Gold Beach City Council later this year for their consideration and possible adoption.

1. What components of the draft Urban Renewal Plan do you like (e.g., proposed boundary, financial assumptions, project list, etc.)?
2. What three projects do you feel are most important (e.g., help generate business activity in Gold Beach, be a catalyst for new development or redevelopment; address a long-standing problem, etc.)?
3. Are there other projects that should be considered?
4. Is there any other element of the plan on which you would like to provide input?
5. What more would you like to learn or know about the draft Urban Renewal Plan?

Please leave your completed form with City of Gold Beach staff. Thank you!

Updated information on this project will appear on the City of Gold Beach website at <http://www.goldbeachoregon.gov>.

Gold Beach *Potential* Urban Renewal Projects

- Property Assistance/Redevelopment Opportunity Program: matching grants or loans for rehabilitation of buildings, i.e. façade improvements, remodel, fire/safety compliance, ADA accessibility, etc.
- 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.
- Attractive Public Parking: attractive public parking and signage to encourage visitors to park and walk to different areas.
- Signage: A unified signage plan for the city and businesses. Way-finding signs to assist visitors in locating attractions. A Pole Sign Program to assist business owners with removal and replacement of more pedestrian friendly (and visually appealing) signage.
- Sidewalk Program: Grants or loans to assist property owners. Easier walkability could help visitors enjoy our town more.
- Port/Airport Way Bike-Ped Improvements: The Port is the gateway into Gold Beach. The Port road route that connects with Hwy 101 passes through the Port to the jetty and parallels the airport is an untapped resource. The Airport Road gets utilized heavily by locals but is in poor condition. This route could be made into a scenic byway for tourists and bicyclists. It provides excellent beach access. Signage, sidewalk/trail improvements would do a lot to attract more visitors to this area.
- Streetscape Improvements: Streetscape improvements would need to withstand our 90+ mph winds in the winter. Undergrounding utilities as feasible. Consider an incremental plan that could be put forth and small bites made into the project over the life of the UR plan.
- Family Entertainment/Recreation Project: Possibly a cinema and one or two other activities (bowling alley, rec center, etc.) that would provide entertainment opportunities for locals and tourists alike. Private/public partnership opportunity.
- Improvements to the Event Center on the Beach (Fairgrounds): Assistance in capital improvements as this is the primary event facility that provides activities for the economic health of the town.
- Performing Arts Facility: Upgrade this existing facility and make it an asset to the community and a visitor draw. Private/public partnership opportunity.
- Property Acquisition: Acquisition from willing seller for private development. Focus funds on projects that will provide a major attractor for the town.

RESOLUTION R1213-09

**A RESOLUTION CONFIRMING APPOINTMENTS TO THE URBAN
RENEWAL CITIZEN ADVISORY COMMITTEE AND
SETTING TERMS OF OFFICE**

WHEREAS: The appointment and term of office procedures are set forth in Ordinance #645, Section 4, adopted February 11, 2013; and

WHEREAS: Four vacancies currently exist on the Citizen Advisory Committee; and

WHEREAS: Interested persons have previously served on the Urban Renewal Agency board or have submitted an application for review by the Council & Mayor.

NOW, THEREFORE, BE IT RESOLVED that the Gold Beach City Council hereby appoints:

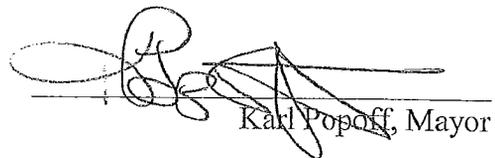
Karen Richmond to fill vacant Position #1, term to expire December 31, 2017

Sandra Vicira to fill vacant Position #2, term to expire December 31, 2015

Beth Barker-Hidalgo to fill vacant Position #3, term to expire December 31, 2017

Position #4, term to expire December 31, 2015 is VACANT

PASSED BY THE CITY COUNCIL OF THE CITY OF GOLD BEACH, COUNTY OF CURRY, STATE OF OREGON, and EFFECTIVE THIS 11th DAY OF MARCH, 2013.


Karl Popoff, Mayor

ATTEST:


Candy Cronberger, City Recorder



City of Gold Beach

29592 Ellensburg Avenue • Gold Beach, OR 97444

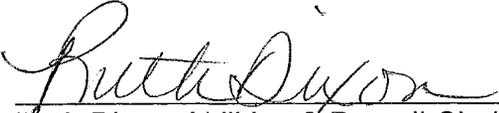
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CERTIFICATE OF MAILING

I hereby certify that the attached Urban Renewal Hearing Notice was copied onto the back side of the March 2013 utility bills. The bills were deposited with the United States Postal Service as first class mail and postmarked March 25, 2013.


Ruth Dixon, Utilities & Payroll Clerk

The City of Gold Beach is dedicated to enhancing quality of life, while promoting the 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.

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THIS NOTICE IS APPLICABLE TO THOSE CUSTOMERS THAT RESIDE INSIDE THE CITY LIMITS, however, the public hearings are open to the general public and all are welcome to attend.

This notice is made pursuant to ORS 457.120

Notice of Planning Commission Meeting

At 6:30 p.m. on Tuesday, April 9, 2013 the Gold Beach Planning Commission will review the proposed Gold Beach Urban Renewal Plan, including its relationship to the Comprehensive Plan, and make a recommendation to the Gold Beach City Council for their April 22nd hearing.

Information regarding urban renewal is currently available on the City's website: www.goldbeachoregon.gov

The Urban Renewal Plan for consideration at the April 9th meeting will be available on the City's website and at City Hall on April 2nd.

City Council Hearing Notice:

The Gold Beach City Council will hold a public hearing and consider an ordinance for the adoption of the proposed Gold Beach Urban Renewal Plan

WHERE: City Hall, Council Chambers, 29592 Ellensburg Avenue, Gold Beach

WHEN: Monday April 22, 2013 at 6:30PM

The proposed Gold Beach Urban Renewal Plan will be available at City Hall and on the City's website on April 2nd. A copy of the proposed ordinance for the plan will be available by April 15th.

The proposed maximum indebtedness for the Gold Beach Urban Renewal Plan is \$8,240,000. The ordinance, if approved, is subject to referendum. The adoption of the Plan may impact property tax rates for general obligation bonds approved by voters prior to October 6, 2001 (*the City has no GO bonds adopted prior to this date*).

If you have questions regarding this notice please contact Jodi Fritts-Matthey, City Administrator: jfritts@goldbeachoregon.gov or 541-247-7029. Information regarding urban renewal in Gold Beach is available on the City's website: www.goldbeachoregon.gov

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Urban Renewal and Tax Increment Financing

What is Urban Renewal?

Urban renewal is one of the few tools for encouraging local economic development. It is unique in that it has its own funding source, tax increment financing. Urban renewal is a program 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” by state statute and typically contain sections of a city that are underdeveloped and not contributing fully to the local economy. They can have buildings which are in need of renovation, property which should be developed or redeveloped, or utilities and street and pedestrian systems in poor repair or needing upgrading.

The underpinning theory of urban renewal is that if these properties and the surrounding infrastructure are upgraded, they will contribute more substantially to the local economy and to the property taxes which support all of the taxing jurisdictions.

How is an Urban Renewal Program Started?

For an area to be designated as an urban renewal area, a city normally completes a feasibility study to determine appropriate boundaries and to analyze the financial feasibility of the area, including the impacts on the other taxing jurisdictions. Depending on the results of the feasibility study, the city will determine whether they want to proceed with the development of an urban renewal plan.

The City of Gold Beach completed an urban renewal feasibility study in the spring of 2012 for an urban renewal area that encompasses the commercial areas of Gold Beach. The feasibility study determined that the potential urban renewal area met the statutory qualifications for blight and can produce tax increment for use in helping the area develop. The city directed the preparation of a draft urban renewal plan.

An urban renewal plan establishes an urban renewal boundary, goals, and objectives for the area, and outlines projects and programs that will help to improve the conditions in the area. The plan also sets a limit on the amount of money which can be used to fund these projects and programs, called a “maximum indebtedness”. The urban renewal plan is accompanied by a technical report which contains the financial Feasibility analysis and estimates when funding will become available to pursue projects within the area. The urban renewal plan must be adopted by the City Council.

What is the Adoption Process for an Urban Renewal Plan?

The planning for urban renewal typically involves review and input from a citizen committee and city staff. In Gold Beach the Urban Renewal Agency is comprised of citizens who will review the draft urban renewal plan. Once a draft plan is prepared and reviewed by the Gold Beach Urban Renewal Agency, it must be circulated to the impacted taxing jurisdictions for their review

Urban Renewal and Tax Increment Financing

and comment. The plan must be presented to the Planning Commission and to the City Council for adoption. Any action by the City Council must be by non-emergency ordinance after a public hearing is held. Notice of the public hearing must be sent to each individual household in the city.

What types of Programs or Projects are Eligible under Urban Renewal?

Urban renewal agencies can do certain projects or activities under an adopted urban renewal plan. These activities generally include:

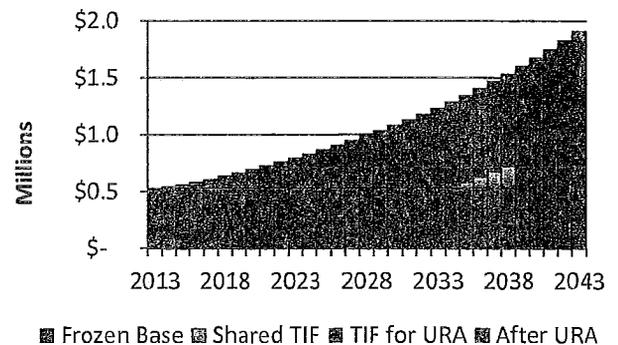
- Construction or improvement of public facilities including streets, sidewalks, utilities, parks, and other public uses
- Storefront improvements
- Participation with developers for property improvement
- Rehabilitation of existing buildings

How are Urban Renewal Plans Financed?

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 over the frozen base (not including rates for General Obligation Bonds and Local Levies approved by voters after October, 2001). This concept is shown in the chart on the next page. The chart depicts a 25 year plan, but plans may be longer, depending on the timing of bond placements and the need for financing. This scenario shows the frozen base (red) and the

tax increment (TIF in blue) that is anticipated to fund projects and programs in the urban renewal area. The chart also shows that some revenue sharing is anticipated with the taxing jurisdictions, shown in green in the chart. Revenue sharing commences when specified targets established in urban renewal law are met. The purple shows the projected tax revenues once urban renewal ends in the future.

Gold Beach Tax Revenues



How Does Tax Increment Financing Affect Overlapping Taxing Districts?

Taxing jurisdictions gain revenues through the collection of property taxes. Property tax increases come through new development and the statutory limit of 3% increase 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 are allocated to the Urban Renewal Agency and not the taxing district. The taxing jurisdictions are still able to collect the property tax revenues

Urban Renewal and Tax Increment Financing

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, that growth from new investment would not have occurred but for the use of urban renewal which has stimulated the growth.

The impact on schools and education service districts is indirect, as they are funded through a state allocation based on per pupil counts. Property taxes fund a portion of the state school fund, but not all of it.

Once an urban renewal area is terminated, there generally will be an increase in property tax revenues to all taxing jurisdictions. This increase of property tax revenue is a result of the ability to concentrate funding in a specific area, encouraging the area to develop properly.

How Does Tax Increment Financing Affect Property Tax Payers?

Most property tax payers will not see an increase in property taxes as a result of urban renewal. However, once an urban renewal plan is adopted in an urban renewal area, tax payers within that area will see a line item on their property tax statements for urban renewal. This can be quite confusing because

even if you are not physically located in the area, you will see an indication of the impact of urban renewal on your property tax bill. Your 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. A sample property tax bill for the City of Gold Beach is shown below. The total taxes does not change, they are just distributed differently if there is urban renewal.

Jurisdiction	Rate	2013	2013
		Property Value	Property Value
		\$103,000.00	\$103,000.00
School CC1	3.9171	\$403.46	\$391.71
ESD	0.4432	\$45.65	\$44.32
SWOCC	0.7017	\$72.28	\$70.17
City-Gold Beach	2.336	\$240.61	\$233.60
Port-Gold Beach	0.4132	\$42.56	\$41.32
Cemetary-Rogue River	0.0772	\$7.95	\$7.72
Health Curry	0.7425	\$76.48	\$74.25
Library Curry	0.6609	\$68.07	\$66.09
CC 4-H Extensions	0.1021	\$10.52	\$10.21
Curry County General	0.5996	\$61.76	\$59.96
Urban Renewal			\$29.98
Total Tax Rate	9.9935	\$1,029.33	\$1,029.33



Jodi Fritts

From: Jodi Fritts
Sent: Friday, April 05, 2013 6:07 PM
To: 'bill@roquejets.com'; 'charles.at.pogb@gmail.com'; 'gldbch101@yahoo.com'; 'shurdw@yahoo.com'; 'sumoco@frontier.com'; 'portmanager@portofgoldbeach.com'
Subject: Urban Renewal Information and Meetings
Attachments: 4_PC Staff Report 03262013v2.pdf; Gold Beach Report .pdf; Gold Beach UR Plan.pdf
Importance: High

Hello All:

I'm sorry that I have not had the opportunity to meet with you personally about the City's Urban Renewal plan but we held a meeting specifically for the taxing district representatives on February 26th to answer the type of questions that the paper reported you discussed at your last meeting. I sent the invitations to the February meeting to your home addresses to ensure you received the invite in a timely manner. For those of you that were unable to attend that meeting I sent another letter after the meeting requesting input from you because, as I said in that letter, we feel input from our governmental partners and the community is essential to this process.

It would be great if you could attend the Planning Commission meeting on the plan on Tuesday the 9th. However, this meeting is **not** for Urban Renewal 101 questions. We already had that meeting. If you would like me to meet with you prior to the meeting on the 9th to answer questions regarding urban renewal I would love to do that. I can make myself available on Monday and Tuesday— just say the word. I actually wanted to have a special meeting with you all but, as I understand it, Commissioner McNair is out of town until Monday.

I am attaching the information for the Planning Commission meeting on Tuesday—this information is also available on the City's website: www.goldbeachoregon.gov They are large documents so if you would like hardcopies I would be glad to provide them to you just email back and we will print them for you and deliver them to the Port Office.

Please feel free to email me any questions you have and I'd be happy to answer them. I'm looking forward to talking with you soon.

Jodi Fritts-Matthey
City Administrator
City of Gold Beach



"If we open a quarrel between the past and the present we shall find we have lost the future."
Sir Winston Churchill

This electronic communication, including any attached documents, may contain confidential and/or legally privileged information that is intended only for use by the recipient(s) named above. If you have received this communication in error, please notify the sender immediately and delete the communication and any attachments.

"Forget it Jake. It's Chinatown..."

Meryl, we thank you for another wonderful Curry County Historical Society murder mystery dinner. We can't wait till next year's event.

Jazzercise moving: Jazzercise relocates to the

propane stove, Waterford crystal vase, fishing vest, welding torch, electronic photo picture frame, horsehoe set, Mikassa set of dishes, Gold Beach Fitness monthly membership, The Bridge

notherapy!
This is a really fun community event, and it raised over \$3,300 for the library last year.
Please call Sandy Grunmonn (541) 247-6356, Becky Schaefer

"Month-Long Silent Auction" will be another huge success! Donations to the Friends of the Library are tax deductible.

ter, come on out and enjoy the winning of spring with these amazing culinary gemuses.

PORT, from page A1

Collins, Vice President Bill Nair, President Milton, and Accountant Jeff Kemp who was absent during the first 20 minutes of the meeting.

Walker called the meeting to order, a roll call was issued and the pledge of allegiance was spoken. There were no audience comments, although several times the board kindly gave impromptu commentary to their audience, which included two high school students who came to their meeting in fulfillment of their civics class requirement.

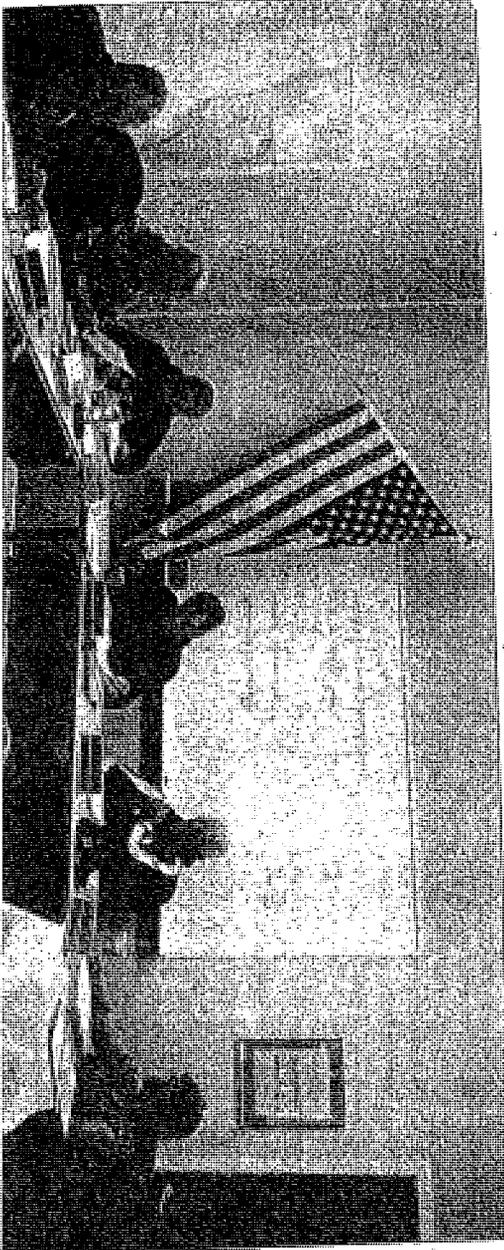
Walker called the meeting to order, a roll call was issued and the pledge of allegiance was spoken. There were no audience comments, although several times the board kindly gave impromptu commentary to their audience, which included two high school students who came to their meeting in fulfillment of their civics class requirement.

For old business the port discussed their strategic business plan, which vice president McNair described to his audience as being like a "big ship going on a course with a rudder" - that their business plan is important because it gives the port direction regardless of who has left or who has just been elected to the board, and that it is necessary to have and work on these plans so that their organization qualifies

for federal and state grant funds.
For a time strategic business plan specifics were discussed, but in the interest of moving the meeting forward, the port decided to schedule a special workshop on their strategic business plan, which will be held in the port office on Thursday April 11, from 12 to 1:30 pm.
The port also discussed the update given to the board by their civil engineer, For Flatebo, who has been working on plans to renovate the port office building on 29891 Harbor Way.
According to Flatebo it would be a "huge mistake," to build a new building -

mostly because the process would be much more of a hassle, and more costly. So plans are underway to repair and get bids for the repair of the existing structure - which has been likened to body, that the buildings skeleton is okay, but according to McNair -- "the skin, the dermis and epidermis is rotting away," and needs to be repaired.
The Port then discussed the city's urban renewal plan, and how it will effect the port, specifically - urban renewal will re-allocate nearly half a million dollars over the next 25 years which would normally go to the port in the form of tax revenue, to be spent on principally unspecified projects for urban renewal.
Discussion also ranged towards how urban renewal will effect other districts, such as the school district - which does not have the assets that the port does - and many on the port board were concerned over this.
"These districts are already hurting, this can't be good for them," said McNair. "I can't imagine anybody is happy with this, we don't know what they are going to spend this on. Can the city over 25 years do better with our money than we can?"

The port plans on taking a formal position on the Urban Renewal Plan on their next meeting - they also plan on attending the April 9 public meeting on urban renewal which is going to be held at city hall.
After discussion on urban renewal ended, the port discussed new business, which concerned Coastal Health and Hospice leasing three suites at the top of the Canary building. Coastal Health and Hospice are scheduled to move in on April 1, and there is still space in the building available to rent or lease. Afterwards, the port approved the meeting minutes of February 21, as well as the accounts payable for February 20th and March 5.
Kemp gave a financial report, stating that "budget and finances appear to be right on projections."
The commissioners also gave some comments. Johnson made it clear that he is not running for Port Commissioner this year - so we will lose him in May. There was also some talk about the possibility of dredging this year, but there is uncertainty in this.
The port received \$5000 for the sea lion grant, and there was also some discussion on new signage for the port, so it is possible that new and informative signs may be installed around the port in the coming months.
The next scheduled regular meeting for the Port Board of Commissioners will take place at 6 pm, at the Port Office on Thursday, April 18



CURRY COUNTY
REPORTER
187-6356 FAX 247-6356
WWW.CURRYCOUNTYREPORTER.COM

Jodi Fritts

From: Jodi Fritts
Sent: Tuesday, April 09, 2013 3:10 PM
To: 'perez@co.curry.or.us'
Cc: Jodi Fritts
Subject: Agenda Item for April 17th Commissioner Meeting
Attachments: 8_County Report 3262013.pdf; URB5_GoldBeach_Highlight_LowRes.pdf; 1_Gold Beach UR Plan_03262013v2.pdf; 2_Gold Beach Report 03252013v2.pdf

Importance: High

Hi Terry:

The City is required by statute to present our Urban Renewal Plan to the Commissioners. Attached is the information to provide to the Commissioners for their April 17th meeting. Can you please put me on the agenda to formally present the report? I just need about 10 minutes. I have attached the following:

The Urban Renewal Plan

The accompanying report to the plan

A brief report to the Commissioners

A copy of the Urban Renewal Map

Please let me know if you need me to provide hard copies, I would be happy to do that.

Please let me know you received this email. I am required to document it for the UR records.

Thank you so much,

Jodi Fritts-Matthey

City Administrator
City of Gold Beach



"If we open a quarrel between the past and the present we shall find we have lost the future."
Sir Winston Churchill

This electronic communication, including any attached documents, may contain confidential and/or legally privileged information that is intended only for use by the recipient(s) named above. If you have received this communication in error, please notify the sender immediately and delete the communication and any attachments.

"Forget it Jake. It's Chinatown..."

Jodi Fritts

From: Terri Perez <perezt@co.curry.or.us>
Sent: Wednesday, April 10, 2013 11:02 AM
To: Jodi Fritts
Subject: RE: Agenda Item for April 17th Commissioner Meeting

I can confirm that I have received your materials and that they will go in front of the Chair for his approval to be placed on the agenda. He has always approved all the documents submitted to him and I don't foresee a problem.

Terri L. Perez
Operations Coordinator
Board of Commissioners

From: Jodi Fritts [mailto:jfritts@goldbeachoregon.gov]
Sent: Wednesday, April 10, 2013 10:36 AM
To: Terri Perez
Subject: FW: Agenda Item for April 17th Commissioner Meeting
Importance: High

Hi Terri:
Can you confirm that I can be on the agenda for the April 17th Commissioners meeting?

Thanks so much,

Jodi Fritts-Matthey

City Administrator

City of Gold Beach



"If we open a quarrel between the past and the present we shall find we have lost the future."

Sir Winston Churchill

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"Forget it Jake. It's Chinatown..."

From: Terri Perez [mailto:perezt@co.curry.or.us]



City of Gold Beach

29592 Ellensburg Avenue • Gold Beach, OR 97444

www.goldbeachoregon.gov

Administration: 541-247-7029 • Police: 541-247-6671

Visitor Center 541-247-7526 • www.goldbeach.org

Wednesday, April 17, 2013

Curry County Board of Commissioners

Re: Proposed Gold Beach Urban Renewal Plan

The Gold Beach City Council is considering adoption of an ordinance to establish an urban renewal area in the commercial core of Gold Beach (Figure 1). The tax increment revenues from urban renewal would assist with funding projects that would increase the economic vitality of Gold Beach.

On February 26th, the city of Gold Beach held an informational meeting for the taxing jurisdictions to go over the draft urban renewal plan and to gain input from the taxing representatives. Specific changes, including adding the library to the urban renewal area with a project for a future community center, were made to the urban renewal plan as a result of input at this meeting. The taxing jurisdictions impacts table may have changed slightly, due to minor adjustments to the financial assumptions.

The legal requirements for the adoption of an urban renewal plan stipulate that the proposed urban renewal plan be sent to representatives of overlapping taxing districts. Although the approval of overlapping taxing districts is not required, the City Council is required to respond specifically to any written recommendations of the districts. This letter is the official transmission of the proposed Gold Beach Center Urban Renewal Plan.

The Gold Beach City Council is scheduled to consider the adoption of the proposed Gold Beach Urban Renewal Plan on April 22, 2013 at Gold Beach City Hall at 6:30 PM.

Background

In 2012, the Gold Beach Urban Renewal Agency hired a consulting team to study the feasibility of urban renewal in Gold Beach. The feasibility study found that the blight characteristics required by state statute exist within the Area.

The proposed maximum indebtedness of the Plan is \$8,240,000. Maximum indebtedness is the total amount of funds to be spent on projects, programs, and administration throughout the life of the Plan. The maximum indebtedness was based on a financial analysis of a 25-year plan. There is no time limit for the Plan; it is limited by the defined maximum indebtedness.

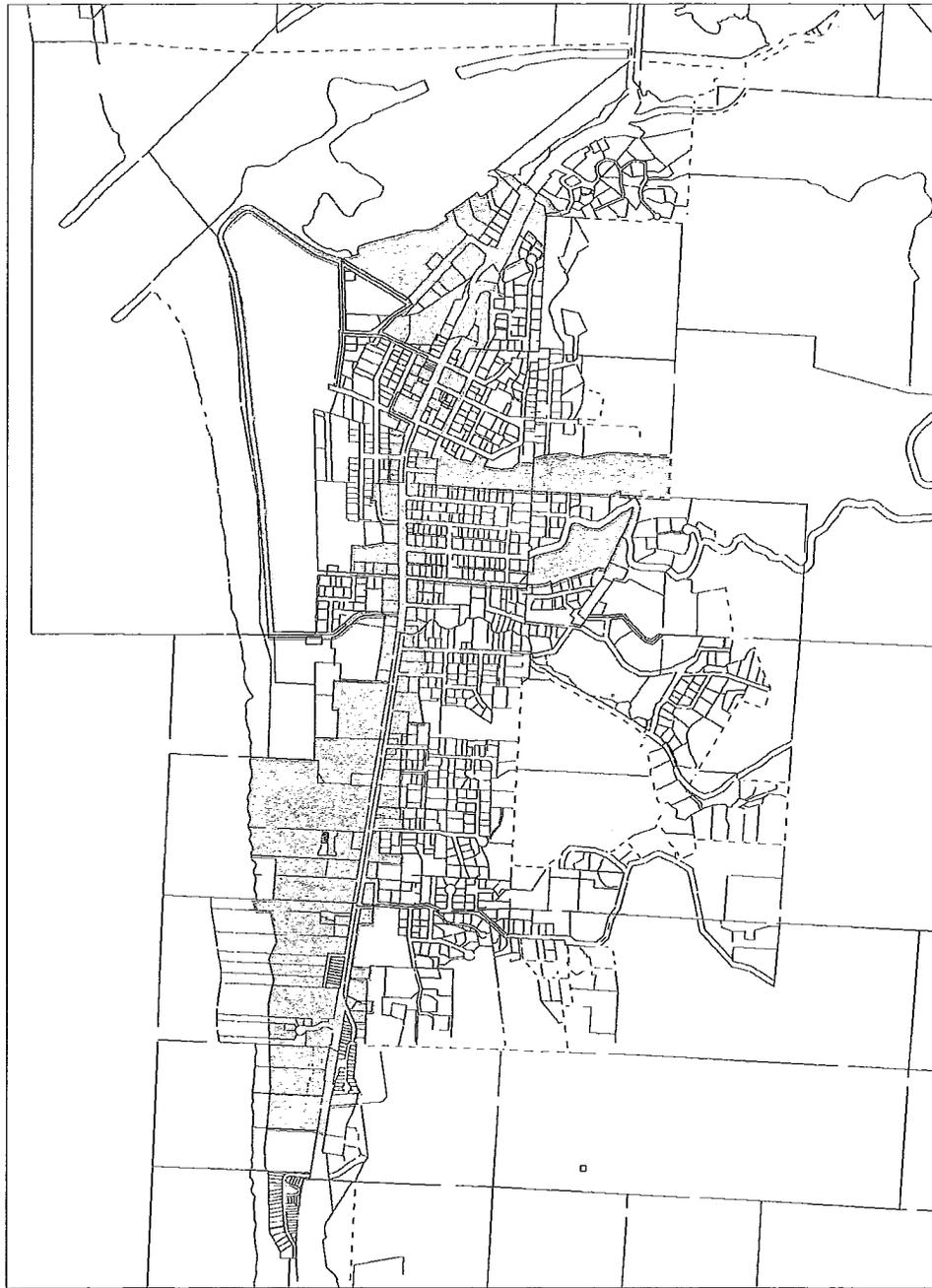
The intent of the urban renewal plan is to increase the vitality of the city of Gold Beach, improving the streetscape and signage, offering assistance to property owners and

The City of Gold Beach is dedicated to enhancing quality of life, while promoting the 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.

providing assistance for the development of facilities that will enhance the entertainment and recreational experiences for residents and attract visitors to the area.

Figure 1 - Proposed Urban Renewal Area

Urban Renewal Boundary - Gold Beach, Oregon



4
N | 0 0.25 0.5 Miles

Urban Renewal Boundary
Gold Beach City Limits

This product is for informational purposes and any user has been prepared for use. It is not to be used for legal, engineering, or surveying purposes. Users of this information should verify or check the primary data and information source to ascertain the validity of the information.
NAD83 OR State Plane, City of Gold Beach, County Geocopy City of Brookings, 1/23/2019

Impact on Taxing Jurisdictions

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 projections for impacts on the taxing jurisdictions are estimated through fiscal year (FY) 2038-39.

Revenue sharing was a feature of the 2009 legislative changes in urban renewal law. Revenue sharing is based on the actual tax increment revenues generated and occurs at stipulated trigger points in the life of a Plan. Revenue sharing is based on the actual tax increment revenues generated and occurs at stipulated trigger points in the life of a Plan. The first trigger point is when the tax increment revenues are equal to 10% of the maximum indebtedness established for the Area. It is not anticipated that this urban renewal area would reach the revenue sharing triggers until the last three years of the district, if at all. If actual assessed value growth in the urban renewal area exceeds the projections made in the urban renewal plan, revenue sharing could occur earlier.

General obligation (GO) bonds and local option levies issued after October 2001 are not impacted by urban renewal. The issuing jurisdiction will still receive their share of the taxes on any GO bonds and local option levies issued after October 2001.

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 that are 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 1 shows the projected impacts to the taxing districts as a result of the proposed Gold Beach Urban Renewal Plan.

Table 1 – 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/ Extension	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	\$26,388	\$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	\$5,753	\$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: FCO/Northwest Gold Beach Schools and the Education Service District are not directly impacted, as they are allocated funding through a state school funding formula based on per pupil counts.

Table 2 shows the tax revenues projected to be available to taxing jurisdictions once the Area is terminated. These are estimates only; changes in the economy may impact the projections. The table depicts the taxes from the frozen base of the Area that the taxing jurisdictions receive throughout the life of the Plan, and the taxes estimated from the additional taxes which will be received by the taxing jurisdictions once the Plan is terminated, estimated to be in FY 2039-40. The final column estimates the total amount of taxes estimated for the year that the Plan is expected to be terminated.

Table 2 – Additional Revenues Projected 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
Total	\$539,410	\$1,138,304	\$1,677,715

Source: ECONorthwest

The draft Gold Beach Urban Renewal Plan and Report are enclosed with this document.

For more information, please me at contact:

Jodi Fritts-Matthey, City Administrator
 City of Gold Beach
jfritts@goldbeachoregon.gov or 541 247 7029

Sincerely,

Jodi Fritts-Matthey, City Administrator

Attachments:

- A: Draft Gold Beach Urban Renewal Plan
- B: Draft Report on the Gold Beach Urban Renewal Plan

12. Mayor and Council Member Comments

- a. Mayor Karl Popoff
- b. Councilors
 - 1) Vacant
 - 2) Larry Brennan
 - 3) Brice Gregory
 - 4) Doug Brand
 - 5) Tamie Kaufman
- c. Student Liaison, Vacant

13. Citizens Comments

As presented to the Mayor at the beginning of the meeting

14. Executive Session

None scheduled

The next scheduled meeting of the Gold Beach City Council is Monday, May 13, 2013, at 6:30PM in the Council Chambers of City Hall, 29592 Ellensburg Avenue, Gold Beach, Oregon.

15. Adjourn Time: ~~7:00~~ 7:37

Motion to adjourn

Larry Unanimous
Brice

The location of the hearing/meeting is accessible to the disabled. Advance notice is requested if special accommodations are needed. Call 541-247-7029 so that appropriate assistance can be provided. The City of Gold Beach is an affirmative action EEOE and complies with section 504 of the rehab act of 1973. Complaints of discrimination should be sent to: USDA, Attention Director, Office of Civil Rights, Washington, D.C. 20250-9419

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 CITY COUNCIL AGENDA REPORT



Agenda Item No. 6 a.

Council Hearing Date: April 22, 2013

TITLE: Presentation of Urban Renewal Plan

SUMMARY AND BACKGROUND:

In 2010 the City formed an Urban Renewal Agency to pursue possible urban renewal for Gold Beach. In 2012 a UR feasibility study was commissioned. After presentation of the study the Council elected to pursue preparation of an Urban Renewal Plan.

- On February 26th a meeting was held for the taxing districts to introduce urban renewal and answer any questions the districts may have.
- In the March utility bill the statutory notice was sent to all citizens regarding the public meetings to be held on April 9th and April 22nd
- On April 9th the plan was presented to the Planning Commission to review for compliance with the City's comprehensive plan. The PC confirmed the plan complied with the comp plan and recommended the plan be presented to the Council.
- On April 17th staff presented the plan to Curry County Commissioners.

The plan and report will be presented to the Council and Mayor tonight.

FINANCIAL IMPACT:

The financial impact to the City, through the URA is part of the plan. Maximum indebtedness for the plan is projected to be: \$8,240,000

DOCUMENTS ATTACHED:

- Gold Beach City Council Report (prepared by Elaine Howard Consulting)
- The UR Plan and Accompanying Plan was provided to the Council and Mayor at the April 8th City Council meeting

REQUESTED MOTION/ACTION:

Take public comment on the plan. If the Council acting as the URA approves the plan an adopting ordinance will be presented at the May 13th regular Council meeting

COPY OF REPORT AND ATTACHMENTS SENT TO:

Council and URA Citizen Advisory Committee

GOLD BEACH CITY COUNCIL REPORT

I. BACKGROUND

The Gold Beach Urban Renewal Plan (Plan) has been developed with the cooperative input of the Gold Beach City Council (City Council) and the Gold Urban Renewal Advisory Committee (Committee).

The Gold Beach Urban Renewal Plan contains goals, objectives, and projects for the development of the Gold Beach Urban Renewal Area. The overall purpose of the Plan is to use tax increment financing to help improve the vitality of Gold Beach, overcoming obstacles to the full development of the Area. The Gold Beach Urban Renewal Plan Boundary is shown in Figure 1.

The Gold Beach Urban Renewal Agency forwarded an urban renewal feasibility study to the Gold Beach City Council in 2012. The city council unanimously voted to have an urban renewal plan and report prepared for their review. Two open city meetings were held in the feasibility study phase. The taxing jurisdictions were invited to a meeting on February 26th, 2013 where the urban renewal plan was discussed and input received. A change was made to the boundary as a result of the input at the meeting: the library was added to the Area and a project was added to help with the development of a community center at the library.

II. PROPOSAL

The Area, shown in Figure 1, consists of approximately 195.05 acres of land including rights of way. The Area is located along the commercial core of Gold Beach.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped. These areas can have old deteriorated buildings, public spaces which need improvements, streets and utilities in poor condition or they can lack streets and utilities altogether. The Area lacks streetscape improvements and effective signage, and is in need of parking improvements and the provision of public spaces. The Area does not have a program that provides assistance to property owners for improvement of their properties, and such a program is identified in the Plan. The Area is in need of upgrading existing recreational and entertainment facilities to provide residents and visitors more entertainment options in Gold Beach.

Urban renewal projects in general 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 can provide funds for improvements to public spaces. The specific projects to be approved in this Plan are outlined in Sections III and IV of the Plan.

Urban renewal is unique in that it brings its own financing source: tax increment financing (TIF). 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.

Urban renewal is put into effect by the local government (a city in this case) adopting 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 borrowed for urban renewal projects, and states how the plan may be changed in the future.

The goals of the Plan are:

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

- b. Encourage more neighborhood-serving businesses to locate within the Area, thereby adding to the critical mass of the area.
- c. Support local businesses by providing assistance for storefront improvements.
- d. Form public-private partnerships and use public investment to generate private investment.
- e. 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 create pocket parks.

The projects to be administered under the Plan include four main categories:

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

III. PROCESS

The process of adopting an urban renewal plan contains the following steps:

1. Preparation of a plan including opportunity for citizen involvement.

Review and recommendation by the Planning Commission.

- Gold Beach Planning Commission reviewed the Plan and made a recommendation to the Gold Beach City Council on April 9, 2013 that the

proposed Gold Beach Urban Renewal Plan conforms with the Gold Beach Comprehensive Plan and recommends the City Council adopt the Gold Beach Urban Renewal Plan.

- 2. Notice to all citizens of Gold Beach of a hearing before the City Council.**
 - Notice was provided by mailing to utility billing customers on March 25, 2013.
- 3. Forwarding a copy of the proposed Plan and the Report to the governing body of each taxing district.**
 - The taxing districts letters were sent out on April 2, 2013. In addition, all taxing districts received a notification and invitation to an informational meeting on February 26, 2013.
- 4. Presentation of the urban renewal plan to the Curry County Commission.**
 - This meeting occurred on April 17, 2013.
- 5. Urban Renewal Agency review of the proposed Plan and accompanying Report and recommendation to forward it to City Council for adoption.**
 - The Gold Beach Urban Renewal Agency reviewed the Plan and Report on April 22, 2013.
- 6. Hearing by City Council and adoption of the proposed Plan and accompanying Report by a non-emergency ordinance.**
 - The hearing by City Council will be held on April 22, 2013.
 - The date set for a City Council vote on the ordinance is May 13, 2013.
 - The ordinance must be a non-emergency ordinance, which means that the ordinance does not take effect until 30 days after its approval and during that period of time may be referred to Gold Beach voters if a sufficient number of signatures are obtained on a referral petition.

IV. Ordinance Adopting the Plan

The ordinance adopting the Plan requires the City Council to make certain findings, which are listed in the last "Whereas" paragraph. These findings are based on various documents and events. The findings are as follows.

- 1. The process for the adoption of the proposed Plan, a copy of which is attached hereto as Exhibit "A", and by this reference incorporated herein, has been conducted in accordance with the provisions of Chapter 457 of the Oregon Revised Statutes;**

As described in Section II above, the City has followed the procedures as outlined by ORS 457.

2. **The area designated in the Plan as the Area is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of conditions described in Section II of the Report lack of streetscape, lack of public spaces and underdevelopment and underutilization of property within the Area;**

This is the basic justification for the Plan and the Council's finding is meant to make that justification explicit.

3. **The rehabilitation and redevelopment described in the Plan to be undertaken by the Agency is necessary to protect the public health, safety and welfare of the City because absent the completion of the urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according the goals of the City's Comprehensive Plan;**

This finding states the public purpose of the Plan which is for the property in the Area to develop and redevelop according to the Comprehensive Plan. Property which is not developed or not fully developed and occupied does not contribute as much property taxes as fully developed property. The improvement of property in the Area will add to the tax base in the Area and further support additional economic activity in the Area.

4. **The Plan conforms to the Gold Beach Comprehensive Plan as a whole, and provides an outline for accomplishing the projects described in the Plan, as more fully described in Chapter X of the Plan;**

This finding is supported by Chapter X of the Plan and the Planning Commission's conclusion that the Plan conforms to the City's Comprehensive Plan.

5. **In connection with any residential displacement occurring as a result of the acquisition and disposition of land, provision has been made for displaced persons in the Relocation Section of the Report as required under applicable state and federal law;**

The Plan does not contemplate acquisition of property that would displace residents or businesses. Should the Plan be amended to include such acquisition, the Agency would be obligated to provide relocation assistance.

6. **The acquisition of real property provided for in the Plan is necessary for the development of infrastructure improvements including parking improvements in the Area and for the development of public spaces;**

The Plan authorizes acquisition of real property for infrastructure improvements, including parking improvements and for public spaces. No property is specifically identified for acquisition.

7. **Adoption and carrying out the Plan is economically sound and feasible in that funds are available to complete the Plan projects using urban renewal tax increment revenues derived from a division of taxes pursuant to section 1c, Article IX of the Oregon Constitution and ORS 457.440, and other available funding as shown in Sections VII and VIII of the Report ;**

The Report contains information on the projected revenues and projected expenditures under the Plan and supports a finding that the Plan is economically sound and feasible.

8. **The City of Gold Beach shall assume and complete activities prescribed to it by the Plan;**

The Plan does not prescribe any specific activities to the City.

9. **The Agency consulted and conferred with affected overlapping taxing districts prior to the Plan being forwarded to the City Council.**

The City Administrator convened a meeting on February 26th, 2013 to which all impacted taxing jurisdictions were invited to allow for discussion and input on the Plan. The Agency sent a copy of the Plan and the Report to the affected overlapping taxing districts on April 10, 2013. The letter included an invitation to provide comments in writing on the Plan and Report on the Amendment. To date the City has not received written recommendations from the affected taxing districts. If such recommendations are received, the Council will be required to "accept, reject or modify" the recommendations and language to that effect will be added to the ordinance for its second reading and adoption. The ordinance also calls for publication of a notice that the Council has adopted the ordinance, for the recording of the Plan by the Curry County Clerk and for transmitting the Plan to the Curry County Assessor.

STAFF RECOMMENDATION

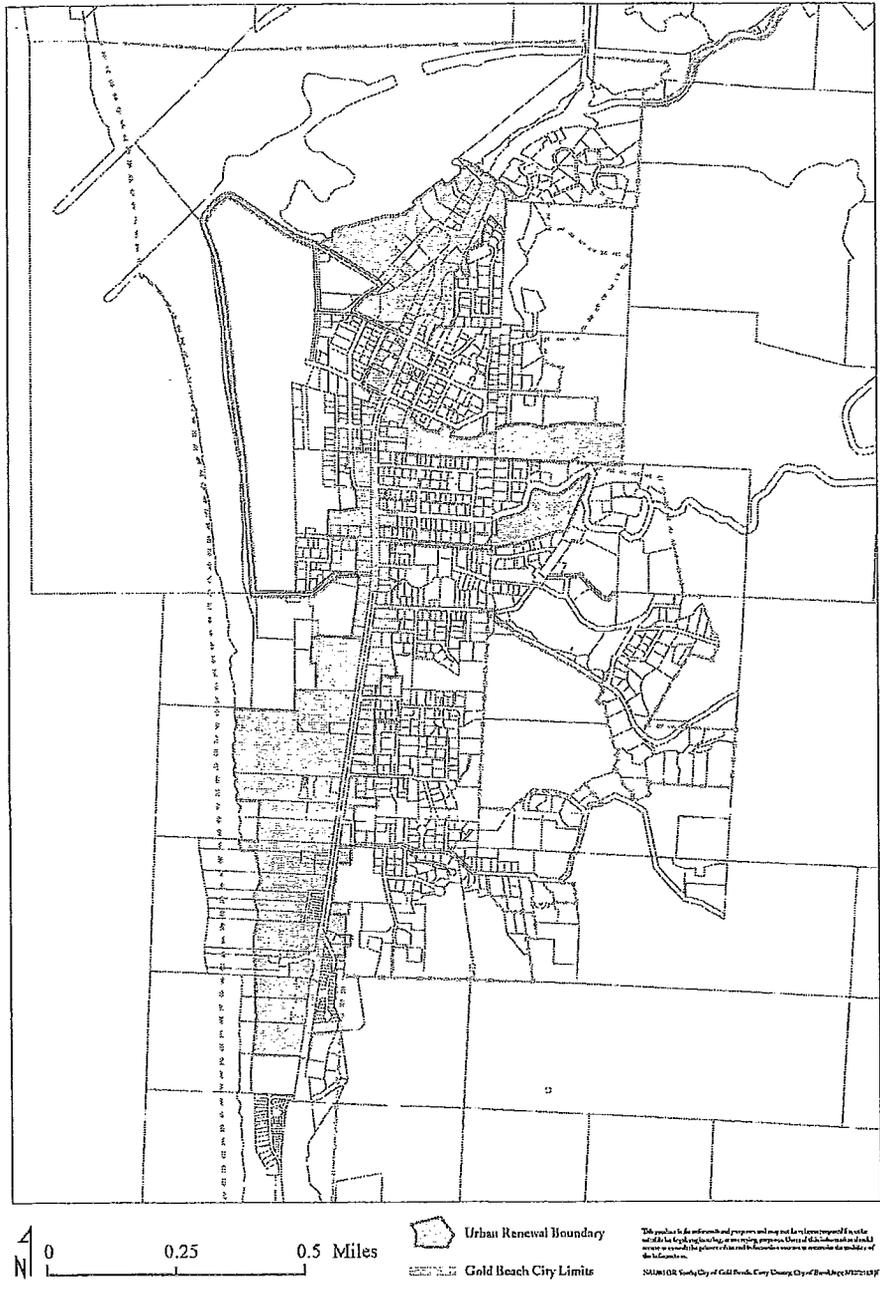
The staff recommendation is for the Gold Beach City Council to approve the Gold Beach Urban Renewal Plan and Report Accompanying the Gold Beach Heights Urban Renewal Plan.

Attachments: Gold Beach Urban Renewal Plan

Report Accompanying the Gold Beach Urban Renewal Plan

Figure 1 – Gold Beach Urban Renewal Area Boundary

Urban Renewal Boundary - Gold Beach, Oregon



Attachments:
Gold Beach Urban Renewal Plan & Gold Beach Urban Renewal Report

ORDINANCE No. 648

**AN ORDINANCE MAKING CERTAIN DETERMINATIONS AND FINDINGS
RELATING TO AND APPROVING THE GOLD BEACH URBAN
RENEWAL PLAN**

WHEREAS, the City Council of the City of Gold Beach (“Council”) has declared that blighted areas exist in the City of Gold Beach and has elected to have the powers of an urban renewal agency exercised by a commission designated by the Council; and

WHEREAS, the Council has declared that the name of the urban renewal agency shall be the Gold Beach Urban Renewal Agency (“Agency”); and

WHEREAS, the Gold Beach Urban Renewal Agency (“Agency”), as the duly authorized and acting urban renewal agency of the City of Gold Beach, Oregon (“City”), is proposing to undertake certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457; and

WHEREAS, the Agency, pursuant to the requirements of ORS Chapter 457, has caused the preparation of an urban renewal plan which is attached to this Ordinance as Exhibit A (“Plan”). The Plan lists authorized urban renewal activities within the Gold Beach Urban Renewal Area (the “Area”); and

WHEREAS, the Agency has caused the preparation of a report accompanying the Plan as required by ORS 457.085(3) (“Report”), which Report is dated April 2, 2013, and is attached to this Ordinance as Exhibit B; and

WHEREAS, the Plan and the Report were forwarded to the City of Gold Beach Planning Commission for recommendation, and the Planning Commission considered the Plan and Report on April 9, 2013, and adopted a finding that the Plan conformed with the Gold Beach Comprehensive Plan and recommended that the Plan be approved by the Gold Beach City Council; and

WHEREAS, the Plan and the Report were forwarded on April 2, 2013 to the governing body of each taxing district affected by the Plan, and the Agency consulted and conferred with said districts prior to presenting the Plan to the Council for approval; and

WHEREAS, on April 17, 2013 the City met with representatives of Curry County to review the Plan, including proposed maximum indebtedness for the Plan; and

WHEREAS, on March 25, 2013, the City caused notice of the public hearing to be held before the City Council on the Gold Beach Urban Renewal Plan, including the statements required by ORS 457.120(3), to be mailed to utility customers within the City of Gold Beach, and

WHEREAS, on April 22, 2013, the Council held a public hearing to review and consider the Plan, the Report, the recommendation of the Planning Commission, and the

public testimony received on that date, and does by this Ordinance desire to approve the Plan;

NOW, THEREFORE; THE CITY OF GOLD BEACH ORDAINS AS FOLLOWS:

Section 1. After consideration of the Plan, the Report, the recommendation of the Planning Commission, recommendations from affected taxing districts, and the public testimony before the Council, the Council hereby finds and determines that:

1. The Area designated in the Plan is blighted, as defined by ORS 457.010(1), and is eligible for inclusion within the Plan due to the conditions described in Section II of the Report; including lack of streetscape, lack of public spaces, and underdevelopment and underutilization of property within the Area.
2. The rehabilitation and redevelopment described in the Plan is necessary to protect the public health, safety, and welfare of the City because absent the completion of the urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according to the goals of the City's Comprehensive Plan.
3. The Plan conforms to the Gold Beach Comprehensive Plan, as more fully described in Chapter X of the Plan, and provides an outline for accomplishing the projects proposed in the Plan.
4. In connection with any residential displacement occurring as a result of the acquisition and disposition of land in the Plan, provision has been made for displaced persons in the Relocation Section of the Report as required by applicable state law.
5. The acquisition of real property provided for in the Plan is necessary for the development of infrastructure improvements in the Area, including parking improvements, and for the development of public spaces, because the Agency does not own all the real property interests (rights of way, easements, fee ownership) that will be required to undertake and complete these projects as described in Chapter IV of the Plan and Section V of the Report.
6. Adoption and carrying out of the Plan is economically sound and feasible in that funds are available to complete the Plan projects using urban renewal tax increment revenues derived from a division of taxes pursuant to section 1c, Article IX of the Oregon Constitution and ORS 457.440, and other available funding as shown in Sections V, VI, VII, VIII and IX of the Report.
7. The City will assume and complete any activities prescribed it by the Plan.
8. The public building projects identified in the Plan serve and benefit the urban renewal area as described in the Plan.

Section 2 : The Council has not received any written recommendation from the governing bodies of the taxing districts affected by the Plan, and therefore no action to accept, reject, or modify the recommendations has been considered.

Section 3 : The Gold Beach Urban Renewal Plan attached to this Ordinance as Exhibit A is hereby incorporated into this Ordinance by reference. The Report Accompanying Gold Beach Urban Renewal Plan attached to this Ordinance as Exhibit B is also hereby incorporated into this Ordinance by reference.

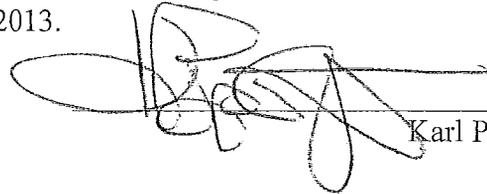
Section 4 : After review and consideration by the City Council of the Plan, the Report, the recommendations of the Planning Commission, recommendations from affected taxing districts, and the public testimony in the record, the Council hereby approves and adopts the Gold Beach Urban Renewal Plan.

Section 5 : The City Recorder is directed to forward a copy of this Ordinance to the Agency.

Section 6 : The Agency shall thereafter cause a copy of the Plan to be recorded in the Records of Curry County, Oregon.

Section 7 : The City Recorder, in accordance with ORS 457.115, is directed to publish notice of the adoption of the Ordinance approving the Plan, and the provisions of ORS 457.135, no later than four days following adoption of this Ordinance.

PASSED and ADOPTED by the City Council of the City of Gold Beach, State of Oregon, on the 10th day of June, 2013.



Karl Popoff, Mayor

ATTEST:

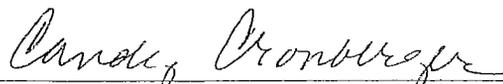
Jodi Fritts, City Administrator

First Reading: May 13, 2013

Aye 4 Nay 0

Second Reading: June 10, 2013

Aye 4 Nay 0



Candy Cronberger, City Recorder

Attachments: Exhibit A – Plan, Exhibit B – Report

Affidavit of Publication

STATE OF OREGON, COUNTY OF CURRY

I, CHARLES KOCHER, a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of



a twice weekly newspaper of general circulation, published in the aforesaid county and state as defined by ORS 193.010 and Section 6000 of the US Government Code..

that NOTICE OF ADOPTION OF THE GOLD BEACH URBAN RENEWAL PLAN, NO. 71028584 a printed copy of which is hereto affixed was published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

June 15, 2013

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Brookings, Oregon, this 3 day of JULY, 2013

Charles R. Kocher
Signature

Subscribed and sworn to before me this 8th day of July, 2013

Selina A. Spencer

Notary Public - Oregon

My commission expires: May 6, 2015



No. _____

In the _____ Court of the

STATE OF OREGON

for the

COUNTY OF CURRY

NOTICE OF ADOPTION OF THE GOLD BEACH URBAN RENEWAL PLAN
Pursuant to ORS 457.095, published notice is hereby given that the City Council of the City of Gold Beach has adopted Ordinance No. 641 approving the Gold Beach Urban Renewal Plan. Per ORS 457.135 After October 3, 1979, any urban renewal plan purported to be adopted in conformance with applicable legal requirements shall be conclusively presumed valid for all purposes 90 days after adoption of the plan by ordinance of the governing body of the municipality. No direct or collateral attack on the action may thereafter be commenced. If you have questions about the Gold Beach Urban Renewal Plan please contact Jodi Fritts-Matthey at City Hall at: 541-247-7029 or visit www.goldbeachoregon.gov
Publish June 15, 2013
No: 71028584

AFFIDAVIT OF PUBLICATION

Filed _____

Clerk

By _____

Deputy

From the Office of

Attorney for _____

CITY OF GOLD BEACH

29592 ELLENSBURG AVE.
GOLD BEACH, OR 97444
(541) 247-7029

UMPQUA BANK

3946

8/14/2013

236.75

PAY TO THE
ORDER OF

Two Hundred Thirty Six and 75/100 Dollars

\$

DOLLARS

CURRY COUNTY CLERK
94235 MOORE ST., SUITE 212
GOLD BEACH OR
97444

MEMO

AUTHORIZED SIGNATURE

Security features. Details on back.



CITY OF GOLD BEACH GOLD BEACH, OR 97444

3946

VENDOR: 274 CURRY COUNTY CLERK

8/14/2013

Check No: 3946

INVOICE #	INV DATE	DESCRIPTION	INV AMOUNT
7586	8/14/2013	RECORDING OF URBAN RENEWAL	236.75

TOTAL AMOUNT 236.75

CITY OF GOLD BEACH GOLD BEACH, OR 97444

3946

VENDOR: 274 CURRY COUNTY CLERK

8/14/2013

Check No: 3946

INVOICE #	INV DATE	DESCRIPTION	INV AMOUNT
7586	8/14/2013	RECORDING OF URBAN RENEWAL	236.75

TOTAL AMOUNT 236.75



PURCHASE REQUISITION

DATE 8.3.2013

SHIP TO: CITY OF GOLD BEACH
 29592 ELLENSBURG AVENUE
 GOLD BEACH, OREGON 97444

Vendor# _____
VENDOR:

No. 7586

Curry Co Clerk

BUSINESS OFFICE: (541) 247-7029 POLICE DEPT. (541) 247-6671

DESCRIPTION OF ITEMS	UNIT PRICE	QUAN.	BUDGET #	TOTAL
<i>Recording of UR</i>			<i>1043246</i>	<i>236 75</i>
<i>Plan</i>				
FREIGHT				
TOTAL				<i>236 75</i>

DEPARTMENT HEAD *JPL*
 CITY ADMINISTRATOR _____

RECORDING FOR UR PLAN

	#	AMOUNT	TOTAL
FIRST PAGE	1	\$ 41.75	\$ 41.75
EACH			
ADDITIONAL			
PAGE	39	\$ 5.00	\$ 195.00

TOTAL RECORDING FEES **\$ 236.75**

Jodi Fritts

From: Becky Ross <Rossb@co.curry.or.us>
Sent: Thursday, August 01, 2013 10:32 AM
To: Jodi Fritts
Subject: Urban Boundary Document
Attachments: Gold Beach Urban Boundary Doc.pdf

Good Morning, Jodi.

The attached pages we cannot record as is. One can see they are nicely done when viewed in color.

To record the document will be \$41.75/first page and \$5/each additional page.

If you would like to leave information stating you have the maps on file, that is completely up to you.

Sincerely,

Becky Ross

Records Manager
Curry County Clerk's Office
94235 Moore St, #212
Gold Beach OR 97444
541-247-3295

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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City of Gold Beach

29592 Ellensburg Avenue • Gold Beach, OR 97444

www.goldbeachoregon.gov

Administration: 541-247-7029 • Police: 541-247-6671

Visitor Center 541-247-7526 • www.goldbeach.org

Friday, August 16, 2013

HAND DELIVERED

Jim Kolen
Curry County Assessor
94235 Moore St, Suite 221
Gold Beach, OR 97444

RE: Adopted Urban Renewal Plan and Report

Dear Jim:

Enclosed please find the following:

- Ordinance 648, adopting a Gold Beach Urban Renewal Plan
- 11X17 copy of the UR area
- Copy of the recorded plan
- Copy of the report to the plan

If you have any questions please contact me.

Sincerely,

Jodi Fritts
City Administrator
jfritts@goldbeachoregon.gov

The City of Gold Beach is dedicated to enhancing quality of life, while promoting the 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.

Jodi Fritts

From: Jim Kolen <KolenJ@co.curry.or.us> on behalf of Jim Kolen
Sent: Wednesday, August 21, 2013 11:28 AM
To: Jodi Fritts
Cc: Tracy Garner
Subject: Gold Beach Urban Renewal

Good morning Jodi,

We received your hand delivered copy of the Gold Beach **Adopted Urban Renewal Plan and Report**.

ORS 457.430(1) requires that "As soon as practicable" the assessor will prepare a certified statement of the total AV of the taxable property within the urban renewal area; and (3) requires we file a copy with the agency.

The "as soon as practicable" is not really a defined timeline so I wanted to let you know that this certification likely will not happen until November or December this year. At this time of year we have all hands working to prepare the assessment roll so that we can get tax statements mailed by mid-October. Due also to our minimal staffing we do not have the resources to support another project such as this.

Please let me know if I can help with any questions you may have.

Jim

Jodi Fritts

From: Jim Kolen <KolenJ@co.curry.or.us> on behalf of Jim Kolen
Sent: Tuesday, August 27, 2013 11:10 AM
To: Jodi Fritts
Cc: Tracy Garner
Subject: RE: Gold Beach Urban Renewal

Hi Jodi,

Actually the URA not making the roll this year is not due to staffing. In order for us to have placed the GB URA on the roll for 2013-14 you would have needed to notify us of the plan adoption prior to January 1, 2013. The City clearly missed that deadline.

The certification of value I mentioned before refers to what will become the frozen AV of the URA. Your notification was timely enough that the frozen value will be based upon 2012-13 values. Therefore by the time the URA does make the roll in 2014-15, you will see two years of value change upon which to compute the tax increment financing. We must certify to you what that 2012-13 frozen value of the URA will be, we just will not be able to do that until November or December.

I hope this clarifies the situation for you? Please let me know if you have questions.

Jim

From: Jodi Fritts [<mailto:jfritts@goldbeachoregon.gov>]
Sent: Friday, August 23, 2013 10:27 AM
To: Jim Kolen
Subject: RE: Gold Beach Urban Renewal

Hi Jim:

Thanks for the heads up. We had hoped to get it on the rolls for this year, but I totally understand short staffing. Thanks for letting me know.

Jodi Fritts-Matthey
City Administrator
City of Gold Beach



"If we open a quarrel between the past and the present we shall find we have lost the future."
Sir Winston Churchill

This electronic communication, including any attached documents, may contain confidential and/or legally privileged information that is intended only for use by the recipient(s) named above. If you have received this communication in error, please notify the sender immediately and delete the communication and any attachments.

"Forget it Jake. It's Chinatown..."

From: Jim Kolen [<mailto:KolenJ@co.curry.or.us>]
Sent: Wednesday, August 21, 2013 11:28 AM

To: Jodi Fritts
Cc: Tracy Garner
Subject: Gold Beach Urban Renewal

Good morning Jodi,

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Please let me know if I can help with any questions you may have.

Jim

CURRY COUNTY ASSESSOR'S OFFICE

JIM KOLEN ASSESSOR

COURTHOUSE

94235 MOORE STREET, SUITE 221

GOLD BEACH, OREGON 97444

Tracy A Garner
Chief Deputy Assessor

Phone (541) 247-3288

MACK ARCH ON THE CURRY COAST

January 22, 2014

Jodi Fritts-Matthey
City of Gold Beach Administrator
Gold Beach Oregon
Hand Delievered

Re: Gold Beach Urban Renewal Agency Frozen Values

Enclosed please find the Certification of Gold Beach Urban Renewal Agency Frozen Values signed by Jim Kolen, Curry County Assessor. As discussed previously, the frozen values are the 2012-13 certified values due to the adoption date of June 10, 2013.

If you have any questions please feel free to contact me at the number listed above.

Thank you


Tracy A Garner
Chief Deputy Assessor
Curry County

CURRY COUNTY ASSESSOR'S OFFICE

JIM KOLEN ASSESSOR
COURTHOUSE
94235 MOORE STREET, SUITE 221
GOLD BEACH, OREGON 97444

Tracy A Garner
Chief Deputy Assessor

Phone (541) 247-3288

MACK ARCH ON THE CURRY COAST

January 22, 2014

City of Gold Beach Urban Renewal Agency
City of Gold Beach
29592 Ellensburg Avenue
Gold Beach, Oregon 97444

RE: Certification of Urban Renewal Frozen Values

As the Assessor of Curry County, Oregon, in accordance with ORS 457.430, Certification of assessed value of property in urban renewal area, I hereby certify the total taxable assessed value within the Gold Beach Urban Renewal Plan area as shown on the 2012-13 assessment roll to be \$61,288,575. I further certify the total taxable assessed value of the plan area by code area to be as follows:

CODE AREA	PLAN TAV
31UR	\$61,288,575
Property by type:	
Real Property	\$54,869,640
Manufactured Structures	\$175,760
Personal Property	\$2,772,072
Utility Property	\$3,471,103

Dated this 22nd day of January 2014.



Jim Kolen
Assessor Curry County

Jodi Fritts

From: Jodi Fritts
Sent: Tuesday, June 24, 2014 9:57 AM
To: kolenj@co.curry.or.us; Tracy Garner (garnert@co.curry.or.us)
Subject: Gold Beach Urban Renewal District

Hi Jim & Tracy:

When you guys certified the property within our urban renewal district, after the utility parcels it made our valuation over the 25% threshold so I need to remove some properties to bring us in under that. Our UR Consultant, Elaine Howard, said that needed to be done by July 1 because of something your office does for the tax rolls. I am still working on the revised boundary so it will not be ready by July 1st. We will not be able to collect the TIF this year as a result so I'm not sure what I need to do with you guys—other than informing you. Let me know okay?

Jodi Fritts-Matthey

City Administrator
City of Gold Beach



"If we open a quarrel between the past and the present we shall find we have lost the future."
Sir Winston Churchill

This electronic communication, including any attached documents, may contain confidential and/or legally privileged information that is intended only for use by the recipient(s) named above. If you have received this communication in error, please notify the sender immediately and delete the communication and any attachments.

"Forget it Jake. It's Chinatown..."

Jodi Fritts

From: Elaine Howard <elainehowardconsulting@gmail.com>
Sent: Tuesday, May 5, 2015 4:28 PM
To: garnert@co.curry.or.us; Jodi Fritts
Subject: Gold Beach UR

Hi Tracy, I'm sorry my message was not clear so you are not able to get my number. I am the consultant who helped Gold Beach prepare the urban renewal plan. At the time that we prepared it, we got legal counsel opinion that the plan would be valid whether or not they were within the 25% assessed value limitation and that we would just need to amend the plan to reduce acreage if they were over the 25% limitation on assessed value. So, the action they will be taking, is an amendment to the existing plan to reduce acreage.

I also talked with Greg Kramer at the Department of Revenue, and he advises that when Gold Beach does the amendment, you will go back into the frozen base and calculate what the value was at the time the plan was adopted for those properties and reduce the frozen base accordingly. We understand that this frozen base adjustment will not take effect until FY2016/17.

I also talked with Greg Kramer about whether Gold Beach could under-levy this year on the UR 50 to the amount they expect the frozen base to be once the amendment is adopted. He is doing some checking on that and I am checking with my legal counsel. That would allow Gold Beach to go ahead and continue with the urban renewal plan despite the unfortunate inability to resolve this quickly.

I was also wondering if you could tell me if the assessed values that you gave to Gold Beach on the properties they are removing whether the values are from the year the plan was adopted or if they are current values. That will help us know how to proceed.

Let me know if any of this is not clear. Thank you, Elaine

--

Elaine Howard
Elaine Howard Consulting, LLC
503.206.7060 cell 503.975.3147
www.elainehowardconsulting.com

Jodi Fritts

From: Elaine Howard <elainehowardconsulting@gmail.com>
Sent: Wednesday, May 6, 2015 12:13 PM
To: Jodi Fritts
Subject: Another resolution for your urban renewal area

Jodi: I talked with my legal counsel, Jeannette Launer, this morning. She sees no reason why you could not do an under-levy to get your division of tax for this year. I also asked Greg Kramer at the state Department of revenue to let us know if there's any reason why this would not work for them. He is supposed to get back to me.

Have you received anything from the county stating what amount of division of tax they expect you will receive? If not, we can make a projection based upon the tax rate and the assessed value. It will be a little tricky as I've never had to do this before... But it is do-able. We will have to work with the county assessor to figure out what the tax increase was from last year to this year. Do you have those records for the city assessed value? The assessed value for FY 14/15 and FY 15/16? We can use that to make projections for the area if the county does not have that information.

It is also requirement of the statute that when you under-levy you consult and confer with the taxing jurisdictions. This basically means sending them information about what you are proposing to do. I will need to prepare a resolution for your agency to adopt for an under-levy and prepare a letter to the taxing jurisdictions for you. I'll work on that later this afternoon so that we can attempt to also get that resolution passed by your agency on Monday.

I am not totally sure how the process works for municipal budgets. However, when I talked with Greg Kramer at the state, he indicated you will have to to establish a budget for the urban renewal area and then you can file your UR 50 form. This form is the form that says how much of the division of tax you wish to take for the urban renewal area for the year. It is filed with the county assessor. Those are generally due in mid-July, however if for some reason we can get this done before then, you can ask for an extension for that form. I think the only thing that would prohibit us from getting this done before mid July is any requirement you have on establishing a budget for the area.

Is this understandable, or do you need to give me a call? I'll be working on these documents this afternoon.

Elaine

--

Elaine Howard
Elaine Howard Consulting, LLC
503.206.7060 cell 503.975.3147
www.elainehowardconsulting.com

Jodi Fritts

From: Elaine Howard <elainehowardconsulting@gmail.com>
Sent: Wednesday, May 6, 2015 12:50 PM
To: KRAMER Gregory A; Jodi Fritts
Subject: Gold Beach

Hi Greg: I've spoken with my attorney, Jeannette Launer, the private attorney with the most urban renewal experience in the state.

Jeannette agrees that an under levy would be an allowable way for Gold Beach to get their division of taxes for the urban renewal area for next fiscal year. Once they pass the amendment to reduce the boundary and thereby the assessed value, the plan will be in conformance with ORS 457, and they should be able to take their division of taxes.

We are planning to proceed with these assumptions unless I hear otherwise from you that for some reason the Department of Revenue has a problem with this approach.

I greatly appreciate being able to talk over this issue with you, and if you have any other concerns, please let me know.

Elaine

--

Elaine Howard
Elaine Howard Consulting, LLC
503.206.7060 cell 503.975.3147
www.elainehowardconsulting.com

Jodi Fritts

From: Elaine Howard <elainehowardconsulting@gmail.com>
Sent: Wednesday, May 6, 2015 12:55 PM
To: Tracy Garner; Jodi Fritts
Subject: Gold Beach

Hi Tracy: I've spoken with my attorney, Jeannette Launer, the private attorney with the most urban renewal experience in the state.

Jeannette agrees that an under levy would be an allowable way for Gold Beach to get their division of taxes for the urban renewal area for next fiscal year. Once they pass the amendment to reduce the boundary and thereby the assessed value, the plan will be in conformance with ORS 457, and they should be able to take their division of taxes.

We are planning to proceed with these assumptions. We are coordinating with Greg Kramer at the Department of Revenue and have asked him to let us know if for any reason they have an objection to proceeding in this manner.

In order for Gold Beach to do an under levy, we will need the information on your projections for the division of taxes for the urban renewal area for FY 2015/16. This information should include what the existing frozen base is and what the exception value is. From that information we will be able to make adjustments to that information to project for an under levy. I understand you have auditors in this week, if you can get me this information at the first of next week that would be very helpful. Gold Beach will have to go ahead with preparing a budget for the urban renewal agency and will need this information to be able to prepare the budget and then to fill out the UR 50 form.

I greatly appreciate any help you can offer us to help out Gold Beach. If you have any questions, please let me know.

Elaine

--

Elaine Howard
Elaine Howard Consulting, LLC
503.206.7060 cell 503.975.3147
www.elainehowardconsulting.com

Resolution No. UR1415-02

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF GOLD BEACH APPROVING AN UNDER LEVY REQUEST FOR FY 2015/16 AND CONSULTING AND CONFERRING WITH TAXING DISTRICTS.

WHEREAS, the Gold Beach City Council adopted the Gold Beach Urban Renewal Plan on June 10, 2013 by Ordinance No. 648; and

WHEREAS, the Urban Renewal Agency of the City of Gold Beach ("Agency") adopted a minor amendment to the Gold Beach Urban Renewal Plan ("Plan") reducing acreage of the urban renewal area and thereby reducing assessed value to bring the plan in conformance with ORS 457; and

WHEREAS, the Agency desires to take the appropriate division of tax revenues for the urban renewal area that relate to the boundary as results from the minor amendment passed in May, 2015 for FY 2015/16 and this action can be accomplished through an under-levy of division of taxes pursuant to ORS 457.455; and

WHEREAS, the Agency is required to consult and confer with the taxing jurisdictions if it proposes an under-levy of division of taxes; now, therefore,

BE IT RESOLVED BY THE URBAN RENEWAL AGENCY OF THE CITY OF GOLD BEACH, OREGON as follows:

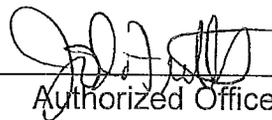
Section 1. Approval of Under-Levy. The Gold Beach Urban Renewal Agency hereby authorizes staff to prepare the UR 50 form anticipating an under-levy of the division of tax revenues equal to the amount anticipated following the adjustment to the boundary.

Section 2. Consult and Confer with Taxing Jurisdictions. The Gold Beach Urban Renewal Agency hereby authorizes staff to consult and confer with taxing jurisdictions as required by ORS 457.455 regarding the under-levy.

Section 3. Effective Date. This resolution shall be effective upon its adoption.

ADOPTED this 11th day of May, 2015

**Urban Renewal Agency of the City of
Gold Beach, Oregon <**

BY  _____
Authorized Officer

Resolution No. UR1415-01

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF GOLD BEACH APPROVING A MINOR AMENDMENT TO THE GOLD BEACH URBAN RENEWAL PLAN REMOVING PROPERTY FROM THE GOLD BEACH URBAN RENEWAL AREA.

WHEREAS, the Gold Beach City Council adopted the Gold Beach Urban Renewal Plan on June 10, 2013 by Ordinance No. 648; and

WHEREAS, the Urban Renewal Agency of the City of Gold Beach ("Agency") has prepared a minor amendment to the Gold Beach Urban Renewal Plan ("Plan"); and

WHEREAS, the Minor Amendment attached to this Resolution as Exhibit A would amend the Plan to Remove property from the Plan area; and

WHEREAS, modifications to the boundary of the urban renewal area are necessary to bring it into compliance with ORS 457.420(2)(b)(A); and

WHEREAS, the Minor Amendment has been prepared in conformance with the requirements of the Gold Beach Urban Renewal Plan and ORS 457; now, therefore,

BE IT RESOLVED BY THE URBAN RENEWAL AGENCY OF THE CITY OF GOLD BEACH, OREGON as follows:

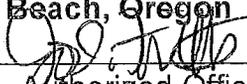
Section 1. Approval of Minor Amendment. The boundary of the Gold Beach Urban Renewal Plan is hereby adjusted to bring the boundary in conformance with ORS 457.420, such modifications as shown in Exhibit A are adopted by the Gold Beach Urban Renewal Agency.

Section 2. Notification of Assessor. This resolution and the boundary modifications including the revised legal description will be sent to the Curry County Assessor for modification of the Gold Beach Urban Renewal Area.

Section 3. Recording of Resolution and new Legal Description. This resolution and the revised legal description will be recorded with the Curry County recorder.

Section 4. Effective Date. This resolution shall be effective upon its adoption.

ADOPTED this 11th day of May, 2015

**Urban Renewal Agency of the City of
Gold Beach, Oregon**
BY 
Authorized Officer

Attachment Exhibit A. Minor Amendment to the Gold Beach Urban Renewal Plan

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

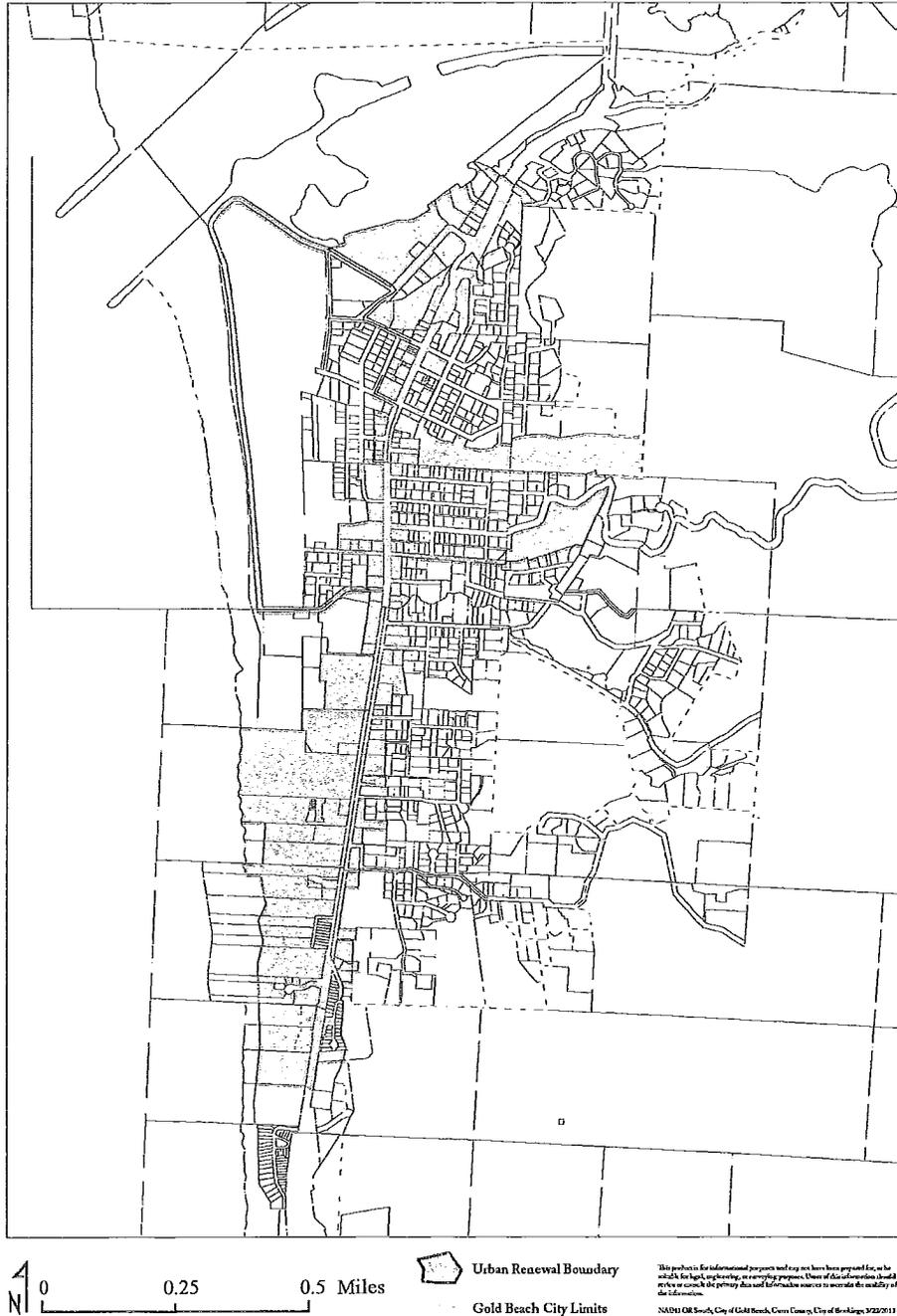


Figure 2 – Area to be Removed from Urban Renewal Boundary



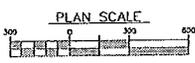
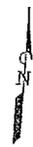
Table 2 - Urban Renewal Area Conformance with Assessed Value and Area Limits

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%



URBAN RENEWAL DISTRICT BOUNDARY

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



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

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

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 William 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 5th 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 8th 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 11th Street (Lilac Ct.);
53. Thence east 20 feet along said north right-of-way to the northeast corner of said 11th Street;
54. Thence S 0° 19' E along the easterly right-of-way of said 11th Street (Lilac Ct.) and its extension to a point on the southerly right-of-way of 11th Street ;
55. Thence west along the southerly right-of-way of 11th 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 5th Place (ALSO being the northwest corner of City Hall parcel);
96. Thence continuing northerly across 5th 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 5th 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 5th Place;

Thence easterly along 5th 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;

Jodi Fritts

From: Jodi Fritts
Sent: Tuesday, May 12, 2015 1:01 PM
To: 'Jayati Ramakrishnan'
Subject: RE: Urban Renewal Agency

Kind of a long, confusing story. Urban Renewal is confusing even when things go well. When we adopted the UR plan we have to make a best guess what the total assessed value of the district will be based on assessment data we get from the county. When we officially adopt the plan with the map we send that adopted plan to the assessor who then "freezes" the tax base for the parcels within the district. At that time the assessor with Dept of Revenue (in Salem) calculate the ACTUAL assessed values. When we got the final values months later they exceeded the statutory limit for assessed value (you can't have more than 25% of your total City assessed values) We were over that limit by a little over \$5 million dollars. To correct it we have to take parcels out of the district boundary to get under that 25%. We are proposing to take out approximately \$7 million so we don't end up in the same situation as last year (we still can only estimate the values the assessor calculates the real values—not sure why they can't give us that number up front but they can't??)

The parcels are the southern most parcels within the adopted plan map. I'll send you a copy of the adopted map. I tried to get the easiest parcels with the highest value so we wouldn't be "gutting" the plan.

An under-levy, as I understand it, is where we KNOW that the values in the district are higher but we are asking the assessor to collect the TIF at a lower percentage. If we don't do this then we go another tax year with no revenue to the UR district. Think of it as "better than nothing". The reason we are requesting the under-levy is that the assessor has told us they will not have time to process the boundary change before the 2015 tax rolls are certified. Our UR contractor is working with the state Department of Revenue to help us with the under-levy. Curry County (Assessor) does not have a lot of experience with UR districts—Brookings is the only one in the county and it was set up years and years ago.

Jodi Fritts-Matthey
City Administrator
City of Gold Beach

From: Jayati Ramakrishnan [<mailto:jramakrishnan@currypilot.com>]
Sent: Tuesday, May 12, 2015 10:37 AM
To: Jodi Fritts
Subject: Urban Renewal Agency

Hi Jodi,

I had some questions for you about last night's meeting. Just wanted to make sure I understand the Urban Renewal Area stuff - so the motion last night was to remove some land from the URA because prior to doing so, the parcels of land exceeded the limits of the Urban Renewal Area? Is that correct or am I missing something?

I'm a little confused as to what an "under levy" is, could you explain?

Also, where were these parcels of land located?

One more thing: I had a question for you that I might need to discuss over the phone, could you remind me of your phone number, and let me know a good time to give you a call this week?

Jodi Fritts

From: Elaine Howard <elainehowardconsulting@gmail.com>
Sent: Wednesday, May 13, 2015 4:32 PM
To: Tracy Garner; paganoa@co.curry.or.us; Jodi Fritts; elaine@elainehowardconsulting.com
Subject: Gold Beach Urban Renewal
Attachments: URB REMOVALS_eh.xlsx

Hi Tracy and Anthony:

The city of Gold Beach urban renewal agency passed a resolution on Monday night reducing acreage from the urban renewal area. Jodi will be sending a signed copy of that to you. I've attached the spreadsheet from which the documents were written.

My legal counsel advises me that the urban renewal agency may go ahead and request their division of tax for this year, based upon the removal of properties from the area. In order for the agency to know the amount of division of tax to request, we need further information on the properties that were removed.

The information we will need is the tax assessed value of these properties at the time they were put into the urban renewal area... The value that helped compute the frozen base. I believe I have been able to identify that for a number of the properties, highlighted in yellow in the attached spreadsheet. The information I have included is information that was provided me by the assessor's office when we did the feasibility study, it may not be the accurate information for the frozen base and we need to check that.

And then we'll need to know the assessed value of these properties for the year in which they will be requesting their division of taxes (FY15/16). Once we know these two figures, and any personal or utility value attached to these properties, we can subtract those from the information you have for the urban renewal area prior to the removal and be able to judge the amount on which they can request division of taxes.

For those properties highlighted in orange, I was unable to find the prior values.. The values that comprised the frozen base. If there is a way I can access your website online, I'm willing to look up this information. If not, we will need someone in your office to look them up.

I also need to verify what year the column **present assessed value**, Column D, comes from. Is that information the current information.. The information from which they would file their form UR50 for next fiscal year?

If you let me know which of you will be able to help on this, I think would be great if I could talk to personally on the phone. Please let me know and a good time to talk. I am out of the office the rest of this week, but am available next week.

Jodi Fritts

From: Tracy Garner <garnert@co.curry.or.us>
Sent: Thursday, May 14, 2015 12:41 PM
To: elainehowardconsulting@gmail.com
Cc: Jodi Fritts; Jim Kolen; gregory.a.kramer@oregon.gov; BENJAMIN Danette M * DOR (Danette.M.Benjamin@oregon.gov); Jerry Herbage; elaine@elainehowardconsulting.com
Subject: RE: Gold Beach Urban Renewal

Elaine,

I have discussed your request for a Gold Beach Urban Renewal Agency (URA) division of tax for 2015-16 with my assessor, Jim Kolen. The following is what we have determined:

ORS 457.450 requires that notice of plan amendment changing area boundaries be provided to the tax assessor prior to January 1 in the year an agency will be requesting a division of taxes.

The URA did not provide the assessor with notice of a boundary amendment prior to January 1, 2015 therefore the URA has disqualified itself for division of taxes in the 2015-16 tax year.

On May 4, 2015 we received a listing of the properties that it appears are to be removed from the URA and yesterday we also received a list from you. We have not received a copy of a resolution that an amendment to the plan area has been approved by the URA. Nor have we received the supporting information, required for notice to the assessor, of an amendment to the plan area. The additional information that will be required is outlined in **OAR 150-457.450(1) Notice of Plan Adoption or Area Change**.

We are sorry the URA is ineligible for division of tax for 2015-16. However, providing the URA gives this office notice of the boundary amendment before January 1, 2016 we will be able assist you with division of tax projections for the URA budget process for 2016-17. Should you require this assistance, please request it by January 31, 2016 in order for us to allocate time to the request.

Tracy

From: Elaine Howard [<mailto:elainehowardconsulting@gmail.com>]
Sent: Wednesday, May 13, 2015 4:32 PM
To: Tracy Garner; Anthony Pagano; Jodi Fritts; elaine@elainehowardconsulting.com
Subject: Gold Beach Urban Renewal

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Elaine

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Elaine Howard
Elaine Howard Consulting, LLC
503.206.7060 cell 503.975.3147
www.elainehowardconsulting.com

Jodi Fritts

From: KRAMER Gregory A * DOR <Gregory.A.KRAMER@oregon.gov>
Sent: Monday, May 18, 2015 3:06 PM
To: Jodi Fritts; GARNER Tracy
Cc: KOLEN Jim; BENJAMIN Danette M * DOR; Jerry Herbage; elaine@elainehowardconsulting.com
Subject: RE: Gold Beach Urban Renewal

Thanks for the update. It sounds like notice to the assessor of the plan area amendment with boundary information should be possible prior to the 12/31/2015 deadline (to be effective for the 2016-17 tax year), and the concern about the 2015-16 tax year has been resolved (i.e., no division of tax). This conforms with the Department's understanding of the situation and ORS 457.420, 457.440 and 457.450.

Feel free to contact me if you have any questions.

Greg Kramer
Finance, Tax, and Exemption Analyst
Oregon Dept. of Revenue
971-301-0318

From: Jodi Fritts [mailto:jfritts@goldbeachoregon.gov]
Sent: Thursday, May 14, 2015 1:02 PM
To: GARNER Tracy; elainehowardconsulting@gmail.com
Cc: KOLEN Jim; KRAMER Gregory A * DOR; BENJAMIN Danette M * DOR; Jerry Herbage; elaine@elainehowardconsulting.com
Subject: RE: Gold Beach Urban Renewal

Thank you Tracy. We look forward to the Assessor getting the tax division for November 2016 taxes. As soon as the Mayor signs the resolutions I will forward them to you. He hasn't signed them yet.

I appreciate all the help you have given us. I know you guys are understaffed as we are.

Jodi Fritts-Matthey
City Administrator
City of Gold Beach

From: Tracy Garner [mailto:garnert@co.curry.or.us]
Sent: Thursday, May 14, 2015 12:41 PM
To: elainehowardconsulting@gmail.com
Cc: Jodi Fritts; Jim Kolen; gregory.a.kramer@oregon.gov; BENJAMIN Danette M * DOR (Danette.M.Benjamin@oregon.gov); Jerry Herbage; elaine@elainehowardconsulting.com
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Elaine

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CURRY COUNTY ASSESSOR'S OFFICE

JIM KOLEN ASSESSOR
COURTHOUSE
94235 MOORE STREET, SUITE 221
GOLD BEACH, OREGON 97444

Tracy A Garner
Chief Deputy Assessor

Phone (541) 247-3288

MACK ARCH ON THE CURRY COAST

February 18, 2016

Jodi Fritts-Matthey
City of Gold Beach Administrator
Gold Beach Oregon
Hand Delivered

Re: Gold Beach Urban Renewal Agency Amended Frozen Values

Enclosed please find the Certification of Gold Beach Urban Renewal Agency Amended Frozen Values signed by Jim Kolen, Curry County Assessor. As discussed previously, the frozen values are the 2012-13 certified values due to the adoption date of June 10, 2013.

If you have any questions please feel free to contact me at the number listed above.

Thank you


Tracy A Garner
Chief Deputy Assessor
Curry County

CURRY COUNTY ASSESSOR'S OFFICE

JIM KOLEN ASSESSOR
COURTHOUSE
94235 MOORE STREET, SUITE 221
GOLD BEACH, OREGON 97444

Tracy A Garner
Chief Deputy Assessor

Phone (541) 247-3288

MACK ARCH ON THE CURRY COAST

February 18, 2016

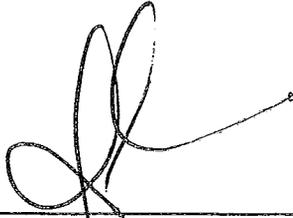
City of Gold Beach Urban Renewal Agency
City of Gold Beach
29592 Ellensburg Avenue
Gold Beach, Oregon 97444

RE: Certification of Urban Renewal Amended Frozen Values

As the Assessor of Curry County, Oregon, in accordance with ORS 457.430, Certification of assessed value of property in urban renewal area, I hereby certify the total Amended taxable assessed value within the Gold Beach Urban Renewal Plan area as shown on the 2012-13 assessment roll to be \$54,162,115. I further certify the total taxable assessed value of the plan area by code area to be as follows:

CODE AREA	PLAN TAV
31UR	\$54,162,115
Property by type:	
Real Property	\$47,743,180
Manufactured Structures	\$175,760
Personal Property	\$2,772,072
Utility Property	\$3,471,103

Dated this 18th day of February 2016.



Jim Kolen
Assessor Curry County