



AGENDA and Notice of Urban Renewal Agency

The City of Newport Urban Renewal Agency meeting will be held on Monday, June 15, 2015, at 5:15 P.M. The meeting will be held in City Council Chambers of the Newport City Hall, located at 169 S.W. Coast Highway, Newport, Oregon 97365. A copy of the agenda follows.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Peggy Hawker, City Recorder 541.574.0613.

The City Council reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the work session and/or meeting.

URBAN RENEWAL AGENCY MEETING Monday, June 15, 2015 - 5:15 P.M. City Council Chambers

I. Call to Order and Roll Call

II. Public Comment

This is an opportunity for members of the audience to bring to the Council's attention any item not listed on the Agenda. Comments will be limited to three (3) minutes per person with a maximum of 15 minutes for all items. Speakers may not yield their time to others.

III. Consent Calendar

The consent calendar consists of items of a repeating or routine nature considered under a single action. Any Councilor may have an item on the consent agenda removed and considered separately on request.

- A. Approval of the Urban Renewal Agency Minutes from May 18, 2015 (Hawker)

IV. Public Hearing

This is an opportunity for members of the audience to provide testimony/comments on the specific issue being considered by the Urban Renewal Agency. Comments will be limited to three (3) minutes per person.

- A. Public Hearing and Possible Adoption of Resolution No. 3712 Adopting, Making Appropriations, and Declaring a Tax Increment for the 2015/16 Budget

- B. Public Hearing and Possible Adoption of Resolution No. 3717 a Supplemental Budget Making Appropriation/Total requirement changes for the Fiscal Year 2014/15

V. Executive Director Report

All matters requiring approval of the Urban Renewal Agency originating from the city manager and departments will be included in this section. This section will also include any status reports for the Urban Renewal Agency information.

- A. Consideration of Port of Newport Proposal to Include the International Terminal in Newport Urban Renewal Agency

- B. Authorization to Lease a Building at 3333 South Coast Highway

VI. Adjournment

May 18, 2015
5:50 P.M.
Newport, Oregon

The Urban Renewal Agency of the City of Newport met on the above date in the Council Chambers of the Newport City Hall. On roll call, Allen, Sawyer, Engler, Saelens, Busby, Swanson, and Roumagoux were present.

Staff present was City Manager Nebel, Administrative Assistant Nelson, City Attorney Rich, Finance Director Murzynsky, Public Works Director Gross, and Community Development Director Tokos.

CONSENT CALENDAR

The consent calendar consisted of the following item:

- A. Approval of the minutes from the May 4, 2015 meeting.

MOTION was made by Engler, seconded by Saelens, to approve the minutes of the May 4, 2015 as presented. The motion carried unanimously in a voice vote.

EXECUTIVE DIRECTOR REPORT

Approval of Lease Agreements with: Oregon Coast Community Forest Association, James Meyers, Jim Morris, and Cheryl Schones. Nebel reported that on November 17, 2014, the Agency adopted Amendment No. 11 to the South Beach Urban Renewal Plan which authorized the purchase of the subject property (Resolution No. 3695). He stated that it was determined that acquisition of the property is advantageous, in the near term, because it provides the Agency with the flexibility to reconfigure the parcel, as needed, to accommodate planned transportation improvements that are to be constructed between 2015 and 2018. He added that the purchase also affords the Agency an opportunity to position the property for resale to a private developer once the infrastructure work is completed. He noted that a plan for redeveloping the site will be developed with public input, and will likely emphasize attracting retail service uses (e.g. grocery store, gas station, restaurant, etc.), as such uses are critical to the continued economic growth of South Beach. He stated that it is the intent to use the proceeds from the sale to accelerate the urban renewal district's debt retirement.

Nebel reported that the site cannot be positioned for redevelopment until the planned transportation improvements are completed, which is likely to occur toward the end of 2017. In the meantime, the lessees have asked that they be allowed to continue to use the property as they have been on a month-to-month basis at their current lease rates. He stated that the lease agreements have been structured so that the Agency is free to undertake the activities it needs to complete the transportation improvements, and the leases may be terminated by the Agency once the transportation improvements are completed. He added that the Agency approval of leases covering the period of time that the infrastructure work is being undertaken is consistent with the Urban Renewal Plan.

MOTION was made by Swanson, seconded by Roumagoux, to approve leases with Cheryl Schones, the Oregon Coast Community Forest Association, Jim Morris, and James Meyers, as presented, as modified and reviewed by the City Attorney, and authorize the Executive Director to sign the leases at such time that the Agency closes on the property. The motion carried unanimously in a voice vote.

ADJOURNMENT

Having no further business, the meeting adjourned at 5:58 P.M.

Melanie Nelson, Administrative Assistant

David N. Allen, Chair



Agenda Item:

Public Hearing and Possible Adoption of Resolution No. 3712 Adopting, Making Appropriations, and Declaring a Tax Increment for the 2015/16

Background:

The development of budgets for the City of Newport and the Newport Urban Renewal Agency for the fiscal year beginning July 1, 2015 and ending June 30, 2016 has occurred with the budget Committee approving budgets for both the Newport Urban Renewal Agency and The City of Newport. A detailed budget summary can be found in the regular City Council agenda packet. The proposed budget supports the operation and debt requirements for the Urban Renewal Agency in the amount of \$2,722,842, reserves in the amount of \$785,463 and unappropriated ending fund balance of \$2,503,359 for total requirements of \$6,011,664 for the 2015/16 fiscal year. The Urban Renewal funding will support various construction projects as outlines in the budget documents during this coming fiscal year, as well as general operations.

Recommended Action:

I recommend that the Chair of the Urban Renewal Agency conduct a public hearing on Resolution No. 3712 which is a resolution adopting the 2015/16 budget, making appropriations, and declaring a tax increment for the fiscal year beginning July 1, 2015 and ending June 30, 2016, with proposed expenditures in the amount of \$2,722,842, reserves in the amount of \$785,463 and unappropriated ending fund balance of \$2,503,359 for total requirements of \$6,011,664 for the 2015/16 fiscal year.

I recommend the Urban Renewal Agency consider the following motion:

I move to adopt Resolution No. 3712, a resolution appropriating expenditures in the amount of \$2,722,842, reserves in the amount of \$785,463 and unappropriated ending fund balance of \$2,503,359 for total requirements of \$6,011,664 for the 2015/16 fiscal year and certifies a request to the coming assessor to levy the maximum amount of revenue that may be raised by dividing the taxes under section 1 article 9 of the Oregon Constitution with no additional amount being raised by the imposition of a special levy.

Fiscal Effects:

As outlined in the budget documents.

Alternatives:

None recommended.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "S. Nebel".

Spencer R. Nebel
Executive Director of the Urban Renewal Agency



Agenda Item # IV.A
Meeting Date June 15, 2015

NEWPORT URBAN RENEWAL AGENDA ITEM SUMMARY
City Of Newport, Oregon

Issue/Agenda Title: Public Hearing on and consideration of, Resolution No. 3712 Adopting, Making Appropriations and Declaring a Tax Increment for the 2015-16 Budget

Prepared By: Murzynsky **Dept Head Approval:** Murzynsky **City Mgr Approval:**

Issue before the Agency: Consideration of Resolution No. 3712 regarding the possible adoption of the Newport Urban Renewal Agency (NURA) budget for Fiscal Year 2015-16, and declaring tax increment financing.

Staff Recommendation: Staff recommends the adoption of the Resolution No. 3712

Proposed Motion: I move to adopt Resolution No. 3670 with Attachment "A", a resolution adopting a supplemental budget for fiscal year 2013-14 and making appropriation increases and changes for fiscal year 2013-14.

Key Facts and Information Summary: The Budget Committee approved the NURA 2015-16 Budget on May 20, 2105. Resolution 3712 provides for an appropriation level for the NURA operations in the amount of \$2,722,842, these are \$785,463 in Restricted Reserves. The Non-appropriation amount of \$2,503,359 represents the unappropriated ending fund balance when added to the appropriations the total budget requirements for NURA total \$6,011,664.

Fiscal Notes: The budget includes personal services of 0.25 FTEs charged to the District which offsets the direct services provided by the City Planning Department for various urban renewal projects and other requirements of the District.

**NEWPORT URBAN RENEWAL AGENCY
RESOLUTION NO. 3712**

**A RESOLUTION ADOPTING THE 2015-2016 BUDGET,
MAKING APPROPRIATIONS AND DECLARING A TAX INCREMENT**

THE NEWPORT URBAN RENEWAL AGENCY RESOLVES that the Newport Urban Renewal hereby adopts the budget for the Fiscal Year 2015-2016 in the sum of \$6,011,664, now on file at City Hall.

THE NEWPORT URBAN RENEWAL AGENCY FURTHER RESOLVES that the amounts for the fiscal year beginning July 1, 2015, and for the purposes shown below are hereby appropriated as follows:

Newport Urban Renewal Operations	200,423
Contingency	704,687
Transfer out	<u>300,000</u>
Total operations	<u><u>1,205,110</u></u>
Newport Urban Renewal Debt	1,517,732
Total Debt Fund	<u><u>1,517,732</u></u>
Total Appropriations	<u><u>2,722,842</u></u>
UEFB - Debt Fund	2,503,359
Restricted reserve	<u>785,463</u>
Total non-appropriations	<u><u>3,288,822</u></u>
Total Uses of funds	<u><u>6,011,664</u></u>

THE NEWPORT URBAN RENEWAL AGENCY FURTHER RESOLVES that the Agency will certify to the County Assessor or the South Beach Urban Renewal District a request for the maximum amount of revenue that may be raised by dividing the taxes under Section 1 Article IX of the Oregon Constitution, and no amount to be raised by the imposition of a special levy.

Adopted by the Newport Urban Renewal Agency on June 15, 2015.

David Allen, Chairman

Attest:

Margaret M. Hawker, City Recorder

Newport Urban Renewal Operations	200,423
Contingency	704,687
Transfer out	300,000
Total operations	<u>1,205,110</u>
Newport Urban Renewal Debt	1,517,732
Total Debt Fund	<u>1,517,732</u>
Total Appropriations	<u>2,722,842</u>
UEFB - Debt Fund	2,503,359
Restricted reserve	785,463
Total non-appropriations	<u>3,288,822</u>
Total Uses of funds	<u>6,011,664</u>



Agenda #: IV.B
Meeting Date: June 15, 2015

Agenda Item:

Public Hearing and Possible Adoption of Resolution No. 3717, a Supplemental Budget Making Appropriations/Total Requirement Changes for the Fiscal Year 2014/15

Background:

As we are approaching the conclusion of the fiscal year, this is our last opportunity to make any appropriation adjustments, prior to June 30th. There is only one appropriation adjustment we need to make in the Urban Renewal Budget before the close of the year, and that is to appropriate \$265,000 from contingency to capital outlay. The difference in this line item is in regards to the property acquisitions that have been authorized by the Urban Renewal Agency through the course of this fiscal year for the various rights-of-way acquisitions for OMSI, as well as the commercial property acquired by the Agency on the east side of Highway 101 in South Beach. The purchases were approved by the Agency at the appraised values, which was higher than the appropriations for these projects. There is sufficient funding in contingency in order to cover these appropriations.

Recommended Action:

I recommend the Chair of the Urban Renewal Agency conduct a public hearing on the approval of Resolution No. 3717, that appropriates \$265,000 from contingency to capital outlay within the Urban Renewal Budget, with the total appropriations for the Urban Renewal Budget remaining at \$9,854,444 for the fiscal year ending June 30, 2015.

I recommend that the Agency consider the following motion:

I move adoption of Resolution No. 3717, with Attachment A, which adopts a Supplemental Budget for the Fiscal Year 2014-15 transferring \$265,000 from the contingency account to the capital outlay account.

Fiscal Effects:

Sufficient funds are available in the contingency for this transfer.

Alternatives:

None recommended.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "S. Nebel".

Spencer R. Nebel
Executive Director of the Urban Renewal Agency



Agenda Item # IV.B
Meeting Date June 15, 2015

**NEWPORT URBAN RENEWAL AGENCY
AGENDA ITEM SUMMARY
City Of Newport, Oregon**

Issue/Agenda Title: Resolution No. 3717 providing for a supplemental budget and making appropriation/total requirement changes for the Fiscal Year 2014-2015

Prepared By: Murzynsky Dept Head Approval: Murzynsky City Mgr Approval:

Issue before the Council: The purpose of this resolution is to adopt a supplemental budget to make appropriation increases and changes that affect the Newport Urban Renewal Agency's 2014-15 Fiscal Year budget. This supplemental budget does not require a public hearing as noted below.

Staff Recommendation: Staff recommends the adoption of the supplemental budget and making appropriation and transfer of funds changes in the four funds as detailed on Attachment "A" to Resolution No. 3717.

Proposed Motion: I move to adopt Resolution No. 3717 with Attachment "A", a resolution adopting a supplemental budget for fiscal year 2014-15 and making appropriation increases and changes for fiscal year 2014-15.

Key Facts and Information Summary: ORS 294.471 authorizes a supplemental budget without a public hearing when the estimated expenditures differ by 10 percent or less from the expenditures from the most recent amended budget prior to the supplemental budget. Therefore, fund budgets may be changed by supplemental budget without a public hearing that are within that threshold. Fund budgets requiring an increase in appropriations supported by additional revenues and/or fund budgets requiring a decrease in appropriations due to insufficient resources may be included, accordingly.

Fiscal Notes: This budget adjustment is necessary due to the increase purchase of the lands related to the South Beach projects commencing next fiscal year. The Capital Outlay - land will be increased by \$265,000 and the line item Contingency will be decreased by the same amount, the net effect to the total budgeted appropriations is \$0.00.

NEWPORT URBAN RENEWAL AGENCY

RESOLUTION NO. 3717

**A RESOLUTION ADOPTING A SUPPLEMENTAL BUDGET
FOR FISCAL YEAR 2014/2015
MAKING APPROPRIATIONS AND CHANGES**

WHEREAS, the Newport Urban Renewal Agency's 2014/2015 budget requires the making and changes of appropriations including appropriation increases, decreases and transfers for specific funds, and

WHEREAS, under the provisions of Oregon Local Budget law, fund accounts are required to reflect sufficient authorized appropriations consistent with available resources; and

WHEREAS, appropriation authority may be made by transfers of appropriations within organization units, transfers within categories of expenses and/or transfers of contingency appropriations within a specific fund when authorized by official resolution of the governing body as provided by ORS 294.463.

THE NEWPORT URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS: that this supplemental budget is hereby adopted and hereby provides for adjust and makes changes to Capital Outlay and the Contingency Account by \$265,000; and amends the South Beach URA Construction Department. Attachment "A" sets forth the supplemental budget requirements and such Attachment "A: is incorporated herein.

This resolution will become effective immediately upon passage.

Adopted by the Newport Urban Renewal Agency on June 15, 2015

David Allen, President

Attest:

Margaret M. Hawker, City Recorder

**NEWPORT URBAN RENEWAL AGENCY
SUPPLEMENTAL BUDGET, ATTACHMENT A**

NEWPORT URBAN RENEWAL AGENCY			
RESOURCES	AMOUNT	EXPENDITURES	AMOUNT
		CAPITAL OUTLAY	265,000
		CONTINGENCY	(265,000)
NEWPORT URBAN RENEWAL RESOURCES	9,854,444	NEWPORT URBAN RENEWAL EXPENDITURES	9,854,444



Agenda Item:

Consideration of the Port of Newport Proposal to Include the International Terminal in the Newport Urban Renewal Agency

Background:

The Port has had discussions with Derrick Tokos, Tim Gross, and myself regarding the possibility of creating a separate Urban Renewal District or including the international terminal in the expanded district for the Urban Renewal Agency. There are a number of factors that the Agency will need to consider regarding this request. At this point, I think it is important to discuss and get some direction from the Agency on how the Agency would like to proceed with this request. It is a timely request in that we are establishing an Urban Renewal Advisory Committee to discuss the Northside Urban Renewal District. There will be the potential of including this question in with those deliberations. Please note, however, in order to get the required background information on this request there would be expenses that would need to be addressed with the consultant for this additional work on the Urban Renewal Agency questions.

Recommended Action:

I recommend the Urban Renewal Agency consider the following motion:

I move to include the Port of Newport's Urban Renewal Plan proposal as an option that the Urban Renewal Advisory Committee is to consider, in addition to the concept outlined in Resolution No. 3707, provided the Port covers the consultant costs Agency will incur to analyze and prepare a plan for these areas.

Fiscal Effects:

An additional \$16,000 is needed to evaluate the Port's proposal. This cost is not allocated in the 2015/16 budget for the City of Newport nor has the Port allocated funds for this purpose.

Alternatives:

Do not include the international terminal as part of the deliberations for the Urban Renewal Advisory Committee or as suggested by the Agency.

Respectfully Submitted,

Spencer R. Nebel
Executive Director of the Urban Renewal Agency



Agenda Item # V.A
Meeting Date June 15, 2015

**URBAN RENEWAL
AGENDA ITEM SUMMARY**
City of Newport, Oregon

Issue/Agenda Title Port of Newport Industrial Lands Urban Renewal Plan Proposal

Prepared By: Derrick Tokos Dept Head Approval: DT City Mgr Approval:

ISSUE BEFORE THE URBAN RENEWAL AGENCY: Consideration of a proposal by the Port of Newport to develop an Urban Renewal Plan for the International Terminal and surrounding industrial properties.

STAFF RECOMMENDATION: Staff recommends the Newport Urban Renewal Agency include the Port's proposal as part of the planning work that it is undertaking to establish a new Urban Renewal Plan along US-20 and US-101, provided the Port is willing to pay for the preparation of the plan (approximately \$16,000).

PROPOSED MOTION: I move to include the Port of Newport's Urban Renewal Plan proposal as option that the Urban Renewal Advisory Committee is to consider, in addition to the concept outlined in Resolution No. 3707, provided the Port covers the consultant costs Agency will incur to analyze and prepare a plan for these areas.

KEY FACTS AND INFORMATION SUMMARY: In April of 2015, the Port of Newport approached Agency staff regarding the possibility of an Urban Renewal Plan being developed for industrial property adjacent to its International Terminal. Privately owned property at this location is leased by the Port. If a plan is created, they would terminate the leases so that the land would be taxable, with the expectation that the taxes would be an initial increment that could be used to finance infrastructure needed to improve the commercial viability of the terminal site. The owner of the privately owned property, Rondy's & Associates Inc., supports the concept.

Agency just initiated the process of developing a new Urban Renewal Plan that is focused on the US-20 and US-101 highway corridor (Resolution No. 3707). It has also put together an advisory committee to assist in the preparation of the Plan (Resolution No. 3708). A consultant is under contract to do the work and a kick-off meeting will be scheduled for later this month or early July. The Port's proposal is different enough in terms of how it would be structured that a separate plan would need to be prepared; however, it would be advantageous to evaluate the proposal at this time since an advisory committee has been formed. This would also allow the Agency to get a good sense of how the two plans interrelate.

OTHER ALTERNATIVES CONSIDERED: The Agency could elect to forgo evaluating the Port of Newport's proposal at this time. This would mean that the Port would have to look for other sources of funding to pay for infrastructure (water, sewer, streets, etc.) that it needs to make the International Terminal and adjoining industrial lands more commercially viable.

ATTACHMENT LIST:

- Resolution No. 3707
- Resolution No. 3708
- Map of Proposed Urban Renewal Plan
- Letter of Support from Rondy's & Associates, Inc.

FISCAL NOTES: The City has budgeted \$30,000 to hire a consultant to assist in developing the plan. This is adequate to cover the costs for a plan area encompassing the US-20 and US-101 corridor since much of that leg work has already been done with the preparation of a feasibility study in 2014. An additional \$16,000 is needed to evaluate the Port's proposal. Neither the City nor the Agency have budgeted funds for this purpose.

RESOLUTION NO. 3707

A RESOLUTION INITIATING
THE PROCESS OF CREATING A NEW
URBAN RENEWAL PLAN IN NEWPORT

WHEREAS, City of Newport established an Urban Renewal Agency pursuant to ORS Chapter 457 with Resolution No. 1647, effective June 5, 1972; and

WHEREAS, the Urban Renewal Agency has been responsible for the preparation and implementation of two Urban Renewal Plans, the first being the "Newport Urban Renewal Plan," created by Council Resolution No. 1685 on May 7, 1973 and the second being the "South Beach Urban Renewal Plan," established with Ordinance No. 1341, adopted September 12, 1983; and

WHEREAS, the Newport Urban Renewal Plan ceased collecting a tax increment in fiscal year 2010/2011 and was closed in 2013; and

WHEREAS, City of Newport conducted an Economic Opportunity Analysis in 2012, engaging a wide range of stakeholders to assess the economic condition of the City, develop a cohesive economic strategy and vision for the community, and to identify steps the City could take to help the community achieve its economic development aspirations; and

WHEREAS, the study recommended that the City evaluate the feasibility of creating a new urban renewal plan area north of the Yaquina Bay Bridge to address issues of underutilized commercial and industrial properties and infrastructure deficiencies; and

WHEREAS, a feasibility study was completed by the consulting firm ECONorthwest under the direction of the Newport Planning Commission in 2014 focusing on the US 20 and US 101 highway corridors and Agate Beach areas that, for the most part, have not benefitted from urban renewal investments in the past; and

WHEREAS, representatives of the affected taxing districts have had an opportunity to review the feasibility study, meet with city staff, and provide testimony to the Urban Renewal Agency; and

WHEREAS, Urban Renewal Agency desires to move forward with preparing an Urban Renewal Plan as provided in ORS Chapter 457 and to provide general direction for how the plan is to be prepared.

THE NEWPORT URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS:

Section 1. A Citizen Advisory Committee shall be established by resolution to assist the Newport Urban Renewal Agency in preparing an Urban Renewal Plan for presentation to the Newport Planning Commission and Newport City Council.

Section 2. The Urban Renewal Plan shall address the requirements listed in ORS 457.085, and is to adhere to the following general parameters:

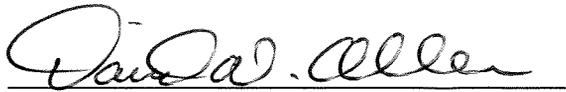
- a) The boundary for the new plan area is to be modelled after the “Large Option” contained in the 2014 ECONorthwest study. Modifications to that boundary may be made so long as the overall acreage is not significantly increased.
- b) The conceptual project list included in the ECONorthwest feasibility study should be used as a starting point for identifying appropriate urban renewal projects. In identifying projects, emphasis should be given to those that will stimulate economic activity, are likely to draw matching funds from individuals or entities benefitting from the investments, and that are consistent with the City’s public facility plans.
- c) The cost of administering the urban renewal program in a manner that will allow the Urban Renewal Agency to implement projects on schedule should be accounted for in the plan.
- d) Procedures for making minor and major amendments to the plan should include measures for engaging affected stakeholders in the Urban Renewal Agency’s decision making process. This may include the establishment of an advisory committee to assist the agency over the life of the urban renewal plan.
- e) The plan should examine Urban Renewal Agency’s authority to collect a tax increment that is less than the amount it would otherwise be entitled to collect in a given year, and identify a framework for how that authority might be exercised and its impact to plan implementation.
- f) The maximum level of indebtedness established for the new urban renewal plan should not exceed \$42 million over the life of the plan.

Section 3. It is the Urban Renewal Agency’s desire that the Urban Renewal Plan be completed such that, if the plan is adopted, the initial increment will be drawn in FY 2016/2017.

Section 4. This resolution shall be effective immediately upon passage.

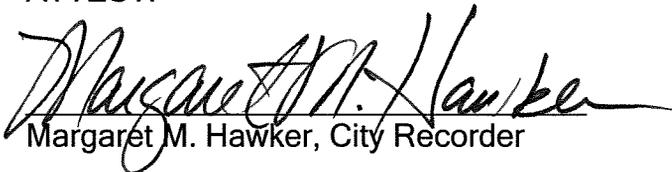
Adopted by the Newport Urban Renewal Agency on March 16, 2015.

Signed on March 18, 2015.



David Allen, Chair
Newport Urban Renewal Agency

ATTEST:



Margaret M. Hawker, City Recorder

Approved as to form:



Steven Rich, City Attorney

CITY OF NEWPORT
RESOLUTION NO. 3708

A RESOLUTION ESTABLISHING AN
ADVISORY COMMITTEE TO ASSIST IN THE
PREPARATION OF A NEW URBAN RENEWAL PLAN

WHEREAS, the Newport Urban Renewal Agency desires to move forward with preparing an urban renewal plan for certain areas in the vicinity of US 101, US 20 and Agate Beach as outlined in Resolution No. 3707; and

WHEREAS, ORS 457.085(1), requires opportunities for public involvement at all stages in the development of an urban renewal plan; and

WHEREAS, establishing an advisory committee to help develop the urban renewal plan provides such an opportunity for public involvement and allows the Urban Renewal Agency to leverage the expertise and experience of stakeholders within the community; and

WHEREAS, having a citizen advisory committee provides an opportunity for affected taxing districts to directly participate in the development of the plan.

THE NEWPORT URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS:

Section 1. The Newport Urban Renewal Agency establishes an Urban Renewal Advisory Committee with the following composition:

- 2 Lincoln County representatives;
- 1 Pacific Communities Hospital District representative;
- 1 Lincoln County School District representative;
- 1 Port of Newport representative;
- 1 Oregon Coast Community College representative;
- 1 Representative from the Greater Newport Chamber of Commerce;
- 1 Representative from the City Center Newport Association;
- 1 Representative of the Central Lincoln Public Utility District;
- 1 Representative from the Yaquina Bay Economic Foundation;
- 1 Planning Commission member and resident of Agate Beach;
- 1 Budget Committee member;
- 2 Citizens at-large;
- 1 City Council member.

Section 2. The Executive Director shall obtain from each of the listed organizations or entities the names of the individual or individuals that will serve on the committee on their behalf.

Section 3. The Urban Renewal Advisory Committee will provide oversight and guidance to city staff and the city's consultant in the preparation of the urban renewal plan, and will provide a recommendation to the Newport Urban Renewal Agency that will then be presented to the Planning Commission and City Council relating to its adoption.

Section 4. The Urban Renewal Advisory Committee shall be empanelled until such time as an ordinance is presented to the City Council for adoption.

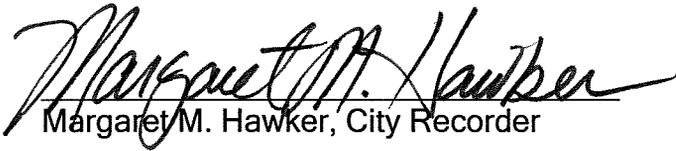
Section 5. This resolution shall be effective immediately upon passage.

Adopted by the Newport Urban Renewal Agency on March 16, 2015.



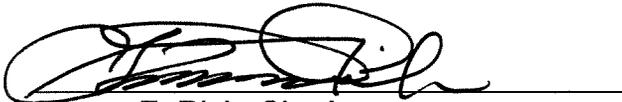
David N. Allen, Chair
Newport Urban Renewal Agency

ATTEST:



Margaret M. Hawker, City Recorder

Approved as to form:


Steven E. Rich, City Attorney



City of Newport
Community Development Department
169 SW Coast Highway Phone: 1.541.574.0629
Newport, OR 97365 Fax: 1.541.574.0644

This map is for informational use only and has not been prepared for, nor is it suitable for legal, engineering, or surveying purposes. It includes data from multiple sources. The City of Newport assumes no responsibility for its compilation or use and users of this information are cautioned to verify all information with the City of Newport Community Development Department.

McLean Point - Port Terminal and Adjoining Industrial Lands

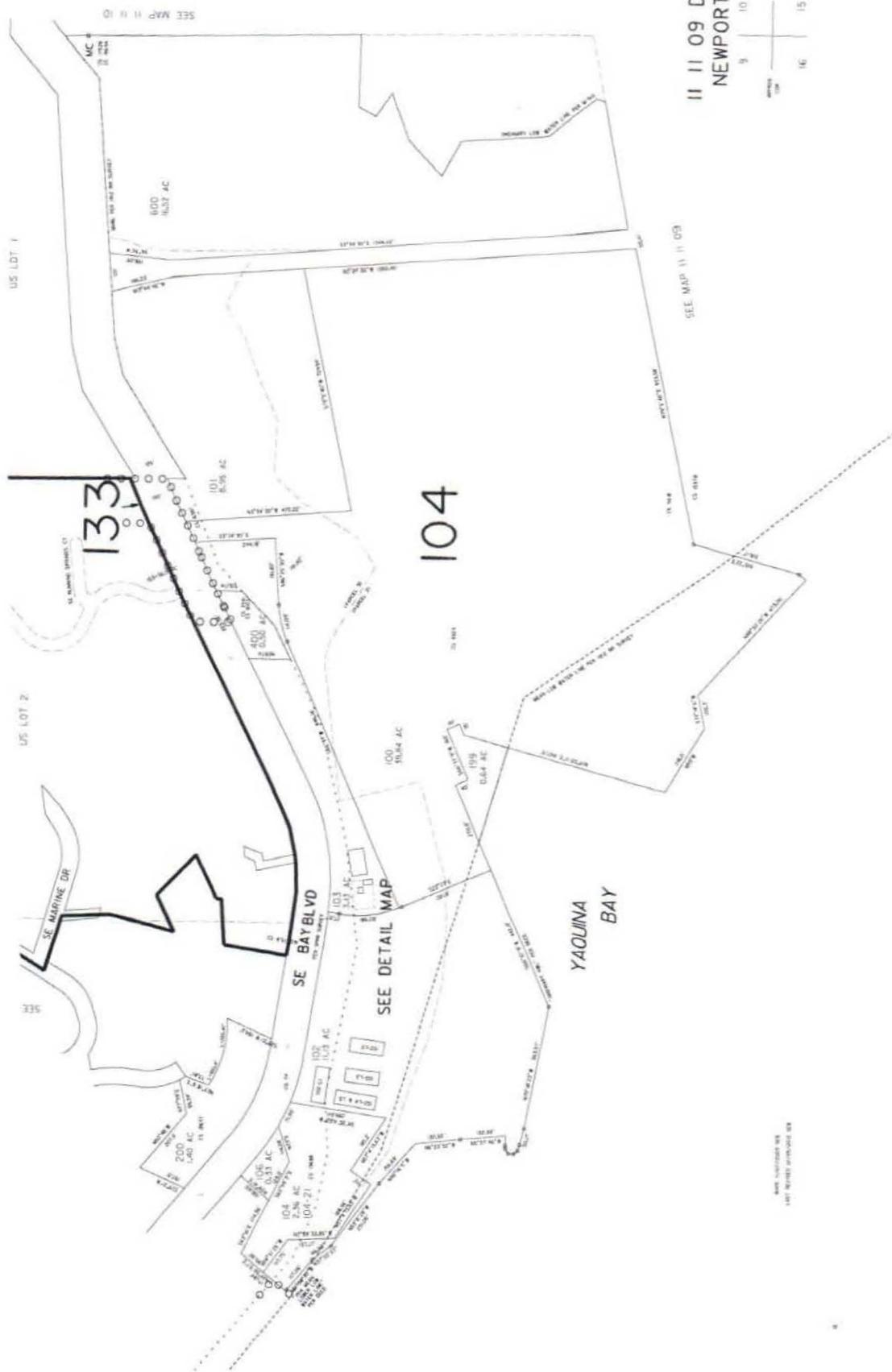
Image Taken July 2013
4-inch, 4-band Digital Orthophotos
David Smith & Associates, Inc. Portland, OR

URA June 15, 2015

0 200 400 800 Feet



27



Lincoln County Property Report

Account # & LEGAL DESCRIPTION		ACCOUNT DETAILS	OWNER AND ADDRESS
Account #:	RS17416	Neighborhood: 1277	Owner: RONDYS & ASSOCIATES INC
Map Taxlot:	11-11-09-D0-00100-00 Map: 11s11w09D	PropertyClass: 991	Address: % PORT OF NEWPORT
Legal:	TWNSHP 11, RNG 11, ACRES 39.84, M-6379		LEASE
TaxCode:	104		600 SE BAY BLVD
Acres:	39.84		NEWPORT, OR 97365
			Situs: 1430 SE BAY BLVD

IMPROVEMENTS							VALUE AND SALES HISTORY					
Description	Area	Yr Built	Foundation	Heat	Plumbing	BDMS	Value	Value Year	Imp.	Land	Total Market	Total Assessed
OTHER IMPROVEMENTS							15670	2014	15,670	4,462,080	4,477,750	0
								2013	15,670	4,462,080	4,477,750	0
								2012	15,670	4,462,080	4,477,750	0
								2011	15,670	4,462,080	4,477,750	0
								2010	15,670	4,462,080	4,477,750	0
								2009	15,670	4,452,000	4,467,670	0
								2008	15,670	1,672,080	1,687,750	0
								2007	15,670	1,513,280	1,528,950	0
								SaleDate	Price	Document	Type Code	
								NoSales				

LAND				RELATED ACCOUNTS	DISCLAIMER
Description	Acres	Market Value	Special Use Value	No Related Accounts	<small>This report was produced using the Lincoln County assessment information. This information is maintained by the county to support its governmental activities. The County is not responsible for errors, omissions, misuse or misinterpretation. Report created: 5/13/2015 using tax data exported: 10/2014</small>
END DEV BAYFRONT SITE	39.84	4,462,080			

Lincoln County Property Report

Account # & LEGAL DESCRIPTION	ACCOUNT DETAILS	OWNER AND ADDRESS
Account #: R345103 Map Taxlot: 11-11-09-D0-00400-00 Map: 11s11w09D Legal: TOWNSHIP 11, RANGE 11, ACRES 0.50, MF187-2472 TaxCode: 104 Acres: 0.50	Neighborhood: <u>1216</u> PropertyClass: <u>301</u>	Owner: WILES JOHN E & Address: BECKER JOHN PO BOX 2005 NEWPORT, OR 97365 Situs: 1544 SE BAY BLVD

IMPROVEMENTS								VALUE AND SALES HISTORY				
Description	Area	Yr Built	Foundation	Heat	Plumbing	BDMS	Value	Value Year	Imp.	Land	Total Market	Total Assessed
MAIN AREA	5622	1980					122760	2014	122,760	202,120	324,880	169,780
								2013	102,520	202,120	304,640	164,840
								2012	115,340	202,120	317,460	160,040
								2011	115,340	202,120	317,460	155,380
								2010	142,990	202,120	345,110	150,860
								2009	97,800	202,120	299,920	146,470
								2008	97,800	67,580	165,380	142,210
								2007	108,590	60,980	169,570	138,070
								SaleDate	Price	Document	Type Code	
								NoSales				

LAND				RELATED ACCOUNTS	DISCLAIMER
Description	Acres	Market Value	Special Use Value	No Related Accounts	This report was produced using the Lincoln County assessment information. This information is maintained by the county to support its governmental activities. The County is not responsible for errors, omissions, misuse or misinterpretation. Report created: 5/13/2015 using tax data exported 10/2014
INDUSTRIAL DEV SITE	0.50	197,120			
END SITE DEVELOPMENT		5,000			

Lincoln County Property Report

Account # & LEGAL DESCRIPTION	ACCOUNT DETAILS	OWNER AND ADDRESS
Account #: R21132 Map Taxlot: 11-11-09-D0-00103-00 Map: 11s11w09D Legal: TOWNSHIP 11, RANG 11, ACRES 3.13, MF301-0262 + MF301-0266 TaxCode: 104 Acres: 3.13	Neighborhood: 11252 PropertyClass: 991	Owner: PORT OF NEWPORT Address: 600 SE BAY BLVD NEWPORT, OR 97365 MultiSitus: 1510 SE BAY BLVD ;1520 SE BAY BLVD ;1430 SE BAY BLVD

IMPROVEMENTS								VALUE AND SALES HISTORY				
Description	Area	Yr Built	Foundation	Heat	Plumbing	BDMS	Value	Value Year	Imp.	Land	Total Market	Total Assessed
MAIN AREA	2160	1990	CONC	FA	3T;2LAV		209190	2014	209,190	678,980	888,170	0
								2013	174,710	678,980	853,690	0
								2012	196,550	678,980	875,530	0
								2011	196,550	678,980	875,530	0
								2010	12,360	701,120	713,480	0
								2009	9,270	701,120	710,390	0
								2008	8,450	280,140	288,590	0
								2007	9,390	253,530	262,920	0
								SaleDate	Price	Document	Type Code	
								NoSales				

LAND				RELATED ACCOUNTS		DISCLAIMER
Description	Acres	Market Value	Special Use Value	8526972	8526973R526974	
IND DEV BAYVIEW SITE	3.02	676,480				This report was produced using the Lincoln County assessment information. This information is maintained by the county to support its governmental activities. The County is not responsible for errors, omissions, inclusions or misinterpretation. Report created: 3/11/2015 using data exported 10/01/14
IND DEV BAYVIEW SITE	0.09					
IND DEV BAYVIEW SITE	0.01					
IND DEV BAYVIEW SITE	0.01					
IND SITE DEVELOPMENT		2,500				

Lincoln County Property Report

Account # & LEGAL DESCRIPTION	ACCOUNT DETAILS	OWNER AND ADDRESS
Account #: R18777 Map Taxlot: 11-11-09-D0-00101-00 Map: 11s11w09D Legal: TWNShP 11, RNg 11, ACRES 8.95, MF301-0262 + MF301-0266 TaxCode: 104 Acres: 8.95	Neighborhood: <u>N277</u> PropertyClass: <u>991</u>	Owner: PORT OF NEWPORT Address: 600 SE BAY BLVD NEWPORT, OR 97365 Situs: 1430 SE BAY BLVD

IMPROVEMENTS								VALUE AND SALES HISTORY				
Description	Area	Yr Built	Foundation	Heat	Plumbing	BDMS	Value	Value Year	Imp.	Land	Total Market	Total Assessed
...NoInventory								2014	0	1,002,400	1,002,400	0
								2013	0	1,002,400	1,002,400	0
								2012	0	1,002,400	1,002,400	0
								2011	0	1,002,400	1,002,400	0
								2010	0	1,002,400	1,002,400	0
								2009	0	967,680	967,680	0
								2008	0	541,300	541,300	0
								2007	0	489,890	489,890	0
								SaleDate	Price	Document	Type	Code
								2/22/1995	787880	MF301-0262+301-0266	20	WD

LAND				RELATED ACCOUNTS	DISCLAIMER
Description	Acres	Market Value	Special Use Value	No Related Accounts	This report was produced using the Lincoln County assessment information. This information is maintained by the county to support its governmental activities. The County is not responsible for errors, omissions, misuse or misinterpretation. Report created: 5/13/2015 using tax data exported 10/2014
IND DEV BAYVIEW SITE	8.95	1,002,400			

Lincoln County Property Report

Account # & LEGAL DESCRIPTION	ACCOUNT DETAILS	OWNER AND ADDRESS
Account #: R500726 Map Taxlot: 11-11-09-00-01600-00 Map: 11s11w09 Legal: TOWNSHP 11, RNG 11, ACRES 21.62, MF48-147,PCM1974-203 TaxCode: 104 Acres: 21.62	Neighborhood: <u>10272</u> PropertyClass: <u>23</u>	Owner: NORTHWEST NATURAL GAS CO Address: AIMONE DAVID W, TREASURY MGR 220 NW SECOND AVE PORTLAND, OR 97209 Situa: 1702 SE BAY BLVD

IMPROVEMENTS							VALUE AND SALES HISTORY					
Description	Area	Yr Built	Foundation	Heat	Plumbing	BDMS	Value	Value Year	Imp.	Land	Total Market	Total Assessed
...NoInventory								2014	0	0	0	0
								2013	0	0	0	0
								2012	0	0	0	0
								2011	0	0	0	0
								2010	0	0	0	0
								2009	0	0	0	0
								2008	0	0	0	0
								2007	0	0	0	0
								SaleDate	Price	Document	Type Code	
NoSales												

LAND				RELATED ACCOUNTS	DISCLAIMER
Description	Acres	Market Value	Special Use Value	No Related Accounts	This report was produced using the Lincoln County assessment information. This information is maintained by the county to support its governmental activities. The County is not responsible for errors, omissions, misuse or misinterpretation. Report created 5/11/2015 using tax data reported 10/2014
CENTRALLY ASSESSED	21.62				



600 S.E. Bay Blvd., Newport, OR 97365 / (541) 265-7758 / www.portofnewport.com

May 22, 2015

Spencer Nebel, City Manager
City of Newport
169 SW Coast Hwy.
Newport, OR 97365

RE: MCLEAN POINT INDUSTRIAL PARK DEVELOPMENT

Dear Spencer,

Thank you for meeting with Evan Hall and I on April 22nd to discuss options for developing McLean Point following the City's municipal zoning code. The City is currently working on two projects that could prove to be beneficial for aiding development in that part of town.

One of the largest limitations to development at McLean Point is lack of municipal wastewater service. Having complete water, sewer, storm water and transportation in place would make the industrially zoned land much easier to market. Would the City be willing to consider including the wastewater extension to McLean Point in its current master plan update?

We understand that the project including needed pump stations may be expensive but by having it included in the master plan it may be eligible for public works grants that the Port would be willing to support. Another option for financing would be to include McLean Point in the current urban renewal discussion. As the 50-acres is currently off the tax rolls, freezing the base now before the Port returns the land to private ownership or leasehold would be beneficial to funding infrastructure through tax increment financing. Would the City be willing to consider how tax increment financing could benefit utility extensions to McLean Point?

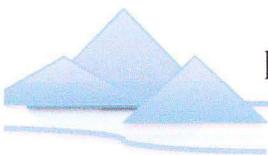
I appreciate the City's willingness to consider these ideas as the Port looks to aid economic development in one of the City's most underutilized areas.

Thank you for your consideration and look forward to hearing from you soon.

Sincerely,

Kevin M. Greenwood
General Manager

Cc: Evan Hall, Rondys Corp.
Port of Newport Board of Commissioners



May 29, 2015

Spencer Nebel, City Manager
City of Newport
169 SW Coast Hwy
Newport, OR 97365

RE: Letter of Interest for Urban Renewal Plan

Dear Mr. Nebel,

Rondys Inc. would like to express our interest for the inclusion of our property in the upcoming Urban Renewal Plan. We also want to express our support for the Port of Newport's efforts to work with the City on the idea of creating an Urban Renewal District in the McLean Point/ International Terminal area. We believe the potential economic benefits of an Urban Renewal District in this area merit review.

Rondys Inc. owns 40 acres on McLean Point, zoned I-3, Heavy Industrial and W-1, Water Dependent by the City of Newport. We are encouraged by the renovation of the International Terminal and the efforts of the Port to create an export facility as it has the potential to stimulate private investment and business in the area.

Rondys Inc. supports and has included our property in the Economic Development Alliance of Lincoln County's application for the countywide Regionally Significant Industrial Area Designation through Business Oregon. We will also be seeking the Business Oregon's Industrial Site Certification once the property meets those requirements.

Thank you for your consideration of our property in the Urban Renewal Plan and for the work you are doing to encourage a vibrant and sustainable coastal community. Please feel free to contact me if you have any questions.

Sincerely,

Evan Hall
Executive Vice President
Rondys Inc.

c.c. Kevin Greenwood, Port Manager

Lincoln County Property Report

Account # & LEGAL DESCRIPTION	ACCOUNT DETAILS	OWNER AND ADDRESS
Account #: R18777 Map Taxlot: 11-11-09-D0-00101-00 Map : 11s11w09D Legal: TWNShP 11, RNG 11, ACRES 8.95, MF301-0262 + MF301-0266 TaxCode: 104 Acres: 8.95	Neighborhood: N277 PropertyClass: 991	Owner: PORT OF NEWPORT Address: 600 SE BAY BLVD NEWPORT, OR 97365 Situs: 1430 SE BAY BLVD

IMPROVEMENTS							VALUE AND SALES HISTORY					
Description	Area	Yr Built	Foundation	Heat	Plumbing	BDMS	Value	Value Year	Imp.	Land	Total Market	Total Assessed
...NoInventory								2014	0	1,002,400	1,002,400	0
								2013	0	1,002,400	1,002,400	0
								2012	0	1,002,400	1,002,400	0
								2011	0	1,002,400	1,002,400	0
								2010	0	1,002,400	1,002,400	0
								2009	0	967,680	967,680	0
								2008	0	541,300	541,300	0
								2007	0	489,890	489,890	0
								SaleDate	Price	Document	TypeCode	
								2/22/1995	787880	MF301-0262+301-0266	20 WD	

LAND				RELATED ACCOUNTS	DISCLAIMER
Description	Acres	Market Value	Special Use Value		
IND DEV BAYVIEW SITE	8.95	1,002,400		No Related Accounts	This report was produced using the Lincoln County assessment information. This information is maintained by the county to support its governmental activities. The County is not responsible for errors, omissions, misuse or misinterpretation. Report created:6/10/2015 using tax data exported 10/2014

Lincoln County Property Report

Account # & LEGAL DESCRIPTION	ACCOUNT DETAILS	OWNER AND ADDRESS
Account #: R517416 Map Taxlot: 11-11-09-D0-00100-00 Map: 11s11w09D Legal: TWNShP 11, RNG 11, ACRES 39.84, M-6379 TaxCode: 104 Acres: 39.84	Neighborhood: N277 PropertyClass: 991	Owner: RONDYS & ASSOCIATES INC Address: % PORT OF NEWPORT LEASE 600 SE BAY BLVD NEWPORT, OR 97365 Situs: 1430 SE BAY BLVD

IMPROVEMENTS							VALUE AND SALES HISTORY					
Description	Area	Yr Built	Foundation	Heat	Plumbing	BDMS	Value	Value Year	Imp.	Land	Total Market	Total Assessed
OTHER IMPROVEMENTS							15670	2014	15,670	4,462,080	4,477,750	0
								2013	15,670	4,462,080	4,477,750	0
								2012	15,670	4,462,080	4,477,750	0
								2011	15,670	4,462,080	4,477,750	0
								2010	15,670	4,462,080	4,477,750	0
								2009	15,670	4,452,000	4,467,670	0
								2008	15,670	1,672,080	1,687,750	0
								2007	15,670	1,513,280	1,528,950	0
								SaleDate	Price	Document	TypeCode	
								NoSales				

LAND				RELATED ACCOUNTS	DISCLAIMER
Description	Acres	Market Value	Special Use Value		
IND DEV BAYFRONT SITE	39.84	4,462,080		No Related Accounts	This report was produced using the Lincoln County assessment information. This information is maintained by the county to support its governmental activities. The County is not responsible for errors, omissions, misuse or misinterpretation. Report created:6/10/2015 using tax data exported 10/2014



McLean Point Site

48.8 Acres

Taxlots:

11-11-09-D0-00100-00

11-11-09-D0-00101-00

Legend

McLean Point Site

City Limits

Urban Growth Boundary

Road



Agenda Item:

Authorization to Lease a building at 3333 South Coast Highway

Background:

The Agency has received some interest in leasing the building that formerly housed Flashbacks located on the recently acquired property in South Beach at 333 South Coast Highway. Based on the interest on this building it would appear that an open competitive solicitation process would be of the best benefit to the Agency to attempt to fill this space.

Recommended Action:

I recommend the Urban Renewal Agency consider the following motion:

I move to authorize the Executive Director to solicit proposals to lease the building at 3333 South Coast Highway on month-to-month basis and to negotiate lease terms with the proposer who's intended use best meets the Agency's interest in managing the site over "short term."

Fiscal Effects:

Any revenues obtained from the site are intended to go into a reserve that would eventual be utilized to prepare the site for some sort of future use.

Alternatives:

None recommended.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "S. R. Nebel".

Spencer R. Nebel
Executive Director of the Urban Renewal Agency



Agenda Item # IV.B
Meeting Date June 15, 2015

**URBAN RENEWAL
AGENDA ITEM SUMMARY**
City of Newport, Oregon

Issue/Agenda Title: Authorization to Lease Building at 3333 South Coast Highway

Prepared By: Derrick Tokos Dept Head Approval: DT City Mgr Approval:

ISSUE BEFORE THE AGENCY: Consideration of whether or not the Agency should solicit proposals to lease a 4,675 sq. ft. vacant commercial building on property it recently purchased. The prior use was a flea market, and before that the building housed a restaurant “Flashbacks.” Lease terms would be comparable to what the Agency offered other tenants who elected to remain on the property after the sale (i.e. a month to month lease with the tenant being responsible for utilities and maintenance).

STAFF RECOMMENDATION: Staff recommends the Agency seek proposals to lease the building.

PROPOSED MOTION: I move to authorize the Executive Director to solicit proposals to lease the building at 3333 South Coast Highway on a month-to-month basis and to negotiate lease terms with the proposer who’s intended use best meets Agency’s interest in managing the site over the “short term.”

KEY FACTS AND INFORMATION SUMMARY: On May 26, 2015 the Newport Urban Renewal Agency acquired a 2.3 acre property at the northeast corner of SE 35th Street and US 101 (Portion of Lot 2, Block J, Harborton Subdivision (Tax Lot 1400, Assessor’s Map 11-11-17-DB). Acquisition of the property is advantageous, in the near term, because it provides Agency flexibility to reconfigure the parcel, as needed, to accommodate planned transportation improvements that are to be constructed between 2015 and 2018. The purchase also afforded the Agency an opportunity to position the property for resale to a private developer once the infrastructure work is completed. A plan for redeveloping the site will be developed with public input, and will likely emphasize attracting retail service uses (e.g. grocery store, gas station, restaurant, etc.), as such uses are critical to the continued economic growth of South Beach. It is Agency’s intent to use proceeds from the sale to accelerate the urban renewal district’s debt retirement.

The site cannot be positioned for redevelopment until the planned transportation improvements are completed, which is likely to occur towards the end of 2017. In the meantime, Agency elected to extend month-to-month leases to existing tenants. The lease agreements have been structured so that Agency is free to undertake the activities it needs to complete the transportation improvements and may be terminated by the Agency once the transportation improvements are completed. Therefore, Agency approval of leases covering the period of time that the infrastructure work is being undertaken is not inconsistent with the Urban Renewal Plan.

The business in the subject building was operated by the prior owner, and they elected to discontinue the use once the sale was completed. The structure is currently vacant. Staff has received a proposal to lease the space for commercial purposes and there may be others that are interested. An open, competitive solicitation process provides the Agency an opportunity to line-up a tenant that is a solid fit with Agency’s plans for the property over the short term.

OTHER ALTERNATIVES CONSIDERED: Not leasing the space. This would deprive the Agency of revenue that it could use to help pay for future redevelopment costs. Also, having a tenant in place reduces the risk of vandalism or trespass.

ATTACHMENT LIST:

- Aerial photograph of the property
- Photo and floorplan of the building

FISCAL NOTES: Leasing the premises will provide revenue to the Agency that can be used to pay for demolition and related redevelopment costs once the street improvements are completed.



SITE

S COAST HWY

SE FERRY SLIP RD

SE 35TH ST



City of Newport
Community Development Department
169 SW Coast Highway Phone: 1.541.574.0629
Newport, OR 97365 Fax: 1.541.574.0644

Shones Property

Image Taken July 2013

4-inch, 4-band Digital Orthophotos

David Smith & Associates, Inc. Portland, OR

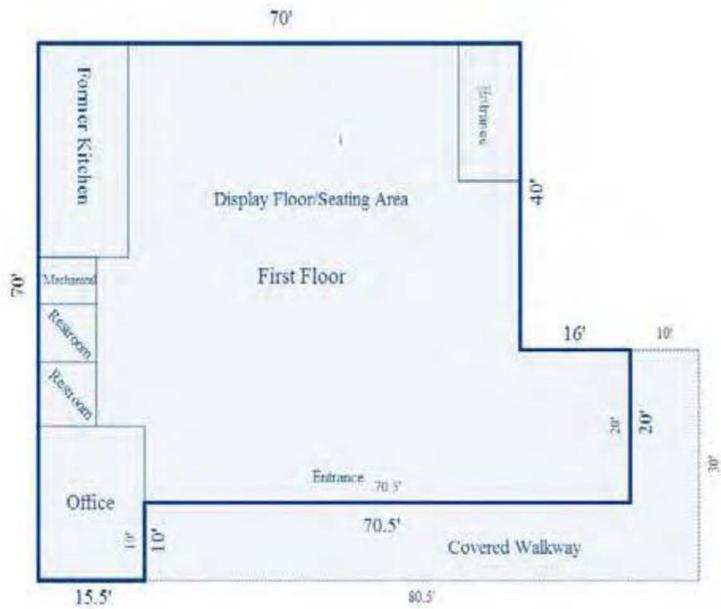
URA June 15, 2015

0 25 50 100 Feet

45



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Former Restaurant and Auto Dealership