



URBAN RENEWA AGENCY AGENDA
Monday, February 01, 2016 - 5:30 PM
169 SW Coast Highway, Newport OR 97365
Council Chambers

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 at 541.574.0613.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

1. CALL TO ORDER AND ROLL CALL

2. 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.

3. 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.

3.A. URA Minutes January 19, 2016

[January 19, 2016 URA.docx](#)

4. 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.

4.A. Status of the Fiscal Year 2015-16 Budgeted Projects

[CAI - Summary URA Project Status 2-1-16 ura mtg.docx](#)

[Status of South Beach Projects.pptx](#)

5. ADJOURNMENT

January 19, 2016
6:00 P.M.
Newport, Oregon

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

Staff present was Library Director Smith, City Recorder Hawker, City Attorney Rich, Community Development Director Tokos, Fire Chief Murphy, and Police Chief Miranda.

CONSENT CALENDAR

The consent calendar consisted of the following item:

A. Approval of minutes from the November 16, 2015 meeting.

MOTION was made by Busby, seconded by Sawyer, to approve the consent calendar as presented. The motion carried unanimously in a voice vote.

EXECUTIVE DIRECTOR'S REPORT

Approval of a Lease Agreement for the Oregon Coast Community Forest Association (OCCFA). Smith reported that on November 17, 2014, the Urban Renewal Agency adopted Amendment No. 11 to the South Beach Urban Renewal Plan authorizing 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. It is Agency's intent to use proceeds from the sale to accelerate the urban renewal district's debt retirement.

Smith 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 Agency elected to allow existing tenants, including OCCFA, to continue to use the property as they have been on a month-to-month basis at their current lease rates. OCCFA entered into a lease for Storage Unit E. He stated that they now want to vacate the space and move into Storage Units B and C, which are not currently being leased. He added that the lease terms, including the rental rate, would remain the same. If approved, the lease will be effective February 1, 2016.

Smith reported that the lease agreement has been structured so that the 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. He stated that the Agency approval of the lease, during the period of time that the infrastructure work is being undertaken, is not inconsistent with the Urban Renewal Plan.

MOTION was made by Engler, seconded by Roumagoux, to approve the lease with OCCFA and authorize the Executive Director to execute the lease documents, as presented to the Agency at this meeting. The motion carried unanimously in a voice vote.

ADJOURNMENT

Having no further business, the meeting adjourned at 6:06 P.M.

Margaret M. Hawker, City Recorder

David N. Allen, Chair



Agenda #: 3.A
Meeting Date: 2-1-16

Agenda Item:
Status of the Fiscal Year 2015-16 Budgeted Projects

Background:

The Urban renewal Agency will be meeting at 5:30 P.M. on Monday, February 1, 2016 to receive an update on the various Newport Urban Renewal budgeted projects for the fiscal year 2015-16. Derrick Tokos has prepared a PowerPoint presentation to outline the status of this projects. Currently all of the projects are under the anticipated budgets with the exception of Safe Haven Hill where supplemental funding has been obtained from FEMA to address the short fall. This was in order to meet a number of ODOT issues relating to the use of the 101 corridor for this project. While the projects remain within the appropriated amounts, there have been a number of change orders that will be brought to the City Council for consideration and possible approval on February 16, 2016, for the additional work that is necessary and for the work that is being funded by FEMA to address Safe Haven Hill. Despite significant weather issues, the projects are moving along and will be completed close to the originally completion dates for this contracts. I appreciate the contractor's willingness to shift work between projects in order to meet a certain FEMA time schedule for Safe Haven Hill.

Recommended Action:

None.

Fiscal Effects:

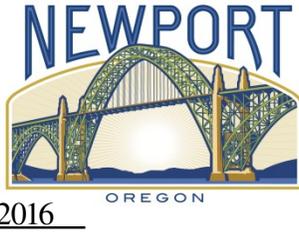
None.

Alternatives:

None recommended.

Respectfully Submitted,

Spencer R. Nebel
Executive Director of the Urban Renewal Agency



Agenda Item

Meeting Date February 1,

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

Issue/Agenda Title Presentation regarding the Status of Active South Beach Urban Renewal Projects

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

ISSUE BEFORE THE URBAN RENEWAL AGENCY: Presentation and discussion about the current status of urban renewal funded construction projects in South Beach, including work along SW Abalone Street, SW 30th Street, SW Brant Street, SW 27th Street, Safe Haven Hill, Ferry Slip Road, 35th Street and the signal relocation from 32nd Street to 35th Street.

STAFF RECOMMENDATION: The Agency should review the materials and provide feedback as it deems appropriate.

PROPOSED MOTIONS: None. This is a discussion item.

KEY FACTS AND INFORMATION SUMMARY: The City of Newport established an Urban Renewal Agency pursuant to ORS Chapter 457 with Resolution No. 1647, effective June 5, 1972. The Agency originally consisted of members of the community appointed by the City Council. That changed in 2007, when the Newport City Council elected to take over the Agency’s responsibilities (Ordinance No. 1910).

The Urban Renewal Agency established the “South Beach Urban Renewal Plan” on September 12, 1983 with Ordinance No. 1341. This plan is open to new projects through 2020 and sets out project priorities in four year increments (i.e. “phases”) that have been developed with community input. The projects included with this presentation are for the 2013/2016 phase, with most now under construction.

OTHER ALTERNATIVES CONSIDERED: None.

CONSISTENCY WITH THE URBAN RENEWAL PLAN: All of the projects are identified in Amendment 11 to the South Beach Urban Renewal Plan, adopted with Resolution No. 3695, on November 18, 2014.

ATTACHMENT LIST:

- PowerPoint Presentation titled “Newport Urban Renewal Agency Status of FY 15/16 Budgeted Projects”

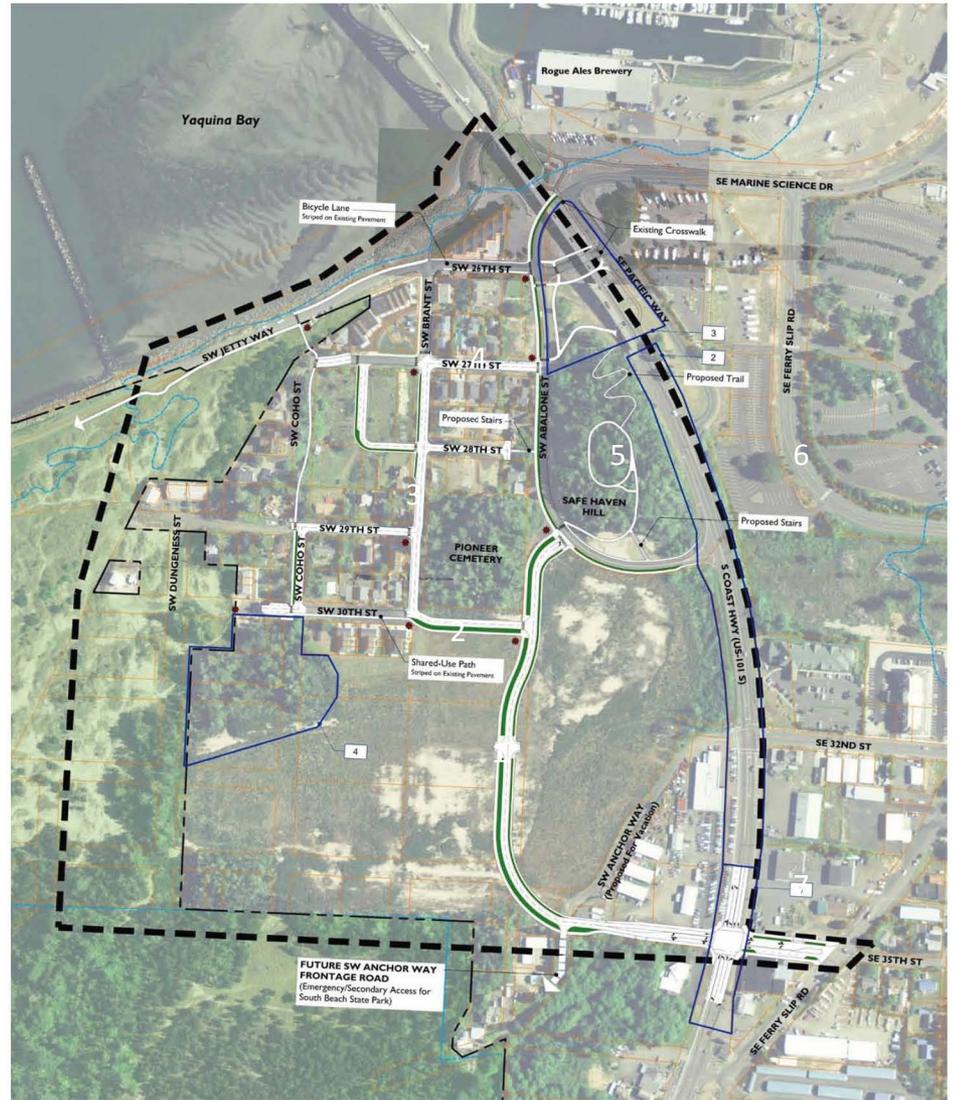
FISCAL NOTES: All of the projects, with the exception of Safe Haven Hill, are within anticipated budgets. A supplemental budget to appropriate additional FEMA funds for the Safe Haven Hill shortfall will be brought forward for consideration at a future meeting.

Newport Urban Renewal Agency

Status of FY 15/16 Budgeted Projects

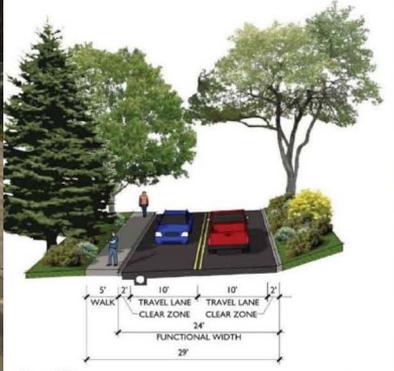


Budgeted Projects









Option M1

Not to Scale







SW Abalone, 30th, 27th, and Brant Project Budget

- ▶ Work is still within overall project budget
- ▶ Excess funds should be reserved in the event they are needed for the US 101 / 35th Street work that is currently being designed by ODOT

Budget		Funding Source	
Original	\$2,474,000	OMSI	\$496,000
		Urban Renewal	\$1,978,000
		*Total	\$2,474,000
Expenditures			
Engineering	\$242,797	* Additional \$187,643 of Street SDCs eligible but not budgeted	
Construction	\$1,766,974		
Total	\$2,009,771		





Safe Haven Budget

- ▶ Close to \$200,000 of additional FEMA funds secured to address retaining wall redesign and additional add items
- ▶ URA match increased from \$200,000 to \$221,091 with additional resources coming from funds budgeted for line undergrounding
- ▶ City has asked FEMA for a 6 month extension to March 25, 2016 project deadline due to delays in obtaining ODOT permits

Budget			Funding Source	
Original	\$628,481		FEMA	\$663,273
New	\$884,364		Urban Renewal	\$221,091
			Total	\$884,364
Expenditures				
Engineering	\$102,331			
Construction	\$690,556			
Total	\$792,887			

35th US 101 – Ferry Slip Rd Project

- ▶ Construct signalized intersection at US 101 and SE 35th Street
- ▶ Eliminate signal and channelize US 101 and SE 32nd St intersection
- ▶ Close SE Ferry Slip Road and US 101 Intersection
- ▶ Install bike and pedestrian facilities along US 101 between Yaquina Bay Bridge and SE 35th Street
- ▶ Widen SE Ferry Slip Road from SE Ash St north to SE 32nd St to provide north/south alternative to US 101 for vehicles, bicyclists and pedestrians



35th US 101 – Ferry Slip Rd Budget

- ▶ ODOT has initiated design of signal relocation and 35th Street
- ▶ Utility undergrounding along US 101 and SE Ferry Slip Road to be designed as part of the ODOT project

Budget		Funding Source	
Original	\$3,617,000	ODOT	\$1,979,000
		Urban Renewal	\$1,638,000
		Total	\$3,617,000
Expenditures (Ferry Slip Portion)			
Engineering	\$135,961	Reserved for Line Undergrounding	
Construction	\$958,062	Urban Renewal	\$278,909
Total	\$1,094,023	Undergrounding Fund	\$200,000
Remaining for US 101 32 nd and 35 th St: \$2,522,976			



Closing Thoughts

- ▶ Projects are within anticipated budgets with the exception of Safe Haven Hill where supplemental funding was obtained from FEMA to address the shortfall
- ▶ A supplemental budget to appropriate the additional FEMA funds and change orders for the listed projects are being prepared for Council consideration at a future meeting
- ▶ Refinement plans for South Beach Peninsula and Coho Brant have served the Agency well, in terms of public engagement and by providing appropriately conservative planning level cost estimates
- ▶ The addition of a project manager in Public Works should help with project design and ODOT coordination moving forward
- ▶ Follow-up meetings to be scheduled for Agency to discuss FY 16/17 budget needs and preparatory work for the final round of South Beach projects (i.e. 2017-2020)