

1 Depoe Bay City Council
2 Workshop Meeting
3 Thursday, November 2, 2006 - 7:00 PM
4 Depoe Bay City Hall
5

6 PRESENT: Mayor J. White, P. Cameron, P. Taunton (arr 7:03 PM), A. Brown, B. Romans, J. Brown
7

8 ABSENT: M. Laverty
9

10 STAFF: City Planner L. Lewis
11

12 I. CALL TO ORDER

13 Mayor White called the meeting to order and established a quorum at 7:00 PM.
14

15 II. URBAN RENEWAL

16 Mayor White asked Valerie Sovern to address the subject of the workshop. Ms. Sovern asked City
17 Planner Lewis to address the issue. Mr. Lewis indicated he is not an expert on the subject. He advised
18 that the City 1) hire a consultant, and 2) conduct a feasibility study. He said the projects to be
19 accomplished need to be identified, and the land where the tax values will increase over the life of the
20 urban renewal district need to be identified. He noted that the designated area needs to be contiguous,
21 but it can be an irregular shape. No more than 25% of the gross area of the city, and no more than 25%
22 of the value can be included in the urban renewal area. Any area of the city can be a candidate for urban
23 renewal. The tax base for entities that receive tax revenues (e.g. county, school, fire department) is
24 frozen over the life of the urban renewal district, with increases going directly to the City. Ms. Sovern
25 noted that the process is governed by State statutes. It was noted that the cost of hiring a consultant and a
26 feasibility study for another small coastal town was around \$11,000. Ms. Sovern referred to the statute,
27 which reads: “**457.170 Urban renewal agency’s powers in planning or undertaking an urban**
28 **renewal project.** An urban renewal agency may plan or undertake any urban renewal project to carry out
29 an approved urban renewal plan. In planning or undertaking an urban renewal project, the urban renewal
30 agency has the power:

31 (1) To carry out any work or undertaking and exercise any powers which a housing authority is
32 authorized to perform or exercise under ORS 456.055 to 456.235, subject to the provisions of this
33 chapter provided, however, that ORS 456.155 and 456.160 do not limit the power of an agency in event
34 of a default by a purchaser or lessee of land in an urban renewal plan to acquire property and operate it
35 free from the restrictions in those sections.

36 (2) To carry out any rehabilitation or conservation work in an urban renewal area.

37 (3) To acquire real property, by condemnation if necessary, when needed to carry out the plan.

38 (4) To clear any areas acquired, including the demolition, removal or rehabilitation of buildings and
39 improvements.

40 (5) To install, construct or reconstruct streets, utilities and site improvements in accordance with the
41 urban renewal plan.

42 (6) To carry out plans for a program of the voluntary repair and rehabilitation of buildings or other
43 improvements in an urban renewal area in accordance with the urban renewal plan.

44 (7) To assist in relocating persons living in, and property situated in, the urban renewal area in
45 accordance with the approved urban renewal plan and to make relocation payments.

1 (8) To dispose of, including by sale or lease, any property or part thereof acquired in the urban
2 renewal area in accordance with the approved urban renewal plan.

3 (9) To plan, undertake and carry out neighborhood development programs consisting of urban
4 renewal project undertakings in one or more urban renewal areas which are planned and carried out on
5 the basis of annual increments in accordance with the provisions of this chapter for planning and
6 carrying out urban renewal plans.

7 (10) To accomplish a combination of the things listed in this section to carry out an urban renewal
8 plan. [1957 c.456 §7; 1969 c.225 §2; 1969 c.539 §1; 1979 c.621 §19; 1995 c.79 §268]”

9
10 Ms. Sovern noted that urban renewal funds cannot be used for ongoing maintenance of buildings built or
11 improved through use of urban renewal funds. She urged the Council to look 20 years ahead in their
12 decision-making. Concern was expressed that people outside the community may influence the way the
13 funds would be spent; rebuttals included that decision-making would be done by the Council and the
14 townspeople, and that urban renewal projects are concrete and don't involve things like language in
15 ordinances. It was acknowledged that there will always be some people who are not happy with
16 decisions that are made, and that conducting a feasibility study does not constitute a commitment. It was
17 the consensus of the Council to include “Consideration of Urban Renewal District Feasibility Study” on
18 an upcoming Council agenda.

19
20 XIII. ADJOURN

21 There being no further business, the meeting was adjourned at 8:11 PM.

22
23
24
25
26
27 _____
James White, Mayor

28
29
30 _____
31 Fox Dreamingtime, Recording Secretary