

Depoe Bay Urban Renewal Agency
Special Meeting
Depoe Bay City Hall

March 5, 2024
Tuesday, 5:00 PM

The Meeting Location is Accessible to the Public

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info@cityofdepobay.org*

Agenda

- A. Call Meeting to Order and Establish a Quorum
- B. Approval of Minutes:
 - 1) March 21, 2023 Special Meeting Minutes
 - 2) April 4, 2023 Special Meeting Minutes
 - 3) May 2, 2023 Special Meeting Minutes
 - 4) June 6, 2023 Special Meeting Minutes
- C. New Member Application – Suzanne Sharp
- D. Review of Urban Renewal Projects and Priorities
- E. Urban Renewal Small Grants or Loans Program
- F. Adjourn

Depoe Bay City Hall is accessible to the disabled. If special accommodations are needed, please notify City Recorder at 765-2361 48 Hours in advance of the meeting so that appropriate assistance can be provided.
TTY# 1-800-735-2900

"This institution is an equal opportunity provider."

Depoe Bay Urban Renewal Agency
Special Meeting
Tuesday, March 21, 2023 @ 5:00 PM
Depoe Bay City Hall

PRESENT: Chair F. Recht, R. Beasley, L. Bedingfield, J. King, V. Sovern
ABSENT: K. Short
STAFF: City Recorder K. Wollenburg, Public Works Director B. Weidner

I. CALL MEETING TO ORDER AND ESTABLISH A QUORUM

Chair Recht called the meeting to order and established a quorum at 5:03 PM.

II. APPROVAL OF MINUTES

None

III. OPEN DISCUSSION / PLANNING

Recht spoke about the purchase of the meeting which was to discuss priorities for the next budget year and what they wanted to accomplish. She noted the beginning balance and that there was a reserve for the South of the Bridge project except what needed to be paid back to the Oregon Department of Transportation. Wollenburg will verify for next meeting.

Recht suggested the idea is to determine what the project list is and what they want to budget for. Sovern asked what the projected TIF income is for 23/24. Wollenburg shared they learned today that the City realized they didn't have that yet so they have reached out and will provide later. Sovern said she recommends projecting backward from the sunset of the plan (2029), which is really not that far away and any projects being looked at will take more than a year.

Recht mentioned the information Wollenburg passed around with the project's list from the URA and asked if anyone had any thoughts about projects to focus on.

King said what struck her was the steel plates to protect against a landslide into the harbor that will affect neighborhoods such as Stonebridge and all of the neighborhoods on the way to the harbor. Discussed the location and that Bay Street would be most affected. Weidner noted the rest of the areas noted were more solid rock but those would just "peel off" instead of slide; however, Bay Street would definitely be affected.

King said she was told that the sidewalk near the harbor is related to the landslide. Weidner confirmed that the area is on kind of an angle behind the SCP bed and breakfast. The Army Corps is aware of this and has put in steel pilings to address which is working for the higher elevations; however the slide is still affecting the seawall.

Recht asked if the projects have to come from things already identified in the plan. Wollenburg confirmed that there would need to be amendments if something did change.

Bedingfield asked if some money could be put together for a grant to get an engineering study done on the water plant/reservoir. Weidner spoke about the recent

refurbishment and the need to address the plant itself and to upgrade the filters plus putting in a security fence around the entire plant.

Bedingfield also asked about using the urban renewal for a match for grants and said she has in mind the Comprehensive Plan going and a match set aside for these larger infrastructure projects that need to start with studies and will take some time.

Sovern addressed the original plan for the harbor was about making the harbor more pedestrian friendly in order to walk around the entire harbor. Spoke about that being the focus but supports the water plant upgrades and repairs. Weidner addressed replacement of a 6" and 8" asbestos concrete water lines that should be replaced.

Beasley said that water and sewer are his main thoughts while the rest he isn't concerned about because he's heard Weidner discuss the bad conditions in the lines. Beasley asked Weidner if he could put together a list of "must do" items.

Sovern asked about the lifespan of asbestos lines and noted she thought about 50 years. Weidner said there is a federal mandate to remove/replace these lines by 2033.

Beasley noted that Sovren said that the original focus was the harbor and the funds in urban renewal would go far to closing the gap to get the project fund if we don't get the requested funds. From what he's heard on path forward is going to be challenging.

Bedingfield said she'd like to see safer pedestrian access on Bay Street (item 3 under Streets). She believed there was already money going in for a crosswalk, which Weidner confirmed.

Recht said she was on a Zoom call from Wyden's office for Build Back Better and the bill funding bipartisan structure law and that there is so much federal money and if we had a prioritized list, there is funding from the Dept of Transportation, Dept of Commerce, Dept of Interior. She shared that these funds have rural set-asides and for disadvantaged communities. She suggests getting priorities together as an Agency and Council and with an engineer on board, can do the preliminary designs. Maybe use the urban renewal funding for grant matching.

Back to Beasley's comments on the funding to redo our harbor. Recht asked if the City has received all of its permits, and Wollenburg said not yet but it's underway and moving steadily forward. Wollenburg also shared an update from Senator Merkley's office that the particular one she should we might fit we won't but they are working on alternative options.

Recht said she emailed Casey Jacobs, Lincoln County Commission, about an economic study for Lincoln County was last updated in 2013 and learned it's already been commissioned to be redone, but it won't be available to us at this time so we need to use whatever data we have. Recht questions earmarking 1.27 for the harbor project and how long we will want to earmark it for if we want to get that project done. She said we can still go on with prioritization, but how is it dealt with in the budget and what happens with the other projects if that additional funds come through.

Discussion followed regarding earmarking the funds and how that impacts our budget. Wollenburg noted changes would request appropriation resolutions or a supplemental budget.

Recht suggests not using the funds for the harbor but to focus on other issues such as repairing the sidewalk from Sunset to Whale Park because there is no ability to get strollers and wheelchairs and is unsafe due to lack of an edge and bad pavement. She believes there is infrastructure funding everywhere.

Recht spoke about the property south of Tidal Raves – would really like to focus on acquiring that area so would like to see a focus on pedestrian safety and accessibility and acquiring that property. Recht suggests deciding if they really want it and how much to spend. She's concerned that for the future, something we wouldn't want could go in there then we would wonder why we didn't get it. If the homeowner is still not agreeable to selling, then look at eminent domain.

Discussion followed regarding the approach for the homeowner. Recht said she is willing to contact the homeowner and get things going. Beasley said he agrees with getting grants and that there is a lot of money out there, but he said the problem the City is running into is a reluctance to give the City money because we don't have our audits done. Recht said no one disagrees and appreciates the recent update about the progress of getting the audits done.

Recht asked where next? She suggested opening up grants to address blight within the City and allow people to apply but feels the City looks pretty good right now so maybe that's not needed. She suggests everyone goes through the list, add the ones not on there, note the ones that are done, and Weidner can note his priorities and prioritize.

Motion to earmark the full amount of 1.3 million in Urban Renewal for the harbor restoration project as a last resort made by Bedingfield; seconded by King.

Motion Passed 6/0

Ayes: Recht, Beasley, Bedingfield, King, Sovern Watson

Nays: None

On the project spreadsheet, Recht wondered if there was a way to add a column that says eligible for grants funds and name the specific grantor in the projects list. Weidner thought some of those sidewalk projects are already in the Transportation System Plan.

Beasley spoke about the motion that just passed noting that it marks a wonderful opportunity to invest in the harbor and sends a clear signal that Urban Renewal is in total support of the harbor and what goes on down there and said is a time to update the fees and costs related to running the harbor. Recht concurs and notes that once the harbor is done, will need to be brought up to the Harbor Commission.

Recht suggests for the next meeting, to rank projects for their top 5 and then see Weidner and Wollenburg's list and can adjust if needed. She thought it would be useful to have their own list outside of what public works needs to have done.

Recht said her other issue is what other towns have done about underground utility lines but doesn't think it's a priority but if we are going to dig up Collins and Williams, it might be time to consider even though it will be expensive but less than what it would be if they were already digging up the area.

Recht believes that the priority list will help us figure out where we might need our engineer, assuming we'll go out for grant money. She noted that all we need is preliminary engineering plans. Next time see if there is something our city engineer can help with.

Watson said after reviewing the list her priorities would be sidewalks and pedestrian access and asked a question regarding one of the projects. She asked if the Bay Street project is for the area at the highway. Weidner confirmed it's the area down by the Community Hall and that they had money for striping and doing a crosswalk painted for the stairwell. Weidner shared that they are planning to redo the parking lot behind The Spouting Horn and can have that pedestrian crossing restriped at that time. Wollenburg shared that they had discussed with the engineer to get a study done with exactly where the property lines are. Watson asked if the Please Use Stairs signs were still posted, and Weidner confirmed they are but he'd see baby buggies and people have walked up alone or with dogs.

- IV. URBAN RENEWAL PROJECT LIST FOR FY 2023/2024 BUDGET CYCLE
See above. Not addressed as a separate item.

Next meeting for April 4, 2023 @ 5:00 PM

- V. ADJOURN: Meeting adjourned at 5:50 PM.

Fran Recht, Chair

Kimberly Wollenburg, City Recorder

Depoe Bay Urban Renewal Agency
Special Meeting
Tuesday, April 4, 2023 @ 5:00 PM
Depoe Bay City Hall

PRESENT: Chair F. Recht, Mayor K. Short, R. Beasley, L. Bedingfield, J. King, V. Sovern, A. Watson
ABSENT: None
STAFF: City Recorder K. Wollenburg, Public Works Director B. Weidner

- A. CALL MEETING TO ORDER AND ESTABLISH A QUORUM
Chair Recht called the meeting to order and established a quorum at 5:03 PM.
- B. APPROVAL OF MINUTES
None
- C. LEAGUE OF OREGON CITIES – UPCOMING URBAN RENEWAL TRAINING
Recht mentioned the upcoming training from the League of Oregon Cities for Urban Renewal 101 webinar. The majority of the members planned to attend and asked Wollenburg to switch registration from individual to a six-member group.
- D. CONTINUING DISCUSSION: URBAN RENEWAL PROJECT LIST
Recht gave a reminder that the URA earmarked the full funding in the UR account to go to Harbor Restoration project if needed. Recht suggests it's still in their best interest to prioritize projects should that funding not be needed.

Beasley appreciates staying on top of the list but doesn't think they should spend a lot of time on it but spend every opportunity, all hands-on deck, for the harbor restoration project. He says they need to know the status of all the grants and the opportunities and the deadlines coming up. As he understands from reading the record and comments for Weidner, that a call for bids needs to go out now or as soon as possible and the funds need to be committed. Beasley said in his opinion the URA should be devoting time to the harbor then jumping into the Urban Renewal Agency projects. Short thinks we can prioritize as Recht suggests. King concurs as does Sovern.

Recht said she thinks working on our priorities doesn't take away from the harbor but allows them to be ready should the funds then become available. She said that items from her priorities are not on the list such as the property south of Tidal Raves. Wollenburg said that had not yet been identified as a priority as an Urban Renewal Project. Recht asked how to get that identified. Wollenburg said that the plan would need to be updated to include that specific piece of property.

Discussion followed regarding the process to add property. Wollenburg confirmed that the project list she supplied came exactly from the Urban Renewal Plan so anything new would have to go through the process. Wollenburg noted that nothing had been identified in Urban Renewal under parks and open spaces.

Short asked if there were items on Williams Avenue that the Department of Environmental Quality is pressing to have done. Weidner said if we stay with Gleneden, the City will need to increase the line from 15" to 30". He believes we have capacity

but are getting close to needing upsize if the City has to continue to supply Gleneden after five years.

Bedingfield suggests the Agency members review the project list from the Water/Sewer Rates Study. She would like to review that study again.

Wollenburg noted that the Urban Renewal plan mentions some potential projects but when it came down to listing as specific projects, it did not so the identification may be easier. Discussion followed the process of adding property to the Urban Renewal boundary.

Recht noted that it appears that any one of these projects has the potential to take the majority of the money so asked Weidner what his first and second priorities are. He noted that just recently when they went to tap the water main feeder line along Shell Avenue, they noticed how bad the line is, and that it needs to get repaired. He also spoke about the sidewalk from City Hall to South Forty and installing the sidewalk then when the rest is developed, can do the tie in at that time. Weidner said he thinks this will be about a \$40,000 water line pipe project. Sovern asked if it's on the engineer's list, and Weidner said yes. Discussion followed regarding the exact location of the project.

He said Collins was in planning to get the material but probably not the actual project yet. He confirmed Collins Street is a priority and possibly the sewer lines upgrade. Wollenburg confirmed that Shell is a high priority and Collins but Shell is first.

Wollenburg noted the foundation for the water plant is one of the things that they feel really needs to be done. Bedingfield asked about it showing "in process", and Wollenburg confirmed it's been discussed as a project but nothing moving forward. Weidner noted that the budget is just for engineering for the water treatment plant, which is his number two priority.

Recht said one of the things she was hoping to determine what would need to be paid for by UR and what could be paid for out of transient room tax funds or other. Said the water plant said since it's so essential could probably be and maybe the Shell Avenue because it goes directly to the harbor. Sovern asked about a ballpark budget on the water plant and \$250,000 is estimated. King noted it appears that water is a priority and Wollenburg added and sewer and provided an example of the catwalk at the wastewater treatment plant needs repair/replacement.

Recht said it seems highway 101 is in there and noted a couple of projects so it has to be in the urban renewal. Wollenburg clarified the location noting that part of it is but other parts aren't. Recht shared she's interested in getting handicapped accessibility along highway 101 and that some of those are in there and if there is funding after the harbor project and the water project, unless we can get the parks in there, she'd like to see the sidewalks improvements done.

King noted she'd like to see the sidewalk be widened on west side of highway 101 from Harney Street south to Sunset Street and reconstruct the sidewalk on the west side of highway 101 from Sunset Street to Whale Park. These are top of her priorities. Short asked if ODOT had to be included in the discussion if doing projects along highway 101.

Wollenburg confirmed the City would need to work with ODOT. King thought it would be advantageous to see what other members wanted.

Short said her top priorities are water and the repairs such as the water plant, Shell Avenue, and Collins.

Watson said hers is pedestrian safety, sidewalks, and things associated in general with pedestrian safety. Discussion followed regarding the specific projects such as crosswalks noted in the Plan. Recht clarified the crosswalk projects in the Plan. With the general goal of increasing pedestrian safety, Bedingfield asked if new projects could fall under that for the south side of the bridge (for example near the Thai restaurant).

Beasley noted his priorities are for water and sewer, but suggested that for pedestrian safety, to use our new deputy to enforce the rules for drivers. He believes that will be huge improvement in pedestrian safety. Recht asked if Beasley had any specific sewer and water goals.

Beasley asked Weidner if his projects were listed in priority. Weidner discussed the main that runs through highway 101 (Shell Avenue, south Kent Street) needs to be upsized and the number two on Bay Street. He said that line is 20 feet below the surface and in solid rock. He recommended slip-lining the line at Bay Street as a possibility once we don't have the flow from Gleneden. If keeping Gleneden, public works needs to stay on top of inflow and infiltration (InI) and work with them to stay on top of their own. Recht confirmed his priority is highway 101 and slip-lining Bay Street and Weidner said possibly, yes then continue Bay Street to the harbor.

Beasley said this discussion makes him think of revenues noting that since our budget is about to be rapidly depleted for urban renewal, that if we could reserve a new line of million dollars a year, and he's convinced we can by enforcing the rules on the books to bring the revenues in line, then we can have the funds we need. He said this means we wouldn't have to rely on trying the difficulty in getting grants.

Sovern noted her list is as mentioned with a priority on Bay Street and mentioned the fish plant lease coming up for renewal in 2024 and we might want to be prepared to look at improvements on that amazing piece of property and it is in the urban renewal district. It's not currently listed as a project so it would need to be added.

Recht addressed sending the list to the grant writers. Wollenburg will relay the priorities list to the grant writers, but reminded the group that they would need to provide project narratives and specific. Recht noted that could come after the grants were identified.

Beasley reminded the group that we are having difficulty getting grants because we don't have our audits. Recht said the grant writers would be able to identify ones where an audit is not needed. Sovren offered to provide assistance to create narratives and descriptions. Fran volunteered as well.

Beasley said that during the last urban renewal meeting, the group determined they would take the balance of the fund and apply it to the harbor and said unless we are told we received the funds, this feels very open-ended as we don't have any timelines,

so we don't have any deadlines and asked when we are going to move forward on this project. Recht agreed that it is challenging but feels this has already helped the agency have our priorities and instead of 30 items, there are 8 that feel more manageable. She would like to get feedback from the grant writers in May as to the list of priorities.

Beasley said the agency has learned that staff doesn't have a lot of time and asked if agency volunteers will step forward to assist staff. Recht said that is something we'll have to look forward to addressing and that's why we have contracted staff and some of the grants allow for grant management funding.

Bedingfield asked Wollenburg if everything was provided for budget and if something more formal was needed. Wollenburg confirmed the money was earmarked for the harbor and said she spoke to the auditor about how to show the reserve in the budget.

Next meeting for May 2, 2023 @ 5:00 PM before the City Council meeting.

E. ADJOURN: Meeting adjourned at 5:51 PM.

Fran Recht, Chair

Kimberly Wollenburg, City Recorder

Depoe Bay Urban Renewal Agency
Special Meeting
Tuesday, May 2, 2023 @ 5:00 PM
Depoe Bay City Hall

PRESENT: Mayor Short, R. Beasley, L. Bedingfield, F. Recht, J. King, V. Sovern
ABSENT: A. Watson
STAFF: City Recorder K. Wollenburg, Public Works Director B. Weidner

I. CALL MEETING TO ORDER AND ESTABLISH A QUORUM

Chair Recht called the meeting to order and established a quorum at 5:03 PM.

II. APPROVAL OF MINUTES

March 7, 2023 Urban Renewal Agency Special Meeting

Motion: Short moved to approve the March 7, 2023 Special Meeting Minutes; seconded by Sovern.

Vote: Motion passed.

Ayes: Beasley, Bedingfield, Recht, King, Short, Sovern

III. UPDATE ON HARBOR GRANT FUNDING

Recht asked for an update on the shortfall funding for the Harbor Restoration project, Short updated the Agency regarding recent efforts and that while things appeared to be moving forward positively, whether the City will receive the funds is uncertain at this time.

Beasley suggested continuing to focus on the harbor project and making sure we'll have the money for that. Recht suggested moving as if the funds were going to be available in Urban Renewal and prioritizing projects within Urban Renewal.

IV. PRIORITIES AND NEXT STEPS

Recht shared her notes from the last meeting noting the priorities as listed by the members and Weidner.

Members discussed what would need to be done to keep supporting Gleneden until they get their plant done versus doing full upsizing and maintenance that may not need to be done when the City no longer supports Gleneden.

Recht asked about public safety improvements and that given we had to return funds to ODOT, we might want to wait on addressing some of those issues on Hwy 101 as we'd need to work with ODOT. Weidner shared that he just received notice that ODOT is reconfiguring the cathodic protection and has asked the City to replace the water main support brackets under the bridge.

Recht next mentioned the various sidewalk projects. King asked if water was still Weidner's main concern, and he confirmed that his primary concerns are for plant improvements and the water main replacement on Collins due to an upcoming potential federal mandate to remove asbestos lines by 2033.

More discussion followed regarding prioritization of what needs to be done. Suggestion to have the City Engineer review the prioritization schedule for assistance with getting estimated costs to do the work.

Discussion followed regarding reconsidering the walk around the harbor proposed pedestrian pathway and whether this is something that could be prioritized. Also noted was if not this, then beautification of the harbor is important.

V. FUNDAMENTALS OF URBAN RENEWAL PROGRAMS TRAINING – May 4

Next meeting is June 6 at 5:00 p.m.

VI. ADJOURN: Meeting adjourned at 5:40 PM.

Fran Recht, Chair

Kimberly Wollenburg, City Recorder

Depoe Bay Urban Renewal Agency
Special Meeting
Tuesday, June 6, 2023 @ 5:30 PM
Depoe Bay City Hall

PRESENT: Mayor Short, L. Bedingfield, F. Recht, J. King, V. Sovern, A. Watson
ABSENT: R. Beasley
STAFF: City Recorder K. Wollenburg; Public Works Director B. Weidner; City Planner K. Fox

I. CALL MEETING TO ORDER AND ESTABLISH A QUORUM

Chair Recht called the meeting to order and established a quorum at 5:30 PM.

II. APPROVAL OF MINUTES

None.

III. URBAN RENEWAL DISTRICT BOUNDARY EXPANSION

Recht spoke about past discussion to include the piece of property south of Tidal Raves into the Urban Renewal district boundaries as it's contiguous with the boundary, which would allow the Agency to spend urban renewal funds for the property.

Motion: Short moved to approve Resolution 23-23 adding property to the Urban Renewal growth boundary; seconded by Watson.

Vote: Motion passed.

Ayes: Bedingfield, Recht, King, Short, Sovern, Watson

Wollenburg reminded the Agency that staff needed time to put this together. Recht shared that she'd learned that the land can be acquired under the Parks Master Plan as it's listed there. Sovern asked about providing the homeowner with assistance to tear down the house. Watson shared that had been tried before. The members discussed offering a grant program and whether funds would need to be paid back. Wollenburg shared that it would depend on the program offered and that some would require repayment while others wouldn't. It would be up to the type of program the members wanted in place.

IV. URBAN RENEWAL CONSULTING SERVICES

Recht said that some of the Agency members had attended an Urban Renewal 101 webinar that was clearly basic and that Wollenburg had suggested updating our plan since it is so outdated and suggested the Agency might want to receive assistance to do that. Wollenburg then shared that previously Elaine Howard Consulting had been contacted regarding providing urban renewal assistance to the City. Ms. Howard is a recognized expert in urban renewal. Wollenburg spoke with her and she provided a quote to come out and provide training and information specific to the City of Depoe Bay. She then shared information in the quote and her discussions with Ms. Howard and what she would be able to provide. Discussion followed regarding potential items for discussion.

Wollenburg and Weidner would provide Ms. Howard with an updated schedule. Watson asked if the original intention was to turn that property into a park area, and

Recht confirmed it was in the Parks Master Plan. Wollenburg shared she'd already mentioned this intention with Ms. Howard.

Motion: Sovern motioned to allow City Recorder to negotiate an agreement and session with Elaine Howard Consulting; seconded by King.

Vote: Motion passed.

Ayes: Bedingfield, Recht, King, Short, Sovern, Watson

Short asked if this could be delayed until the fall after the summer and Agency concurred with moving it to end of September, early October.

V. ADJOURN: Meeting adjourned at 5:53 PM.

Fran Recht, Chair

Kimberly Wollenburg, City Recorder

CITY of DEPOE BAY

Post Office Box 8 + Depoe Bay, Oregon 97341
Phone (541) 765-2361 + Fax (541) 765-2129
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APPLICATION FOR URBAN RENEWAL AGENCY

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APPLICATION FOR DEPOE BAY URBAN RENEWAL AGENCY AT-LARGE POSITION

I, Suzanne Sharp, am requesting to be considered as an at-large member of the Depoe Bay Urban Renewal Agency for Position Number 2, (position numbers available are #1 and #2).

I understand there is at least one regular meeting each month to conduct the necessary business of the Agency.

I also understand there could be special meetings called for various purposes.

I am willing to give of my time and knowledge to attend all meetings of the Agency, unless good cause prevents such attendance. I will notify the Chairperson or the City Recorder of such cause prior to meeting time.

Respectfully,

Name SUZANNE SHARP Date 10/31/2023

Mailing Address [REDACTED]

Residence Address Same

How Long 3 yrs

Occupation IT - retired

Telephone Numbers [REDACTED]

E-mail Address [REDACTED]

Background Information / Brief History B.S. in I.T., M.S. in Adult Education

40 years of IT + teaching experience - cradle to grave
computer support - software, hardware, networks.
Teaching all phases of computer use, B.E.D., Culinary
Math, ESL in U.S. + Japan

I would like to serve on this because _____

I'm interested in local government
and how it manages Resources - people,
image, and money. I know so little
about DB after living here for 3 years.

My contributions to this will include _____

Learning about urban renewal,
especially in relation to the DB Harbor.
Reviewing the history of DB + the Harbor
to make an informed, intelligent contribution.

You will be notified as to the date of the City Council meeting at which the Council will conduct interviews and consider appointment to fill the vacancy on the Agency. If you are unable to attend the council meeting, please notify city staff at your earliest convenience. Thank You!

URBAN RENEWAL notes from March meeting

#1 priority agreed upon by all (and recorded in vote) for use of approximately \$1.2 M in Urban Renewal Funds is Harbor Restoration project.

If other funding is found for Harbor Restoration, then that earmarked money can be freed up for other priorities. Here is a preliminary list of initial priority projects as expressed by some individual City Council members March 2023. If money becomes available, then further discussion, prioritization, and work to reach agreement would be needed.

Streets		
Hwy 101	Widen existing sidewalk on west side of highway between Harney St S. to Sunset St.	J, F
Hwy 101	Reconstruct sidewalk on west side of Hwy 101 from Sunset St to Whale Park	J, F
Bay St.	Street surface improvements with new sidewalks from Hwy 101 east to Bayview St.	V
Hwy 101	Cross walk improvements from the bridge south to Schoolhouse St.	A
Public Safety Improvements		
Hwy 101	Improve pedestrian safety on bridge	J, A
Hwy 101	Reconfigure highway lanes to improve traffic flow and safety	J, A
Water		
Shell Avenue	Upgrade water line from Hwy 101 N to beginning of harbor parking lot/park (on engineers list to look at) (i.e. more specifically, main feeder line from City Hall to S. Forty fire hydrant; approx \$40,000 for materials)	K1
Water Plant	Expand the water plant in 15-20 years. i.e., more specific need for now: Repairing the foundation under the new water plant filters. In process \$250,000	K2
Sewer		
Bay Street	Upgrade sewer lines from Highway 101 east to and around the Harbor to Shell Ave. (needs upsizing); more specifically, Harbor Lift station -- slip line to Bay	BW2
Highway 101	Upgrade sewer lines from Shell Avenue S. to Kent St. (Needs upsizing)	BW1
Other ideas		

Infrastructure Deficiencies	
Streets	Street, curb & sidewalk improvements; pedestrian, bicycle & transit improvements
Highway 101	Widen existing sidewalk on west side of highway from Harney Street south to Sunset Street
Bay Street	Street surface improvements with new sidewalks from Hwy 101 east to Bayview Street
Highway 101	Make travel lane, center turn lane/median, bicycle lane, parking, sidewalk and crosswalk improvements from the bridge south the Schoohouse Street
Coast Avenue	Surface improvements with new sidewalks from Ellingson Street south to South Point Street
South Point Street	Surface improvements with sidewalks from Highway 101 west to Point Avenue
Highway 101	New sidewalk on west side of highway from Shell Avenue to Big Whale Cove
Highway 101	new sidewalk on east side of highway from Shell Avenue to South Water Reservoir
Highway 101	Reconstruct sidewalk on west side of Hwy 101 from Sunset Street to Whale Park
Highway 101	Improve crosswalks at Bay Street
Water	
Highway 101	Extend 12" water line on east side of highway from Lane Street north to north city limits 1/3 (400 yards) - Done. 300 yards left with valves
Highway 101	Upgrade 6" ac water line on west side of highway from Lane Street north city limits to 6" pvc water line (approx. 2,000 lineal feet) Tie to east side
Highway 101	Upsize water line from Harney Street south to Clarke Street
Highway 101	Upsize 8" water line from Collins Street to bridge
Highway 101	Upgrade 8" water line on east side of highway from bridge to (across from) South Point Street Coast Ave Done - Across bridge new 8" line
Highway 101	Upgrade 8" water line on west side of highway from bridge to South Point Street
Shell Avenue	Upgrade water line from Highway 101 north to beginning of harbor parking lot/park Needed ASAP #1 - After Collins Street
Water Plant	Expand the water plant (on Collins Street) in 15-20 years In process
City-wide	Place utilities underground
Future development	Provide service to meet future development needs
Sewer	
Highway 101	Upgrade sewer lines at the north city limits to Bay Street Needs upsizing
Bay Street	Upgrade sewer lines from Highway 101 east to and around the Harbor to Shell Avenue Needs upsizing
Shell Avenue	Upgrade sewer lines north to Highway 101 Force main Done

Highway 101	Upgrade sewer lines from Shell Avenue south to Kent Street Needs upsizing
Kent Street	Upgrade sewer lines from Highway 101 west to Coast Avenue Slip lined Done
Coast Avenue	Upgrade sewer lines from Kent Street south to South Point Street Needs upsized
South Point Street	Upgrade sewer lines from Coast Avenue to Wastewater Treatment Plant Needs upsized
Vista Pump Station	Upgrade
Harbor Pump Station	Upgrade
City-wide	Place utilities underground
Future development	Provide service to meet future development needs Engineering needed
Storm Drainage	
Highway 101	New storm lines and collection boxes needed on west side of highway from south of bridge to Ellingson Street
Coast Avenue & Beach Street	New 48" storm line to ocean
South Point Street	New 18" storm line across South Point Street from south side to Coast Avenue
Baird Street & Bechill Street	Storm drain improvements needed
City-wide	Place utilities underground
Future development	Provide service to meet future development needs
Harbor	
Parks & Open Spaces	
Harbor	Stabilize north bank Done by Corps
Harbor	Make improvements to develop harbor walkways ????
Harbor	Provide ocean overlooks for pedestrians at four locations between Sunset Street and Whale Park Parks Commission created
Preservation & Rehabilitation	Streetscape & neighborhood beautification

Public Safety Improvements	
Highway 101	Improve pedestrian safety on bridge
Highway 101	Reconfigure highway lanes to improve traffic flow and safety
Public Buildings & Facilities	Community Hall
	New foundation
Revitalization Assistance	Development & redevelopment assistance;
Parking	
Administration	
Plan Goals	
Implement the Downtown Refinement Plan	This is needed
Increase pedestrian safety	
Increase and improve public spaces	
Increase parking	
Improve/repair infrastructure (water, sewer, storm drains), utilities and public facilities	

**DEPOE BAY URBAN RENEWAL AGENCY (URA)
PRESERVATION, REHABILITATION, DEVELOPMENT,
AND REDEVELOPMENT INCENTIVE PROGRAM**

- A. **PURPOSE:** The purpose of this program is to set forth policy that will help improve the condition and appearance of buildings in the project area and encourage infill and reuse in the Urban Renewal Area, and to develop or redevelop land or buildings within the Urban Renewal Area, with the primary goal of improving exterior and interior conditions of public and private buildings or properties within the Urban Renewal Area.
- B. **GEOGRAPHIC SCOPE:** Within the boundary of the Depoe Bay Urban Renewal District.
- C. **GENERAL CRITERIA:**
 - 1. Subject property/project must lie within the District's Geographic Scope.
 - 2. Current property owner(s) must be willing and able to undertake a building/property preservation, rehabilitation, development or redevelopment project.
 - 3. All projects submitted for URA funding consideration must conform to one or more projects or goals stated in the Depoe Bay Urban Renewal Plan of 2008, as amended.
 - 4. When considerations for project funding are being made, the following criteria will serve as guidelines to help evaluate applications:
 - a) End result of project will be a viable for-profit business occupancy upon project completion.
 - b) Project demonstrates the mitigation, reduction or removal of blight.
 - c) Higher ratio of private investment to public funding.
 - d) Project fully utilizes, or maximizes, the total square footage of the building.
 - 5. A third party developer may represent the property with written owner's consent.
 - 6. The project shall be in accordance with the regulations prescribed in the City's Comprehensive Plan, Zoning Ordinance, Sign Ordinance, Subdivision Ordinance, City Charter or any other applicable local, county, state or federal laws regulating the use of property in the Urban Renewal Area.
 - 7. Any past due fines, taxes, fees or outstanding violations of local ordinances or permits must be addressed prior to any financial participation from the URA.
 - 8. The Renewal Agency shall require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The redeveloper shall accept all conditions and agreements as may be required by the Renewal Agency.
 - 9. The Renewal Agency may require the redeveloper to submit plans and specifications for the property as a condition of Renewal Agency assistance. The redeveloper shall submit all plans and specifications for construction of improvements on the land to the Renewal Agency or its designated agent, for review and approval prior to distribution of these plans to any additional zoning, planning, or design review bodies required by the City.

10. The redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Agency.
11. The redeveloper shall not effect any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin.
12. Any funds disbursed by the URA shall be considered a reimbursement based upon qualifying project expenditures submitted by the redeveloper.
13. The applicant must be able to meet the required match.

D. ALLOWED USES OF FUNDS:

1. Professional design and engineering services, provided the project is completed within the terms of the Agreement.
2. Project must comply with all relevant local, state and federal laws and codes.
3. Building exterior façade renovations, including but not limited to:
 - a. Windows and doors
 - b. Storefronts
 - c. Awnings
 - d. Painting and cleaning
 - e. Masonry repair, restoration or cleaning
 - f. Appropriately repairing, restoring or replacing cornices, entrances, doors, windows, decorative details and awnings
 - g. Sign removal, repair or replacement
 - h. Critical maintenance, structural or code compliance
 - i. Restoration Projects, including roofs and roof repair
4. Accessibility issues
5. Streetscape improvements projects
6. Site related infrastructure
7. Work required for Building Code compliance
8. New site development, new construction
9. Mitigation, reduction or removal of blight
10. Building interior work, to be approved on a case-by-case basis:
 - a. Permanent improvements that have a life span greater than five years, that are not considered basic or minor improvements, and cannot be easily removed from the structure.
 - b. Mechanical, electrical, plumbing systems upgrades or repairs.

E. PROHIBITED USES OF FUNDS:

1. Refinancing existing debt
2. Marketing property for re-sale
3. Payment of taxes, fines or fees, current or delinquent
4. Payroll of employees related to the redeveloper or associated businesses
5. Cleaning unless it is required as part of an otherwise allowable use of funds
6. Inappropriate restoration activities
7. Inappropriate or non-approved design or materials
8. Interior improvements (unless directly related to an approved exterior project or part of a needed and approved structural or accessibility improvement project) including but not limited to:

- a. Carpeting, floor coverings
- b. Painting, wallpaper, window coverings, etc.
- c. Removable fixtures, furnishings, etc.
- 9. Professional design and engineering services except as part of an approved project
- 10. Working capital
- 11. Financing of inventory

F. APPLICANT CRITERIA:

- 1. Funding request applications may be submitted to the URA by current property owner(s), or third party developers with an authorization letter from the owner(s) accompanying the application.
- 2. Approved projects should be ready to begin within six (6) months of approval and shall be completed within eighteen (18) months of approval.
- 3. Applicant must enter into written agreement with the URA and work with the City/URA on the project.
- 4. Applicant cannot have any outstanding or unresolved fine, fee, permit, lawsuit or infraction with the City of Depoe Bay.
- 5. Any agreement or application extensions may only be granted by the URA.
- 6. Any deviations from the initial submittals must be approved by the URA.
- 7. Projects may commence prior to funding award, at the Applicant's risk. Applicant acknowledges that submission of the funding application does not bind the URA in any way.

G. FUNDING INFORMATION:

- 1. Project total cost should be a minimum of \$10,000:
 - a. URA may fund up to 50% of total project cost, in no instance will URA funding exceed \$50,000
 - b. Redeveloper must contribute at least 50% of total project cost
- 2. Funding is contingent upon budget approval and subsequent availability of funds.
- 3. Funds will be disbursed on a reimbursement basis ONLY; accurate and timely receipts are required to receive funds from the URA. URA will make every effort to provide timely disbursements upon receipt of written proof of appropriate expenditures. Normally, funds will be disbursed upon completion of the project, however, Redeveloper may request one progress payment prior to completion. A progress payment request shall be accompanied with receipts to support to requested amount.
- 4. Real property related to the project may not be transferred or sold within five (5) years from the date of the first disbursement of funds. In the event of a sale or transfer, the URA funding contribution will be considered a loan and the full amount of any and all URA funds disbursed shall become due and payable to the URA immediately upon said sale or transfer. Liens for amounts up to the full grant amount may be placed on properties receiving URA funds.

H. APPLICATION and APPROVAL PROCEDURE:

- 1. Application must be on a Depoe Bay Urban Renewal Grant Funding application form as provided by the URA and must include all necessary and required

supporting documentation so as to fully satisfy all of the above-mentioned criteria in order to be deemed complete.

2. All application submissions must be accompanied with the following information:
 - a. Property Owner name and contact information
 - b. Applicant name and contact information if different from above
 - c. Letter of authorization from Owner if Owner is not the applicant
 - d. Project property site address
 - e. Funding amount requested
 - f. Detailed project budget, including sources of funds
 - g. Detailed text and visual (drawings, photos) description of the project
 - h. Current use of property
 - i. Project timeline
 - j. Confirmation that no past-due fines, taxes, fees or outstanding violations of local ordinances or permits relating to the property exist.
3. Application must be submitted not later than the date established by the URA as the cutoff for consideration each fiscal year to be considered for funding award. Approved projects will normally receive funding approval effective on July 1 (beginning of fiscal year following award).
4. Any or all of the following bodies may be involved in the review and/or approval of a proposed project:
 - a. Depoe Bay URA
 - b. Depoe Bay City Council
 - c. Depoe Bay Planning Commission
 - d. City of Depoe Bay Staff, including City Planner
5. All funding requests will require URA approval at a public meeting.
6. Applicants will be notified of application completeness, or the lack thereof, within thirty (30) days of receipt of the application.
7. Applications may be modified, or approved with conditions.
8. Applicants may be asked to present their proposed projects to any of the bodies listed in Section H.4.
9. The URA shall meet to consider and evaluate funding applications. For each application, the URA, based upon the criteria contained in this policy and input received at the meeting, shall determine funding for each project.
10. For each project awarded funding, the URA shall establish a maximum amount to be funded by the URA for the project. The maximum shall not be more than 50% of total project cost, and shall not exceed \$50,000 for any project.
11. For each project awarded funding, the Applicant and URA shall enter into, and fully execute, a written Agreement for the project funding.

ANNOUNCEMENT – GRANT FUNDING OPPORTUNITY

March 15, 2018

NOTICE TO PROPERTY OWNERS of PROPERTIES WITHIN THE DEPOE BAY URBAN RENEWAL DISTRICT BOUNDARY

APPLICATION PERIOD: OPEN April 1, 2018 - CLOSE April 30, 2018

The Depoe Bay Urban Renewal Agency (URA) is pleased to announce the Agency's

Preservation, Rehabilitation, Development, and Re-Development Incentive Program

The purpose of the program is to help improve the condition and appearance of buildings, to develop or redevelop land or buildings, encourage infill and re-use in the Urban Renewal Area, with the primary goal of improving exterior and interior conditions of public and private buildings or properties within the Urban Renewal Area.

As a property owner of property that is within the Depoe Bay Urban Renewal District boundary, please be aware that the URA has established this grant funding program, thereby affording the opportunity to apply for funding to support an eligible project on your property.

This round of accepting applications will open April 1, 2018 and close April 30, 2018.

For additional information, including Program policies and procedures, funding criteria, grant application instructions and project intake form, you may visit the City of Depoe Bay's website www.cityofdepoebay.org or you may contact Depoe Bay City Hall, 570 S.E. Shell Ave., Depoe Bay, OR 97341, telephone 541-765-2361.

DEPOE BAY URBAN RENEWAL AGENCY

P.O. Box 8, Depoe Bay, OR 97341 Tel: 541-765-2361 Fax: 541-765-2129
Email: info@cityofdepoebay.org

**PRESERVATION, REHABILITATION, DEVELOPMENT & RE-DEVELOPMENT INCENTIVE
PROGRAM GRANT APPLICATION INSTRUCTIONS**

The Depoe Bay Urban Renewal Agency (URA) rounds of grant funding opportunities are on a semi-annual basis each fiscal year (July 1 – June 30). Available funding will be limited to the amount approved by the Depoe Bay Urban Renewal Agency following the URA budget hearing process in June for the fiscal year budget. Available funding for each semi-annual round is half of the total fiscal year budgeted amount for the Preservation, Rehabilitation, Development and Redevelopment Incentive Program (PRD&RIP). Funding not granted in the first round may be made available in the second round.

The Depoe Bay Urban Renewal Agency (URA) will accept applications for project funding assistance ONLY in the first sixty (60) days of each semi-annual period per following schedule:

Round 1: between July 1 and August 31

Round 2: between January 1 and February 28

Applications may be mailed or hand-delivered, emailed applications will be accepted only if a hard copy is submitted as well by the deadline. Applications must be received by no later than 5:00 p.m. on the last business day of the month of August for Round 1 and the month of February for Round 2. Late applications will not be considered.

Applicants who submit applications deemed incomplete will be notified as quickly as possible, but will still be held to the deadline date and time; therefore, timely submittals are encouraged.

GENERAL PROJECT FUNDING CRITERIA:

1. Projects must be physically located within the URA District boundary. District maps are available at Depoe Bay City Hall, 570 SE Shell Ave., Depoe Bay or the City's website: www.cityofdepoebay.org
2. Approved Projects should be ready to begin within six months of approval and shall be completed within eighteen months of approval. Project completion extensions may be granted on a case-by-case basis by the URA.
3. Maximum funding available for any one project is 50% of total project cost, up to \$50,000. The URA may, at its own discretion, award less than 50% of total project cost. No applicant is guaranteed to receive any or all funds requested. Funding is on a reimbursement basis only and will require an agreement executed between the applicant and the URA prior to project start. Funding is expected to be available after July 1 of each fiscal year.

4. Only the official URA "Project Intake Form" will be accepted. In addition to the application form, the following items are required:
 - Letter of Authorization from Property Owner if Owner is not the Applicant
 - Current photographs of building(s) and property
 - Written narrative that provides a detailed description of the project, including project timeline
 - Project site plans, construction plans, renderings, photos, etc. that visually describe the project
 - Written confirmation that no past-due fines, taxes, fees, or outstanding violation of local ordinances or permits relating to the property exist
5. Preference will be given to projects that:
 - Result in a viable for-profit business occupancy upon project completion
 - Support the Depoe Bay Urban Renewal Plan projects and/or goals (see *Attachment A*)
 - Demonstrate the mitigation, reduction, or removal of blight (see *Attachment B*)
 - Have a higher ratio of private investment to public funding
 - Fully utilize, or maximize, the total square footage of the building(s)

All applicants should be prepared to present their project funding request to the Urban Renewal Agency at an Agency Board meeting. The date and time of the meeting will be announced after the closing date for acceptance of applications. Applicants will be notified in writing of the actual meeting date and time when set. Applicants may be asked to present their projects in additional public meetings. Besides the Urban Renewal Agency Board, other bodies that may be involved in the review and/or approval of a proposed project include the Depoe Bay City Council, Planning Commission, City Planner and City Staff. All submitted materials are considered public documents.

Questions should be directed to the City Planner or the City Recorder.

PROJECTS – DEPOE BAY URBAN RENEWAL PLAN SECTION 700

1. PUBLIC IMPROVEMENTS

- A. Public Parks and Open Space – Design, acquisition, construction or rehabilitation of public spaces, parks or public recreation facilities within the Urban Renewal Area. Projects may include: acquire and develop new parks; stabilize north bank of harbor; make improvements to develop harbor walkways; provide ocean overlooks for pedestrians at four locations between Sunset St. and Whale Park; provide a harbor overlook on the east side of the highway across from Evans St.
- B. Street, Curb and Sidewalk Improvements – Sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of-way for curbs, streets and sidewalks. Projects may include: improve vehicular circulation at the Post Office/Service Station; reconstruct the sidewalk on the west side of the highway from Sunset St. to Whale Park; improve the existing highway crosswalks at Bay St.; restripe existing parking spaces; provide an 8 foot wide landscape strip/parallel parking area between the bicycle lanes and sidewalks south of Evans St.; provide new single crosswalks across the highway with curb extensions and pedestrian refuge islands near Ellingson, Evans, Graham and Heiberg Streets; provide a new highway crosswalk near Schoolhouse St.; provide a fire warning signal in front of the existing fire station; make improvements to local streets including Coast Ave., South Point St. and Bay St.
- C. Public Utilities - Improvements to water, storm and sanitary sewer facilities. Projects may include: place utilities underground throughout project area; provide water, sewer and storm services to meet future development needs in the renewal area
- D. Streetscape and Neighborhood Beautification Projects - Improve the visual appearance of the renewal area. Projects may include: streetscape improvements along highway, including decorative pavers, street lighting, street trees, landscaping, street furnishings and signs; provide a city gateway sign and landscaping at the northeast corner of Highway 101 and Schoolhouse St.
- E. Pedestrian, Bicycle and Transit Improvements – Improvements to public transit facilities including design, redesign, construction, resurfacing, repair and acquisition of right-of-way for pedestrian and bicycle paths and connection. Projects may include: provide continuous bicycle lanes and sidewalks on both sides of the highway; construct pedestrian paths to connect parking areas to the highway
- F. Public Safety Improvements – Improvements for public safety purposes. Projects may include: improve pedestrian safety on Highway 101 bridge; reconfigure highway lanes to improve traffic flow and safety; an outdoor warning/public address system
- G. Public Buildings and Facilities - Development of public facilities in the Renewal Area. Potential projects may include: assist in renovation of existing fire hall or construction of new facility; assist in renovation of existing community hall or construction of new facility; place additional public restrooms in renewal area;

acquire and construct new public parking facilities; provide boat trailer and RV parking; replace harbor public docks and structural elements; assist in upgrades to City Hall property

2. PRESERVATION AND REHABILITATION

This activity will help improve the condition and appearance of buildings in the project area, and encourage infill and reuse in the Urban Renewal Area. The Agency may participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of public and private buildings or properties within the Urban Renewal Area.

3. DEVELOPMENT AND REDEVELOPMENT

The Agency is authorized to provide loans or other forms of financial assistance to parties wishing to develop or redevelop land or buildings within the Urban Renewal Area. Examples of such assistance include, but are not limited to: grants and below-market interest rate loans; write down of land acquisition costs; provision of public parking to assist development; assist in providing utilities and other infrastructure; technical assistance including architectural and zoning change work; transfer of assembled sites at fair reuse value.

4. PROPERTY ACQUISITION AND DISPOSITION

The Agency is authorized to acquire land or buildings for public and private development purposes. Procedures for acquiring and disposing of property are described in Section 800 of this Plan.

GOALS – DEPOE BAY URBAN RENEWAL PLAN SECTION 400

The purpose of this Renewal Plan is to eliminate blighting influences found in the Renewal Area, implement goals and objectives of the Depoe Bay Comprehensive Plan and the Highway 101 Downtown Refinement Plan. The Highway 101 Downtown Refinement Plan addresses vehicular and pedestrian safety and circulation, parking issues, enhancing business opportunities in the downtown, making downtown more pedestrian friendly and finding funding mechanisms to implement required physical improvements.

Renewal Plan Goals:

- Implement the Downtown Refinement Plan
- Increase pedestrian safety
- Increase and improve public spaces
- Increase parking
- Improve/repair infrastructure (water, sewer, streets, storm drains), utilities and public facilities
- Improve harbor facilities

DEPOE BAY URBAN RENEWAL AGENCY

PRESERVATION, REHABILITATION, DEVELOPMENT and REDEVELOPMENT INCENTIVE PROGRAM

PROJECT INTAKE FORM

Name of Applicant: _____ Date Submitted: _____

Street Address: _____ Telephone #: _____

Mailing Address (if different from Street Address): _____

Email: _____

Business Name: _____ Tax ID #: _____

Property Owner Name and Contact Information (if different than Applicant): _____

Project Property Site Address: _____

Lincoln County Assessor's Map # and Tax Lot #: _____

Brief Description of Project/Use of Funds: _____

Will any new or additional off-street or off-site parking be provided as part of your project? Y/N

If yes, how many and location: _____

Total Project Cost (see attached worksheet): _____ Amount of Grant Request: _____

Estimated Project Start Date: _____ Estimated Completion Date: _____

The statements made herein are true and represent an accurate and full disclosure of all appropriate information as of this date. Applicant understands that the URA will retain this application and any other information the URA receives, whether or not this funding request is approved. Applicant understands this request is public information; however any financial statements, tax returns, and business formation documents will be kept confidential. Applicant agrees to enter into an Agreement with the URA and to work cooperatively with Government officials on this project if funded.

Applicant Signature: _____ Date: _____

Which project(s) and/or goal(s) from the Depoe Bay Urban Renewal Plan does your project support, and how? *(Please refer to Grant Application Instructions for summary of Plan projects and goals. A copy of the entire Plan is available at Depoe Bay City Hall.)* _____

Does this project have the end result of viable for-profit business occupancy upon project completion? Y/N

Please Explain. _____

Does this project mitigate, reduce or remove blight? *(Please refer to Grant Application Instructions for blight definition/ORS 457.010)* _____

Does this project fully utilize, or maximize, the total square footage of the building? Y/N

Please Explain. _____

Current/Historic Use(s) of building/property: _____

Proposed Project Financing Worksheet

Estimated Costs (Itemized):

Description	Cost
1 _____	\$ _____
2 _____	\$ _____
3 _____	\$ _____
4 _____	\$ _____
5 _____	\$ _____
6 _____	\$ _____
7 _____	\$ _____
8 _____	\$ _____
9 _____	\$ _____

TOTAL COSTS: \$ _____

Proposed Sources of Funding:

Status(secured?)

Cash :	\$ _____	Y/N
Private Loans:	\$ _____	Y/N
Commercial Loans:	\$ _____	Y/N
State Loan:	\$ _____	Y/N
State Grant:	\$ _____	Y/N
Other (specify):	\$ _____	Y/N

URA Funding Request:	\$ _____	

TOTAL FUNDING: \$ _____

Have you received URA funding previously? Y or N If yes, state project street address: _____

Please ensure the following items are included with the completed application form:

- Letter of Authorization from Property Owner if Owner is not the Applicant
- Current building/property photographs
- Detailed written narrative and visual description of the project
- Written confirmation that no past-due fines, taxes, fees, or outstanding violation of local ordinances or permits relating to the property exist

FOR OFFICE USE ONLY

Type of project (select all that apply):

- ___ Building interior
- ___ Building exterior façade
- ___ Accessibility
- ___ Streetscape
- ___ Infrastructure
- ___ Building Code compliance
- ___ New construction/site development
- ___ Mitigation, reduction, removal of blight

Proposed Use Allowed in this Zone? Y/N

Approvals required:

- Planning Commission (commercial) Y/N
- Planning Commission-Land Use (ie;CU) Y/N
- Parking Y/N
- Building Permit Y/N
- Easement/Encroachment Y/N
- Design Criteria (URA discretion) Y/N

Date Received: _____

Reviewed By: _____

Date deemed complete: _____

Required Items included? Y/N

Date of URA review meeting: _____ Approved/Awarded? Y/N

Amount of Grant Awarded: _____

DEFINITION OF BLIGHT, as defined by Oregon Revised Statutes:

GENERAL PROVISIONS

457.010 Definitions. As used in this chapter, unless the context requires otherwise:

(1) "Blighted areas" means areas that, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:

(a) The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, that are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:

- (A) Defective design and quality of physical construction;
- (B) Faulty interior arrangement and exterior spacing;
- (C) Overcrowding and a high density of population;
- (D) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities;
- or
- (E) Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;

(b) An economic dislocation, deterioration or disuse of property resulting from faulty planning;

(c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;

(d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;

(e) The existence of inadequate streets and other rights of way, open spaces and utilities;

(f) The existence of property or lots or other areas that are subject to inundation by water;

(g) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;

(h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or

(i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.