



## What is the Empire Urban Renewal Area?

The City of Coos Bay adopted the Empire Urban Renewal Plan (Plan) in 1988. This Plan allows for the expenditure of funds within the Empire Urban Renewal Area (Area). The City (also the Urban Renewal Agency) has completed numerous projects in the Area. These projects include assistance in the renovation of the Dolphin Theater, the Newmark Widening Project, South Empire Improvements, Hollering Place Wayside, Storefront Improvements, a bathroom complex and other projects.





## Why is the City considering a Substantial Amendment?

The Agency and City Council have been evaluating the Empire Urban Renewal Plan (Plan) over the last year. In 2018 they adopted a minor amendment to update the projects in the Plan. The projects identified for the future are the Hollering Place Development, a Façade Program to assist businesses with improvements to their buildings, Street Improvements, Library Assistance and Signage. While completion of these project are important, there is a strong desire from the community and the Agency to undertake some additional road improvements within the Empire District that are not affordable under the present spending limit for the urban renewal area.

As part of the minor amendment process, the financial projections of the Area were updated, and the City determined they would like to proceed with a substantial amendment to the Plan to increase the spending limit in the Area. This increase in the spending limit would allow for additional funding to be allocated to the reconstruction of streets within the Area.

## What is Maximum Indebtedness and what is a Substantial Amendment?

Maximum Indebtedness (MI) is the limit on spending on projects, programs and administration in an urban renewal area. The present MI is \$12,550,011 and the increase being considered is \$6,340,000, bringing the new MI to \$18,890,011. This increase would lengthen the estimated timeframe of the Area to FYE 2031, an additional six years. A substantial amendment is the process to increase the maximum indebtedness of an urban renewal plan. It requires public input, a finding of conformance to the Comprehensive Plan by the Planning Commission, a briefing to Coos County, and a hearing in front of the City Council that is noticed to all citizens of Coos Bay.

## Will this potential amendment increase my property taxes?

No. Property taxes will not increase due to this amendment. The taxes you already pay are divided out by the assessor so that urban renewal receives a share of the taxes. If the amendment is not completed, your taxes will not go down as a result. The impact of this division of taxes is on other taxing districts, including the City of Coos Bay.

## What is the timing on this process?

The City is considering the following timeline for this amendment:

Coos Bay Agency	August 21
County Briefing	September 18
Coos Bay Planning Commission	September 12
Coos Bay City Council	October 2, 16

## Need more information?

For more information, please contact:

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