

City of Brookings WORKSHOP Agenda

CITY COUNCIL

Monday September 30, 2013, 4:00pm

City Hall Council Chambers, 898 Elk Drive, Brookings, OR 97415

A. Call to Order

B. Roll Call

C. Topics

1. Urban Renewal Agency Project Review. [City Manager]

D. Council Member Requests for Workshop Topics

E. Adjournment

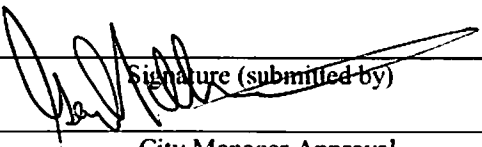
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CITY OF BROOKINGS

COUNCIL WORKSHOP REPORT

Meeting Date: September 30, 2013

Originating Dept: City Manager



Signature (submitted by)

City Manager Approval

Subject: Urban Renewal Agency Project Review

Background/Discussion:

The City of Brookings Urban Renewal Plan was developed in 2002. The purpose of this report is to review progress on the Plan during the first decade of the Urban Renewal Agency, and to initiate discussion on projects going forward.

Included are the 2002 cost estimates for each major category of work. These are not budget numbers or maximum numbers, but are useful in understanding the relative importance each of the Projects were given at the time.

PUBLIC PARKS AND OPEN SPACES (1,582,500)

Create a Central Plaza

No projects completed or contemplated.

Walkways and Plazas

The URA plan identifies several specific areas where pedestrian facilities are needed: Cottage Street between Pacific and Mill Street, Valley Street between Hillside and Pacific, Pacific Avenue north of Highway 101, South side of Highway 101 from Crissy Circle to Arnold, Hillside Avenue between Highway 101 and Valley Street, many locations along Railroad Street. The Railroad Street sidewalks would be installed as a part of the Railroad Street project (see **STREETS AND PUBLIC UTILITIES**). We have budgeted URA funds for infill sidewalks along the 600 block of Hemlock and on Alder Street between Spruce and Hemlock in the current fiscal year. No separate "walkways and plazas" are contemplated.

Local Nature Interpretive Areas

The only project that has been discussed is a possible trail restoration and interpretive area in the Sudden Oak Death treatment area of Azalea Park.

Looped Walkway from Downtown to Public Parks

No projects completed or contemplated.

Wetlands Park at Old Mill Pond

South Coast Lumber was contacted concerning this project in 2011-12 and was not interested in pursuing. Location is on South Coast Lumber property.

Enhance Chetco Park and Other Parks in Project Area

Parks in the Project Area include Chetco Park, Azalea Park, Bankus Park and Stout Park. Bud Cross Park is **not** in the Project Area. Park projects currently contemplated and which could be funded through URA include: Reconfiguring the athletic fields at Azalea Park to provide for all-weather use, an additional snack shack at Azalea Park, restrooms at Chetco Point Park, and restrooms at Stout Park. Funding to extend water and sewer service from Lundeen Lane into Azalea Park to support field irrigation improvements and the development of an additional snack shack were allocated by the URA in 2010, but were not expended due to plans for a major restructuring of the athletic fields. A small amount of funds were also allocated for improvements to Stout Park.

STEETS AND PUBLIC UTILITIES (\$3,165,000)

Improve Chetco Avenue, Railroad, Fern, Willow, Spruce, Hemlock, Alder, Wharf Streets
Chetco Avenue through downtown Brookings was reconfigured in 2006-07; the URA participated in funding this project. A project to reconstruct Railroad Street is proposed for 2016-17; \$2.01 million in grant funding has been preliminarily approved and URA funding will be needed to provide the required \$1.0 million match. Reconstruction of Fern, Willow, Alder, Wharf and Spruce Streets in the downtown area was completed using \$3.4 million in URA funding. Only Hemlock Street remains to be addressed among streets on this list.

Assist Street Improvements in Capital Improvement Plan

URA funding could be used to pay a portion of the cost for any other street improvement project occurring in the Project Area. The City is currently developing a new Transportation System Plan which will identify street improvement needs citywide.

Assist Water, Sewer, Storm Improvements in Capital Improvement Plan

A substantial portion of the cost associated with the downtown street improvement project involved the replacement of water, sewer and storm drain infrastructure. URA funding could be used to pay a portion of the cost for any other water, sewer or storm drain project occurring in the Project Area.

STREETSCAPE (\$791,250)

Accent Paving

No projects completed or contemplated.

Decorative Lighting

Unique street lights were installed as a part of the two downtown street improvement projects completed to date, and will be included in future plans for Hemlock and Railroad Streets. No other decorative lighting projects have been completed or are contemplated.

Street trees, planters, landscaping

Street trees were installed as a part of the Chetco Avenue improvement project. Flower baskets for downtown light poles have been designed and the City plans to seek bids for providing and maintain baskets in 2014. A small amount of URA funds were used to install landscaping at the two “pocket parks” along Chetco Avenue. Funds could be used to landscape the highway right-of-way on the north end of the Chetco River Bridge and install a gateway monument (see **Gateway Monuments and Landscape Features**).

Benches, Trash Receptacles, Bike Racks

Street furniture was installed along Chetco Avenue as a part of the street improvement project. URA funding could also be used to install new benches, trash receptacles and bike racks at Azalea Park, Chetco Point Park and Stout Park.

Street and Directional Signs

Enhanced signing downtown could assist tourists with locating parking and community amenities. A plan could easily be developed for such a project.

Public Art

The Public Art Committee could be asked for recommendations.

Gateway Monuments and Landscape Features

The original Plan contemplated gateway monuments for the downtown area along Chetco Avenue. There could be considerable discussion as to the boundaries of the “downtown area.” One project that has been discussed in a preliminary way is landscaping the Highway shoulder areas between the Chetco River Bridge and Oak Street and installing a Brookings monument sign similar to the one on the north end of town. See also **Enhancement of Public Museum.**

Undergrounding of Overhead Utilities

Undergrounding has been accomplished as a part of the downtown street improvement projects. No stand-alone undergrounding projects are contemplated.

PEDESTRIAN, BIKE AND TRANSIT (\$791,250)

New Bike Paths in Renewal Area

A multi-use path is planned as a part of the Railroad Street project. The City’s bicycle plan also includes bike paths along Oak Street and other locations.

Pedestrian Connections to Waterfront

This project is not clearly defined in the Plan. The project might be interpreted to include the Mill Beach Access and the two proposed pedestrian access/overlooks in the Tanbark Road area. The estimated cost of these projects is \$122,000.

OTHER PUBLIC FACILITIES (\$2,373,750)

Public Restrooms

Public restroom needs have been identified at the following locations within the Project Area: Chetco Point Park, Mill Beach Access, Stout Park.

Enhancement of Public Museum

There is no public museum in the project area. There is a private museum at the privately-owned Central Building, which is the only building in Brookings that is a registered National Historic Landmark. A 100th Anniversary of the Central Building is being planned by a citizens group in 2015. The group is hoping to include a number of projects beyond the building itself in a multi-week program; none of these projects would be considered an “enhancement of public museum.” One project that could be considered a “monument” project would be to install a National Historic Landmark monument on the City parking lot property adjacent to the Central Building

Relocate City Hall

Preliminary plans for the construction of a new City Hall were developed in the early 2000’s. The project was never pursued past the conceptual stage. If the City returns to a growth pattern,

there will be a need to expand City staff and the current City Hall facility would become inadequate. There are several approaches to dealing with this matter. The City has a major infrastructure investment in the current City Hall/Police/Fire complex. Rather than relocating the facility elsewhere, the existing Council Chambers and, possibly, the garden area could be converted to office use, and the City Council Chambers/Courtroom could be relocated off-site, possible to a community center. Fort Bragg moved its City Council Chambers off-site during my tenure there as City Manager, and the Crescent City City Council meets in the community center.

Performing Arts Center

Staff recently met with representatives of the two theater companies and other performing arts groups in the community. There is interest among these groups for a joint-use performing arts center. The URA may be able to assist in this effort by funding preliminary study work to select a site and prepare a preliminary facility plan.

Community Center

There is a group that is actively pursuing the development of an aquatics center, and this group has recently expanded this discussion to include the possible development of a companion community center. While a swimming pool is not listed among URA projects, the URA may be able to assist in this combination project effort by funding preliminary study work and preparation of a preliminary facility plan.

PUBLIC PARKING FACILITIES (\$791,250)

New Lot at Fern and Spruce

The URA considered purchase of this property several years ago and declined to proceed. The property is currently available for sale at \$175,000.

New lots at pockets along Railroad Street

This project has not been pursued. A parcel at the southeast corner of Railroad and Wharf Streets is currently for sale (across from Bi Mart), but staff believes this is not a convenient location for downtown shoppers. It may be a good location for a bicycle kiosk and small park as the Railroad Street plan calls for developing a bicycle path through town along Railroad Street, and a private bicycle repair business is located on the adjacent property.

New RV Parking Lot

The original Plan called for the development of an RV parking lot on Alder Street between Spruce Drive and Spruce Drive. It is generally thought that this location is too far-afeld from the downtown core area to serve as a parking area for visitors. The City owns a portion of the parking lot in front of Ray's Market that is stripped for RV parking. This parking lot could use better signing/visibility as RV parking. No other sites along Chetco Avenue have been identified as potential RV public parking sites.

DEVELOPMENT AND REDEVELOPMENT (\$3,165,000)

Assist Development of New Medical Facility

There is no clear definition of this project. The URA could assist Curry Health Network (CHN) in the development of the new clinic and the current effort to obtain the necessary certificate of need to expand the clinic for use as a hospital and emergency room. The URA could offer incentives in various forms, including subsidizing System Development Charges, pledging URA funding toward the CHN debt service or directly contributing toward the construction of the hospital project.

Assist development of higher education facilities

There are no higher education facilities located in or contemplated to be located in the Project Area.

Assist in construction or expansion of job creating facilities

This is a very broad project definition. Activities could include below-market loans to start-up or business expansions, paying SDCs or other fees on behalf of new businesses, purchasing property at market value and reselling to a job-creating business at below market, paying for offsite improvements.

The URA purchased the former City Maintenance Yard at market value and resold the property to Bi-Mart at a lower price, essentially assisting Bi-Mart in the construction of a new facility that created jobs.

LOW INTEREST RATE LOANS AND INCENTIVES (\$791,250)

A broad project definition. The URA has not developed a low interest loan program, but could sell bonds to create a low interest loan fund. The only incentive program that the URA has offered to date has been to new restaurants seeking to locate in the downtown area; the URA has a program to pay the SDCs for new restaurants; there have been no applicants.

PRESERVATION AND REHABILITATION (\$791,250)

The City conducted a façade improvement program in 2006-2008, using URA funds to match private funds in the rehabilitation of some two dozen building facades in the downtown area. That program was curtailed when the URA focused on the downtown street improvement project. URA funding could be used for funding a facade program, and/or funding a program of low interest loans and grants for the structural rehabilitation of buildings in the Project Area. Preservation and rehabilitation of public facilities would also fall into this category.

PROGRAM ADMINISTRATION (\$1,582,500)

This is a program category that authorizes the URA to pay for the cost of administration of the URA from tax increment funds. A portion of the cost of City staff time and auditing costs is charged against the URA.

TAX INCREMENT

The Urban Renewal Agency receives its funding from property tax revenues occurring as a result of increased taxable values within the Urban Renewal Area. Most URA's pursue projects early in the Plan period (the Brookings Plan period is 2002-2019) that would result in an immediate and lasting impact on raising tax increment revenue. Brookings did not take this approach, but instead focused its efforts in the first 10 years on public infrastructure projects, with a comparatively small amount of funding being allocated to private building improvements and attracting a major new retailer.

The 2002 Plan estimated annual tax increment revenues of \$782,343 by 2013. Actual revenues for fiscal 2012-13 were \$489,838 and are projected at \$523,678 for the current fiscal year. At least part of the reason for this shortfall can be attributed to general poor economic conditions during most of the period since the inception of the URA. The annual debt service on the existing loan for the 2008 downtown project is \$449,121. There was an unallocated fund balance of \$280,000 as of June 30, 2013.