

Minutes
CITY OF BROOKINGS
Urban Renewal Agency
Brookings City Hall Council Chambers
898 Elk Drive, Brookings, Oregon
June 12, 2006 8:05 p.m.

- I. Call to Order
Chair Sherman called the meeting to order at 8:05 p.m.
- II. Roll Call
Agency members present: Chair Pat Sherman, Jan Willms, Dave Gordon, Larry Anderson, and Craig Mickelson, a quorum present
Agency members absent: none
Others: City Manager Dale Shaddox, Finance Director Paul Hughes, Administrative Assistant Donna Colby-Hanks, and Incoming Administrative Assistant Joyce Heffington

Media: Peter Rice, Curry Coastal Pilot
- III. Minutes of May 8, 2006
Director Willms moved, a second followed, and the Agency directors voted unanimously to approve the May 8, 2006 minutes as published.
- IV. Public Hearings
A. *City of Brookings Urban Renewal Agency Budget 2006-07*
Chair Sherman opened the public hearing at 8:06 pm. Finance Director Paul Hughes reviewed the staff report for the City of Brookings Urban Renewal Agency Budget 2006-2007. There was no public testimony and Chair Sherman closed the public hearing at 8:07 p.m.

B. *City of Brookings Urban Renewal Agency Fiscal Year 2005/2006 Supplemental Budget*
Chair Sherman opened the public hearing at 8:07 pm. Finance Director Paul Hughes reviewed the staff report for the City of Brookings Urban Renewal Agency Fiscal Year 2005-2006 Supplemental Budget. There was no public testimony and Chair Sherman closed the public hearing at 8:10 p.m.
- V. Adjournment
Director Gordon moved, and the Agency voted unanimously by voice vote to adjourn at 8:10 p.m.

Respectfully submitted:

Pat Sherman
Chair

ATTEST by City Recorder this _____ day of _____, 2006.

Paul Hughes
Finance Director/City Recorder

CITY OF BROOKINGS

City Council Agenda Report



Date: June 16, 2006

To: Mayor & City Council/Urban Renewal Agency Board of Directors

From: Paul Hughes, Finance Director

Subject: Resolution to adopt the Brookings Urban Renewal Agency Fiscal Year 2005/2006 Supplemental Budget

Recommendation: **Adopt Resolution 06-R-757, a Supplemental Budget of the Brookings Urban Renewal Agency for Fiscal Year 2005/2006.**

Background /Discussion:

During the June 12th Common Council Meeting you held a hearing to receive public input on the supplemental budget for fiscal year 2005/2006. The report given during the hearing discussed the revenues and expenditures of each fund adjusted through the supplemental budget process. Resolution 06-R-757 completes the supplemental budget process according to Oregon local budget law.

Financial Impact(s):

Financial impact was described in detail in the public hearing report.

City Manager Review and Approval for placement on Council Agenda:


Dale Shaddox, City Manager

Paul Hughes
City Finance Director/Recorder

CITY OF BROOKINGS

City Council Agenda Report



Date: June 16, 2006

To: Mayor & City Council/Urban Renewal Agency Board of Directors

From: Paul Hughes, Finance Director

Subject: Fiscal Year 2006/2007 Brookings Urban Renewal Agency Budget

Recommendation: Approve Resolution 06-R-759 adopting the Brookings Urban Renewal Agency budget, declaring tax increment funding as provided under section 1c, Article IX of the Oregon Constitution and ORS Chapter 457, and making appropriations for the 2006-2007 fiscal year.

Background /Discussion:

Oregon local budget law requires the city's governing body to enact a resolution adopting the budget for the next fiscal year, prior to June 30th. (ORS 294.435)

As required by Oregon law, the Brookings Urban Renewal Agency fiscal year 2006-2007 budget includes the following:

1. The detailed expenditures and resources for each fund, organizational unit, program or activity,
2. The detailed actual information for the first and second preceding years,
3. The adopted budget information for the current year,
4. The proposed and approved budget figures for the upcoming year.

Before the Board can implement the 2006-2007 budget and receive tax money necessary for operations, this resolution must be adopted by the Board of Directors.

Financial Impact(s):

The fiscal year 2006/07 approved and balanced budget of the Brookings Urban Renewal Agency is in the amount of \$351,355.

City Manager Review and Approval for placement on Council Agenda:


Dale Shaddox, City Manager

IN AND FOR THE CITY OF BROOKINGS
STATE OF OREGON

<i>In the Matter of a Resolution Adopting the</i>)	
<i>Brookings Urban Renewal Agency Budget,</i>)	RESOLUTION
<i>Declaring Tax Increment Funding as Provided</i>)	NO.
<i>Under Section 1c, Article IX of the Oregon</i>)	06-R-759
<i>Constitution and ORS Chapter 457, and Making</i>)	
<i>Appropriations for the 2006-2007 Fiscal Year</i>)	

BE IT RESOLVED that the Board of Directors of the Brookings Urban Renewal Agency hereby adopts the budget for fiscal year 2006-2007 in the sum of \$351,355 now on file in the office of the City Finance Director/Recorder.

BE IT FURTHER RESOLVED that the amounts for the fiscal year beginning July 1, 2006, and for the purposes shown below are hereby appropriated as follows:

URBAN RENEWAL AGENCY FUND

	<u>Appropriation</u>
Capital Outlay	222,150
Interfund Transfers	129,205
 TOTAL FUND APPROPRIATION	 <u>\$ 351,355</u>

BE IT FURTHER RESOLVED that the Board of Directors of the Brookings Urban Renewal Agency hereby resolves to certify to the county assessor a request for the Downtown Plan Area for the maximum amount of revenue that may be raised by dividing the taxes under section 1c, Article IX of the Oregon Constitution and ORS Chapter 457.

PASSED by the City Council of the City of Brookings and signed by the Mayor this _____ day of June, 2006.

Pat Sherman
Mayor

ATTEST:

Paul Hughes
Finance Director/Recorder

Minutes
CITY OF BROOKINGS
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Respectfully submitted:

Pat Sherman
Chair

ATTEST by City Recorder this _____ day of
_____, 2006.

Paul Hughes
Finance Director/City Recorder

CITY OF BROOKINGS

City Council Agenda Report



Date: June 16, 2006

To: Mayor & City Council/Urban Renewal Agency Board of Directors

From: Paul Hughes, Finance Director

Subject: Resolution to adopt the Brookings Urban Renewal Agency Fiscal Year 2005/2006 Supplemental Budget

Recommendation: **Adopt Resolution 06-R-757, a Supplemental Budget of the Brookings Urban Renewal Agency for Fiscal Year 2005/2006.**

Background /Discussion:

During the June 12th Common Council Meeting you held a hearing to receive public input on the supplemental budget for fiscal year 2005/2006. The report given during the hearing discussed the revenues and expenditures of each fund adjusted through the supplemental budget process. Resolution 06-R-757 completes the supplemental budget process according to Oregon local budget law.

Financial Impact(s):

Financial impact was described in detail in the public hearing report.

City Manager Review and Approval for placement on Council Agenda:


Dale Shaddox, City Manager

IN AND FOR THE CITY OF BROOKINGS
STATE OF OREGON

In the Matter of a Resolution Adopting)
a Supplemental Budget for the 2005/2006) **RESOLUTION NO. 06-R-757**
Fiscal Year)

WHEREAS, the Urban Renewal Agency Fund recorded unanticipated revenues and or expenditures during the 2005/2006 fiscal year; *and*

NOW, THEREFORE BE IT RESOLVED by the Mayor and City Council of the City of Brookings, Curry County, Oregon, that the City Finance Director/Recorder be authorized and directed to add and appropriate \$31,000 into the Urban Renewal Agency Fund for the 2005/2006 fiscal year budget.

Urban Renewal Fund – Revenues

Networking Capital	\$101,000	\$106,877	\$ 5,877
Property Taxes	\$210,200	\$228,500	\$ 18,300
Interest income	<u>\$ 500</u>	<u>\$ 3,500</u>	<u>\$ 3,000</u>
Total	\$311,700	\$338,877	\$ 27,177

Urban Renewal Fund – Expenditures

Improvements	\$155,000	\$186,000	\$ 31,000
Contingencies	<u>\$ 22,678</u>	<u>\$ 18,855</u>	<u>\$ (3,823)</u>
Total	\$177,678	\$204,855	\$ 27,177

DATED and signed this _____ day of June, 2006,

Pat Sherman
Mayor

ATTEST:

Paul Hughes
City Finance Director/Recorder

CITY OF BROOKINGS

City Council Agenda Report



Date: June 16, 2006

To: Mayor & City Council/Urban Renewal Agency Board of Directors

From: Paul Hughes, Finance Director

Subject: Fiscal Year 2006/2007 Brookings Urban Renewal Agency Budget

Recommendation: **Approve Resolution 06-R-759 adopting the Brookings Urban Renewal Agency budget, declaring tax increment funding as provided under section 1c, Article IX of the Oregon Constitution and ORS Chapter 457, and making appropriations for the 2006-2007 fiscal year.**

Background /Discussion:

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1. The detailed expenditures and resources for each fund, organizational unit, program or activity,
2. The detailed actual information for the first and second preceding years,
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Before the Board can implement the 2006-2007 budget and receive tax money necessary for operations, this resolution must be adopted by the Board of Directors.

Financial Impact(s):

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City Manager Review and Approval for placement on Council Agenda:


Dale Shaddox, City Manager

IN AND FOR THE CITY OF BROOKINGS
STATE OF OREGON

<i>In the Matter of a Resolution Adopting the</i>)	
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<i>Constitution and ORS Chapter 457, and Making</i>)	
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PASSED by the City Council of the City of Brookings and signed by the Mayor this _____ day of June, 2006.

Pat Sherman
Mayor

ATTEST:

Paul Hughes
Finance Director/Recorder



CURRY COUNTY DEPARTMENT OF PUBLIC SERVICES

94235 MOORE STREET
PO Box 746
GOLD BEACH, OREGON 97444

David J. Pratt, AICP
Director

Phone (541) 247-3304
FAX (541) 247-4579

June 22, 2006

John Bischoff
Planning Director
City of Brookings
898 Elk Drive
Brookings, OR 97415

Re: City of Brookings' Proposed Referral Fee

Dear John:

This letter is in response to the City's proposed Referral Fee of \$955.00 for the review of land use actions within the Brookings' Urban Growth Boundary that will be before the Brookings City Council on June 26, 2006. You also suggested that the City and the County set up a meeting to determine how the proposed fees are to be collected and that this discussion occur at the time the County and City staffs meet to finalize changes to the *Joint Management Agreement (JMA)*.

Section V of the JMA outlines the procedures for the coordination of land use decisions and limited land use decisions between the County and the City. There is no provision for collection of such fees in the JMA and charging such a fee is an action that would unilaterally amend the agreement.

We contacted other counties within the State regarding referral fees. No cities within their respective counties charge such fees. It was the general consensus among the counties contacted that a request for the County to collect such fees on behalf of the City was inappropriate. It was also pointed out that the County's submittal of land use and limited land use referrals to the City is in the best interests of, and a benefit to, the City of Brookings.

After consulting with the Board of Commissioners, it is clear that the Board opposes the proposed referral fee of \$955 and any revisions to the JMA. Therefore, it is recommended that the City not adopt the proposed referral fee as part of its new fee schedule.

Supplemental Packet

For

City Council Meeting

Of

June 26, 2006

MEMORANDUM**TO:** John Bischoff, City of Brookings**FROM:** Scott Mansur, P.E., DKS Associates**DATE:** June 26, 2006**SUBJECT:** Brookings TSP Amendment/Highway 101 Capacity Clarification**P03014x000x000**

Based on our phone conversation¹, it is our understanding that there was some confusion at the June 12, 2006 City Council meeting as to why the reported (Lone Ranch Master Plan TIS) future (year 2018) volume to capacity ratio dropped significantly on Highway 101 from the Lone Ranch property to Ransom Avenue compared to what the City's Transportation System Plan (TSP) previously reported. While the TSP did provide a long term evaluation of Highway 101 from Carpenterville Road to Ransom Avenue based on preliminary development information for the Lone Ranch site, it acknowledged that "more detailed study is needed for this segment to determine the impacts of potential development and possible mitigation²". The segment of Highway 101 from the Lone Ranch property to Ransom Avenue was reevaluated in the *Lone Ranch Master Plan Transportation Impact Study* as was recommended in the TSP. The revised analysis determined that the future projected traffic volumes would be significantly lower than the traffic projections in the TSP based on the revised trip generation assumptions for the Lone Ranch property as well as future growth assumptions. The following sections summarize these assumptions.

Lone Ranch Master Plan Trip Generation

The proposed Lone Ranch master plan has significantly less peak hour trip generation than was previously assumed in the Brookings TSP. The TSP estimated 1,328 PM peak hour trips to and from the Lone Ranch site. The trip generation associated with the current master plan would generate approximately 839 PM peak hour trips (a 37% reduction). **The reduction of PM peak hour trips from the TSP assumptions is primarily due to the removal of the hotel, golf course, and 140,000 square feet of retail space.** Table 1 lists a comparison between the trip estimates for the Lone Ranch development in the TSP and the current master plan.

¹ Phone conversation with John Bischoff, June 13, 2006.

² City of Brookings Transportation System Plan, August 2002, Chapter 6, p.6-6.



Table 1: Transportation System Plan PM Peak Hour Trip Comparison

Land Use (ITE Code)	Size	PM Peak Hour Trips		
		In	Out	Total
TSP Estimated Trip Generation				
Single-Family Detached	800 Units	269	147	416
Multi-Family Attached	100 Units	29	15	44
Shopping Center	150,000 ft ²	350	350	700
Hotel	170 Rooms	56	47	103
Golf Course	18 holes	25	23	48
Community College	10,000 ft ²	8	9	17
Total TSP Estimated Trips		737	591	1328
Proposed Master Plan Estimated Trip Generation				
Single-Family Detached (210)	540 Units	308	182	490
Multi-Family Attached (230)	210 Units	102	50	152
Senior Housing (251)	150 Units	22	17	39
Service Station (945)	10 FP	68	66	134
Neighborhood Commercial (820)	10,000 ft ²	66	71	137
Community College (540)	31,500 ft ²	47	33	80
Recreational Center (495)	2,500 ft ²	1	3	4
Pass-by/Internal Trip Reduction		-94	-103	-197
Total Master Plan Estimated Trips		520	319	839

Highway 101 Future Forecasts

The TSP's future traffic projections for Highway 101 were based on assignment of future trips to the Highway from vacant lands (i.e Lone Ranch, Harbor Hills, North Harbor) within the Urban Growth Boundary (UGB), as well as historical growth projections for the highway. After the TSP was completed (but prior to preparation of the Lone Ranch Master Plan Transportation Impact Study), the ODOT Transportation and Planning and Analysis Unit (TPAU) prepared a travel demand forecast model as part of the Highway 101 Couplet Alternatives study. This model accounted for the latest land use and development information within the UGB. DKS worked with ODOT-TPAU staff to use this model for the future 2018 background traffic volumes that were added to the project traffic volumes at the study area intersections and on Highway 101 that were used for the *Lone Ranch Master Plan Transportation Impact Study*. The ODOT Brookings model yielded significantly lower traffic volumes than was estimated in the City's TSP.

Summary

The future traffic volumes on the Highway 101 segment from the Lone Ranch property to Ransom Avenue as projected in the *Lone Ranch Master Plan Transportation Impact Study* were significantly lower than the traffic volumes projected in the TSP for two reasons:

- 37% fewer development trips from the Lone Ranch Master Plan and
- ODOT-TPAU's travel demand model forecasted less background traffic growth.

Utilizing lower forecasted future 2018 volume, the operations analysis found that the future volume to capacity ratio on Highway 101 would be 0.59 which is less than the 1.29 volume to capacity ratio that was reported in the City's TSP³.

³ City of Brookings Transportation System Plan, August 2002, Table 5-17.

Minutes
CITY OF BROOKINGS
Urban Renewal Agency
Brookings City Hall Council Chambers
898 Elk Drive, Brookings, Oregon
October 24, 2005 6:30 p.m.

I. Call to Order

Chair Sherman called the meeting to order at 6:30 p.m.

II. Pledge of Allegiance

Agency members led the pledge of allegiance.

III. Roll Call

Agency members present: Chair Pat Sherman, Jan Willms, Dave Gordon, Larry Anderson, and Craig Mickelson, a quorum present

Agency members absent: none

Others: Interim City Manager Burke Raymond, Finance Director Paul Hughes, Community Development Director Ed Wait, and Administrative Assistant Donna Colby-Hanks

Media: Brian Bullock, Curry Coastal Pilot

IV. Minutes of October 10, 2005

Director Gordon moved, a second followed, and the Agency directors voted unanimously, with Councilor Willms abstaining due to being absent from the October 10, 2005 meeting, to approve the minutes as published.

XI. Chetco Point Park Bid Award

Community Development Director Ed Wait reviewed the staff report with the low bidder of McLennan Contractors. The Agency discussed the expiration date of the grant and the process to have that date extended. Wait explained the plan was to negotiate a contract and have the project started within 30 days.

Director Anderson moved, a second followed, and the Agency voted unanimously to approve the Chetco Point Park project and direct staff to begin negotiations with McLennan Contractors, low bidder.

Wait advised the Agency the downtown decorative lighting project was underway as the components have been ordered. ODOT representative, Charles Long would be providing press releases to the public and notifying business owners regarding the different phases of the paving project.

XII. Adjournment

Director Mickelson moved, and the Agency voted unanimously by voice vote to adjourn at 6:45 p.m.

Respectfully submitted:

Pat Sherman
Chair

ATTEST by City Recorder this _____ day of _____, 2006.

Paul Hughes
Finance Director/City Recorder

City of Brookings
898 Elk Drive
Brookings, OR 97415



COUNCIL AGENDA REPORT

To: Mayor & City Council/Urban Renewal Agency Board of Directors

From: City Manager

Date: May 4, 2006

Re: Urban Renewal Agency Advisory Committee (URAC) – Recommended Façade Improvement Program Guidelines

Subject:

URAC Recommendation to adopt a Façade Improvement Incentive Program, including color guidelines.

Recommendation:

It is recommended that the City Council/Urban Renewal Agency Board of Directors approve the proposed City of Brookings, Urban Renewal Agency Façade Improvement Program Guidelines.

Background /Discussion:

The URAC has been working on this recommendation for several months, resulting in the attached proposed guidelines. The attachment includes the exterior building color guidelines that were previously presented to the City Council at your meeting of April 10.

On April 13 the URAC met again to finalize its recommendation of the overall façade improvement incentive program, including the color guidelines. Therefore it is now appropriate to request that the Council/Board approve of the overall program guidelines, which include grant and loan incentives to improve the appearance of buildings in the downtown area.

The Program Guidelines document, if approved, will provide the basis for further developing the procedural details and documents (such as the form of Agreement) to implement the program.

The program is expected to be announced and implemented in July after the FY 2006/07 budget is approved.

Financial Impact(s):

Funds have been tentatively approved by the Budget Committee in the FY 2006/07 Urban Renewal Agency budget for this program, in the amount of \$142,150.

City Manager Review and Approval for placement on Council Agenda:


Dale Shaddox, City Manager

**CITY OF BROOKINGS
URBAN RENEWAL AGENCY
FACADE IMPROVEMENT PROGRAM GUIDELINES**

This plan is designed to provide financial aid for businesses and property owners who rehabilitate buildings within the Urban Renewal District of Brookings in order to alleviate blight and improve the area's overall appearance.

PROGRAM BASICS

- Provides matching funds or loans for improvements within the Urban Renewal District.
- Applications are processed as they are received.
- Funding amount is based on project needs and available funding allocated by the Agency Board of Directors (City Council).

BUILDING FACADE IMPROVEMENTS

- Business or property owners can receive up to \$20,000 in matching funds per business. "Matching funds" means that the owner has to contribute an equal amount to the project.
- To qualify for matching funds, exterior design details and colors must be approved by the Urban Renewal Advisory Committee (URAC).

Funds can be used for structural and aesthetic building improvements (must include facade improvements) and minor additions. For commercial properties, the plan must provide wheelchair accessibility from at least one entrance at street level. Funding for multiple properties having the same owner is available, so long as the total matching fund amounts do not exceed \$40,000 (\$20,000 maximum per property) per fiscal year.

OTHER IMPROVEMENTS AND FINANCING

The Brookings Urban Renewal Agency may also fund loans. This financing (up to \$40,000 per property) is available for:

- projects that do not fall within the scope of the Facade Improvement Program;
- business or property owners who require additional funds not available from the private sector.

Unlike "matching funds" described above, loan funds must be paid back in full, at a rate and term established by the Agency Board of Directors (City Council).

NOTE: The programs described above do not provide funds retroactively (for work previously completed).

GENERAL GUIDELINES

1. Exterior facades shall be updated and integrated into a design that complements adjacent structures to provide a harmonious composition of masses, materials, colors, and textures.
2. Lighting standards and fixtures shall be of a design and size compatible with the building and adjacent areas.
3. Building components, such as windows, doors, eaves and parapets, shall be coordinated with the design theme and proportional with each other.
4. Design attention shall be given to mechanical equipment or other utility hardware so as to screen them from view to the extent feasible.
5. Signs will be a part of the architectural concept. Size, materials, color, lettering and location shall be harmonious with the building design and the number of signs shall be minimized.
6. The URAC, at its discretion, may consider other conditions or building appurtenances.

COLOR GUIDELINES

Because repainting is one of the easiest, most cost-effective ways to enhance a property — or an entire downtown area — the following color guidelines are a key part of the Brookings Urban Renewal Program.

Basic color guidelines:

- Choose exterior colors that harmonize (rather than contrast) with surrounding buildings. In short, color should not be used as a "sign" or to attract attention. Intense or extremely bright colors create disharmony that makes the Urban Renewal District look less attractive.
- Using harmonizing colors does not limit you to the same colors as your neighbors. There is broad latitude in these color guidelines.
- When considering color, be sure to include all elements of your property — walls, fences, planters, signs and other accessory structures.
- Keep it simple. Too many different colors or too many shades of a color are distracting and tend to cheapen a building's appearance.
- Natural materials, like stone or brick, usually are more interesting and attractive when left in their natural state, not painted.

Suggested colors:

The sample colors and color combinations shown are only examples to help you select the right color scheme for your property. There are no hard, fast rules. The important thing is to follow the spirit of these guidelines. Photo copies of the sample color combinations are attached. The original color chip samples are on file in the City Managers' office.

DESIGN REVIEW COMMITTEE

The URAC is hereby designated as the Design Review Committee. After the Design Review Committee determines that an application is complete and meets program objectives, the application will be forwarded to the City Manager (for matching funds applications) or the banking representative (for loan applications) who will perform procedures to determine the credit worthiness of the applicant and the financial feasibility of the project.

The Design Review Committee shall function as the body that determines whether the project meets the mission and purpose statements of the Rehabilitation Matching Funds Program. Their approval recommendations will be forwarded to the Urban Renewal Agency Board of Directors (City Council) for final approval.

PROCESS

In addition to a completed application form, applicants shall include:

- preliminary title report;
- preliminary design drawings;
- evidence of property and/or business ownership;
- property equity information;
- photographs of the site;
- description of methods and materials to be used.
- location map;
- itemized cost estimates from a licensed contractor;
- the amount of matching funds being applied for;
- estimated project completion time.

Application packets may be obtained from, and completed applications shall be returned to the City Managers' Office. If the application is complete and conforms with the requirements, it will be forwarded to the URAC for review, evaluation and recommendation to the Agency Board of Directors (City Council). This process includes (but is not limited to) an interview, site inspection, preliminary title report, credit report and appraisal/evaluation report.

Four (4) hours of design consultation is available to the applicant during this process. Applicant finalizes cost estimates with a licensed contractor.

If the Agency approves the application, the construction phase will be administered and monitored by a bank representative in accordance with existing bank procedures for loans, and by the City Manager for matching funds.

Construction must be initiated within six months, and completed within twelve months of Urban Renewal Agency Board of Directors (City Council) approval.

Depending on the size and scope of the project, matching funds and loan funds will be dispersed upon project completion or when pre-determined construction milestones are reached, all in accordance with the terms of an Agreement signed by all parties.

CONDITIONS AND CONSIDERATIONS

1. The Brookings Urban Renewal Agency Board of Directors (City Council) shall have the sole authority to approve an application.
2. The applicant must demonstrate the ability to match the funds being granted.
3. For loans, the bank is to administer funding like a construction loan with funds disbursed as work is completed and verified.
4. This program contracts with local design professionals for design consultation services.
5. Projects must comply with approved submitted plans in order to qualify for matching or loan funds disbursement.
6. Commercial and business applicants must be current with all City taxes, licenses and fees and must provide wheelchair accessibility from at least one entrance at street level.
7. Funds granted for any one project shall not exceed 70 percent of the fair market value of the property, as improved.
8. If the applicant is not the owner of the property to be renovated, written authorization from the property owner must be submitted with the application.

DEFINITIONS

Designer means a designer or architect; the designer shall furnish proof of working with a structural engineer and be licensed, bonded, insured, and have all appropriate City licenses. The designer, architect, and structural engineer cannot be the applicant.

Rehabilitation means physical modification to existing structures or improvements on real property located within the Brookings Urban Renewal District that increases the economic value of the structure or improvement, including minor addition(s) to an existing structure that does not increase the square footage of the existing structure by more than 50%.

ELIGIBILITY

Subject properties must be located within the Urban Renewal District boundary.

Eligible activities: including, but not limited to, rehabilitation of building facades, including masonry cleaning, cornice restoration, new siding, exterior painting, canopies, and window awnings, repair to gutters and downspouts, removal of old signs and replacement of new conforming signs and improvements which enhance the pedestrian environment. Funds may also be used for structural upgrades, code compliance and minor additions.

Ineligible activities: including, but not limited to, previously completed projects, refinancing of existing debt, security systems, personal property, inventory, billboards.

Attachments: Sample Color Combinations

For more information, please contact:
City of Brookings, City Manager
898 Elk Drive
Brookings, OR 97415
541-469-1101

D12

Cotton Ball
D12-1

Italian Marble
D12-2

Sierra Madre
D12-3

Shiloh
D12-4

Wool Coat
D12-5

Ten Gallon Hat
D12-6

Wild, Wild West
D12-7



D34

Peppermint Twist
D34-1

Bed of Leaves
D34-2

Home Song
D34-3

Country Club
D34-4

Treetops
D34-5

Eucalyptus
D34-6

Green Forest
D34-7



B39

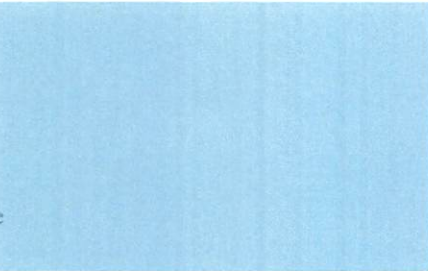
Oak Bay
B39-1



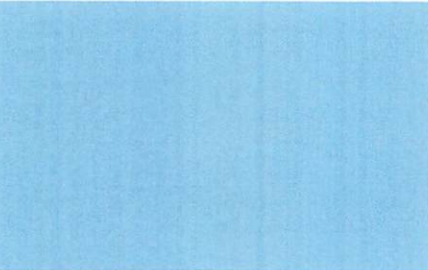
Ocean Falls
B39-2



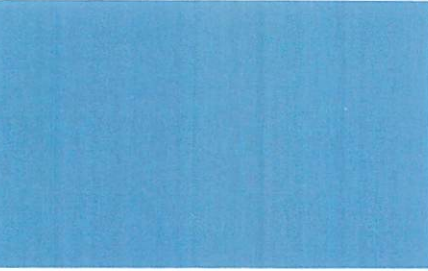
Mellow Mood
B39-3



Smokey Lake
B39-4



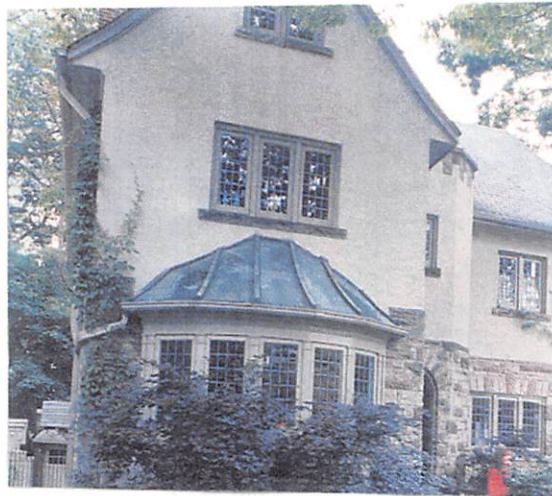
Saxton
B39-5



Bethel
B39-6



Cascade
B39-7



B44

Splash of Blue
B44-1

Clear Creek
B44-2

Blue Bonnet
B44-3

Morning Glory
B44-4

Caribbean Blue
B44-5

Cameron's Eyes
B44-6

Ming Vase
B44-7



C19

Artesian White
C19-1

Woodwind
C19-2

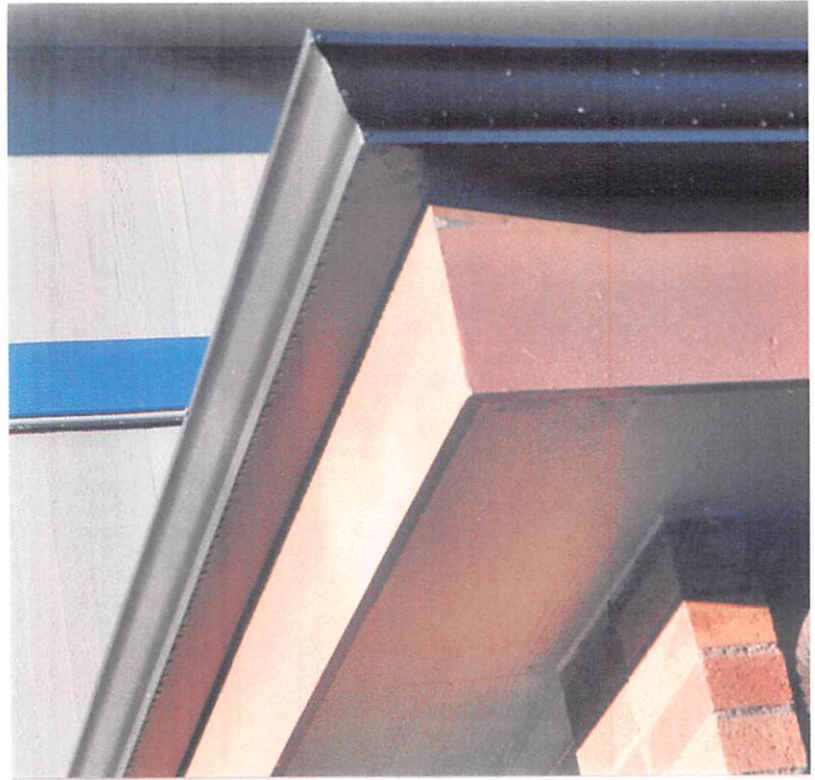
Western Sunset
C19-3

Classic Oat
C19-4

Sable Sand
C19-5

Earth Tone
C19-6

Ginger Spice
C19-7



D15

Llama
D15-1

Sand Storm
D15-2

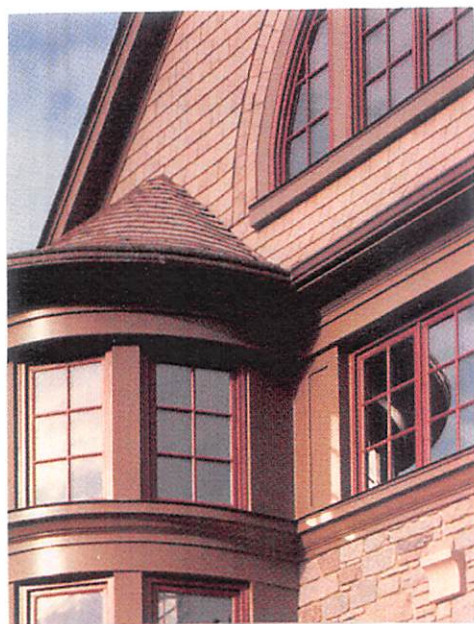
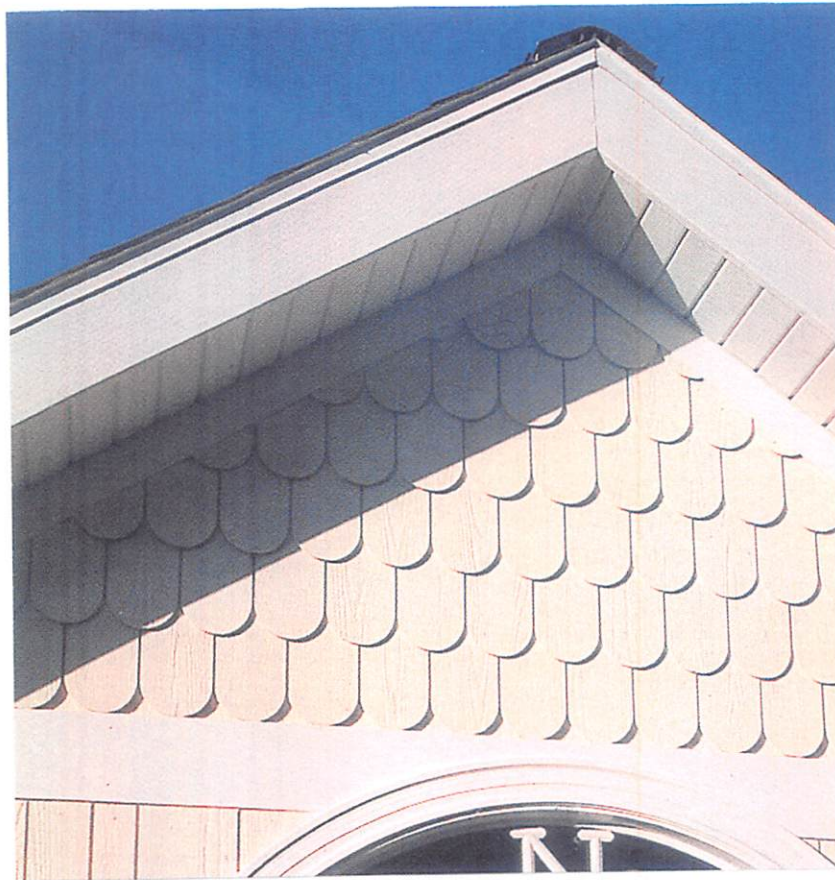
Malt
D15-3

Mexican Sand
D15-4

Skull Valley
D15-5

Bruan
D15-6

Sweet Georgia Brown
D15-7



D46

Silver Anniversary
D46-1

Graylyn Crest
D46-2

Devonshire
D46-3

Grey Patina
D46-4

Silver Knight
D46-5

Medieval
D46-6

Black Abyss
D46-7



C4

Sweet Surrender
C4-1

First Light
C4-2

Children's Laughter
C4-3

My Fair Lady
C4-4

Tularosa
C4-5

Hampshire Gardens
C4-6

Plum Creek
C4-7

