

# **City of Brookings**

## **MEETING AGENDA**

### **URBAN RENEWAL ADVISORY COMMISSION**

**Thursday, March 11, 2010, 3:00pm**

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

**A. Call to Order**

**B. Roll Call**

**C. Approval of Minutes for:**

1. February 11, 2010.

**D. Discussion/Action Items**

1. Curry General Hospital Health Network request for financial assistance.
2. Review of Needs/Projects Worksheet.

**E. Executive Director Reports**

1. Downtown Streets Project update.

**F. Public Comments – Limit 5 minutes per person.**

**G. Committee Member Comments**

**H. Items for Next Meeting**

**I. Adjourn**

All public meetings are held in accessible locations. Auxiliary aids will be provided upon request with advance notification. Please contact 469-1102 if you have any questions regarding this notice.

# Minutes

## Urban Renewal Advisory Committee

Council Chambers, 898 Elk Drive  
Thursday, February 11, 2010

**Call to Order:** Chair Chasar called the meeting to order at 3:00 p.m.

Present: Committee members: Chair Pete Chasar, Donna Cramer, Joyce Tromblee and Rick Bishop; Dan Nachel and Kim Banfield were absent. Staff members attending were Executive Director Gary Milliman, AS Director Janell Howard, Council liaison Jake Pieper and Building Official LauraLee Gray. Jim Kolen and Tracey Mauer of the County Assessors office were invited speakers.

**Minutes/Last Meeting:** January 14, 2010 minutes accepted.

### **Regular Agenda:**

- Jim Kolen, County Assessor explained the process of administration of property taxes collected related to the urban renewal area. There has been confusion due to people outside the boundary area paying URA taxes. The Assessor calculates the assessed valuation growth within the URA. The Assessor then calculates a tax rate which is applied city wide. The overall tax bill is not increased as the funds paid to the URA would have been paid into other taxing districts. As the property values increase within the area and at such time as the increment deferral "sunsets" then all property owners within the City benefit from the increased taxes collected.
- Chair Chasar created a project list using elements from Director Milliman's downtown enhancement projects memo from last month and from 2007 and also some elements from a report submitted by former City Manager Ken Hobson. Milliman will create a matrix to help the committee organize their thoughts on priority of these projects.

### **Executive Directors Report:**

- Work is progressing well downtown in spite of weather difficulties and complications with existing infrastructure not being as expected. Installation of water improvements have been completed and sewer and storm will be finished soon, which will allow sidewalk construction to start, pending weather. Discussion continues with property owners regarding parking locations.

### **Committee and Staff comments:**

- Discussion regarding the location of the Chamber of Commerce and possible inducements to them to provide an office within downtown proper.
- Rick provided a brochure from Brady Adams, President of Evergreen Bank, and encouraged the committee to try to partner with Adams for ideas and involvement in the downtown development area. Adams has done many beneficial things for the City of Grants Pass and Rick feels that there is great potential for Brookings to share the same type of benefits.

**Next months meeting:** March 11, 2010

**Adjournment:** adjourned at 4:05

Respectfully submitted,

\_\_\_\_\_ (Approved at \_\_\_\_\_ meeting).

\_\_\_\_\_ (Chair or Vice Chair)

Print Name and Title.

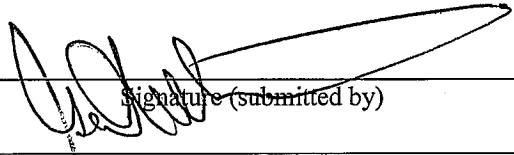
# CITY OF BROOKINGS

## URBAN RENEWAL ADVISORY COMMITTEE

### AGENDA REPORT

Meeting Date: March 11, 2010

Originating Dept: City Manager

  
\_\_\_\_\_  
Signature (submitted by)  
\_\_\_\_\_  
Executive Director Approval

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Subject: Request for Financial Assistance – Curry General Hospital Health Network

Recommended Motion: Discussion

Financial Impact: See below and attached.

Background/Discussion:

Please see that attached Urban Renewal Agency Agenda Report. This matter was referred to the URAC and City staff for review and recommendation.

Several assistance alternatives are discussed in general terms in the Agenda Report. For additional consideration:

- The cost of reducing the interest rate on the SDC's from the current 9.0 per cent to 5.0 per cent is \$13,865 annually.
- The cost of reducing the interest rate on the SDC's from the current 9.0 per cent to zero is \$29,116 annually.

Attachment(s): 1) URA Agenda Report February 8, 2010  
2) Letter from Curry General Hospital Health Network

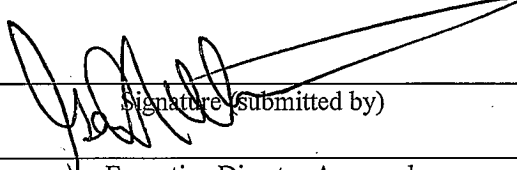
# CITY OF BROOKINGS

## URBAN RENEWAL AGENCY

### AGENDA REPORT

Meeting Date: February 8, 2010

Originating Dept: City Manager

  
\_\_\_\_\_  
Signature (submitted by)  
\_\_\_\_\_  
Executive Director Approval

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Subject: Request for Financial Assistance – Curry General Hospital Health Network

Recommended Motion: Motion to refer the request for assistance from Curry General Hospital Health Network to the Urban Renewal Advisory Committee and the Executive Director for review and recommendation.

**APPROVED BY CITY COUNCIL ON**

Financial Impact: See below

2-8-10

Background/Discussion:

We have received a letter from the Curry General Hospital Health Network (CGHHN) requesting assistance in the payment of the System Development Charges for the project.

Under a financing program available from the City, SDC's can be financed over a period of up to 10 years at an annual interest rate of 9.0 per cent. CGHHN is now financing their \$560,261.52 in SDC's for the Brookings Clinic under this program, with payments of \$7,095.18 per month.

Among the projects listed in the adopted Urban Renewal Plan (July 2002) is "Assist development of new medical facility." This project is not further defined in the Plan.

In 2009 the Agency authorized a program to assist the development of targeted businesses in the downtown area through the payment of SDC's on their behalf. Medical clinics were not identified as targeted businesses for this program.

Currently, all Urban Renewal tax increment funds are fully committed to debt service for the downtown street improvement project and some smaller park improvement projects. The Agency does not have an obligation to provide assistance to this or any other project.

Some options for providing assistance in response to the CGHHN request might include:

- Using tax increment funds to "write down" the City's SDC financing interest rate.
- Paying a portion of the SDC's on behalf of the CGHHN.
- Providing assistance to the project in some other way, such as funding off-site improvements associated with the project (streets, curb, gutter, sidewalk).

Attachment(s): 1) Letter from Curry General Hospital Health Network.  
2) Urban Renewal Plan project summary list





Gary Milliman  
City Administrator  
Members of the City Council  
895 Elk Dr  
Brookings Oregon 97415

Dear Mr. Milliman and Members of the City Council,

The 2002 Urban Renewal Plan adopted by City Council for Brookings Oregon stated the following: The plan shall "Assist Development of the new medical facility" Specifically, the Plan provides that: "The Renewal Agency is authorized to provide loans, or other forms of financial assistance to property owners wishing to develop or redevelop land or buildings within the renewal area, or to persons desiring to acquire or lease buildings or land from the Agency." This plan further stated that "the Agency may make this assistance available as it deems necessary to achieve the objectives of this Plan." Due to this provision the Brookings Medical Center is asking for assistance with the Systems Development Charges associated with this project.

Background and economic impact of the clinic are as follows:

The new Brookings medical center is slated to open in late 2010. The Clinic will contribute a great deal of money to this area in the form of new jobs, increased property tax revenue and other common expenditures of families. The facility will bring the Brookings Clinic into the 21<sup>st</sup> century and will give the community a much better standard of health care.

Curry Health District commissioned a Physician Demand Analysis for Curry County which showed by 2011 the county will need the following doctors: 2 Internal Medicine Doctors, 2 Pediatricians, 1 General Surgeon, 1 Orthopedic Surgeon, 2 OB/GYN and 1 Cardiologist. The study also showed that most of the existing practices were closed and not accepting new patients.

The professional fees alone generated by these proposed doctors (2008 Physician Compensation and Production Survey, Mean of Hospital Owned Practices) amounts to just over \$10 million. This revenue now leaves the county

as patients travel elsewhere for care. There is also an outflow of money for patients going elsewhere from traveling expenses, lost wages, etc. In some emergency cases, where no insurance exists a family can spend thousands of dollars for transporting a loved one outside the area.

In addition, these new doctors will bring families with them who will purchase homes, buy groceries, use our recreational facilities, and spend additional money in this community. Physicians are typically 3 time buyers: an initial home, a move up home and the purchase of a business for a spouse. In addition, staff will have to be added creating more opportunity in the county for well paying, permanent jobs. According to a policy report for the Mississippi Center for Health Workforce presented by university associate professor Benjamin F Blair, it was concluded that one new doctor practicing can have the economic impact ranging from \$120,000 to \$2,000,000. " The increased economic activity associated with a physician's practice supported an average of 31 new jobs in the counties economy".

The quality of health care will increase dramatically as these new physicians bring with them experience and expertise from other parts of the country. Good health care is vital to the continued growth and vitality of all communities. Without good health care many people end up leaving this community to find better care elsewhere. We need to do our best to retain and add people to this area to increase the economic benefit to this part of Oregon.

In conclusion, the new Brookings Medical Clinic will have dramatic positive economic effect on the entire county by bringing in new jobs, additional tax revenue and overall economic success. We ask that the City of Brookings assist with our Systems Development Charges for this project.

Sincerely:



Bill McMillan  
CEO

Curry Health District

## **500. FINANCIAL ANALYSIS OF PLAN**

### **500A. ESTIMATED PROJECT COST AND REVENUE SOURCES**

Table 2 shows the estimated total costs of the Brookings Urban Renewal Project.. These costs are the total anticipated costs, allowing for 4% inflation during the life of the project.

<b>BROOKINGS RENEWAL PLAN</b>	
<b>Table 2</b>	
<b>Estimated Cost of Project Activities</b>	
	Estimated cost
<b>Public Parks &amp; Open Spaces</b>	<b>\$1,582,500</b>
Create a Central Plaza	
Walkways and Plazas	
Local Nature Interpretive Areas	
Looped walkway from downtown to public parks	
Wetlands Park at Old Mill Pond	
Enhance Chetco Park and other parks in project area	
<b>Streets and Public Utilities</b>	<b>\$3,165,000</b>
Improve Railroad St, Chetco Av, Fern, Willow, Spruce,	
Hemlock, Alder & Wharf Sts	
Assist Street improvements in CIP	
Assist Water, Sewer, Storm improvements in CIP	
<b>Streetscape</b>	<b>\$791,250</b>
Accent Paving	
Decorative lighting	
Street trees , planters, landscaping	
Benches, trash receptacles, bike racks	
Street & Directional signs	
Public art	
Gateway monuments and landscape features	
Under grounding of overhead utilities	
<b>Pedestrian, Bike, &amp; Transit Improvements</b>	<b>\$791,250</b>
New bike paths in renewal area	
Pedestrian connections to waterfront	
<b>Other Public Facilities</b>	<b>\$2,373,750</b>
Public Restrooms	

Enhancement of public museum	
Relocate City Hall	
Performing Arts Center	
Community Center	
<b>Public Parking Facilities</b>	\$791,250
New lot at Fern & Spruce	
New lots at pockets along Railroad St.	
New RV parking lot	
<b>Development and Redevelopment</b>	\$3,165,000
Assist development of new medical facility	
Assist development of higher education facilities	
Assist in construction or expansion of job creating facilities	
<b>Provide Low Interest Rate Loans &amp; Incentives</b>	\$791,250
<b>Preservation &amp; Rehabilitation</b>	\$791,250
<b>Program Administration</b>	\$1,582,500
<b>TOTALS</b>	<b>\$15,825,000</b>

The principal method of funding the project share of costs will be through use of tax increment financing as authorized by ORS 457. Revenues are obtained from anticipated urban renewal bond proceeds and the proceeds of short term urban renewal notes. Table 2 shows that the total costs of project activities are estimated at \$15,825,000. This is the maximum indebtedness figure inserted in the urban renewal plan .

The capacity for urban renewal bonds is based on projections of urban renewal revenues. Anticipated annual revenues are shown in Table 3 of this Report. Table 3 anticipates there will be four long-term bond issues during the life of the plan. Bond will be issued as revenues, project requirements, and overall bond market conditions dictate. In addition, the Renewal Agency will apply for, and make use of funding from other federal, state, local, or private sources as such funds become available.

#### **500B. ANTICIPATED START & FINISH DATES OF PROJECT ACTIVITIES**

The project activities shown in Table 4 will begin in 2003-04. The sequencing and prioritization of individual project activities shown in Table 4 will be done by the Urban Renewal Agency, and any citizen advisory bodies that the Agency calls upon to assist in this process. The priority of projects and annual funding will be as established in the

CITY OF BROOKINGS  
SYSTEM DEVELOPMENT CHARGE  
CALCULATION SHEET - May 2009

Corrections made June 11, 2009 - mjd Dyer Partnership

# of EDU's	WATER		WASTEWATER		STORM DRAINAGE		TRANSPORTATION		PARKS		TOTAL SDC COST	2% Admin Fee	TOTAL COST
	Cost from Table W1	1,000 S.F. or Units	EDU Basis	Cost = EDU x \$8,423	EDU from Table D1	Cost EDU x \$821	1,000 S.F. or Units	EDU Basis	Cost = EDU x \$1,209	PARKS Dwelling			
5.3	\$10,081	34	1.12	\$320,876	85.4	\$70,113	34	4.00	\$164,424		\$565,494	\$11,309.88	\$576,804.07
0	\$0	0	1.40	\$0	0	\$0	0	0.63	\$0		\$0	\$0.00	\$0.00
0	\$0	0	0.84	\$0	0	\$0	0	0.28	\$0		\$0	\$0.00	\$0.00

DEVELOPMENT TYPE

CAMP, MOTELS, HOTELS AND MARINAS  
HEALTH CARE FACILITIES  
CLINICS AND VETS., PER 1000 SQ. FT.  
HOSPITALS PER BED  
NURSING HOMES PER BED

\* Includes only domestic wastewater. Process wastewater load must be determined for each new manufacturing or process facility. Additional one(1) wastewater EDU per 146 gallons/day flow.

Date of calculation:  
Appeals must be filed within 15 days of receipt per BMC 13.25.150

TABLE W1 WATER SDC COST			
Meter	EDU	SDC Cost	
3/4"	1	\$1,902	
1"	1.7	\$3,233	
1 1/2"	3.3	\$6,277	
2"	5.3	\$10,081	
3"	10	\$19,020	
4"	16.7	\$31,763	
>4" determined by analysis			

TABLE D1 DRAINAGE EDU**			
Surface	Sq. Ft.	Net Eq. Imper. Area	
Impervious	113950	1	113950
Gravel	1	0.6	0.6
Compacted Earth	248905	0.4	99562
Total			213512.6

Divide Total Net Eq. Impervious area by 2,500 sf/EDU

Drainage EDU

85.40504

\*\* Single family dwelling = 1.0 EDU ; Duplex = 1.5 EDU

CITY OF BROOKINGS  
SYSTEM DEVELOPMENT CHARGE  
CALCULATION SHEET - May 2009

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DEVELOPMENT TYPE	WATER		WASTEWATER		STORM DRAINAGE		TRANSPORTATION		PARKS		TOTAL SDC COST	2% Admin Fee	TOTAL COST
	# of EDU's	Cost from Table VI	1,000 S.F. or Units	EDU Basis	Cost = EDU x \$8,423	EDU from Table D1	Cost EDU x \$821	1,000 S.F. or Units	EDU Basis	Cost = EDU x \$1,209	PARKS Dwelling		
CAMPS, MOTELS, HOTELS AND MARINAS													
HEALTH CARE FACILITIES													
CLINICS AND VETS., PER 1000 SQ. FT.	3.3	\$6,277	0	1.12	\$0	0	\$0	0	4.00	\$0		\$125.53	\$6,402.13
HOSPITALS PER BED	0	\$0	0	1.40	\$0	0	\$0	0	0.63	\$0		\$0.00	\$0.00
NURSING HOMES PER BED	0	\$0	0	0.84	\$0	0	\$0	0	0.28	\$0		\$0.00	\$0.00

\* Includes only domestic wastewater. Process wastewater load must be determined for each new manufacturing or process facility. Additional one(1) wastewater EDU per 146 gallons/day flow.

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4"	16.7	\$31,763
>4" determined by analysis		

TABLE D1 DRAINAGE EDU**		
Surface	Sq. Ft.	Net Eq. Imper. Area
Impervious	1	1
Gravel	1	0.6
Compacted Earth	362855	0.4
Total		145142.6
Divide Total Net Eq. Impervious area by 2,500 sf/EDU		
Drainage EDU		58.06744

\*\* Single family dwelling = 1.0 EDU : Duplex = 1.5 EDU