

RESOLUTION NO. 14-001

A RESOLUTION APPROVING MINOR AMENDMENT NUMBER THIRTEEN (13) TO THE COLUMBIA GATEWAY URBAN RENEWAL PLAN, ADDING A NEW GOAL OF INCREASING THE VALUE OF PROPERTIES WITHIN THE DISTRICT, AND ENHANCING OPPORTUNITIES FOR FOR-PROFIT ORGANIZATIONS TO PARTICIPATE IN THE PROPERTY REHABILITATION AND LOAN GRANT FUND PROGRAM

WHEREAS, Section 1201(E) of the Columbia Gateway Urban Renewal Agency Plan (hereinafter referred to as "Urban Renewal Plan") provides for minor changes to be adopted to the Urban Renewal Plan which involve changes to the scope, cost or location of projects or addition of projects that do not modify the goals and objectives or the basic procedural, planning or engineering principles of the Urban Renewal Plan; and

WHEREAS, Section 1201(E) of the Urban Renewal Plan further provides that minor changes to the Agency's Plan shall be made by a duly adopted and approved resolution of the Agency in which the details of the minor change shall be described; and

WHEREAS, the Urban Renewal Agency Board conducted a meeting on May 12, 2014 to consider the proposed Minor Amendment Number Thirteen (13) to the Urban Renewal Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY AS FOLLOWS:

Section 1. Minor Amendment Authorized. Pursuant to Section 1201(E) of the Agency's Urban Renewal Plan, the Agency authorizes a minor amendment to the Plan to be prepared in accordance with Section 1201 of the Urban Renewal Plan. The changes shall consist of the following:

- A. A new goal (A) shall be inserted on page 7 of the Plan which shall read as follows:

To make strategic investments of urban renewal funds and engage in various urban renewal activities which increase the value of properties within the Urban Renewal District.

The current Goals and Objectives in Section 401 on pages 7 to 9 of the Plan, shall be relabeled from (A) to (M) to (B) to (N).

- B. In Section 601 URBAN RENEWAL PROJECTS AND ACTIVITIES, on page 18, for project #13 PROPERTY REHABILITATION GRANT AND LOAN PROGRAM, in subpart #3 Redevelopment of Unused and Underused Land and Buildings and other

Civic Improvements, the second sentence shall be revised to read as follows:

Grants shall be made to for-profit, public, non-profit, and civic organizations.

The Agency finds and concludes that the proposed addition of a goal and objective of adding value to the properties within the Urban Renewal District, and a modification of the Property Grant and Loan Program to allow for-profit organizations to participate in the program, qualifies as a minor change under Section 1201 of the Urban Renewal Plan, as the proposed changes are consistent with the goals and objectives of the Urban Renewal Plan, and do not modify the basic procedural, planning or engineering principles of the Urban Renewal Plan, for the following reasons:

- C. As part of the process of exploring the possibility of adding a goal to the Urban Renewal Plan of increasing the value of properties within the Urban Renewal District, the Urban Renewal Advisory Committee and the Urban Renewal Board engaged in a discussion of prioritizing the existing projects in the Urban Renewal Plan. The Advisory Committee and Agency Board determined a prioritization for the projects which was set forth in Attachment B as part of the Agenda Staff Report dated March 10, 2014 which was presented to the Agency Board. The prioritization process is consistent with and complementary to many of the current Goals and Objectives in the Urban Renewal Plan, including the following:

#401(A) – Make strategic investments in urban renewal funds so that unused and underused properties can be placed in productive condition and utilized.

#401(B) – Participate in specific opportunities for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated and conserved.

#401(E) – Provide an adequate amount of properly located and designated off-street parking.

#401(F) – Create positive linkages among the Downtown and the West Gateway area.

#401(G) – Improve access and connections from downtown to the Riverfront and to provide facilities, such as trails and a public dock, to enhance the public use of the Riverfront.

#401(H) – Improve the visual appearance, capacity, and traffic flow in areas where development would otherwise be inhibited.

#401(I) – Assist property owners in the rehabilitation of their buildings and property.

The prioritization process did not include any significant modification of the basic procedural, planning or engineering principles of the Urban Renewal Plan. In 1998, there was a significant change in the objectives of the Urban Renewal Plan, from focusing upon projects which would

stimulate private investment within the Urban Renewal District, rather than projects involving infrastructure based improvements. Adding a goal of increasing the value of properties within the Urban Renewal District is consistent with the change in objectives for the Urban Renewal Plan.

- D. Modifying the Urban Renewal Plan to allow for-profit organizations to participate in the Property Rehabilitation Grant and Loan Program is consistent with several goals and objectives in the Urban Renewal Plan, including Goals 401(A), 401(B), and 401(I). This proposed amendment also does not change the basic procedural, planning or engineering principles of the Urban Renewal Plan.

Section 2. Effective Date. This Resolution shall be effective as of May 12, 2014.

PASSED AND ADOPTED THIS 12TH DAY OF MAY, 2014.

Voting Yes, Agency Member: Wood, Spatz, Dick, Lawrence, McGlothlin, Miller
Voting No, Agency Member None
Abstaining, Agency Member None
Absent, Agency Member: None

AND APPROVED BY THE CHAIR THIS 12TH DAY OF MAY, 2014.



Stephen E. Lawrence, Chair

Attest:



Julie Krueger, MMC, City Clerk