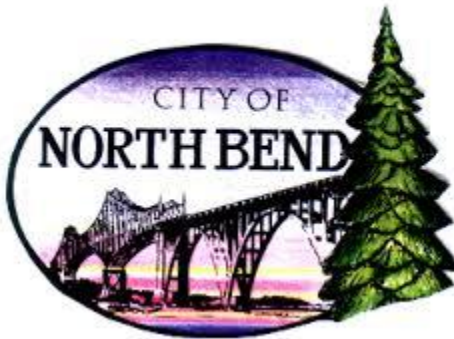


EXHIBIT B
REPORT ACCOMPANYING THE NORTH BEND
URBAN RENEWAL PLAN
SUBSTANTIAL AMENDMENT,
AMENDMENT NO.



North Bend Urban Renewal Area Plan

2025 Substantial Amendment

Approved by the City of North Bend

DATE

Ordinance No. ____

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I. DEFINITIONS

“Agency” or “Agency” means the North Bend Urban Renewal Agency (NBURA). The NBURA is responsible for administration of the urban renewal plan.

“Area” means the properties and rights-of-way located with the North Bend Urban Renewal Area boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“City” means the City of North Bend, Oregon.

“City Council” or “Council” means the North Bend City Council.

“Comprehensive Plan” means the City of North Bend comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Coos County, Oregon.

“Fiscal year ending” means the year commencing on July 1 and closing on June 30 of the next year.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a tax increment area at the time of adoption. The county assessor certifies the assessed value after the adoption of a urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an tax increment area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“North Bend Urban Renewal Agency” or “NBURA” is the name of the urban renewal agency for North Bend.

“ORS” means the Oregon Revised Statutes. Chapter 457 specifically relates to urban renewal. This Report is based on the 2024 version of ORS 457.

“Planning Commission” means the North Bend Planning Commission.

“Project” means any work or undertaking carried out under ORS 457 in a tax increment or tax increment finance area.

“Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.087.

“Revenue sharing” means under-levying tax increment proceeds to effectively share a portion of the revenue with the other taxing districts who levy permanent rate taxes in the tax increment area as defined in ORS 457.470.

“Tax increment financing (TIF)” is a method of funding tax increment projects and programs through incurring debt that is repaid by the division of taxes accomplished through the adoption of a urban renewal plan.

“Tax increment finance revenues” means the funds allocated by the assessor to a tax increment area due to increases in assessed value over the frozen base within the area.

“Urban renewal area” (Area)” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan”” means a plan, as it exists or is changed or modified from time to time, for one or more tax increment areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

II. INTRODUCTION

The Report Accompanying the North Bend Urban Renewal Plan Amendment (“Report”) contains background information and project details that pertain to the North Bend Urban Renewal Area Plan Amendment (Plan Amendment). The Report is not a legal part of the Plan but is intended to provide public information and support the findings made by the North Bend City Council as part of the approval of the Plan Amendment.

The North Bend Urban Renewal Plan was established in August of 1994, and has an existing maximum indebtedness of \$11,800,723. To date, there have been three amendments, with the most recent being passed in 2014. These amendments are summarized below including a summary for this amendment in 2024:

Amendment 1: June 1998. Established Maximum Indebtedness of \$11,800,723.

Amendment 2: Resolution 39. 2014. Amended Substantial Amendments Section of Plan.

Amendment 3: Resolution 40. 2014. Add land to URA (less than 1 percent), add tourist information bureau and downtown mural project, revise project descriptions and project costs (refers to as 3rd Amendment)

Revised completion dates to FY 2025/2026

Amendment 4: Substantial Amendment 2024 to increase the maximum indebtedness to \$45,500,000, add projects and generally update the Plan.

This is considered a substantial amendment as it is an increase in the maximum indebtedness of the Plan and, therefore, will require a City Council vote on a non-emergency ordinance.

The Report provides the analysis required to meet the standards of ORS 457.087, including financial feasibility. The Report accompanying the Plan contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area and expected impact of the plan, including fiscal impact in light of increased services; (ORS 457.087(1))
- Reasons for selection of the plan Area; (ORS 457.087(2))
- The relationship between each project to be undertaken and the existing conditions; (ORS 457.087(3))
- The estimated total cost of each project and the source of funds to pay such costs; (ORS 457.087(4))
- The estimated completion date of each project; (ORS 457.087(5))
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired; (ORS 457.087(6))
- A financial analysis of the plan; (ORS 457.087(7))
- A fiscal impact statement that estimates the impact of tax increment financing (TIF) upon all entities levying taxes upon property in the urban renewal area; (ORS 457.087(8))
- A relocation report. (ORS 457.087(9))

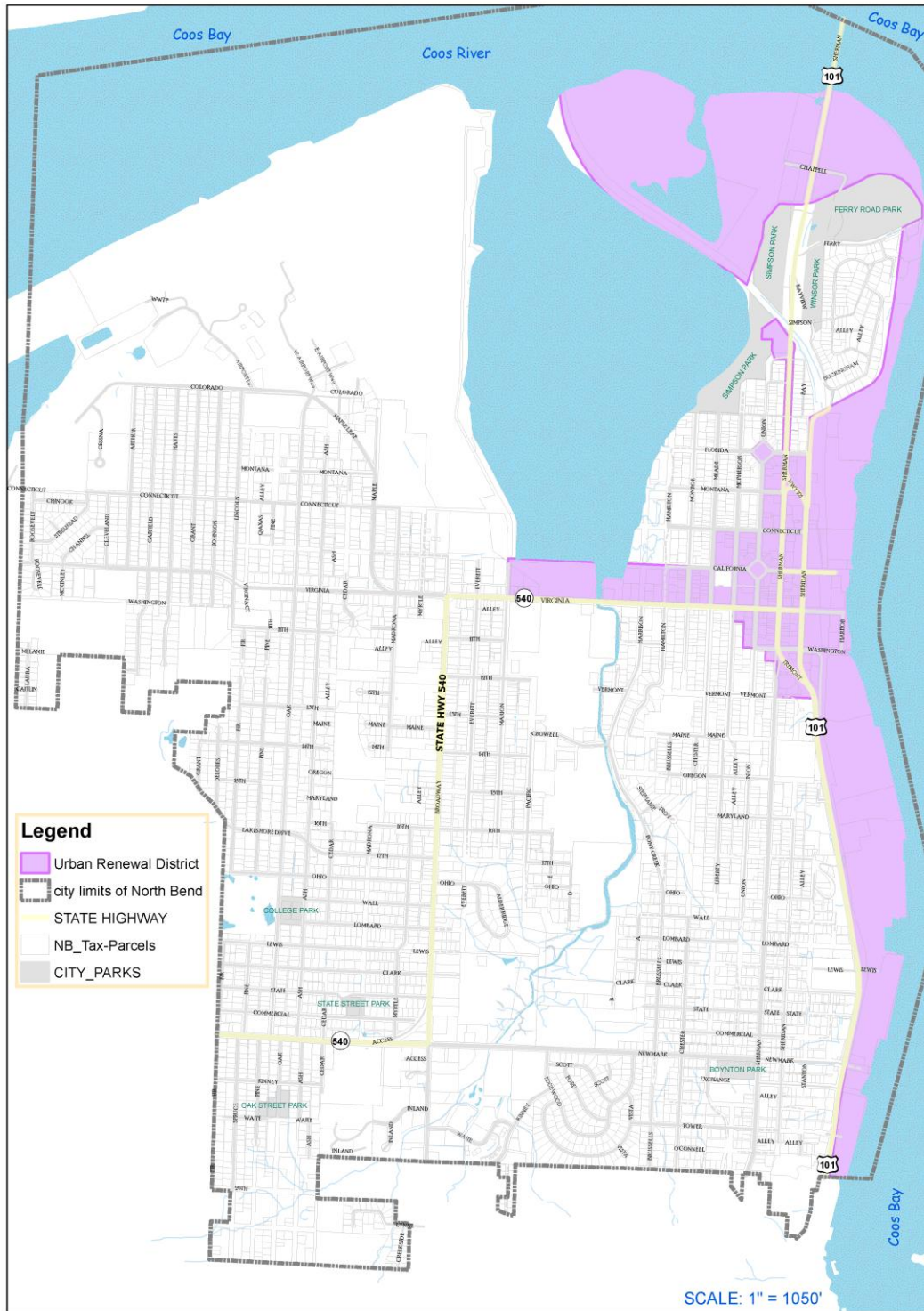
The relationship between the sections of the Report and the ORS 457.087 requirements is shown in Table 1. The specific reference in the table below is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

Table 1. Statutory References

Statutory Requirement	Report Section
ORS 457.087 (1)	XI
ORS 457.087 (2)	XII
ORS 457.087 (3)	III
ORS 457.087 (4)	IV
ORS 457.087 (5)	VII
ORS 457.087 (6)	V,VI
ORS 457.087 (7)	V,VI
ORS 457.087 (8)	IX
ORS 457.087 (9)	XIII

The Report provides guidance on how the Plan might be implemented. As the North Bend Redevelopment Agency (Agency) reviews revenues and potential projects each year, it has the authority to make adjustments to the implementation assumptions in this Report. The Agency may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different timeframes than projected in this Report, and make other adjustments to the financials as determined by the Agency. The Agency may also make changes as allowed in the Amendments section of the Plan. These adjustments must stay within the confines of the overall maximum indebtedness of the Plan. Figure 1 shows the Area Boundary. The Area boundary includes submerged lands as it extends to the city limits which generally follow the centerline of the shipping channel.

Figure 1. North Bend Urban Renewal Area Boundary

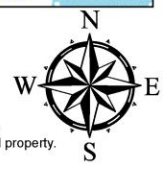


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NORTH BEND URBAN RENEWAL DISTRICT

PLEASE NOTE: Information shown for inspection and/or planning purposes only.
Not for construction, design, or improvements of any kind to real property.



Source: City of North Bend

III. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The new projects identified for the Area are described below, including how they relate to the existing conditions in the Area.

The projects include:

Capital Outlay

The capital outlay for the workforce housing project includes all of the initial expenses required to bring the project to completion. This includes the cost of designing the building and financing construction. Construction expenses are for materials, labor, and any necessary infrastructure improvements, such as utilities and road improvements.

Existing Conditions:

This project is a new construction project on land that presently has other uses. There are costs associated with the future development of the parcel. There is a need for additional housing in North Bend as identified in the *Housing Capacity Analysis* conducted by Johnson Economics in April of 2023 (p.26-28) and key findings listed below under Housing and Government Services.

Economic Development (Acquisition of Real Estate)

Economic development is at the forefront of the Plan's strategic vision. Acquiring and renovating key real estate properties will enable NBURA to foster new business opportunities, attract investments, and create jobs. These acquisitions will lay the groundwork for mixed-use developments, commercial hubs, and public spaces, contributing to the economic vitality and sustainability of North Bend.

Existing Conditions:

There are properties that are in disrepair and properties that are underdeveloped. Property acquisition is a valuable tool to enable development of these properties to the level of development desired by the city.

Housing (Redevelopment of Coos County Courthouse Annex)

Redeveloping the Coos County Courthouse property into housing units and government facilities is crucial to addressing the housing shortage and governmental service delivery needs in North Bend. This project aims to provide affordable and diverse housing options, supporting healthcare, logistics, public safety, and education workers while integrating upgraded government facilities to enhance service delivery. By increasing the housing stock and improving government infrastructure, the NBURA will alleviate pressure on the housing market, promote inclusivity, ensure community safety, and enhance the quality of life for our residents.

Existing Conditions:

The Housing Capacity Analysis prepared by Johnson Economics in 2023 indicated there was a housing shortage in North Bend. The findings are:

- The results show a need for roughly 260 new housing units by 2042.

- Of the new units needed, roughly 48% are projected to be ownership units, while 52% are projected to be rental units. This represents more renters than the estimated tenure split, but it is projected that more rental units will need to be added to balance the disproportionate share of ownership units in the current inventory, and the projection for a slightly decline in ownership rate.
- There is some need for new ownership housing at the lower-middle portion of the pricing spectrum. But income trends suggest that the greatest demand will remain in the middle and higher price ranges (\$200k to \$500k).
- The greatest need for rental units is found at the lowest and some higher price points. Market rents are currently clustered in the \$800 to \$1,200 range in current dollars. Therefore, most units are to be found in this range.
- 22% of all needed units are projected to be multi-family in structures of 5+ attached units.
- About 69% of new rental units are projected to be found in new attached buildings, with 42% projected in rental properties of 5 or more units, and 27% in other attached housing forms. 31% of new rental units are projected to be detached homes, including manufactured homes.

Government Services

The present city hall has seismic deficiencies and other deficiencies in the structure of the building. The city has been evaluating alternatives to address these issues since 2018 and has been unable to locate a funding source for this project. The project also serves and benefits the Area by relocating city services from the outdated, costly-to-maintain 1930s City Hall into a modern, earthquake-resilient building. This move reduces costs for taxpayers while ensuring safe, efficient city operations. By incorporating City Hall offices along Union Avenue, the redevelopment can be expanded to include approximately 40 additional workforce housing units for educators, public safety personnel, healthcare workers, and logistics employees. This increase in family housing supports student enrollment growth, bringing additional state funding to North Bend Schools, while maximizing the community benefit of the project.

Downtown Streetscape (Tree Vaults, LED Lighting, Public Art)

Enhancing the downtown streetscape is essential for creating a vibrant and inviting urban environment. Installing upgraded tree vaults, energy-efficient LED lighting, and public art will improve the aesthetics and functionality of downtown North Bend. This project will boost local businesses by attracting more visitors and encouraging longer stays, fostering a sense of community pride and ownership.

Existing Conditions:

The existing tree vaults are old and constantly on the repair list for our public works department. The vaults need to be replaced with new vaults to eliminate the needs for constant repairs and to increase the safety in the Area.

The existing lighting is LED fixtures need to be replaced. The light posts have exceeded their useful life and very difficult to repair. They need to be replaced at one time to keep the overall aesthetic for the downtown.

Grants (Façade, Mural, and Redevelopment Grants)

NBURA's grants for façade improvements, murals, and redevelopment projects are designed to stimulate private investment and beautify the city. These grants will empower local businesses and property owners to enhance their buildings, contributing to the overall appeal and character of North Bend. The resulting improvements will increase property values and create a more attractive environment for residents and visitors.

Existing Conditions:

The NBURA has provided storefront grants and successfully upgraded a number of storefronts in the Area. The grant program needs to continue to keep upgrading storefronts and continue to improve both the appearance of the city and the health of the businesses operating in these storefronts.

Street and Utility Upgrades (Street Lights, Storm Drainage)

Upgrading streets and utilities is vital for ensuring the safety and efficiency of the Area infrastructure. Improved street lighting will enhance nighttime visibility and safety, while upgraded storm drainage systems will mitigate flooding risks and improve water management. These enhancements are critical for supporting current and future development, protecting property, and ensuring the well-being of our community.

Existing Conditions:

The existing street lighting is not efficient and below standards for lighting safety.

The existing lighting is LED fixtures need to be replaced. The light posts have exceeded their useful life and very difficult to repair. They need to be replaced at one time to keep the overall aesthetic for the downtown.

The storm drainage system presently has deficiencies as identified in Section XI of this document.

Parks and Recreation (ADA-Compliant Restroom Facility, Utility Infrastructure Upgrades)

Our parks and recreational facilities are vital for promoting health, wellness, and community engagement. This project focuses on constructing an ADA-compliant restroom facility and upgrading utility infrastructure in our parks. These enhancements will ensure accessibility for all residents and improve the overall functionality of our recreational spaces, making North Bend a more inclusive and enjoyable place to live, work, and play.

Existing Conditions:

The restroom facility located in the park is not ADA compliant. This facility will be replaced and an additional ADA compliant restroom constructed near the current Information Center.

IV. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The total cost estimates for projects are shown in Table 2 below. Table 2 presents the estimated costs of the projects today (FYE 2024 constant dollars) and the estimated cost of those projects in the future (year of expenditure dollars). The year of expenditure dollars assumes annual 3% inflation rates. These are all estimates acknowledging that the urban renewal portions of these project activities must fit within the maximum indebtedness. Project dollar allocations may be changed between projects and may be allocated to other projects within the Plan. This is typically done in the annual budgeting process.

The Plan assumes that the Agency/City will use other funds to assist in the completion of the projects within the Area.

The Agency will be able to review and update fund expenditures and allocations on an annual basis when the annual budget is prepared.

Table 2. Estimated Cost of Each Project

Project Title	Constant FYE 2024	Year of Expenditure Project Cost
Personnel Services	\$3,106,773	\$5,272,446
Capital Outlay	\$290,000	\$290,000
Economic Development	\$1,772,506	\$2,961,741
Housing and Government Services	\$24,652,827	\$28,374,569
Downtown Streetscape	\$221,563	\$370,218
Grants	\$443,126	\$740,435
Street and Utility Upgrades	\$664,690	\$1,110,653
Parks and Recreation	\$221,563	\$370,218
Financing Fees	\$361,702	\$452,000
TOTAL:	\$31,734,751	\$39,942,278

Source: City of North Bend and Tiberius Solutions

V. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through FYE 2055 are calculated based on projections of growth in assessed value due to new development and appreciation within the Area and the consolidated tax rate that will apply in the Area.

The long-term projections for FYE 2024 and beyond assume an annual growth rate of 3% for real, personal and utility assessed value in the Area. This is equal to 3% maximum annual appreciation for existing property. These projections of growth are the basis for the projections in the Area.

These projections of growth were informed by historical growth trends in the Area. There is a decrease in TIF revenue in FYE 2046 which represents a tribal development that is expected to cease paying taxes at that time, after twenty years of paying taxes. If this development slows or is not assessed at the value expected, it could impact future TIF collections.

Table 3 and Figure 2 show the incremental assessed value, tax rates, and tax increment revenues each year, adjusted for discounts, and delinquencies.

In Table 3 below, gross tax increment financing (TIF)¹ is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate includes permanent tax rates only, and excludes general obligation bonds and local option levies, which will not be impacted by this Plan.

Table 3 shows expected TIF revenues over time and the projected tax revenues after termination of the Area. Definitions for Table 3 are shown below:

- Gross tax increment financing revenue (TIF) is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate includes only permanent tax rates. General obligation bonds and local option levies are excluded and will not be impacted by this Plan. Total AV is the projected total assessed value.
- Frozen base is the estimate of the assessed value of the Area at its formation.
- Increment used is the total assessed value minus the frozen base.
- Increment shared is the amount that will be distributed to all taxing districts according to their permanent rate due to revenue sharing. This is more thoroughly discussed in the Revenue Sharing section of this Report.
- Tax rate is the total permanent rate levy for the Area.
- Adjustments are calculated at 5% of the Gross TIF and are for discounts, delinquencies, and rate truncation.
- TIF Current Year reflects subtracting the 5% adjustment factor from Gross TIF.
- TIF Prior Years is the tax increment revenue that was delinquent the prior year and is paid by the assessor’s office once it is received. It is estimated that this amount is 1.5% of total TIF.
- Net TIF is the amount of tax increment revenues estimated to be received by the Agency

¹ TIF is also used to signify tax increment revenues

Table 3. Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues, page 1

FYE	Total AV	Frozen Base	Increment Applied	Increment Shared	Tax Rate	Gross TIF	Adjustments	Current Year Net TIF	Prior Year Net TIF	Total TIF
2024	68,752,786	30,341,265	38,411,521	-	23.2638	893,597	(44,680)	848,917	8,205	857,122
2025	70,815,370	30,341,265	40,474,105	-	23.2638	941,580	(47,079)	894,501	12,734	907,235
2026	94,157,831	30,341,265	63,816,566	-	14.2401	908,754	(45,438)	863,317	13,418	876,734
2027	96,982,566	30,341,265	66,641,301	-	14.2401	948,979	(47,449)	901,530	12,950	914,480
2028	99,892,043	30,341,265	69,550,778	-	14.2401	990,410	(49,521)	940,890	13,523	954,412
2029	102,888,804	30,341,265	72,547,539	-	14.2401	1,033,084	(51,654)	981,430	14,113	995,543
2030	105,975,468	30,341,265	75,634,203	-	14.2401	1,077,039	(53,852)	1,023,187	14,721	1,037,908
2031	109,154,732	30,341,265	78,813,467	-	14.2401	1,122,312	(56,116)	1,066,196	15,348	1,081,544
2032	112,429,374	30,341,265	82,088,109	-	14.2401	1,168,943	(58,447)	1,110,496	15,993	1,126,489
2033	115,802,255	30,341,265	85,460,990	-	14.2401	1,216,973	(60,849)	1,156,124	16,657	1,172,782
2034	119,276,323	30,341,265	84,405,366	4,529,692	14.2401	1,201,941	(60,097)	1,141,844	17,342	1,159,186
2035	122,854,613	30,341,265	85,299,721	7,213,627	14.2401	1,214,677	(60,734)	1,153,943	17,128	1,171,070
2036	126,540,251	30,341,265	86,220,924	9,978,062	14.2401	1,227,795	(61,390)	1,166,405	17,309	1,183,714
2037	130,336,458	30,341,265	87,169,779	12,825,414	14.2401	1,241,306	(62,065)	1,179,241	17,496	1,196,737
2038	134,246,552	30,341,265	88,147,115	15,758,172	14.2401	1,255,224	(62,761)	1,192,463	17,689	1,210,151
2039	138,273,949	30,341,265	89,153,786	18,778,898	14.2401	1,269,559	(63,478)	1,206,081	17,887	1,223,968
2040	142,422,167	30,341,265	90,190,671	21,890,231	14.2401	1,284,324	(64,216)	1,220,108	18,091	1,238,199
2041	146,694,832	30,341,265	91,258,675	25,094,892	14.2401	1,299,533	(64,977)	1,234,556	18,302	1,252,858
2042	151,095,677	30,341,265	92,358,732	28,395,680	14.2401	1,315,198	(65,760)	1,249,438	18,518	1,267,956
2043	155,628,548	30,341,265	93,491,802	31,795,481	14.2401	1,331,333	(66,567)	1,264,766	18,742	1,283,508
2044	160,297,405	30,341,265	94,658,876	35,297,264	14.2401	1,347,952	(67,398)	1,280,554	18,971	1,299,526
2045	165,106,327	30,341,265	95,860,972	38,904,090	14.2401	1,365,070	(68,253)	1,296,816	19,208	1,316,025
2047	135,689,574	30,341,265	88,442,608	16,905,701	14.2401	1,259,432	(62,972)	1,196,460	19,704	1,216,163
2046	131,737,450	30,341,265	97,099,141	4,297,044	14.2401	1,382,701	(69,135)	1,313,566	19,452	1,333,019
2048	139,760,261	30,341,265	89,489,871	19,929,125	14.2401	1,274,345	(63,717)	1,210,627	17,947	1,228,574
2049	143,953,069	30,341,265	90,568,582	23,043,222	14.2401	1,289,706	(64,485)	1,225,220	18,159	1,243,380
2050	148,271,661	30,341,265	91,652,826	26,277,570	14.2401	1,305,145	(65,257)	1,239,888	18,378	1,258,266
2051	152,719,811	30,341,265	92,764,712	29,613,834	14.2401	1,320,979	(66,049)	1,254,930	18,598	1,273,528
2052	157,301,405	30,341,265	93,909,965	33,050,175	14.2401	1,337,287	(66,864)	1,270,423	18,824	1,289,247
2053	162,020,447	30,341,265	95,089,587	36,589,595	14.2401	1,354,085	(67,704)	1,286,381	19,056	1,305,437
2054	166,881,060	30,341,265	96,304,608	40,235,187	14.2401	1,371,387	(68,569)	1,302,818	19,296	1,322,114
2055	171,887,492	30,341,265	97,556,090	43,990,137	14.2401	1,389,208	(69,460)	1,319,748	19,542	1,339,290
TOTAL:						38,939,858	(1,946,993)	36,992,864	543,301	37,536,165

Source: Tiberius Solutions

VI. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 4 shows the projected borrowing for the Area. Table 7 shows more detailed tables on the allocation of tax revenues to projects, programs, and administration over time.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the Area in FYE 2055.

The time frame of urban renewal is not absolute; it may vary depending on the actual ability to meet the maximum indebtedness. If growth in assessed value is slower than projected, the Agency may take division of taxes for a longer time period. If growth in assessed value is more robust than the projections, the Agency may take division of taxes for a shorter time period. These assumptions show one scenario for financing and that this scenario is financially feasible.

The original maximum indebtedness (MI) is \$11,800,723 (eleven million, eight hundred thousand seven hundred twenty three dollars). The MI used as of FYE 2024 is \$10,892,189. The MI increase is \$33,699,277 for a total MI of \$45,500,000.

The estimated total amount of tax increment revenues required to service the remaining maximum indebtedness from FYE 2024 forward is \$37,536,165 and is from permanent rate levies. The increase over the maximum indebtedness is due to the projected cost of the interest on borrowings.

Because the Plan is being substantially amended, ORS 457.010(11)(b) requires that it change from an "existing, option one, reduced rate" plan to a "permanent rate" plan, which means the Area will lose its authority to impose a special levy. Additionally, the Area will no longer be eligible to collect any division of tax revenues from general obligation bond levies approved by voters prior to October 6, 2001. However, no such bond levies currently exist for taxing districts impacted by the Area, so there will be no impact on the consolidated tax rate used to calculate tax increment revenues. The elimination of special levy authority is important to North Bend taxpayers, as it will reduce the amount of taxes imposed. In FYE 2024, \$38 was paid to the urban renewal special levy for every \$100,000 of assessed value in North Bend. This special levy will no longer be collected.

This financial analysis shows borrowings as identified in Table 4. This is only one scenario for how the Agency may decide to implement this Plan, and this scenario is financially feasible. The Agency may decide to do borrowings at different times or for different amounts, depending on their analysis at the time. The timeframes on these borrowings are designed to have all borrowings repaid at the termination of the Area in FYE 2055. The amounts shown are the principal amounts of the borrowings. The total amounts, including interest, are shown in the second column of Table 5.

Table 4. Estimated Borrowings and Amounts

Loan	Loan A	Loan B
Principal Amount	\$ 13,700,000	\$8,900,000
Interest Rate	2.20%	2.20%
Loan Term	20	10
Loan Year	2026	2046
Interest Payment Start	2026	2046
Principal Payment Start	2026	2046
Annual Payment	(\$854,105)	(\$1,001,202)

Source: Tiberius Solutions

Table 5. Tax Increment Revenues and Allocations to Debt Service, page 1

	Total	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028
Resources						
Beginning Balance		-	2,313,702	-	-	-
Interest Earnings	100,000	-	100,000	-	-	-
TIF: Current Year	36,143,946	848,917	894,501	863,317	901,530	940,890
TIF: Prior Years	535,097	8,205	12,734	13,418	12,950	13,523
Total Resources	39,092,745	857,122	3,320,936	876,734	914,480	954,412
Expenditures						
Debt Service						
Scheduled Payments						
Loan A	(17,082,097)	-	-	(854,105)	(854,105)	(854,105)
Loan B	(10,012,024)	-	-	-	-	-
Total Debt Service	(27,094,121)	-	-	(854,105)	(854,105)	(854,105)
Debt Service Coverage Ratio		-	-	1.03	1.07	1.12
Transfer to URA Projects Fund	(11,998,623)	-	(3,320,936)	(22,629)	(60,375)	(100,308)
Total Expenditures	(39,092,745)	-	(3,320,936)	(876,734)	(914,480)	(954,412)
Ending Balance		857,122	-	-	-	-

Source: Tiberius Solutions

Table 5. Tax Increment Revenues and Allocations to Debt Service, page 2

	FYE 2029	FYE 2030	FYE 2031	FYE 2032	FYE 2033	FYE 2034
Resources						
Beginning Balance	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-
TIF: Current Year	981,430	1,023,187	1,066,196	1,110,496	1,156,124	1,141,844
TIF: Prior Years	14,113	14,721	15,348	15,993	16,657	17,342
Total Resources	995,543	1,037,908	1,081,544	1,126,489	1,172,782	1,159,186
Expenditures						
Debt Service						
Scheduled Payments						
Loan A	(854,105)	(854,105)	(854,105)	(854,105)	(854,105)	(854,105)
Loan B	-	-	-	-	-	-
Total Debt Service	(854,105)	(854,105)	(854,105)	(854,105)	(854,105)	(854,105)
Debt Service Coverage Ratio	1.17	1.22	1.27	1.32	1.37	1.36
Transfer to URA Projects Fund	(141,439)	(183,803)	(227,439)	(272,384)	(318,677)	(305,081)
Total Expenditures	(995,543)	(1,037,908)	(1,081,544)	(1,126,489)	(1,172,782)	(1,159,186)
Ending Balance	-	-	-	-	-	-

Source: Tiberius Solutions

Table 5. Tax Increment Revenues and Allocations to Debt Service, page 3

	FYE 2035	FYE 2036	FYE 2037	FYE 2038	FYE 2039	FYE 2040
Resources						
Beginning Balance	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-
TIF: Current Year	1,153,943	1,166,405	1,179,241	1,192,463	1,206,081	1,220,108
TIF: Prior Years	17,128	17,309	17,496	17,689	17,887	18,091
Total Resources	1,171,070	1,183,714	1,196,737	1,210,151	1,223,968	1,238,199
Expenditures						
Debt Service						
Scheduled Payments						
Loan A	(854,105)	(854,105)	(854,105)	(854,105)	(854,105)	(854,105)
Loan B	-	-	-	-	-	-
Total Debt Service	(854,105)	(854,105)	(854,105)	(854,105)	(854,105)	(854,105)
Debt Service Coverage Ratio	1.37	1.39	1.40	1.42	1.43	1.45
Transfer to URA Projects Fund	(316,966)	(329,609)	(342,632)	(356,046)	(369,863)	(384,094)
Total Expenditures	(1,171,070)	(1,183,714)	(1,196,737)	(1,210,151)	(1,223,968)	(1,238,199)
Ending Balance	-	-	-	-	-	-

Source: Tiberius Solutions

Table 5. Tax Increment Revenues and Allocations to Debt Service, page 4

	FYE 2041	FYE 2042	FYE 2043	FYE 2044	FYE 2045	FYE 2046
Resources						
Beginning Balance	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-
TIF: Current Year	1,234,556	1,249,438	1,264,766	1,280,554	1,296,816	1,313,566
TIF: Prior Years	18,302	18,518	18,742	18,971	19,208	19,452
Total Resources	1,252,858	1,267,956	1,283,508	1,299,526	1,316,025	1,333,019
Expenditures						
Debt Service						
Scheduled Payments						
Loan A	(854,105)	(854,105)	(854,105)	(854,105)	(854,105)	-
Loan B	-	-	-	-	-	(1,001,202)
Total Debt Service	(854,105)	(854,105)	(854,105)	(854,105)	(854,105)	(1,001,202)
Debt Service Coverage Ratio	1.47	1.48	1.50	1.52	1.54	1.33
Transfer to URA Projects Fund	(398,753)	(413,851)	(429,403)	(445,421)	(461,920)	(331,816)
Total Expenditures	(1,252,858)	(1,267,956)	(1,283,508)	(1,299,526)	(1,316,025)	(1,333,019)
Ending Balance	-	-	-	-	-	-

Source: Tiberius Solutions

Table 5. Tax Increment Revenues and Allocations to Debt Service, page 5

	FYE 2047	FYE 2048	FYE 2049	FYE 2050	FYE 2051	FYE 2052
Resources						
Beginning Balance	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-
TIF: Current Year	1,196,460	1,210,627	1,225,220	1,239,888	1,254,930	1,270,423
TIF: Prior Years	19,704	17,947	18,159	18,378	18,598	18,824
Total Resources	1,216,164	1,228,574	1,243,380	1,258,266	1,273,528	1,289,247
Expenditures						
Debt Service						
Scheduled Payments						
Loan A	-	-	-	-	-	-
Loan B	(1,001,202)	(1,001,202)	(1,001,202)	(1,001,202)	(1,001,202)	(1,001,202)
Total Debt Service	(1,001,202)	(1,001,202)	(1,001,202)	(1,001,202)	(1,001,202)	(1,001,202)
Debt Service Coverage Ratio	1.21	1.23	1.24	1.26	1.27	1.29
Transfer to URA Projects Fund	(214,961)	(227,372)	(242,177)	(257,064)	(272,326)	(288,044)
Total Expenditures	(1,216,164)	(1,228,574)	(1,243,380)	(1,258,266)	(1,273,528)	(1,289,247)
Ending Balance	-	-	-	-	-	-

Table 5. Tax Increment Revenues and Allocations to Debt Service, page 6

	FYE 2053	FYE 2054	FYE 2055
Resources			
Beginning Balance	-	-	
Interest Earnings	-	-	
TIF: Current Year	1,286,381	1,302,818	1,319,748
TIF: Prior Years	19,056	19,296	19,542
Total Resources	1,305,437	1,322,114	1,339,290
Expenditures			
Debt Service			
Scheduled Payments			
Loan A	-	-	
Loan B	(1,001,202)	(1,001,202)	(1,001,202)
Total Debt Service	(1,001,202)	(1,001,202)	(1,001,202)
Debt Service Coverage Ratio	1.30	1.32	1.34
Transfer to URA Projects Fund	(304,235)	(320,911)	(338,088)
Total Expenditures	(1,305,437)	(1,322,114)	(1,339,290)
Ending Balance	-	-	

VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for construction of projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the Agency and City.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the Area in FYE 2055.

The amount of money available for projects in 2024 constant dollars for the Area is \$31,734,751. See Table 2 for the individual project analysis. This equates to \$39,942,278 in year of expenditure dollars. This number is larger than the impacts to the taxing districts as some of those funds have already been received by the Agency but have not yet been expended (existing resources).

Table 6 shows the \$31,734,751 of 2024 project dollars inflated over the life of the Area including administrative expenses. All costs shown in Table 6 are in year-of-expenditure dollars, which are adjusted by 3.0% annually to account for inflation.

The Agency may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan. The following tables are prepared to show that the Area is financially feasible as required by ORS 457. It assumes completion of projects as funding becomes available. If the City is able to jumpstart the Area by providing alternative funding sources which are repaid when tax increment revenues are available, or if other outside funding sources are secured, including but not limited to developer contributions, the timing on projects can be moved up.

Table 6. Programs and Costs in Year of Expenditure Dollars, Page 1

Projects Fund	Total	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030
Resources							
Beginning Balance		-	7,249,268	41,721	-	-	-
Interest Earnings	36,455	-	36,246	209	-	-	-
Transfer from TIF Fund	11,998,623	3,320,936	22,629	60,375	100,308	141,439	183,803
Bond/Loan Proceeds	22,600,000	-	13,700,000	-	-	-	-
Grant	4,000,000	4,000,000	-	-	-	-	-
Proceeds from Land Sale	1,000,000	-	-	-	1,000,000	-	-
Other	307,200	307,200	-	-	-	-	-
Total Resources	39,942,278	7,628,136	21,008,144	102,304	1,100,308	141,439	183,803
Expenditures (YOE \$)							
Personnel Services	(5,272,446)	(88,868)	(92,423)	(96,120)	(99,965)	(103,964)	(108,123)
Capital Outlay	(290,000)	(290,000)	-	-	-	-	-
Economic Development (Acquisition of Real Estate)	(2,961,741)	-	-	(1,374)	(222,298)	(8,328)	(16,818)
Housing and Government Services (Redevelopment of Coos County Courthouse Annex)	(28,374,569)	-	(20,600,000)	(3,608)	(583,533)	(21,860)	(44,147)
Downtown Streetscape (Tree Vaults, LED Lighting, Public Art)	(370,218)	-	-	(172)	(27,787)	(1,041)	(2,102)
Grants (Façade, Mural, and Redevelopment Grants)	(740,435)	-	-	(344)	(55,575)	(2,082)	(4,204)
Street and Utility Upgrades (Street Lights, Storm Drainage)	(1,110,653)	-	-	(515)	(83,362)	(3,123)	(6,307)
Parks and Recreation (ADA-Compliant Restroom Facility, Utility Infrastructure Upgrades)	(370,218)	-	-	(172)	(27,787)	(1,041)	(2,102)
Financing Fees	(452,000)	-	(274,000)	-	-	-	-
Total Expenditures	(39,942,278)	(378,868)	(20,966,423)	(102,304)	(1,100,308)	(141,439)	(183,803)
Ending Balance		7,249,268	41,721	-	-	-	-

Source: Tiberius Solutions

Table 6. Programs and Costs in Year of Expenditure Dollars, Page 2

Projects Fund	FYE 2031	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038
Resources								
Beginning Balance	-	-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-	-
Transfer from TIF Fund	227,439	272,384	318,677	305,081	316,966	329,609	342,632	356,046
Bond/Loan Proceeds	-	-	-	-	-	-	-	-
Grant	-	-	-	-	-	-	-	-
Proceeds from Land Sale	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
Total Resources	227,439	272,384	318,677	305,081	316,966	329,609	342,632	356,046
Expenditures (YOE \$)								
Personnel Services	(112,448)	(116,946)	(121,624)	(126,489)	(131,549)	(136,811)	(142,283)	(147,974)
Capital Outlay	-	-	-	-	-	-	-	-
Economic Development (Acquisition of Real Estate)	(25,554)	(34,542)	(43,790)	(39,687)	(41,204)	(42,844)	(44,522)	(46,238)
Housing and Government Services (Redevelopment of Coos County Courthouse Annex)	(67,078)	(90,672)	(114,948)	(104,179)	(108,160)	(112,466)	(116,870)	(121,376)
Downtown Streetscape (Tree Vaults, LED Lighting, Public Art)	(3,194)	(4,318)	(5,474)	(4,961)	(5,150)	(5,356)	(5,565)	(5,780)
Grants (Façade, Mural, and Redevelopment Grants)	(6,388)	(8,635)	(10,947)	(9,922)	(10,301)	(10,711)	(11,131)	(11,560)
Street and Utility Upgrades (Street Lights, Storm Drainage)	(9,583)	(12,953)	(16,421)	(14,883)	(15,451)	(16,067)	(16,696)	(17,339)
Parks and Recreation (ADA-Compliant Restroom Facility, Utility Infrastructure Upgrades)	(3,194)	(4,318)	(5,474)	(4,961)	(5,150)	(5,356)	(5,565)	(5,780)
Financing Fees	-	-	-	-	-	-	-	-
Total Expenditures	(227,439)	(272,384)	(318,677)	(305,081)	(316,966)	(329,609)	(342,632)	(356,046)
Ending Balance	-	-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 6. Programs and Costs in Year of Expenditure Dollars, Page 3

Projects Fund	FYE 2039	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044	FYE 2045	FYE 2046
Resources								
Beginning Balance	-	-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-	-
Transfer from TIF Fund	369,863	384,094	398,753	413,851	429,403	445,421	461,920	331,816
Bond/Loan Proceeds	-	-	-	-	-	-	-	8,900,000
Grant	-	-	-	-	-	-	-	-
Proceeds from Land Sale	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
Total Resources	369,863	384,094	398,753	413,851	429,403	445,421	461,920	9,231,816
Expenditures (YOE \$)								
Personnel Services	(153,893)	(160,049)	(166,451)	(173,109)	(180,033)	(187,234)	(194,723)	(202,512)
Capital Outlay	-	-	-	-	-	-	-	-
Economic Development (Acquisition of Real Estate)	(47,993)	(49,788)	(51,623)	(53,498)	(55,415)	(57,375)	(59,377)	(1,966,956)
Housing and Government Services (Redevelopment of Coos County Courthouse Annex)	(125,982)	(130,693)	(135,509)	(140,433)	(145,466)	(150,609)	(155,865)	(5,163,261)
Downtown Streetscape (Tree Vaults, LED Lighting, Public Art)	(5,999)	(6,223)	(6,453)	(6,687)	(6,927)	(7,172)	(7,422)	(245,870)
Grants (Façade, Mural, and Redevelopment Grants)	(11,998)	(12,447)	(12,906)	(13,375)	(13,854)	(14,344)	(14,844)	(491,739)
Street and Utility Upgrades (Street Lights, Storm Drainage)	(17,997)	(18,670)	(19,358)	(20,062)	(20,781)	(21,516)	(22,266)	(737,609)
Parks and Recreation (ADA-Compliant Restroom Facility, Utility Infrastructure Upgrades)	(5,999)	(6,223)	(6,453)	(6,687)	(6,927)	(7,172)	(7,422)	(245,870)
Financing Fees	-	-	-	-	-	-	-	(178,000)
Total Expenditures	(369,863)	(384,094)	(398,753)	(413,851)	(429,403)	(445,421)	(461,920)	(9,231,816)
Ending Balance	-	-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 6. Programs and Costs in Year of Expenditure Dollars, Page 4

Projects Fund	FYE 2047	FYE 2048	FYE 2049	FYE 2050	FYE 2051	FYE 2052	FYE 2053	FYE 2054	FYE 2055
Resources									
Beginning Balance	-	-	-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-	-	-
Transfer from TIF Fund	214,961	227,372	242,177	257,064	272,326	288,044	304,235	320,911	338,0788
Bond/Loan Proceeds	-	-	-	-	-	-	-	-	-
Grant	-	-	-	-	-	-	-	-	-
Proceeds from Land Sale	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
Total Resources	214,961	227,372	242,177	257,064	272,326	288,044	304,235	320,911	338,0788
Expenditures (YOE \$)									
Personnel Services	(210,612)	(219,036)	(227,797)	(236,909)	(246,385)	(256,240)	(266,490)	(277,150)	(288,236)
Capital Outlay	-	-	-	-	-	-	-	-	-
Economic Development (Acquisition of Real Estate)	(966)	(1,852)	(3,196)	(4,479)	(5,765)	(7,068)	(8,388)	(9,725)	(11,078)
Housing and Government Services (Redevelopment of Coos County Courthouse Annex)	(2,537)	(4,863)	(8,389)	(11,757)	(15,132)	(18,553)	(22,018)	(25,527)	(29,080)
Downtown Streetscape (Tree Vaults, LED Lighting, Public Art)	(121)	(232)	(399)	(560)	(721)	(883)	(1,048)	(1,216)	(1,385)
Grants (Façade, Mural, and Redevelopment Grants)	(242)	(463)	(799)	(1,120)	(1,441)	(1,767)	(2,097)	(2,431)	(2,770)
Street and Utility Upgrades (Street Lights, Storm Drainage)	(362)	(695)	(1,198)	(1,680)	(2,162)	(2,650)	(3,145)	(3,647)	(4,154)
Parks and Recreation (ADA-Compliant Restroom Facility, Utility Infrastructure Upgrades)	(121)	(232)	(399)	(560)	(721)	(883)	(1,048)	(1,216)	(1,385)
Financing Fees	-	-	-	-	-	-	-	-	-
Total Expenditures	(214,961)	(227,372)	(242,177)	(257,064)	(272,326)	(288,044)	(304,235)	(320,911)	(338,088)
Ending Balance	-	-	-	-	-	-	-	-	-

Source: Tiberius Solutions

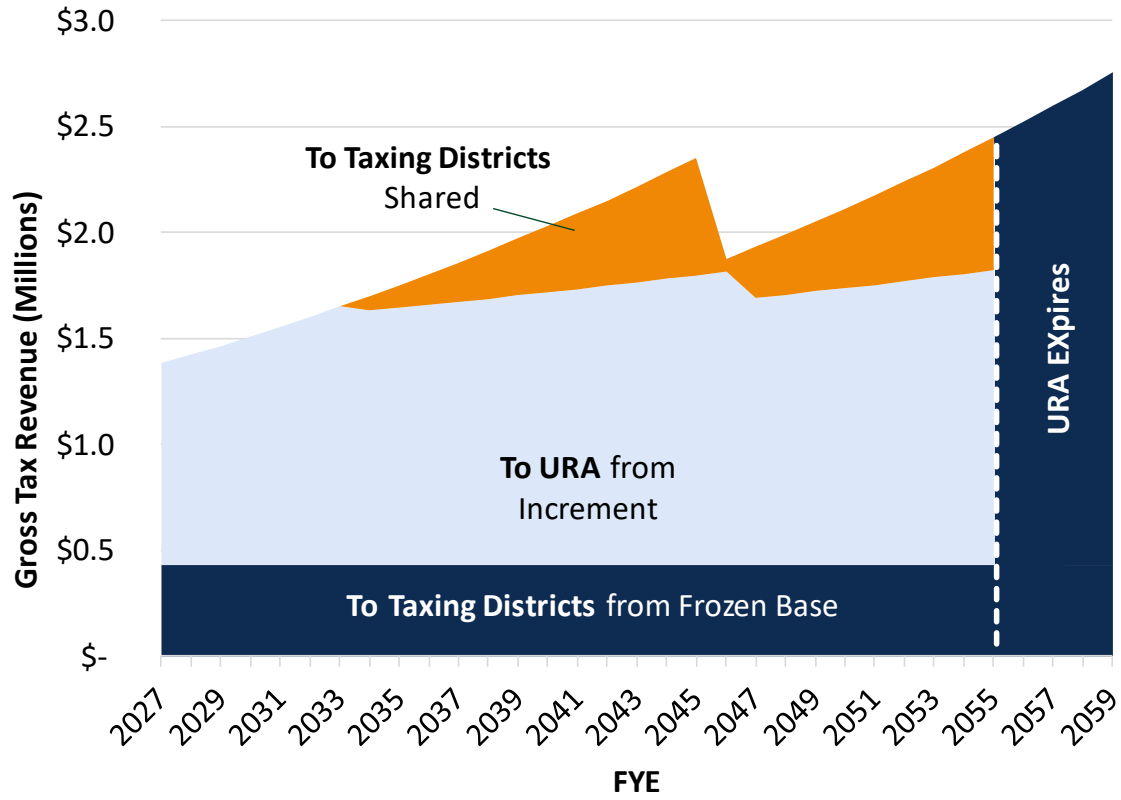
VIII. REVENUE SHARING

As stipulated in ORS 457, revenue sharing begins for existing plans once the maximum indebtedness is increased. Revenue sharing means that at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the Area. The first threshold is when annual tax increment finance revenues exceed 10% of the original maximum indebtedness of the Plan (\$1,180,072). At the 10% threshold, the Agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold. It is projected that the Area will reach this threshold in FYE 2033 with revenue sharing to commence in FYE 2034. This provision should be noted in the Urban Renewal Annual Report so it is easily tracked. The second threshold is set at 12.5% of the maximum indebtedness (\$1,475,090). If this threshold is met, revenue for the area would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

Revenue sharing will be an annual component of future tax increment collections. This will be accomplished by filling out the UR 50 form for the county assessor on an annual basis designating the amount of tax increment proceeds which will go to the Agency. The remainder of the tax increment proceeds will be distributed to the taxing districts by the county assessor. It is projected that the Area will reach this threshold in FYE 2038 with the 12.5% threshold to commence in FYE 2039.

Table 7 shows projected future revenue sharing amounts and Figure 2 shows the anticipated revenue sharing over the life of the Area. There is a decrease in TIF revenue and therefore a decrease in revenue sharing in FYE 2046 which represents a tribal development that will cease paying taxes at that time, after twenty years of paying taxes. The Agency will want to coordinate with the taxing districts so they understand this impact. It is the consultant's recommendation that this information be tracked in the required annual financial statement in ORS 457.460

Figure 2. Tax Increment Revenues and Revenue Sharing



Source: Tiberius Solutions Note the decrease in the allocations to the taxing districts in FYE 2046 is due to a tribal property being removed from the property tax rolls after 20 years of paying taxes.

Table 7. Projected Revenue Sharing FYE 2034 - FYE 2055

FYE	Total Tax Increment Funds	Revenue Shared	Tax Increment Funds to Agency
2025	941,580	-	941,580
2026	908,754	-	908,754
2027	948,979	-	948,979
2028	990,410	-	990,410
2029	1,033,084	-	1,033,084
2030	1,077,039	-	1,077,039
2031	1,122,312	-	1,122,312
2032	1,168,943	-	1,168,943
2033	1,216,973	-	1,216,973
2034	1,266,444	64,503	1,201,941
2035	1,317,399	102,723	1,214,677
2036	1,369,883	142,089	1,227,795
2037	1,423,942	182,635	1,241,306
2038	1,479,622	224,398	1,255,224
2039	1,536,972	267,413	1,269,559
2040	1,596,043	311,719	1,284,324
2041	1,656,886	357,354	1,299,533
2042	1,719,555	404,357	1,315,198
2043	1,784,103	452,771	1,331,333
2044	1,850,588	502,637	1,347,952
2045	1,919,068	553,998	1,365,070
2047	1,443,892	61,190	1,382,701
2046	1,500,170	240,739	1,259,432
2048	1,558,137	283,793	1,274,345
2049	1,617,843	328,138	1,289,706
2050	1,679,341	374,195	1,305,145
2051	1,742,683	421,704	1,320,979
2052	1,807,925	470,638	1,337,287
2053	1,875,125	521,039	1,354,085
2054	1,944,340	572,953	1,371,387
2055	2,015,632	626,424	1,389,208
TOTAL:	\$45,513,669	\$7,467,410	\$38,046,259

Source: Tiberius Solutions

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the Area. **These impacts reflect updated financial projections with increased maximum indebtedness.**

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated through FYE 2055.

The North Bend School District and the Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level.

The SW Oregon Community College is funded under a similar statewide funding formula, the Community College Support Fund. Urban renewal also indirectly impacts the community colleges.

Table 8 and Table 9 show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. Table 8 shows the general government levies, and Table 9 shows the education levies.

Table 8. Updated Projected Impact on Taxing District Permanent Rate Levies - General Government

FYE	City of North Bend	Port of Coos Bay	4H Extension Service	Coos County Library	Coos County	Coos County Airport	Subtotal
2024	(372,165)	(36,831)	(5,345)	(43,873)	(65,000)	(14,446)	(537,659)
2025	(393,925)	(38,984)	(5,657)	(46,438)	(68,800)	(15,290)	(569,095)
2026	(380,681)	(37,673)	(5,467)	(44,877)	(66,487)	(14,776)	(549,962)
2027	(397,070)	(39,295)	(5,703)	(46,809)	(69,350)	(15,412)	(573,639)
2028	(414,409)	(41,011)	(5,952)	(48,853)	(72,378)	(16,085)	(598,689)
2029	(432,268)	(42,779)	(6,208)	(50,958)	(75,497)	(16,779)	(624,489)
2030	(450,663)	(44,599)	(6,472)	(53,127)	(78,710)	(17,493)	(651,064)
2031	(469,610)	(46,474)	(6,744)	(55,360)	(82,019)	(18,228)	(678,436)
2032	(489,125)	(48,405)	(7,025)	(57,661)	(85,427)	(18,986)	(706,629)
2033	(509,226)	(50,395)	(7,313)	(60,031)	(88,938)	(19,766)	(735,668)
2034	(503,322)	(49,810)	(7,229)	(59,335)	(87,907)	(19,537)	(727,140)
2035	(508,483)	(50,321)	(7,303)	(59,943)	(88,808)	(19,737)	(734,595)
2036	(513,973)	(50,864)	(7,382)	(60,590)	(89,767)	(19,950)	(742,526)
2037	(519,627)	(51,424)	(7,463)	(61,257)	(90,755)	(20,170)	(750,695)
2038	(525,452)	(52,000)	(7,546)	(61,943)	(91,772)	(20,396)	(759,110)
2039	(531,451)	(52,594)	(7,633)	(62,651)	(92,820)	(20,629)	(767,777)
2040	(537,630)	(53,206)	(7,721)	(63,379)	(93,899)	(20,868)	(776,704)
2041	(543,995)	(53,836)	(7,813)	(64,129)	(95,011)	(21,115)	(785,899)
2042	(550,551)	(54,484)	(7,907)	(64,902)	(96,156)	(21,370)	(795,370)
2043	(557,303)	(55,153)	(8,004)	(65,698)	(97,335)	(21,632)	(805,125)
2044	(564,259)	(55,841)	(8,104)	(66,518)	(98,550)	(21,902)	(815,173)
2045	(571,422)	(56,550)	(8,207)	(67,363)	(99,801)	(22,180)	(825,522)
2047	(528,062)	(52,259)	(7,584)	(62,251)	(92,228)	(20,497)	(762,881)
2046	(578,801)	(57,280)	(8,313)	(68,232)	(101,090)	(22,466)	(836,183)
2048	(533,451)	(52,792)	(7,661)	(62,886)	(93,169)	(20,706)	(770,666)
2049	(539,880)	(53,428)	(7,754)	(63,644)	(94,292)	(20,956)	(779,953)
2050	(546,344)	(54,068)	(7,846)	(64,406)	(95,421)	(21,207)	(789,292)
2051	(552,970)	(54,724)	(7,942)	(65,187)	(96,578)	(21,464)	(798,865)
2052	(559,795)	(55,399)	(8,040)	(65,992)	(97,770)	(21,729)	(808,725)
2053	(566,825)	(56,095)	(8,141)	(66,821)	(98,998)	(22,002)	(818,881)
2054	(574,066)	(56,811)	(8,245)	(67,674)	(100,263)	(22,283)	(829,342)
2055	(581,524)	(57,550)	(8,352)	(68,554)	(101,565)	(22,572)	(840,117)
TOTAL:	(16,298,328)	(1,612,935)	(234,072)	(1,921,342)	(2,846,561)	(632,629)	(23,545,871)

Source: Tiberius Solutions

Table 9. Updated Projected Impact on Taxing District Permanent Rate Levies – Education

FYE	South Coast Education Service District	North Bend School #13	SW Oregon Community College	Subtotal	Total
2024	(26,677)	(250,550)	(42,236)	(319,462)	(857,122)
2025	(28,236)	(265,199)	(44,705)	(338,140)	(907,235)
2026	(27,287)	(256,283)	(43,202)	(326,772)	(876,734)
2027	(28,462)	(267,316)	(45,062)	(340,840)	(914,480)
2028	(29,705)	(278,989)	(47,030)	(355,724)	(954,412)
2029	(30,985)	(291,013)	(49,057)	(371,054)	(995,543)
2030	(32,303)	(303,396)	(51,144)	(386,844)	(1,037,908)
2031	(33,661)	(316,152)	(53,295)	(403,108)	(1,081,544)
2032	(35,060)	(329,290)	(55,509)	(419,859)	(1,126,489)
2033	(36,501)	(342,822)	(57,790)	(437,113)	(1,172,782)
2034	(36,078)	(338,848)	(57,120)	(432,046)	(1,159,186)
2035	(36,448)	(342,322)	(57,706)	(436,476)	(1,171,070)
2036	(36,841)	(346,018)	(58,329)	(441,188)	(1,183,714)
2037	(37,247)	(349,825)	(58,971)	(446,042)	(1,196,737)
2038	(37,664)	(353,746)	(59,632)	(451,042)	(1,210,151)
2039	(38,094)	(357,785)	(60,313)	(456,191)	(1,223,968)
2040	(38,537)	(361,945)	(61,014)	(461,496)	(1,238,199)
2041	(38,993)	(366,230)	(61,736)	(466,959)	(1,252,858)
2042	(39,463)	(370,643)	(62,480)	(472,586)	(1,267,956)
2043	(39,947)	(375,189)	(63,247)	(478,383)	(1,283,508)
2044	(40,446)	(379,871)	(64,036)	(484,353)	(1,299,526)
2045	(40,959)	(384,694)	(64,849)	(490,502)	(1,316,025)
2047	(37,851)	(355,503)	(59,928)	(453,282)	(1,216,163)
2046	(41,488)	(389,662)	(65,686)	(496,836)	(1,333,019)
2048	(38,237)	(359,131)	(60,540)	(457,908)	(1,228,574)
2049	(38,698)	(363,459)	(61,269)	(463,426)	(1,243,380)
2050	(39,162)	(367,811)	(62,003)	(468,975)	(1,258,266)
2051	(39,637)	(372,272)	(62,755)	(474,663)	(1,273,528)
2052	(40,126)	(376,867)	(63,529)	(480,522)	(1,289,247)
2053	(40,630)	(381,599)	(64,327)	(486,556)	(1,305,437)
2054	(41,149)	(386,474)	(65,149)	(492,772)	(1,322,114)
2055	(41,683)	(391,495)	(65,995)	(499,174)	(1,339,290)
TOTAL:	(1,168,255)	(10,972,386)	(1,849,644)	(13,990,294)	(37,536,165)

Source: Tiberius Solutions

Please refer to the explanation of the schools funding in the preceding section .

Table 10 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2056

Table 10. Additional Revenues Obtained after Termination of Tax Increment Financing – FYE 2056

Taxing District	Tax Rate	From Frozen Base	From Excess Value	Total
General Government				
City of North Bend	6.1831	187,603	907,078	1,094,681
Port of Coos Bay	0.6119	18,566	89,767	108,333
4H Extension	0.0888	2,694	13,027	15,721
Coos County Library	0.7289	22,116	106,932	129,048
Coos County	1.0799	32,766	158,424	191,190
Coos County Airport	0.2400	7,282	35,209	42,491
Subtotal General Government	8.9326	271,027	1,310,437	1,581,464
Education				
South Coast ESD	0.4432	13,447	65,019	78,466
North Bend School #13	4.1626	126,299	610,665	736,964
SW Oregon Community College	0.7017	21,290	102,941	124,231
Subtotal Education	5.3075	161,036	778,625	939,661
Total	14.2401	\$432,063	\$2,089,062	\$2,521,125

Source: Tiberius Solutions

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality’s total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base (assumed to be FYE 2024 values), including all real, personal, manufactured, and utility properties in the Area, is \$30,341,265. The FYE 2024 excess value is \$38,411,521. The total assessed value of the City of North Bend in FYE 2024 is \$844,208,297. The percentage of total City assessed value in the urban renewal area is 3.76%, below the 25% threshold.

The Area contained 538 acres, including public rights-of-way and submerged lands, the Area extends to the city limit line which generally follows the centerline of the shipping channel. This amendment removes the North bend School District property from the boundary. The Area boundary is now 537.17 acres. The City of North Bend contains 3,243 acres. This equates to 16.56% of the City’s acreage in an urban renewal area, which is below the 25% threshold.

*Table 11. Urban Renewal Area Conformance with Assessed Value and Acreage Limits**

	Acreage	Assessed Value
A. North Bend Urban Renewal Area frozen base		\$30,341,265
B. North Bend Urban Renewal Area increment		\$38,411,521
Total Urban Renewal Area Acreage	537.17	
C. City of North Bend	3,243	\$844,208,297
% of City Acreage		
% of City Assessed Value (formula) =A/(C-B)	16.56%	3.76%

Source: Compiled by Elaine Howard Consulting, LLC with data from the City of North Bend, Coos County Department of Assessment and Taxation (FYE 2024)

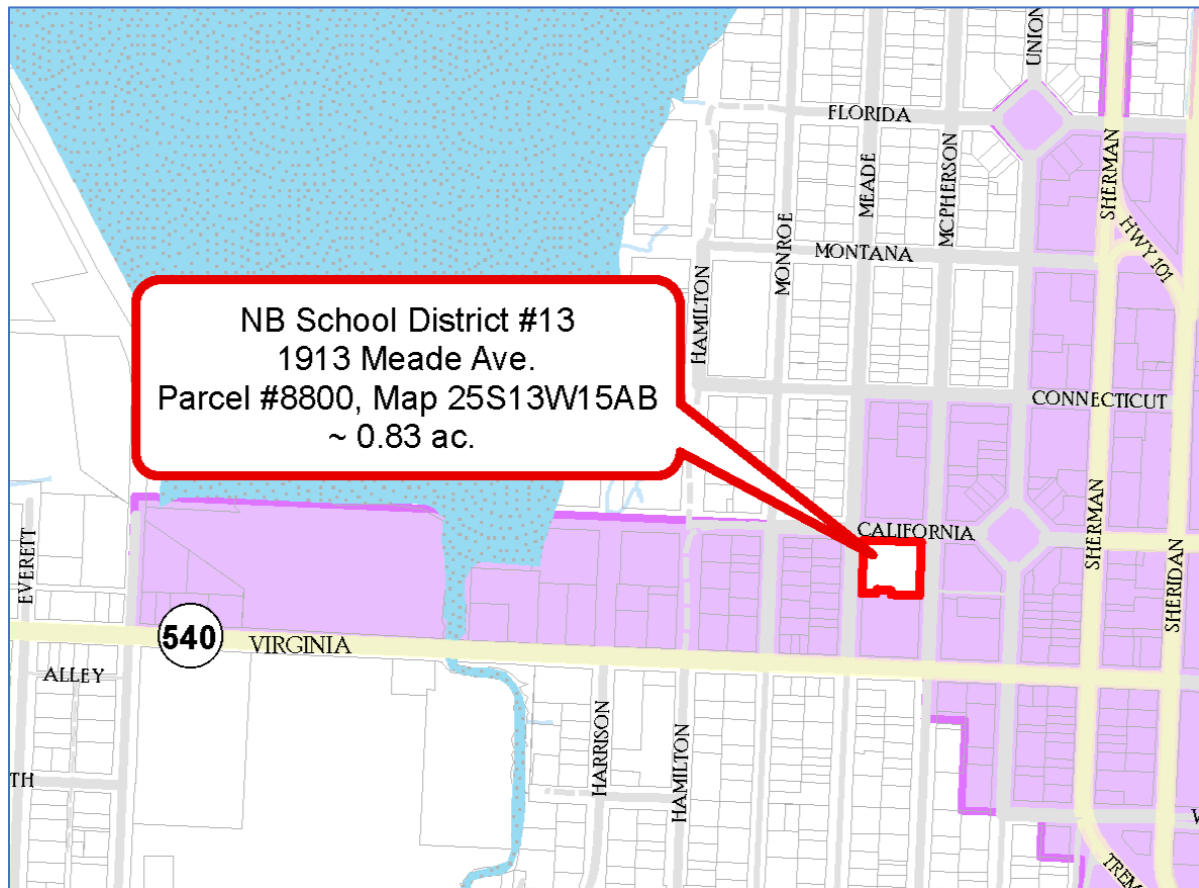
XI. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the North Bend Urban Renewal Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

The North Bend School District property has been removed from the Area. It is located at 1913 Meade Avenue. Parcel #8800 Map 25S13W15AB. It is .83 acres. All tables below reflect the removal of this property. This parcel is shown in Figure 3.

Figure 3. Property Removal



Source: City of North Bend

1. Land Use

The Area is 538 acres, which is composed of 215 individual parcels encompassing 201.13 acres, and an additional 336 acres in public rights-of-way and submerged lands. The Area extends to the city limit line which generally follows the centerline of the shipping channel. An analysis of property classification data from the City of North Bend was used to determine the land use designation of parcels in the Area. By acreage, Industrial accounts for the most prevalent land use within the Area (56.16%). This was followed by Exempt (24.97%). Exempt properties are those properties that are in public or non-profit use and do not pay property taxes. The North Bend School District property has been removed from the Area. Detailed land use designations in the Area are shown in Table 12.

Table 12. Land Use in the Area

Land Use	Tax Lots	Acres	Percent of Acres
Industrial	34	112.95	56.16%
Exempt	47	50.23	24.97%
Commercial	100	21.03	10.46%
Miscellaneous	2	12.96	6.44%
Residential	26	3.75	1.86%
Multi-Family	6	0.21	0.10%
TOTAL:	215	201.13	100.00%

Source: Compiled by Elaine Howard Consulting with data from the City of North Bend

2. Comprehensive Plan Designations

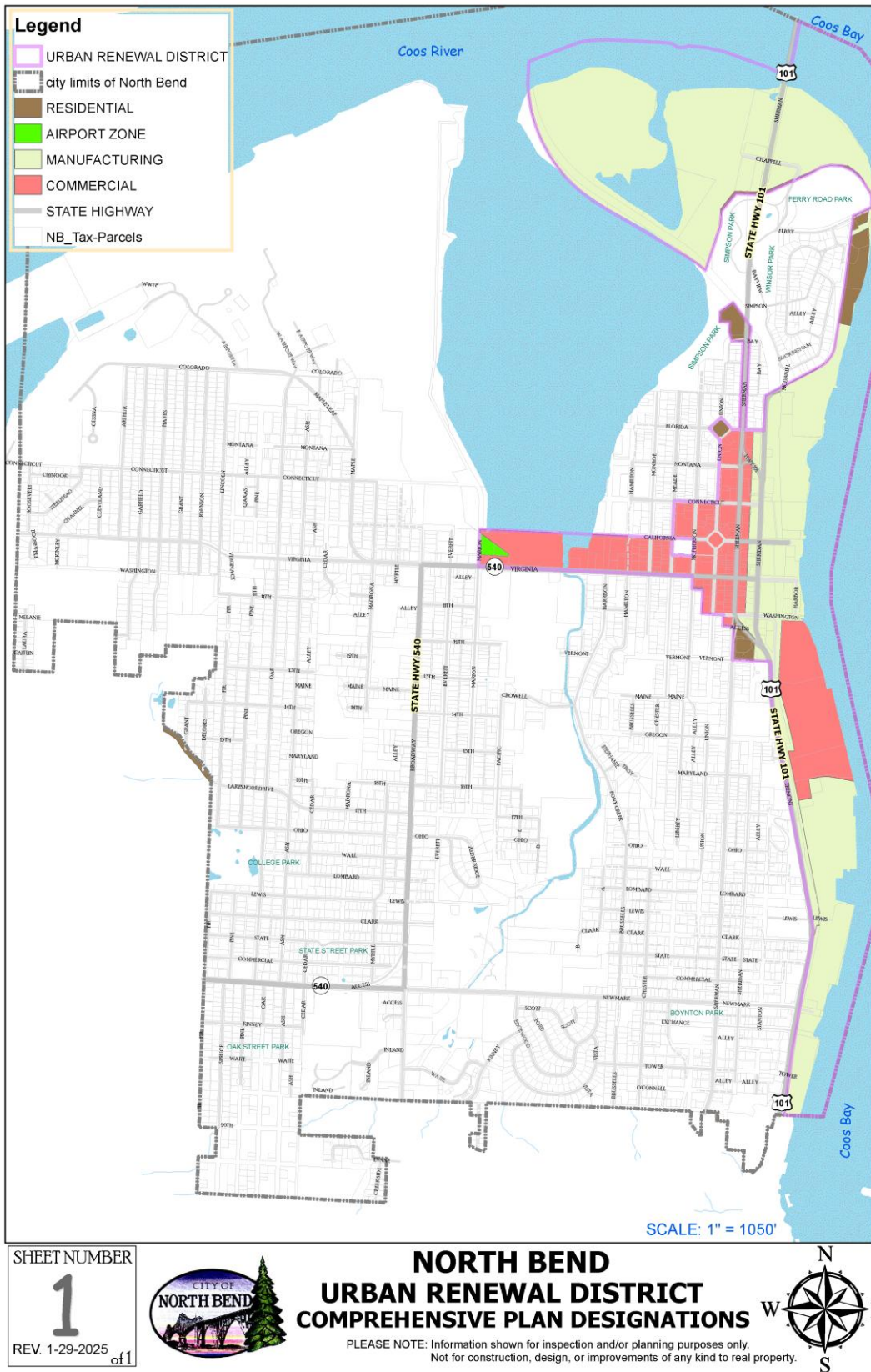
The most prevalent comprehensive plan designation by acreage in the Area is Manufacturing (72.24%). The second most prevalent comprehensive plan designation in the Area is Commercial (25.66%). Detailed comprehensive plan designations in the Area can be seen in Table 13.

Table 13. Comprehensive Plan Designations in the Area

Comprehensive Plan	Tax Lots	Acres	Percent of Acres
Manufacturing	64	147.31	72.24%
Commercial	146	51.60	25.66%
Residential	5	2.22	1.10%
TOTAL:	216	201.13	100.00%

Source: Compiled by Elaine Howard Consulting with data from the City of North Bend

Figure 4. Comprehensive Plan Designations



Source: City of North Bend

3. Zoning Category

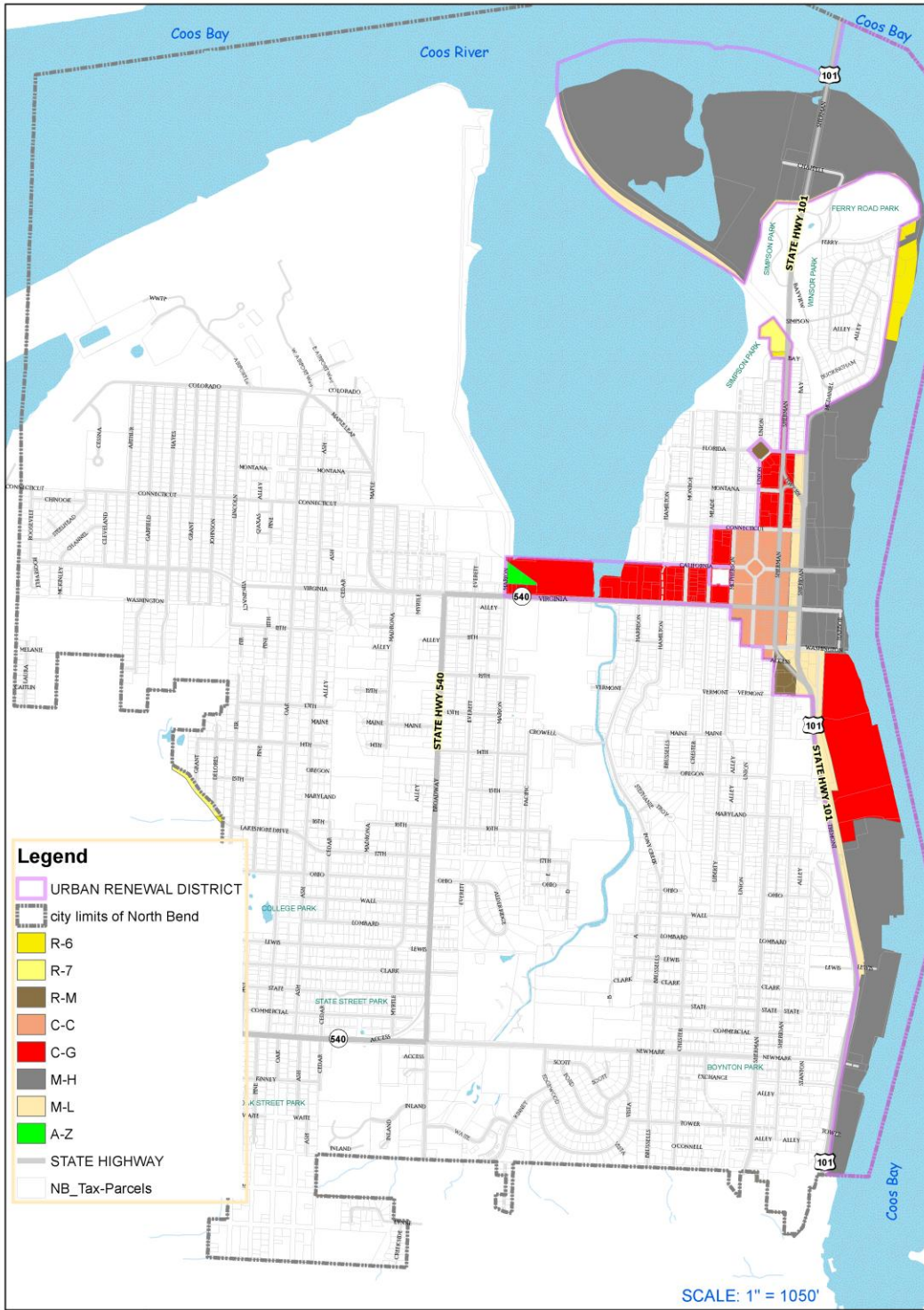
The most prevalent zoning category by acreage in the Area is General Commercial (36.30%). The second most prevalent zoning category is Light Industrial (32.29%). Zoning categories are shown in Table 14.

Table 14. Zoning Designations in the Area

Zoning	Tax Lots	Acres	Percent of Acres
General Commercial	79	73.84	36.30%
Light Industrial	38	64.94	32.29%
Heavy Industrial	20	31.08	15.45%
Residential 7	1	19.15	9.52%
Mixed Commercial/Industrial	1	5.56	2.76%
Central Commercial	69	2.73	1.36%
Public/Airport	3	2.44	1.21%
Residential 6	5	2.22	1.10%
TOTAL:	216	201.96	100.00%

Source: Compiled by Elaine Howard Consulting with data from the Coos County Assessor's office

Figure 5. Zoning Designations



SHEET NUMBER
1
REV. 1-29-2025 of 1



**NORTH BEND
URBAN RENEWAL DISTRICT
ZONING DISTRICTS**

PLEASE NOTE: Information shown for inspection and/or planning purposes only.
Not for construction, design, or improvements of any kind to real property.



Source: City of North Bend

4. Infrastructure

This section identifies the existing conditions in the Area to assist in **establishing blight in the ordinance adopting the urban renewal plan.** There are projects listed in several City of North Bend’s infrastructure master plans that relate to these existing conditions. The projects below are a compilation by North Bend staff of these projects. **This does not mean that all of these projects are included in the urban renewal plan.** The specific projects that are included in the Plan are listed in Sections II and III of this Report.

i. **Transportation: Street and Sidewalk Conditions**

There are sections of road and sidewalk that do not adequately serve the community. These sections need to be upgraded to provide a safe and appealing transportation network that will encourage efficient pedestrian and vehicular travel and make the Area an attractive location for business owners. Some of the streets in the downtown core that require improvements are listed below, as identified by the North Bend City Engineer. The conditions of these streets indicate the Area is blighted per ORS 457.010(1)(e).

Table 15. Transportation Deficiencies

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	California Ave.	1	L.S.	\$397,500	\$397,500
2	Chapelle Pkwy.	1	L.S.	\$69,300	\$69,300
3	Connecticut Ave.	1	L.S.	\$242,400	\$242,400
4	Florida	1	L.S.	\$89,300	\$89,300
5	Hamilton Ave.	1	L.S.	\$175,000	\$175,000
6	Harrison Ave.	1	L.S.	\$44,400	\$44,400
7	McPherson Ave.	1	L.S.	\$301,900	\$301,900
8	Meade Ave.	1	L.S.	\$285,600	\$285,600
9	Monroe Ave.	1	L.S.	\$140,400	\$140,400
10	Montana Ave.	1	L.S.	\$55,600	\$55,600
11	Sheridan Ave.	1	L.S.	\$630,100	\$630,100
12	Sherman Ave.	1	L.S.	\$61,600	\$61,600
13	Stanton Ave.	1	L.S.	\$149,800	\$149,800
14	Union Ave.	1	L.S.	\$1,749,500	\$1,749,500
15	Washington Ave.	1	L.S.	\$232,300	\$232,300
16	Misc. Repairs	300	TONS	\$210	\$63,000

Source: City of North Bend

ii. Storm water

The North Bend City Engineer has identified the following deficiencies in storm water lines in the Area. The conditions of the storm water lines indicate the Area is blighted per ORS 457.010(1)(e).

Table 16. Storm Water Deficiencies:

Item	Quantity	Unit	Unit Cost	Total Cost
Connecticut St. Outfall -32"	260	L.F.	\$700.00	\$182,000.00
Sheridan Ave. -18"	890	L.F.	\$360.00	\$320,400.00
Stanton Ave. 18"	700	L.F.	\$250.00	\$175,000.00
Newmark Ave. 24"	270	L.F.	\$250.00	\$67,500.00
Exchange St. 36"	300	L.F.	\$625.00	\$187,500.00
Virginia Ave. (@PV) 42"	118	L.F.	\$650.00	\$76,700.00
Hamilton Ave - 18"	160	L.F.	\$220.00	\$35,200.00
F & I 12" Storm Pipe	290	L.F.	\$135.00	\$39,150.00
F & I 6" Perf pipe.	90	L.F.	\$95.00	\$8,550.00
F&I Catch Basins	8	LF	\$2,800.00	\$22,400.00
Bioswales	0	LF	\$200.00	\$0.00
Const. 4' Dia. Manholes	4	EA.	\$7,500.00	\$30,000.00
Macks Saw Shop 12"	570	L.F.	\$250.00	\$142,500.00

Source: City of North Bend

iii. Sanitary Sewer

The North Bend City Engineer has identified the following deficiencies in sanitary sewer lines in the Area. The conditions of the sanitary sewer lines indicate the Area is blighted per ORS 457.010(1)(e).

Table 17. Sanitary Sewer Deficiencies:

Item	Quantity	Unit	Unit Cost	Total Cost
Pump Station #2	1	L.S.	\$575,000	\$575,000
Pump Station #6	1	L.S.	\$110,000	\$110,000
Meade St.	975	L.F.	\$425	\$414,375
Sheridan Ave. #1	560	L.F.	\$325	\$182,000
Union Ave.	545	L.F.	\$460	\$250,700
Chapelle Pkwy.	1385	L.F.	\$250	\$346,250
Stanton Ave.	265	L.F.	\$325	\$86,125
Tremont St. #1	275	L.F.	\$1,050	\$288,750
Tremont St. #2	1100	L.F.	\$325	\$357,500
Tremont St. #3	290	L.F.	\$1,200	\$348,000
Sheridan Ave. #2	970	L.F.	\$1,050	\$1,018,500

Source: City of North Bend

iv. Water

The North Bend City Engineer has identified the following deficiencies in water lines in the Area. The conditions of the water lines indicate the Area is blighted per ORS 457.010(1)(e).

B. Social Conditions

Approximately two percent of the Area is zoned for residential uses. There are very few residents within the urban renewal area with residential uses on thirty-two tax lots representing less than ten percent of the Area.

C. Economic Conditions

1. Taxable Value of Property within the Area

The estimated total assessed value of the Area calculated with data from the Coos County Departments of Assessment and Taxation for FYE 2024, including all real, personal, manufactured, and utility properties, is \$30,341,365.

2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "Improvement to Land Value Ratio," or "I:L." The values used are real market values. In urban renewal areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives.

Table 18 shows the improvement to land ratios (I:L) for properties within the Area. Twenty-five percent of the acreage is exempt, which means no property taxes are paid on those properties. These are typically government or non-profit owned properties. Sixty-eight tax lots representing 28% of the acreage have I:L ratios less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. A reasonable I:L ratio for properties in the Area is 2.0. Less than three percent of the 215 tax lots in the Area have I:L ratios of 2.0 or more.

Table 18. Improvement to Land Ratios in the Area

Improvement to Land Ratio	Parcels	Acres	Percent of Acres
Exempt	47	50.23	24.97%
No Improvement Value	18	20.72	10.30%
0.01-0.50	24	1.49	0.74%
0.51-1.00	26	35.57	17.69%
1.01-1.50	26	64.67	32.15%
1.51-2.00	40	22.42	11.15%
2.01-2.50	26	4.18	2.08%
2.51-3.00	1	0.29	0.14%
3.01-4.00	0	0.00	0.00%
> 4.00	7	1.56	0.78%
TOTAL:	216	201.96	100.00%

Source: Compiled by Elaine Howard Consulting with data from the City of North Bend

D. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section VIII of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The **new** projects being considered for future use of urban renewal funding are for the provision of work force housing, street lighting and storm water drainage, downtown streetscape, grants for façade improvements and development projects, and improvements to the Area that provide an atmosphere for future redevelopment and establishment of new businesses.

The financial impacts from tax increment collections will be countered by future economic development, and, in the future, adding increases in assessed value to the tax base for all taxing jurisdictions, including the City.

The inclusion of City Hall in the project will modernize and enhance municipal services by addressing the current deficiencies of the aging 1930s facility. This upgrade will ensure city operations are housed in an earthquake-resilient structure, meet modern building codes and ADA accessibility standards, and improve energy efficiency, reducing long-term operational costs. A modernized City Hall will enhance public access to essential services, provide a safer and more functional workspace for city employees, and improve emergency response capabilities by ensuring continuity of government operations during disasters. This investment strengthens the city's ability to serve residents efficiently and effectively for decades to come.

XII.REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the Area is to provide the ability to fund projects and programs necessary to cure blight within the Area.

XIII.RELOCATION REPORT

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The Agency will comply with all applicable state law in providing these potential benefits.