

## Exhibit A

### Substantial Amendment to the North Bend Urban Renewal Plan, Amendment 4

The following sections of the North Bend Urban Renewal Plan are amended. The amendment language is shown in *italics*, deletions are shown in ~~crossout~~.

#### *Added Prior to Introduction*

#### *Summary of Amendments to the Plan.*

*1<sup>st</sup> Amendment June 1998 Establish Maximum Indebtedness of \$11,800,723.*

*2<sup>nd</sup> Amendment 2014 Res. 39 March 25, 2014 (refers to as 4<sup>th</sup> amendment)*

*Amendments section of Plan revised*

*3<sup>rd</sup> Amendment Res. 40 March 25, 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 3<sup>rd</sup> Amendment)*

*Revised completion dates to FY 2025/2026*

*4<sup>th</sup> Amendment – 2025 Substantial Amendment to add projects, provide general updating, increasing the maximum indebtedness to \$45,500,000, and removing the North Bend School District property. .*

## **I. INTRODUCTION**

A. Statement of Purpose - No Change

B. Definitions

*22. **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. This is accomplished by filling out the UR 50 form for the County Assessor.*

*23. **NBURA** means the North Bend Urban Renewal Agency.*

*24. **Public Building Project** is defined in ORS 457.010(12)(a) and requires concurrence as detailed in ORS 457.089(3) and (4).*

C. Goals and Objectives

Downtown

*5. Provide increased housing, including workforce housing. This will both provide additional housing and support the businesses in downtown and increase safety by providing more pedestrian activity in the Area.*

Other

*6. Provide storefront and rehabilitation grants and loans to improve the look and function of the Area.*

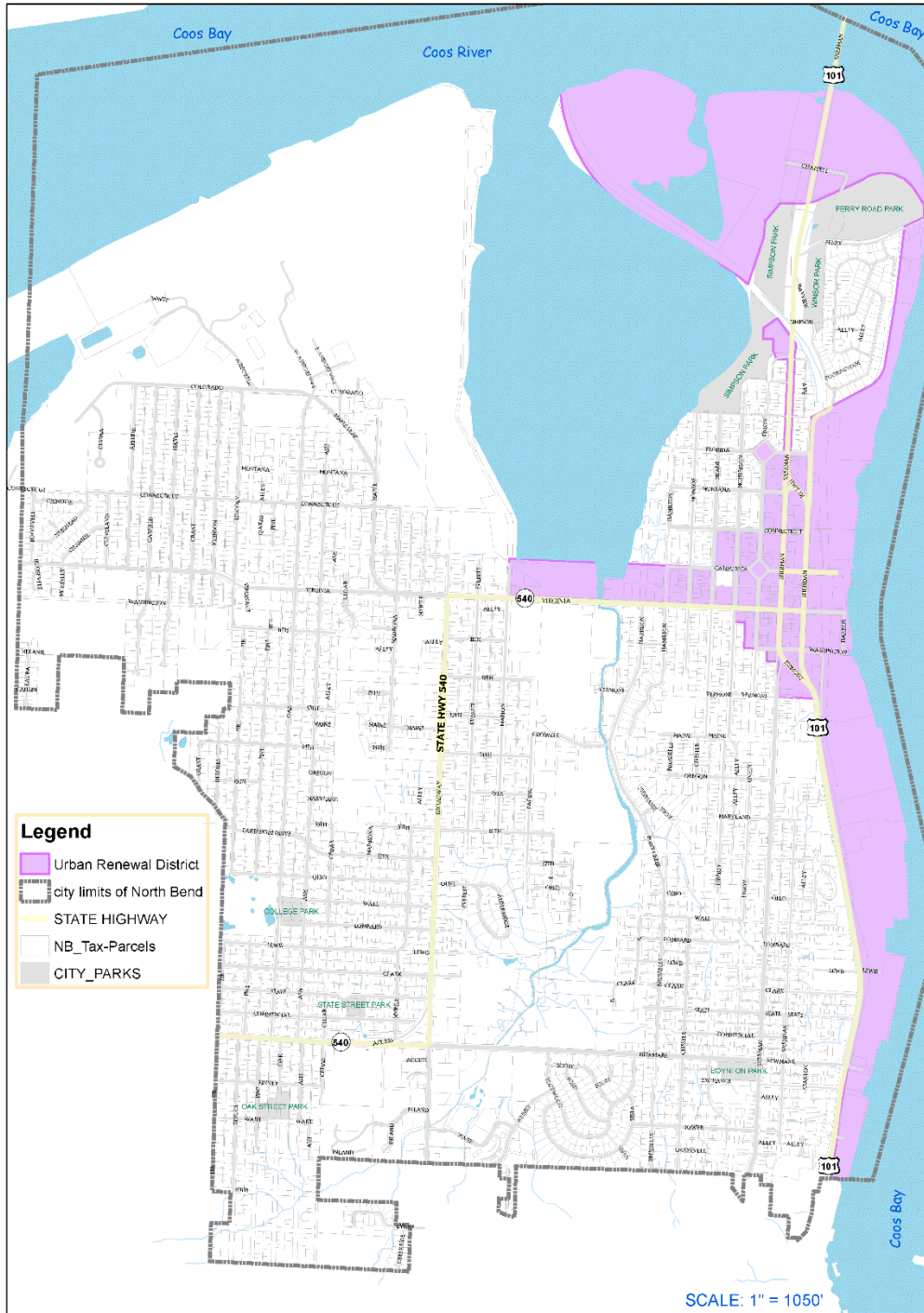
*7. Incorporate City Hall into joint government/housing project or rehabilitate City Hall.*

Exhibit 1 Replaced in its Entirety.

~~D. Effective Period of the Plan~~

~~The intent of the City is to complete the projects in twenty years. If the projects in this Plan are completed earlier, and all indebtedness is paid the renewal district shall be terminated.~~

Exhibit I. Site Location of the Urban Renewal Area



SHEET NUMBER  
**1**  
 rev. 1-29-2025 of 1



**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

## II. GENERAL DESCRIPTION OF LAND USE PLAN

A. Boundary – No change

B. Land Use, Zoning and Development Standards

The Land Use Plan is based on the City of North Bend Comprehensive Plan Map and Zoning Map (see Exhibit II). The proposed land uses within the Urban Renewal Area are consistent with the City's Plan/Zoning Map. **The remainder of this section is deleted in its entirety and replaced with the following.**

***Residential Zone R7***

***Residential Zone R-6***

***Residential Zone R-M***

***Central Commercial Zone CC***

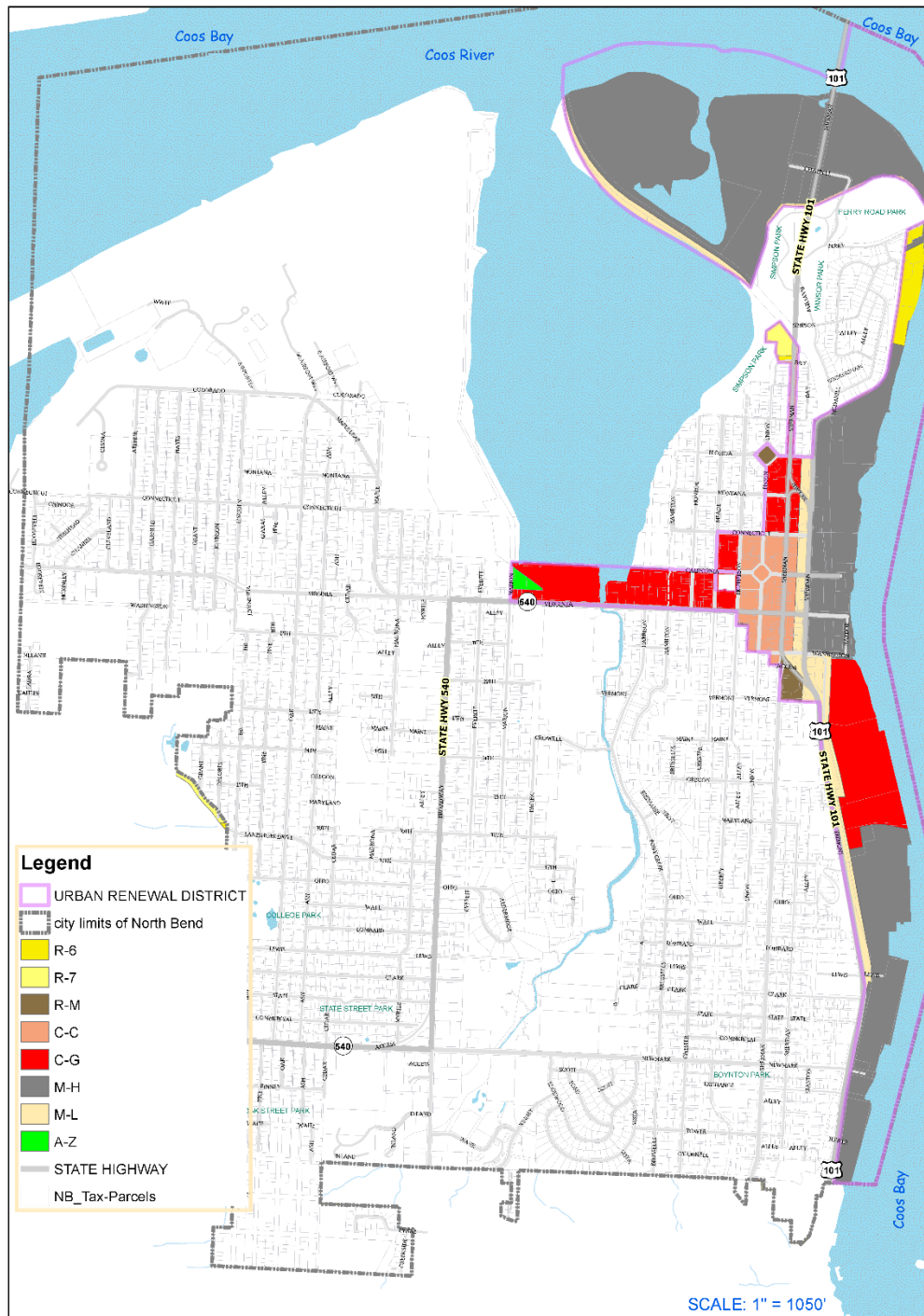
***General Commercial Zone C-G***

***Heavy Industrial Zone – MH***

***Light Industrial Zone – ML***

***Airport Zone AZ***

Exhibit II. Zoning Designations

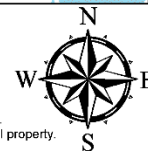


SHEET NUMBER  
**1**  
REV. 1-29-2025 of 11



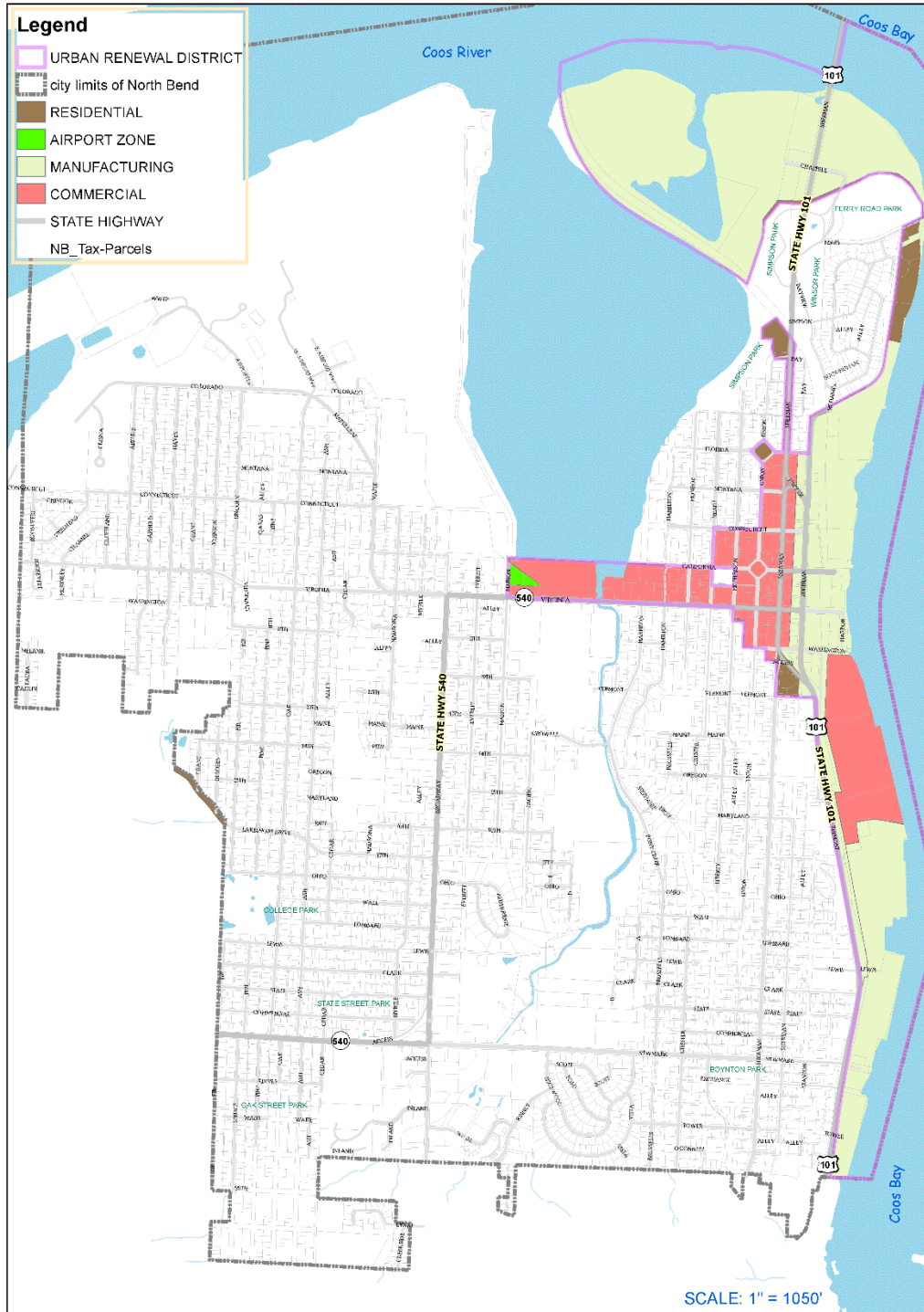
**NORTH BEND  
URBAN RENEWAL DISTRICT  
ZONING DISTRICTS**

PLEASE NOTE: Information shown for inspection and/or planning purposes only.  
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Source: City of North Bend

Exhibit III. Comprehensive Plan Designations



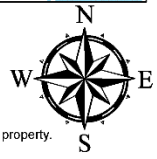
SCALE: 1" = 1050'

SHEET NUMBER  
**1**  
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of 1



**NORTH BEND**  
**URBAN RENEWAL DISTRICT**  
**COMPREHENSIVE PLAN DESIGNATIONS**

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



Source: Tiberius Solutions

### III. OUTLINE OF PROJECTS AND REDEVELOPMENT ACTIVITIES

No changes to Phases I through V.

#### 6. Phase VI.

##### 1. 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.*

##### 2. A. Housing Development (Redevelopment of Coos County Courthouse Annex)

*Redeveloping the Coos County Courthouse property into housing units is crucial to addressing the housing shortage. This project serves and benefits the Area by providing affordable and diverse housing options, supporting healthcare, logistics, public safety, and education workers. By increasing the housing stock and improving government infrastructure, the NBURA will alleviate pressure on the housing market, promote inclusivity, and enhance the quality of life for our residents. 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.*

##### 2. 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.*

##### 3. 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.*

##### 4. 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.*

*5. 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.*

**D. Acquisition and Disposition of Real Property.**

**1. Acquisition**

~~As outlined in the above Phasing Plan, the intention of the Urban Renewal Agency is to acquire key parcels of land in the general area bordered to the west by Sheridan Avenue, east by Coos Bay, north by California Avenue and south by Washington Avenue. In addition, the Agency intends to acquire the tank farm property located north of California Avenue and east of the Southern Pacific Rail Road for use as a boat ramp and trailer parking facility. Acquisition may be used in connection with the projects identified in the Plan and in accordance with the Property Acquisition and Relocation Section of this Plan.~~

## **IV. GENERAL PLANNING ANALYSIS**

The City of North Bend Renewal Plan conforms with the Provisions and Policies of the City's Comprehensive Plan. How the Urban Renewal Plan Relates to specific goals and policies of the Comprehensive Plan is addressed below.

**A. North Bend Comprehensive Plan -**

*This section is deleted in its entirety and replaced with the following.*

**Article 3.5.100 – Economic Goal**

*To provide for a variety of economic activities which will enhance the health, welfare and prosperity of North Bend citizens while contributing to a stable, healthy and expanding economy.*

*9. Encourage revitalization and expansion of the downtown business district by merging the downtown with the waterfront to create a pedestrian-friendly retail and commercial area and civic center that encourage positive interactions among citizens and visitors.*

**FINDING:**

*The projects to be implemented will encourage the revitalization and expansion of the downtown business district by supporting business in the Area, improving the condition of buildings, providing increased housing opportunities, improving the transportation network and improving the public services for the Area. The Plan conforms to the Economic Goal of the Comprehensive Plan.*



**Article 4.4.100 – Housing Goal**

*Diversity and distribution of housing types to meet the housing needs and financial capabilities of the City’s residents.*

- 1. To allow suitable areas for providing alternate housing types such as apartments, duplex dwellings, row houses, condominiums, cluster housing, manufactured homes and prefabricated homes, as well as conventional stick-built housing.*
- 3. Encourage the utilization of state and federal housing assistance programs that increase housing availability and quality.*
- 4. To enable a wide range of housing opportunities at varied price and rent ranges.*

**FINDING:**

*The projects to be implemented will enable a range of housing opportunities, providing alternative housing types and workforce housing to serve for Area. The Plan conforms to the Housing Goal of the Comprehensive Plan.*

**Article 5.4.100 – Transportation Goal**

*Safe, convenient and economic transportation systems that adequately meet the needs of the residents of North Bend and the entire Bay Area.*

- 3. To improve and extend the City’s street system and transportation system as a whole in accordance with City standards.*

**FINDING:**

*The projects to be implemented will improve the transportation network including the streets, sidewalks and street lighting within the Area. The Plan conforms to the Transportation Goal of the Comprehensive Plan.*

**Article 6.4.100 – Public Services/Facilities Goal**

*To maintain and further develop quality public facilities and services in a timely, orderly and efficient manner.*

**Article 6.5.100 – Intent of Goal**

*The intent of the public facilities goal is to maintain existing facilities in the most efficient, cost-saving manner available, while providing quality service to residents; and to develop facilities and services as the need arises or as they are planned.*

**Article 6.6.100 – Objectives**

- 1. Maintain the City’s key public facilities and services at a level that will adequately accommodate the needs of the residents of North Bend, as well as meet the long-range needs of the City. Key public facilities include: police protection; fire protection; sanitary facilities; storm drainage facilities; planning, zoning and subdivision control; health services; recreation facilities and services; and community governmental services.*

**FINDING:**

*The projects to be implemented will provide new workforce housing in addition to providing for public services in a city hall space. The Plan also provides for utility improvements in the Street and Utility Upgrades project category. The Plan conforms to the Public Services/Facilities Goal of the Comprehensive Plan.*

**Article 7.4.100 – Recreation/Open Space Goal**

Satisfaction of the recreational needs of the citizens of North Bend and the preservation of an adequate amount of open space.

**Article 7.5.100 – Objectives**

1. To protect and maintain the present active park system.
2. To meet the need for recreational and open space opportunities.

**FINDING:**

*The Parks and Recreation project in the Plan focuses on constructing ADA-compliant restroom facilities 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. The Plan conforms to the Recreation/Open Space Goal of the Comprehensive Plan.*

**V. PROPERTY ACQUISITION AND RELOCATION PLAN**

*This section is deleted in its entirety and replaced with the following:*

*The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired, it will be identified in the Plan through a Minor Amendment. Identification of property to be acquired and the anticipated disposition of the property is required by ORS 457.085(g).*

**A. Property Acquisition For Public Improvements**

*The Agency may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means.*

**B. Property Acquisition – From Willing Sellers**

- C.** *The Plan authorizes Agency acquisition of any interest in property within the Area that the Agency finds is necessary to support private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area. Land Acquired*

*The following properties have been acquired by the Agency:*

1. 1925 Sherman North Bend Or 97459  
PROJECT: Parking Lot Tax Lot No 25-13-15AA-1000
2. 25S1315AB 09100  
1975 McPherson North Bend Or 97459  
PROJECT: Former Coos County Courthouse Annex
3. 25S1315AB 12700  
2040 Union Ave North Bend Or 97459  
PROJECT: Vacant lot/event tent
4. 25S1315AB 13500  
885 Virginia Ave North Bend Or 97459  
PROJECT: Vacant lot/fenced gravel parking lot
5. 25S1315AB 09700  
1947 Union North Bend Or 97459  
PROJECT: Visitor Information Center
6. 25S1315AA 00201  
400 California North Bend Or 97459  
PROJECT: Purchased in 1997 from JOHNSON, JAMES F. & IRENE,  
TRUSTEES
7. 25S1315AB 09600  
1947 Union North Bend Or 97459  
PROJECT: Purchased in 1997 from NORTH BEND DEVELOPMENT  
COMPANY
8. 25S1315AA 00200  
400 California North Bend Or 97459  
Purchased in 1987
9. 25S13W15ABTL1160000  
2064 Sherman Avenue North Bend Or 9745  
Purchased in 2023
10. 25S13W15ABTL1170000  
2072 Sherman Avenue North Bend Or 97459  
Purchased in 2023
11. 25S13W15ABTL0990000  
745 California North Bend Or 97459  
Purchased in 2023
12. 25S13W15ABTL0980000  
1935 Union North Bend Or 97459  
Purchased in 2023
13. 25S13W15ABTL019000  
1858 Union North Bend Or 97459

*Purchased in 2023*

*D. Land disposition*

*The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.*

*The Agency may dispose of property acquired under Subsection B of this Section V by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in such plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.*

*Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.*

*E. Relocation*

*In accordance with ORS 457.087(9), the Agency is committed to helping individuals who may be affected by property acquisitions under the Plan. Should residential or commercial occupants be impacted, we will ensure they receive the necessary relocation support as required by state law. Before any potential acquisitions, the Agency will make sure to set guidelines to facilitate this assistance. It should be noted that the Agency currently does not have specific acquisition plans that would lead to relocation.*

**VI. METHODS OF FINANCING AND REDEVELOPMENT PROJECTS**

*A. General Description of Financing Methods*

The Renewal Agency will consider all possible sources of funding in carrying out this Plan. The Agency may borrow and accept advances, loans, grants, and any other form of financial assistance from the federal government, state, city, county or other public body or from any other sources, public or private, including lease or sale of properties to developers for the purpose of undertaking and carrying out this Plan. In addition, the Renewal Agency may obtain financing as authorized under ORS Chapter 457 or any applicable statutes.

Upon request of the Agency, the City Council of the City of North Bend may, as necessary to achieve plan objectives, issue revenue bonds, certificates, notes, for local improvement or special assessment districts and seek general obligation bonds to assist in completing projects earlier or in financing the Plan. General obligation bonds will be considered last as a funding method.

The funds obtained by the Agency shall be used to pay or repay any cost, expense,

advances, or in financing the Plan. ~~General obligation bonds will be considered last as a funding method.~~

The funds obtained by the Agency shall be used to pay or repay any cost, expense, advances, or any other indebtedness incurred in planning or undertaking the Plan or in otherwise exercising any of the powers granted by ORS 457. ~~No bonded indebtedness shall be issued after December 31, 2007.~~

D. *Completion of Projects*

Upon completion of the projects identified in this Plan or subsequent amendments to this Plan, and provision for the satisfaction of all outstanding indebtedness, the division of taxes under ORS 457.420 to 457.450 shall cease as provided by ORS 457.450.

E. Establishment of Maximum Debt

The maximum amount of indebtedness that may be issued or incurred under this Urban Renewal Plan is ~~\$11,800,723~~ \$45,500,000.

## VII. RENEWAL PLAN AMENDMENTS

A. Future Amendments to Plan.

The Plan may be amended as described in this section.

B. Substantial Amendment

Substantial Amendments are solely amendments:

- ~~Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area. if the addition results in a cumulative addition of more than one percent of the urban renewal area.~~
- Increasing the maximum amount of indebtedness that can be issued or incurred under the urban renewal plan.

Substantial Amendment, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing and approval procedure required of the original Plan under ORS 457.095, including public involvement, consultation with trucing districts, presentation to the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of North Bend, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115

C. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments in scope. They require approval by the Agency by resolution.

**VIII. APPENDIX**

- A. No change
- B. ORS Requirements

*This section deleted in its entirety and replaced with the following:*

*Table 1 - Statutory References*

Statutory Requirement	Plan Section
ORS 457.085(2)(a)	III
ORS 457.085(2)(b)	III
ORS 457.085(2)(c)	Appendix A
ORS 457.085(2)(d)	IV
ORS 457.085(2)(e)	II
ORS 457.085(2)(f)	V
ORS 457.085(2)(g)	V
ORS 457.085(2)(h)	VI
ORS 457.085(2)(i)	VII
ORS 457.085(2)(j)	III