

**CITY OF CENTRAL POINT  
City Council Meeting Agenda  
February 23, 2012**

Next Res. 1326  
Next Ord. No. 1955

**Central Point  
City Hall  
664-3321**

**City Council**

**Mayor**  
Hank Williams

**Ward I**  
Bruce Dingler

**Ward II**  
Kelly Geiger

**Ward III**  
Ellie George

**Ward IV**  
Allen Broderick

**At Large**  
Carol Fischer  
Kay Harrison

**Administration**  
Phil Messina, City  
Manager  
Chris Clayton, Assistant  
City Manager  
Deanna Casey, City  
Recorder

**Community  
Development  
Department**  
Tom Humphrey, Director

**Finance Department**  
Bev Adams, Director

**Human Resources**  
Barb Robson, Director

**Parks and Public Works  
Department**  
Matt Samitore, Director  
Jennifer Boardman,  
Manager

**Police Department**  
Jon Zeliff, Chief

**I. REGULAR MEETING CALLED TO ORDER – 7:00 P.M.**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**IV. PUBLIC APPEARANCES**

**V. CONSENT AGENDA**

- Page 2 - 6      A.      Approval of February 8, 2012, City Council Minutes  
7                B.      Reappointment to Parks and Recreation Commission

**VI. ITEMS REMOVED FROM CONSENT AGENDA**

**VII. PUBLIC HEARING, ORDINANCES, AND RESOLUTIONS**

- 9 - 98      A.      Public Hearing - First Reading of an Ordinance creating  
Chapter 11.22 of the Central Point Municipal Code;  
Making Certain Determinations and Findings Relating to  
and Adopting the Downtown & East Pine Street Corridor  
Revitalization Plan, an Urban Renewal Plan for the City of  
Central Point (Humphrey)
- 100 - 103      B.      Resolution No. \_\_\_\_\_ Revising Fee Schedule for Parks  
Reservations (Samitore)

**VIII. MAYOR'S REPORT**

**IX. CITY MANAGER'S REPORT**

**X. COUNCIL REPORTS**

**XI. DEPARTMENT REPORTS**

**XII. EXECUTIVE SESSION**

The City Council may adjourn to executive session under the provisions of ORS 192.660. Under the provisions of the Oregon Public Meetings Law, the proceedings of an executive session are not for publication or broadcast.

**XIII. ADJOURNMENT**

# Consent Agenda

**CITY OF CENTRAL POINT  
City Council Meeting Minutes  
February 9, 2012**

**I. REGULAR MEETING CALLED TO ORDER**

Mayor Williams called the meeting to order at 7:00 p.m.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL:** Mayor: Hank Williams  
Council Members: Allen Broderick, Bruce Dingler, Carol Fischer, Kelly Geiger, Kay Harrison, and Ellie George were present.

City Manager Phil Messina; City Attorney Paul Nolte; Police Chief Jon Zelif; Community Development Director Tom Humphrey; Parks and Public Works Director Matt Samitore; and City Recorder Deanna Casey were also present.

**IV. SPECIAL PRESENTATION**

**Multicultural Awareness Youth Award**

Multicultural Committee Chair Fran Cordeiro-Settell presented a \$500 scholarship award to Jordan Pappe. Mr. Pappe had an internship at Mae Richardson School where he inspired and taught students basic Spanish vocabulary using games and song.

**V. PUBLIC APPEARANCES**

Mayor Williams recognized County Commissioner John Rasher.

**VI. CONSENT AGENDA**

- A. Approval of January 12, 2012 City Council Minutes
- B. Acceptance of Second Quarter Financial Statement
- C. Parks and Recreation Commission Review

**Bruce Dingler made a motion to approve the Consent Agenda as presented.** Carol Fischer seconded. Roll call: Allen Broderick, yes, Bruce Dingler, yes; Kelly Geiger, yes; Carol Fischer, yes; Kay Harrison, yes; Hank Williams, yes; and Ellie George, yes. Motion approved.

**VI. ITEMS REMOVED FROM CONSENT AGENDA - None**

**VII. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS**

**A. Resolution No. 1324, A Resolution to Annex Public Street and Railroad Right-of-ways within the Urban Renewal Boundary**

Community Development Director Tom Humphrey explained this action is to facilitate the Urban Renewal process. Once the district is formed improvements can only be done on property that is annexed into the City. The property being annexed is publicly owned or consists of public or railroad rights-of-way. The city has received letters of support from both Jackson County and the Oregon Department of Transportation.

**Kelly Geiger made a motion to approve Resolution No. 1324, A Resolution to Annex Public Street and Railroad Right-of-ways within the Urban Renewal Boundary.** Ellie George seconded. Roll call: Allen Broderick, yes, Bruce Dingler, yes; Kelly Geiger, yes; Carol Fischer, yes; Kay Harrison, yes; Hank Williams, yes; and Ellie George, yes. Motion approved.

**B. Resolution No. 1325, A Resolution Declaring the City Council's Intention to Amend the Central Point Comprehensive Plan (Map) and Central Point Municipal Code (Map) to Modify Commercial Land Use Designations and Zoning Along Table Rock Road in the City of Central Point**

Community Development Director Tom Humphrey explained that the proposed resolution is the beginning steps to change zone regulations for areas along Table Rock Road. The change would remove the neighborhood commercial designation and create a light industrial zone to attract new businesses and help current businesses prosper and ultimately annex into the city.

Approval of the recommended resolution would initiate the process of public input; staff will send notice to DLCDD, and the Planning Commission and return to Council in April for Ordinance adoption.

**Allen Broderick made a motion to approve Resolution No. 1235, A Resolution Declaring the City Council's Intention to Amend the Central Point Comprehensive Plan (Map) and Central Point Municipal Code (Map) to Modify Commercial Land Use Designations and Zoning Along Table Rock Road in the City of Central Point.** Kelly Geiger seconded. Roll call: Allen Broderick, yes, Bruce Dingler, yes; Kelly Geiger, yes; Carol Fischer, yes; Kay Harrison, yes; Hank Williams, yes; and Ellie George, yes. Motion approved.

**C. Ordinance No. 1954, An Ordinance Amending Chapter 2.02 of the Central Point Municipal Code to Provide for Council Liaisons for Each City Commission and Committee and to Count Such Liaison for Quorum Purposes**

Parks and Public Works Director Matt Samitore explained that over the past two years several committees and commissions have been unable to meet because of current members who are not able to attend the meetings. At times this causes a lack of quorum for the meeting. The proposed Ordinance allows one City

Council member to be a liaison with the option to step in as a member to make a quorum allowing the committee to conduct business. This does not allow the Council member to be a sitting committee member, only to act if the need arises to create a quorum. Only one council liaison per commission is allowed and when the liaison is serving as a voting member a unanimous vote is required for any decision.

**Allen Broderick made a motion to approve Ordinance No. 1954, An Ordinance Amending Chapter 2.02 of the Central Point Municipal Code to Provide for Council Liaisons for Each City Commission and Committee and to Count Such Liaison for Quorum Purposes.** Ellie George seconded. Roll call: Allen Broderick, yes, Bruce Dinger, yes; Kelly Geiger, yes; Carol Fischer, yes; Kay Harrison, yes; Hank Williams, yes; and Ellie George, yes. Motion approved.

## VIII. BUSINESS

### A. Committee Appointment

Mayor Williams stated that there are two vacancies on the Planning Commission at this time. We have received one application from Thomas Van Voorhees who is the retail manager for Rogue Creamery.

**Allen Broderick made a motion to appoint Thomas Van Voorhees to Planning Commission Position 3 for a three year term to expire December 31, 2015.** Carol Fischer seconded. Roll call: Allen Broderick, yes, Bruce Dinger, yes; Kelly Geiger, yes; Carol Fischer, yes; Kay Harrison, yes; Hank Williams, yes; and Ellie George, yes. Motion approved.

### B. Council Liaison Assignments

Mayor Williams explained that the Council reviews the liaison assignments at the beginning of each year. Parks and Public Works Director Matt Samitore stated that he cannot be a voting member of the Greenway but a Council liaison could be. Currently we do not have one appointed. Carol Fischer stated that she could be the Greenway Liaison.

**Kelly Geiger made a motion to approve the Council Representative to Local Committees list.** Ellie George seconded. Roll call: Allen Broderick, yes, Bruce Dinger, yes; Kelly Geiger, yes; Carol Fischer, yes; Kay Harrison, yes; Hank Williams, yes; and Ellie George, yes. Motion approved.

## IX. MAYOR'S REPORT

Mayor Williams reported that he attended the Medford Water Commission meeting and two Pine Street meetings. The Pine Street Ad hoc Committee voted to keep four lanes in downtown but the public meeting of citizens showed interest in the three lane option. This is still under discussion and plans will be returned to the Council for more discussion.

## **X. CITY MANAGER'S REPORT**

City Manager Phil Messina reported that he attended:

- A SOREDI meeting.
- The Southern Oregon Historical Meeting, they now have a new Manager.
- The Police Department award lunch for the VIPS.

## **XI. COUNCIL REPORTS**

Council Member Allen Broderick reported that he attended the:

- Study Session and Development Commission meeting.
- Arts Commission meeting. They have a good Commission with the new member. They should be very active now.
- Parks and Recreation Commission meeting where they approved a recommendation for new Park Fees.

Council Member Kelly Geiger reported that he attended the Fire District meeting, Pine Street meetings and the Development Commission meeting. Mr. Geiger asked about the semi parking issue along Scenic Avenue. Staff stated that Scenic Avenue is not posted "No Truck Parking". A semi truck driver goes home on the weekends and parks his truck on Scenic Avenue. One of the residents is uncomfortable because anyone in the truck could look into their back yard. The Citizens Advisory Commission will review this concern and return with a recommendation for the Council.

Council Member Bruce Dingler reported that he attended the Pine Street afternoon session but was not allowed to attend the evening session because there would have been four council members present. He asked for clarification of the quorum issue. City Recorder Deanna Casey stated that it is not recommended for four council members to be in attendance if the subject will come before them in the future. If there are four or more members of the council attending a public meeting it could be viewed as holding an illegal council meeting. As long as the meeting has been properly advertised as a public meeting the members may attend, but should refrain from sitting together or discussing the issue.

## **XII. DEPARTMENT REPORTS**

Community Development Director Tom Humphrey stated that there will be an Exit 33 open house in the Police Department Training Room at 6:00 pm, February 18<sup>th</sup>. ODOT is hosting this meeting to gather input on the I-5 exit.

## **XIII. EXECUTIVE SESSION - None**

**XIV. ADJOURNMENT**

Allen Broderick moved to adjourn, Carol Fischer seconded, all said "aye" and the Council Meeting was adjourned at 7:56 p.m.

The foregoing minutes of the February 9, 2012, Council meeting were approved by the City Council at its meeting of February 23, 2012.

Dated:

\_\_\_\_\_  
Mayor Hank Williams

ATTEST:

\_\_\_\_\_  
City Recorder





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STAFF REPORT

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**DATE:** FEBRUARY 16, 2012  
**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** MATT SAMITORE, DIRECTOR

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**SUBJECT:** PARKS COMMISSION APPOINTMENT – David Douglas

**HISTORY:** David Douglas has been on the Parks and Recreation Commission for the past four years. He was not automatically re-appointed this past January because there have been some issues with his attendance at the Parks Commission during the summer and fall of each of the past two years. The conflict came from having multiple coaching positions occurring during that time frame. He will no longer be doing the secondary coaching position.

Mr. Douglas will still have one position working with Crater High School, but will be able to make the commission meetings after practice.

**RECOMMENDATION:** Staff recommends re-appointing David Douglas to the Parks & Recreation Commission.

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**Public Hearing**

**First Reading –  
Creating Chapter  
11.22 Regarding  
Urban Renewal**



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STAFF REPORT

**STAFF REPORT**

January 26, 2012

**AGENDA ITEM: File No. 12006**

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Consideration of Downtown and East Pine Street Corridor Revitalization Plan, an Urban Renewal Plan for the City of Central Point; **Applicant:** City of Central Point.

**STAFF SOURCE:**

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Don Burt, Planning Manager

**BACKGROUND:**

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On April 28, 2011 by Ordinance No. 1950 the City Council declared that conditions of blight existed within the City of Central Point and proceeded to create an urban renewal agency, the Central Point Development Commission (CPDC). On November 11, 2011, after numerous public meetings the CPDC completed and forwarded a draft of the Downtown and East Pine Street Corridor Revitalization Plan (Urban Renewal Plan) to the Planning Commission for their consideration and recommendation to the City Council.

On December 6, 2011, as required by ORS 457.085(4) and ORS 457.095, the Planning Commission approved Resolution No. 784 forwarding a favorable recommendation to the City Council to approve the Downtown and East Pine Street Corridor Revitalization Plan (Urban Renewal Plan). The Citizens Advisory Committee reviewed the Urban Renewal Plan on December 7, 2011 and by minute action recommended approval.

On December 15, 2011 the City notified all affected taxing districts of the proposed Urban Renewal Plan. The purpose of the notification was to distribute a copy of the Urban Renewal Plan for review and comment. Subsequent to the mailed notifications City staff contacted by phone all affected taxing districts to solicit final questions and comments. No proposed changes, or objections, were received.

On January 26, 2012 the Central Point Development Commission, after discussing the proposed projects and activities at a regularly scheduled meeting, forwarded Resolution No. to the City Council recommending approval of the Urban Renewal Plan.

On January 31, 2012 the City notified all water utility patrons in the City of Central Point of a public hearing scheduled for February 23, 2012 to consider an ordinance adopting the Urban Renewal Plan. At the meeting of February 23<sup>rd</sup> staff will summarize comments received from the public.

**ISSUES:**

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At this time there does not appear to be any outstanding issues.

**EXHIBITS/ATTACHMENTS:**

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1. Attachment “A” – Ordinance No. adopting the Downtown and East Pine Street Corridor Revitalization Plan
2. Attachment “B” – Planning Commission Resolution No. 784 forwarding the Urban Renewal Plan to the City Council for approval
3. Attachment “C” – Central Point Development Commission Resolution No. forwarding the Urban Renewal Plan to the City Council for approval

**ACTION:**

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Open public hearing regarding the Urban Renewal Plan and consider ordinance approving the Urban Renewal Plan.

**RECOMMENDATION:**

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Close public hearing and continue to the regularly scheduled meeting of March 8, 2012 for final consideration of ordinance approving the Urban Renewal Plan.

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## ATTACHMENT "A"

ORDINANCE NO. \_\_\_\_\_

### AN ORDINANCE CREATING CHAPTER 11.22 OF THE CENTRAL POINT MUNICIPAL CODE; MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO AND ADOPTING THE DOWNTOWN & EAST PINE STREET CORRIDOR REVITALIZATION PLAN, AN URBAN RENEWAL PLAN FOR THE CITY OF CENTRAL POINT

#### RECITALS:

- A) The Central Point Development Commission ("Agency"), as the duly authorized and acting urban renewal agency of the City of Central Point, Oregon, is proposing to undertake certain redevelopment activities in a designated area within the City of Central Point pursuant to ORS Chapter 457; and
- B) The Development Commission, pursuant to the requirements of ORS Chapter 457, has prepared an urban renewal plan attached to this Ordinance as Exhibit "A", and incorporated by this reference ("Plan"). The Plan authorizes redevelopment activities described therein; and
- C) The Development Commission has caused the preparation of a report accompanying the Plan as required by ORS 457.085(3) ("Report"), which Report attached to this Ordinance as Exhibit "B" and incorporated by this reference; and
- D) The Plan and Report were forwarded to the City of Central Point Planning Commission for recommendation and the Planning Commission, after conducting a public hearing, considered the Plan and Report on December 6, 2012, and recommended that the City Council adopt the Plan; and
- E) The Plan and Report were forwarded on December 15, 2012 to the governing body of each taxing district affected by the Plan, and the Development Commission has thereafter consulted and conferred with said district; and
- F) Neither the City Council nor the Development Commission has received written recommendations from the affected taxing districts, consequently no recommendations have been included in the Plan; and
- G) On January 31, 2012 the City caused notice of the hearing to be held before the City Council on the Plan for the Downtown & East Pine Street Corridor Revitalization Area, including the required statements of ORS 457.120(3), to be mailed to water utility customers within the City of Central Point; and
- H) On February 23, 2012, the City council held a public hearing to review and consider the Plan, the Report, the recommendations of the Planning Commission, and the public testimony received on that date, and does by this Ordinance desire to approve the Plan; and
- I) The City Council determines and finds that the Plan complies with all requirements of ORS Chapter 457 and the specific criteria of 457.095(1) through (7), in that. Based on the information provided in the Report, the Findings and Recommendations of the Planning Commission and the public testimony before the City council:

## ATTACHMENT "A"

1. The area designated in the Plan as the Plan Area meets the statutory definition of "blight", as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of:
  - a. The presence of blighted conditions as described in Section 2.2 of the Report;
  - b. The need to create an environment that will attract private investment in the Area;
  - c. The need to renew and redevelop the public infrastructure in a manner that encourages and leverages private investment in the Area; and
  - d. The need to revitalize the Area in such a manner as to facilitate and strengthen the economic and aesthetic vitality of the area as the City's traditional mixed-use urban core through the attraction and maximization of public and private investments.
2. The rehabilitation and redevelopment described in the Plan to be undertaken by the Development Commission is necessary to protect the public health, safety and welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to fulfill its land use functions under the City's Comprehensive Plan.
3. The Plan conforms to the City of Central Point Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan, as more fully described in the Plan;
4. No residential displacement will occur as a result of the redevelopment activities proposed in the Plan.
5. No acquisition of real property is proposed in the Plan.
6. Adoption and carrying out of the Plan is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to section 1c, Article IX of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in Section 2.5.1 of the Report; and
7. The City shall assume and complete any activities prescribed by the Plan.

### **THE PEOPLE OF THE CITY OF CENTRAL POINT DO ORDAIN AS FOLLOWS:**

Section 1. The following Chapter 11.22 is added to the Central Point Municipal Code:

#### Chapter 11.22

#### **URBAN RENEWAL PLAN DOWNTOWN & EAST PINE STREET CORRIDOR REVITALIZATION**

## ATTACHMENT "A"

Sections:

- 11.22.010 Approval of Plan
- 11.22.020 Recording the Plan
- 11.22.030 Notice

**11.22.010 Approval of Plan.** The Downtown & East Pine Street Corridor Revitalization Plan, an Urban Renewal Plan of the City of Central Point, is approved and adopted, and incorporated into this ordinance by this reference. This approval is based upon review and consideration by the City Council of the Report, the recommendations of the Planning Commission, each of which is accepted, and the public testimony in the record. The determinations and findings contained in the above recitals are incorporated into this ordinance by reference.

**11.22.020 Recording the Plan.** The City Recorder shall forward to the Development Commission a copy of this Ordinance. The Development Commission shall thereafter cause a copy of the Plan to be recorded in the Records of Jackson County, Oregon.

**11.22.030 Notice.** The City Recorder, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Plan, including the provisions of ORS 457.135, in the Mail Tribune no later than four days following adoption of this Ordinance.

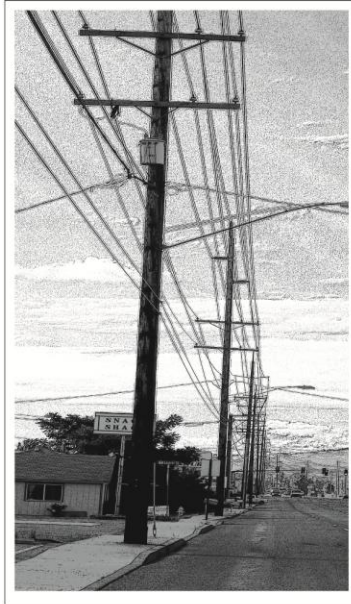
Passed by the Council and signed by me in authentication of its passage this \_\_\_\_\_ day of March, 2012.

\_\_\_\_\_  
Mayor Hank Williams

ATTEST

\_\_\_\_\_  
City Recorder

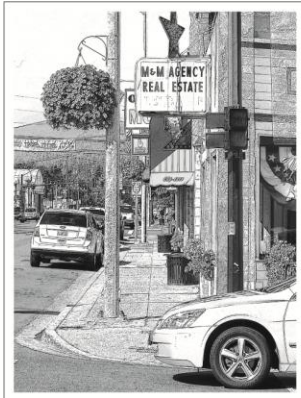
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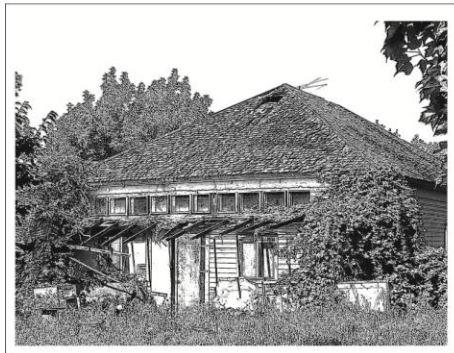
# THE DOWNTOWN & EAST PINE STREET CORRIDOR REVITALIZATION PLAN



AN URBAN RENEWAL PLAN  
FOR THE CITY OF CENTRAL POINT,  
OREGON



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**Adopted by Ordinance No.**



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City of Central Point  
Downtown & East Pine Street Corridor Revitalization Plan

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## **ACKNOWLEDGEMENTS**

***CENTRAL POINT DEVELOPMENT CENTRAL POINT DEVELOPMENT COMMISSION BOARD OF DIRECTORS***

***HANK WILLIAMS, CHAIR***

***BRUCE DINGLER, VICE CHAIR***

***ALLEN BRODERICK***

***CAROL FISHER***

***KELLY GEIGER***

***ELLIE GEORGE***

***KAY HARRISON***

***URBAN RENEWAL STAFF:***

***URBAN RENEWAL DIRECTOR/CITY MANAGER: PHIL MESSINA***

***URBAN RENEWAL MANAGER/ASSISTANT CITY MANAGER: CHRIS CLAYTON***

***PREPARED BY:***

***CITY OF CENTRAL POINT COMMUNITY DEVELOPMENT DEPARTMENT:***

***COMMUNITY DEVELOPMENT DIRECTOR: TOM HUMPHREY, AICP***

***PLANNING MANAGER: DON BURT, AICP, EDFP***

***COMMUNITY PLANNER: CONNIE CLUNE***

***PLANNING SUPPORT SPECIALIST: DIDI THOMAS***

## EXECUTIVE SUMMARY

The *Downtown and East Pine Street Corridor Revitalization Program* (the “Program”) is an urban renewal plan for the City of Central Point. The Program is presented in two parts – Part I, *The Downtown and East Pine Street Corridor Revitalization Plan (the “Plan”)*, and Part II, *The Downtown and East Pine Street Corridor Revitalization Report (the “Report”)*. The Program has been prepared by the Central Point Development Central Point Development Commission, an urban renewal agency for the City of Central Point, pursuant to the provisions of Chapter 457 of the Oregon Revised Statutes, the Oregon Constitution and all other applicable state and local laws.

The goals, projects and activities presented in the Program are designed to reinforce the City’s commitment to the revitalization of the Downtown area as envisioned in *Central Point Forward, Fair City 2020 – A City Wide Strategic Plan*. The underlying objective of the Program is to identify projects and provide a consistent long-term source of funding (tax increment financing) sufficient to encourage and leverage private sector reinvestment in the Urban Renewal Area, thereby eliminating blighted conditions.

The Program targets a single geographic area of 446.3 acres located entirely within the incorporated City of Central Point. Most of the area is represented by the original Town of Central Point platted in 1887. Consequently, much of the development within the Urban Renewal Area occurred in the late 1800s and early to mid 1900s.

The presence of blight is best summarized in the Downtown area’s growth in assessed value. Over the past five years the City’s assessed value as experienced an average annual increase of 4.8%. During that same period the Urban Renewal Area has averaged an annual growth rate of less than 1.6%. For FY 2011-12 the assessed value for the Urban Renewal Area (\$131,424,528<sup>1</sup>) actually declined by 1.5%, while the City realized a 1.9% increase. Given the rate of growth in assessed valuation the Urban Renewal Area relies on other geographic areas to maintain a constant level of public services.

To encourage and leverage private sector investment this Program identifies fifteen (15) projects that are considered key to the revitalization of the Urban Renewal Area. These projects have an estimated total cost of \$67,295,785<sup>2</sup> and are planned to be completed over a period of twenty-five (25) years. Of the total estimated project costs the Urban Renewal Agency will be responsible for \$43,177,530 (Maximum Indebtedness). The Urban Renewal Agency will use tax increment financing as its primary revenue source for funding the Program. The financial feasibility of the Program has been addressed in the Report section of the Program<sup>3</sup>, and has been demonstrated to be financially feasible.

The Program’s<sup>4</sup> fiscal impact on affected taxing districts has been addressed, and the cost to each affected taxing district estimated. Based on the recent average annual growth rate of the Urban Renewal area’s assessed value the fiscal impact to affected taxing districts is minimal, particularly when viewed over the 25-year duration of the Program. It has also been noted in the Program that some of the designated projects will benefit property outside the Urban Renewal Area, which will increase the assessed value of the affected taxing districts, further off-setting estimated fiscal impacts. It is estimated that by the end of FY 2037-38 an estimated \$321,473,429 in incremental assessed value will be released, resulting in the distribution of \$4,446,230 in tax revenue. By FY 2039-40 it is estimated that all affected taxing districts will have reached a break-even point, recapturing any lost revenue. More importantly, the Urban Renewal Area will be a fiscally stronger and more livable environment, generating increased tax revenues for many years.

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<sup>1</sup> Jackson County Assessor’s Office, 2011-12

<sup>2</sup> Measured in 2011 dollars

<sup>3</sup> Section 2.7

<sup>4</sup> Section 2.8

## **PART I.**

# **THE DOWNTOWN & EAST PINE STREET CORRIDOR REVITALIZATION PLAN**

### **SECTION 1.1 INTRODUCTION**

Central Point's Downtown area represents the historic core of the City. As such, many of the buildings and infrastructure were built in the late 1800s and early to mid -1900s. Consequently, much of the Downtown's buildings and infrastructure are tired, "use challenged", meaning that many of the structures and uses have a difficult time competing with newer commercial and residential areas for the necessary private sector investment needed to remain competitive. This inability to compete has resulted in the occurrence of blighting conditions throughout the Urban Renewal Area.

The presence of blight is best summarized in the Downtown area's assessed value. Over the past five years the City's average assessed value has increased by 4.8% on an annual basis, while the Urban Renewal Area has averaged only 1.6% annually. For fiscal year 2011-12 the assessed value for the Urban renewal Area actually declined by 1.5%, while that of the City increased by 1.9%. In response to the Area's declining condition the City has prepared the *Downtown and East Pine Street Corridor Revitalization Plan, an Urban Renewal Plan for the City of Central Point (the Plan)*.

The preparation of the *Downtown and East Pine Street Corridor Revitalization Plan* (the "Plan") was encouraged by a number of recent events, including the *Great Recession of 2008*, adoption of the *Greater Bear Creek Valley Regional Plan*, and *Central Point Forward, Fair City 2020 – A City Wide Strategic Plan*. Collectively, these events have reinforced and refined the City's preferred future growth pattern, with the downtown area serving as the City's urban center.

### **SECTION 1.2 CITY AND AGENCY RELATIONSHIP**

The City Council of the City of Central Point on April 14, 2011, by Ordinance No. 1950, declared that blighted areas exist within the City, and that there is a need for an urban renewal agency to address blighting conditions within the City. The City Council, by approval of Ordinance No. 1950, and in accordance with the provisions of ORS 457.045(3), created the Central Point Development Central Point Development Commission (the "CPDC"), and appointed a Board of Directors consisting of the City Council. Pursuant to ORS 457.035, the CPDC is, "...a public body corporate and politic..." The relationship between the City of Central Point, an Oregon Municipal Corporation, and the CPDC shall be as contemplated by Chapter 457 of the Oregon Revised Statutes. Nothing contained in this Plan, including the City's supplying of services or personnel, including the budgeting requirements of this Plan, shall in any way be construed as departing from or disturbing this relationship contemplated by Chapter 457 of the Oregon Revised Statutes.

### **SECTION 1.3 DEFINITIONS**

As used in this Plan, unless the context requires otherwise, the following definitions shall apply:

1. **AGENCY**, the Central Point Development Central Point Development Commission (the "CPDC") which, in accordance with the provisions of Chapter 457 of the Oregon Revised Statutes is the urban renewal agency of the City of Central Point, Jackson County, Oregon.
2. **AGENCY BOARD or CENTRAL POINT DEVELOPMENT COMMISSION**, the Board of Directors of the Central Point Development Central Point Development Commission.

3. **AREA**, the geographic area of the City that encompasses the Downtown and East Pine Street Corridor Revitalization Area, prepared in accordance with all applicable provisions of ORS Chapter 457.
4. **BASE VALUE**. The assessed value of the Urban Renewal Area at time of adoption of the Plan and as determined by the Jackson County Assessor's office.
5. **BASE YEAR**. The fiscal year that the Base Value was established.
6. **BOARD OF COUNTY CENTRAL POINT DEVELOPMENT COMMISSIONERS**, the governing body of Jackson County.
7. **BLIGHTED AREAS**, areas which by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:
  - A. The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:
    - i. Defective design and quality of physical construction;
    - ii. Faulty interior arrangement and exterior spacing;
    - iii. Overcrowding and a high density of population;
    - iv. Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or
    - v. Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;
  - B. An economic dislocation, deterioration or disuse of property resulting from faulty planning;
  - C. The division or subdivision and sale of property or lots or irregular form and shape and inadequate size or dimensions for property usefulness and development;
  - D. The layout of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
  - E. The existence of inadequate streets and other rights-of-way, open spaces and utilities;
  - F. The existence of property or lots or other areas which are subject to inundation by water;
  - G. A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;
  - H. A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or

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- I. A loss of population and reduction of proper utilization of the area that causes further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.
8. **CITY**, the City of Central Point, Jackson County, Oregon.
9. **DOWNTOWN**, as used in this Plan, means that geographic area of the City of Central Point, which is included in the Downtown Revitalization Area -- an urban renewal area -- and which is more fully described in Section 300 and Exhibits 1 and 2 of this Plan.
10. **CITY COUNCIL or COUNCIL**, the governing body of the City of Central Point.
11. **COMPREHENSIVE PLAN**, the Comprehensive Plan of the City of Central Point including all of its policies, procedures and implementing provisions.
12. **COUNTY**, Jackson County, Oregon.
13. **EXHIBIT**, an attachment, either narrative or graphic, to this Urban Renewal Plan.
14. **ORS**, Oregon Revised Statutes (State Law). ORS 457 is the chapter which regulates the renewal of blighted areas within the State of Oregon.
15. **PLAN**, the Downtown and East Pine Street Corridor Revitalization Plan, an Urban Renewal Plan of the City of Central Point, Oregon.
16. **PROGRAM**, Part 1 of the Plan.
17. **REDEVELOPER**, a party who acquires real property from the Central Point Development Central Point Development Commission for the purposes of developing or redeveloping such property in conformity with the provision of the Plan.
18. **REVITALIZATION PLAN**, the Downtown and East Pine Street Corridor Revitalization Plan, an Urban Renewal Plan of the City of Central Point.
19. **STATE**, the State of Oregon, including its various departments, divisions and agencies.
20. **TAX INCREMENT FINANCING**, a method of financing indebtedness incurred by the Board of Directors of the Central Point Development Central Point Development Commission in preparing and implementing the Plan. Such tax increment method is authorized by ORS Sections 457.420 through 457.450 and provides that the tax proceeds, if any, realized from an increase in the taxable assessed value of real and personal property within the Revitalization Area above that existing on the County tax roll last equalized prior to the effective date of the Central Point City Council Ordinance approving the Urban Renewal Plan shall be paid into a special fund of the Agency's Central Point Development Commission of Directors. Such special fund shall be used to pay the principal and interest on indebtedness incurred by the Central Point Development Commission in financing or refinancing the preparation and implementation of the approved Urban Renewal Plan including the administration of the Central Point Development Commission's activities.
21. **TAXING BODY**, the City of Central Point, Jackson County, Jackson County Education Service District, Jackson County Vector Control, Jackson County Soil Conservation, Rogue Valley Transit District, Rogue Community College, Fire District No. 3, and Central Point School District No. 6, each of which levies ad valorem taxes within the boundaries of the Urban Renewal Area.

22. **URBAN RENEWAL AREA**, the geographic area of the City that encompasses the Downtown and East Pine Street Corridor Revitalization Area, an urban renewal district prepared in accordance with all applicable provisions of ORS Chapter 457.
23. **URBAN RENEWAL LAW**, Chapter 457 of the Oregon Revised Statutes as it exists on the effective date of this Urban Renewal Plan or as it may be amended from time-to-time by action of the Oregon Legislature.
24. **URBAN RENEWAL PLAN**, the Plan for the Downtown and East Pine Street Corridor Revitalization Plan – An Urban Renewal Plan for the City of Central Point, Oregon.

## **SECTION 1.4 LEGAL BOUNDARY DESCRIPTION**

The Urban Renewal Area contains 446.3 acres, accounting for 15.5% of the City's total acreage. The legal description and illustration of the boundary of the Urban Renewal Area are described as follows:

### **1.4.1 WRITTEN DESCRIPTION OF URBAN RENEWAL AREA**

A written narrative of the Urban Renewal Plan Area is presented as Exhibit 1 (Appendix), a Narrative Description of Urban Renewal Area.

### **1.4.2 GRAPHIC DESCRIPTION OF THE URBAN RENEWAL AREA**

A map of the Urban Renewal Area is presented in Exhibit 2 (Appendix), a graphic (Map) illustration of the Urban Renewal Area.

## **SECTION 1.5 MISSION STATEMENT, GOALS AND OBJECTIVES**

### **1.5.1 MISSION STATEMENT**

It is the mission of the Central Point Development Central Point Development Commission to eliminate blight and depreciating property values within the urban renewal district. This mission will be accomplished through the preparation and implementation of an urban renewal plan that maximizes both public and private investments within the Urban Renewal Area, investments that are designed to target, facilitate and strengthen the economic and aesthetic vitality of the Urban Renewal Area as the City's traditional mixed-use urban core.

### **1.5.2 GOALS AND OBJECTIVES**

To accomplish its mission the Central Point Development Central Point Development Commission will develop and implement an urban renewal plan known as the *Downtown and East Pine Street Corridor Revitalization Plan*, the goals and objectives of which are to:

- A. Resolve the problems created by existing blighted conditions in the Area so that unused and underused properties can be placed in productive condition and utilized at their highest and best use in accordance with the *City of Central Point Comprehensive Plan*.
- B. Provide programs for the development, redevelopment, and rehabilitation of property in the Area in ways that will:
  - i. Re-enforce the pedestrian and mixed-use character of the downtown, and insure a more attractive, functional and economically viable urban core consistent with the goals and objectives of the *Greater Bear Creek Valley Regional Plan*;



- ii. Encourage job creation through the expansion of existing businesses and the development of new businesses within the Urban Renewal Area;
  - iii. Increase property values so that the Urban Renewal Area will contribute its fair share to the costs of public services provided by the City and other affected taxing districts; and
  - iv. Conserve and place into productive use historically significant places and properties.
- C. Respond to the needs and the concerns of all people of the City of Central Point with respect to revitalization of the Area as expressed in the City's strategic plan *Central Point Forward, Fair City Vision 2020* and the *City of Central Point Comprehensive Plan*.
- D. Encourage the maximum amount of public involvement and citizen's participation in the implementation of the Urban Renewal Plan by:
  - i. Explaining and discussing the details of the Urban Renewal process:
    - a. To the public at town hall type gatherings;
    - b. To invite special interest groups, public service organizations, public bodies and the general public to Central Point Development Commission meetings;
    - c. To include urban renewal activities and updates in the City's periodic newsletters; and
    - d. To cooperate with the news media to discuss the Urban Renewal Plan and process.
  - ii. Meeting with the nine (9) affected taxing bodies to explain the long-term benefits of the Urban Renewal program and its relationship to their fiscal concerns, and
  - iii. Being available to discuss the details of the Urban Renewal Plan with service, professional, fraternal and labor organizations.
- E. To provide an adequate amount of properly located off-street parking in the downtown area including a plan and program to effectively pay for, manage, and maintain such parking;
- F. To create positive linkages among the five sub areas of the Urban Renewal Area; the Downtown Area, Hwy. 99 Corridor, Northside Neighborhood, Southside Neighborhood, and East Pine Street Area;
- G. To cooperate and coordinate with the Rogue Valley Transit District in their efforts to improve transportation services in the Urban Renewal Area;
- H. To develop, and implement, a plan for the undergrounding of present overhead utilities that are located in areas of maximum pedestrian activity;
- I. To cooperate and coordinate with the program to improve Bear Creek and the Bear Creek Greenway and to recognize the positive values and benefits that the Bear Creek Greenway can have in contributing to the revitalization of the Urban Renewal Area.

- J. To improve the visual appearance, capacity and traffic flow of Hwy. 99 and East Pine Street and other streets within the Urban Renewal Area that carry the major share of vehicular and pedestrian traffic;
- K. To cooperate with property owners in the rehabilitation of their buildings and property;
- L. To install, in areas of maximum pedestrian concentration, coordinated street furniture, night lighting and landscaping within the Downtown Core Area;
- M. To assure, through the construction/installation, or replacement that publicly owned utilities such as water, storm drains, and sanitary sewers, are adequate in capacity to service the needs of all uses within the urban renewal district; and
- N. To leverage the Agency's financial resources to the maximum extent possible with other public and private investment and other public and private funding sources.

### **1.5.3 RELATIONSHIP TO THE STRATEGIC PLAN**

This Plan is intended to further the objectives of the City's strategic planning goals, strategies and actions as set forth in *Central Point Forward, Fair City Vision 2020*<sup>5</sup>, as it exists on the effective date of this Urban Renewal Plan, or as it may be amended from time to time, which is hereby incorporated by reference as if it were included in full.

### **1.5.4 CONSISTENCY WITH THE COMPREHENSIVE PLAN**

This Plan has been prepared in conformity<sup>6</sup> with the City's adopted Comprehensive Plan including its goals, policies, procedures and implementing provisions, as exist on the effective date of this Urban Renewal Plan, or as may be amended from time to time, which is hereby incorporated by reference as if it were included in full.

### **1.5.5 COMPLIANCE WITH THE LAND DEVELOPMENT CODE**

The use and development of all land within the Urban Renewal Area shall comply with the City's Land Development Code and all other, codes, policies, regulations, including the "Downtown Revitalization Plan", and all other applicable Federal State, and County regulations, as they exist on the effective date of this Urban Renewal Plan, or as they may be amended from time to time, which are incorporated hereby by reference as if they were included in full.

## **SECTION 1.6 URBAN RENEWAL ACTIVITIES**

To achieve the goals and objectives of this Plan the following activities may be undertaken by the Central Point Development Central Point Development Commission, or caused to be undertaken by others, in accordance with applicable Federal, State, County and City laws, policies and procedures and in compliance with the provisions of this Plan. The Central Point Development Central Point Development Commission's responsibility for all activities identified in the Plan is subject to the availability of appropriate funding.

### **1.6.1 URBAN RENEWAL PROJECTS AND ACTIVITIES**

- A. The following projects and activities are deemed necessary to:

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<sup>5</sup> City Council Resolution No. 1143

<sup>6</sup> See File 12006(CP) for Findings of Consistency dated December 6, 2011.

- i. Eliminate blighting conditions and influences;
  - ii. Reverse presently depreciating property values;
  - iii. Make the Area attractive for the stabilization, expansion, rehabilitation or redevelopment of existing businesses, industries and housing;
  - iv. Create a physical, visual and economic environment that will attract new, job producing development of the Area's vacant land; and to
  - v. Further the objectives of the Urban Renewal Plan as set forth in Section 1.5, Mission Statement, Goals and Objectives.
- B. All public improvements herein proposed shall be constructed in conformance with the approved standards and policies of the City of Central Point.
- C. With funds available to it, the Central Point Development Central Point Development Commission may fund in full, in part, a proportionate share of, or cause to be funded, the following numbered projects and activities:
1. **DOWNTOWN AREA STREETScape IMPROVEMENTS.** Within Downtown Core Area (Part 2, Figure 6) improve streetscapes on the primary pedestrian streets. Streetscape improvements may include curb and gutter, sidewalks, crosswalks, street trees, tree grates, street lights, plazas, gateways, and street furniture. All streetscape improvements shall be constructed in accordance with an approved streetscape master plan for the Downtown Core Area.
  2. **EAST PINE STREET IMPROVEMENTS.** Improve the streetscape along that section of East Pine Street between the Downtown Core Area and Hamrick Road. Streetscape improvements may include curb and gutter, sidewalks, crosswalks, street trees, tree grates, street lights, plazas, gateways, portal signage on I-5, and street furniture. All streetscape improvements shall be constructed in accordance with an approved streetscape master plan East Pine Street.
  3. **NEIGHBORHOOD SIDEWALKS AND STREET LIGHTING.** Install sidewalks on residential streets in the Northside and Southside Neighborhoods illustrated in (Part 2, Figure 2, Urban renewal Boundary and Planning Sub Areas). All sidewalk improvements shall be made in accordance with city sidewalk standards and may include street lighting, and street trees.
  4. **HWY. 99 CORRIDOR IMPROVEMENTS.** Improve Hwy. 99 (Front Street) streetscape from the proposed Twin Creeks railroad crossing south to Bush Street. Streetscape improvements may include curb and gutter, sidewalks, street trees, tree grates, street lights, plazas, gateways, cross-walks and street furniture. All streetscape improvements shall be made in accordance with an approved streetscape master plan for the area.
  5. **INTERSECTION SIGNALIZATION.** Install/upgrade/modify traffic signals at the following intersection:
    - a. **Twin Creeks RR-Xing.** Install new signalized intersection at Hwy. 99 and Twin Creeks Dr. including a new railroad crossing at Twin Creeks Dr. Improvements shall include, but not be limited to easement acquisition,

- curb and gutter, street surface improvement, railroad crossing signalization, Hwy. 99 signalization, sidewalks, street lights, and landscaping;
- b. **Downtown Core Area Signals**, add new signals and modify others within the Downtown Core Area. Plans for signalization shall be based consistent with the City's Transportation System Plan;
  - c. **Hwy. 99 and Fire District 3 Station**, to improve the safety of emergency vehicle egress install an emergency signal on Hwy. 99 by Fire District No. 3 station;
  - d. **East Pine St. and Peninger**, modify existing signal in accordance with Interchange Access Management Plan 33;
  - e. **East Pine St. and Gebhard Extension**, add new signals at future intersection of Gebhard Rd. and E. Pine Street.
- 6. OFF-STREET PARKING FACILITIES.** All public parking constructed under the provisions of this Section shall comply with the objectives and policies of the City of Central Point Comprehensive Plan and the City of Central Point Transportation System Plan as applies to the Downtown, and with the applicable standards set forth in the Land Development Code.
- a. **Oak Street Parking Facility.** Design and construct a parking facility on the northwest corner of Oak Street and Third Street.
  - b. **Manzanita Street Parking Facility.** Design and construct a parking facility on the southeast corner of Manzanita Street and First St.
- 7. UNDERGROUND EXISTING POLE MOUNTED UTILITY SYSTEMS.** Within the Downtown Core Area, and along Hwy. 99 underground existing overhead utilities in accordance with an approved comprehensive underground utility plan.
- 8. GEBHARD ROAD EXTENSION TO COLLECTOR STREET STANDARDS.** Extension of Gebard Road to local collector street standards from the northerly limits of the Urban Renewal Area to East Pine Street.
- 9. PFAFF PARK RENOVATION.** Renovate Pfaff Park including new landscaping, restroom facilities, playground equipment, and lighting.
- 10. FREEMAN ROAD UPGRADE TO COLLECTOR STREET STANDARDS.** Between Oak St. and Hopkins Road rebuild Freeman Road to collector street standards, including curb, gutter, sidewalks, street lights, traffic control devices, and street trees.
- 11. PENINGER ROAD SOUTHERLY EXTENSION.** Extend Peninger Road south across Bear Creek to collector street standards to intersect with Hamrick; including intersection signal modifications at East Pine Street and Peninger, southerly bridge crossing and bike lanes. The specifics and timing of this project shall be based on a transportation analysis prior to commencement of construction.
- 12. MISCELLANEOUS PUBLIC WORKS.** Throughout the life of this Urban Renewal Program, the Central Point Development Commission, consistent with their priorities and financial resources, may assume the costs, or share of the costs, of engineering and constructing public works projects within the Urban Renewal Area

to further the objectives of this Urban Renewal Plan. Such projects may include the installation or reconstruction of the following:

- a. Storm Drains;
- b. Sanitary Sewers;
- c. Water Mains and Fire Hydrants;
- d. Curbs or Curbs and Gutters;
- e. Sidewalks, including Irrigated Tree Plantings;
- f. Street Work; and
- g. Alley Paving.

**13. CITY OF CENTRAL POINT COMMUNITY CENTER.** Assist with the feasibility analysis, site and architectural design, land acquisition, and construction of a community center within the Area. The Agency's participation in the development of a community center shall be limited to the percentage of the total design and development costs, including land acquisition that can be reasonably attributed to serving the Area.

**14. FIRE SAFETY.** New Fire equipment to service growth within Urban Renewal Area. The Central Point Development Commission will coordinate and enter into a written agreement with Fire District No.3 regarding the timing of implementation of this project.

**15. ECONOMIC DEVELOPMENT INCENTIVE PROGRAM.** The Central Point Development Commission may establish incentive programs to encourage commercial and residential development within the Urban Renewal Area. The economic incentive programs may be in the form of grants, or loans. Prior to the establishment of any economic incentive program the Central Point Development Commission shall prepare and adopt an economic development incentive program defining:

- a. Criteria for eligibility;
- b. Terms and conditions of the program;
- c. Loan procedures for recycling the funds as loan obligations are paid;
- d. Procedures where loan payments are not paid or paid in an untimely manner;
- e. Procedures and conditions for which deferred payment loans may be offered;
- f. Procedures for administering and servicing the program; and
- g. Such other procedures and conditions which the Central Point Development Commission deems necessary.

#### **1.6.2 ACQUISITION OF REAL PROPERTY**

**A. Intent.** Although at this time the Urban Renewal Plan does not anticipate the need to acquire real property it does reserve the right to do so in the future. Therefore, it is the intent of this Plan to authorize the Central Point Development Central Point

Development Commission to acquire property within the Urban Renewal Area by any legal means to achieve the objectives of this Plan, and specifically, for any of the purposes listed in Subsection 1.6.2(B), Purpose of Property Acquisition.

**B. Purpose of Property Acquisition.** Property acquisition, including limited interest acquisition is hereby made a part of this Plan and may be used by the Central Point Development Commission to achieve the objectives of this Plan based on any one of the following criteria:

1. Where existing conditions do not permit practical or feasible rehabilitation of a structure, by its owner, and it is determined by the Central Point Development Commission that acquisition of such properties and demolition or rehabilitation of the improvements thereon are necessary to remove substandard and blighting conditions;
2. Where detrimental land uses or conditions such as incompatible uses, or adverse influences from noise, smoke or fumes exist, or where there exists over-crowding, excessive dwelling unit density or conversions to incompatible types of uses, and it is determined by the Central Point Development Commission that acquisition of such properties and the rehabilitation or demolition of the improvements are necessary to remove blighting influences;
3. Where it is determined by the Central Point Development Commission that the property is needed to provide public improvements and facilities as follows:
  - Right-of-way acquisition for; streets, alleys, bicycle paths, or pedestrian ways (sidewalks).
  - Facilities for the benefit of the public which are to be developed by the Central Point Development Commission, the City, or any other public entity;
  - Property acquisition for public, off-street parking facilities; or
  - Where the owner of real property within the boundaries of the Urban Renewal Area wishes to convey title of such property by legal means, including by gift.
  - Where it is determined by the Central Point Development Commission that a substantial public interest or the objectives of this Plan can be furthered by assembling property for development or redevelopment by a party other than the owners of record of such property, the Central Point Development Commission may acquire such property.

**C. Property Which May Be Acquired.** At the time of adoption of this Plan no properties have been designated for acquisition. As a minor amendment, and as part of an existing project, the Central Point Development Commission may designate property to be acquired subject to compliance with Section 1.6.3, Procedures for Identifying Property to be Acquired.

### **1.6.3 PROCEDURES FOR IDENTIFYING PROPERTY TO BE ACQUIRED**

Project activities listed in Section 1.6, Urban Renewal Activities, may require acquisition of property not identified by the Central Point Development Commission as of the effective date of this Plan. However, should such action be required by the Central Point Development Commission, the following procedures shall be undertaken prior to such property acquisition:

- A. First the Central Point Development Commission shall determine the properties which may be acquired.
- B. The Central Point Development Commission, or its designated representative, shall then contact the owner or owners of both properties at the address shown on the most current tax roll to inform the owners of the Central Point Development Commission's interest in acquiring their property and the reasons for such interest.
- C. The Central Point Development Commission, at a regularly scheduled meeting, shall discuss the results of the contact with the owner of the affected property and determine whether or not to proceed with the acquisition process.
- D. If it is in the Central Point Development Commission's determination to proceed with the acquisition process, they shall set a time and place for a public hearing on the matter. The owners of the property which may be acquired shall be notified of such public hearing by registered mail, return receipt requested.
- E. At the public hearing, the Central Point Development Commission shall explain the public purpose, public interest or the plan objectives that would be furthered by such property acquisition. The Central Point Development Commission shall then receive comment from the affected property owner, if any, and from the public at large.
- F. After the owners and public have been heard, their comments shall be considered by the Central Point Development Commission. The Central Point Development Commission, by resolution shall then make a finding, based on the reasons for the acquisition, the content of the owners and public testimony whether or not to proceed with the acquisition.
- G. If the Central Point Development Commission's finding and determination is to proceed with the acquisition process, the Central Point Development Commission, by resolution, shall cause a minor change to this Plan to be prepared in conformance with Section 1.12.1, Minor Changes. Such change shall consist of a map or maps and a legal description of the property to be acquired including a copy of the Central Point Development Commission's finding described in subsection "F" above. The change shall be assigned an appropriate exhibit number and incorporated as part of this Urban Renewal Plan.
- H. The Central Point Development Commission shall then proceed with the acquisition process.

### **1.6.4 PROPERTY ACQUISITION FOR UNSPECIFIED PURPOSES**

If property acquisition, other than for the projects or activities identified in Section 1.6, Urban Renewal Activities, is considered by the Central Point Development Commission, such property acquisition shall be treated as a minor amendment within the meaning of Section 1.12.1, Minor Changes.

### **1.6.5 RELOCATION ACTIVITIES**

If in the implementation of this Plan, persons or businesses should be displaced by action of the Central Point Development Central Point Development Commission, the Central Point Development Central Point Development Commission shall provide assistance to such persons or businesses to be displaced. Displaced persons or businesses will be contacted to determine their individual relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and relocation payments made in accordance with the requirements of ORS 281.045 – 281.105. Payments made to persons displaced from dwellings will be assured that they will have available to them habitable, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to occupants displaced.

Prior to the Central Point Development Central Point Development Commission acquiring any property which will cause households, businesses, industries, offices or other occupants to be displaced, the Central Point Development Commission will prepare, adopt and maintain a Relocation Policy. Such policy will be available to interested parties at the Agency's office and will set forth the relocation program and procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters.

### **1.6.6 PROPERTY DISPOSITION AND REDEVELOPER RESPONSIBILITIES**

- A. **PROPERTY DISPOSITION.** The Central Point Development Commission is authorized to dispose of, sell, lease, exchange, subdivide, transfer, assign, pledge or encumber by mortgage, deed of trust, or otherwise any interest in real property which has been acquired by them in accordance with the provisions of this Plan and with the terms and conditions set forth in a Disposition and Development Agreement or other legal instrument as determined by the Central Point Development Commission.

All real property acquired by the Central Point Development Commission in the Urban Renewal Area, if any, shall be used or disposed of for development consistent with the goals and objectives of the Urban renewal Plan and with all applicable codes, ordinances, policies, plans and procedures of the City. The Central Point Development Commission shall obtain fair re-use value for the specific uses to be permitted on the real property. Real property acquired by the Central Point Development Commission may be disposed of without consideration (cost) to any other public entity in accordance with this Plan. All persons and entities obtaining property from the Central Point Development Commission shall use the property for the purposes consistent with the goals and objectives designated in Section 1.5.2, Goals and Objectives, of this Plan, and shall commence and complete development of the property within a period of time which the Central Point Development Commission fixes as reasonable, and shall comply with other conditions which the Central Point Development Commission deems necessary to carry out the goals and objectives of this Plan as stated in Section 1.5, Mission Statement, Goals and Objectives. Real property shall not be disposed of for the purpose of speculation.

The Central Point Development Commission shall provide adequate safeguards to ensure that the provisions of this Plan will be carried out to prevent the recurrence of blight. All real property owned or leased by parties, shall be made subject to the provisions, and the goals and objectives, of this Plan. Leases, deeds, contracts, agreements, documents and declarations of restrictions by the Central Point Development Commission may contain restrictions, covenants, covenants running with the land, rights or reverters, conditions precedent or subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.



- B. REDEVELOPER’S OBLIGATION.** Any redeveloper and his/her successors or assigns within the Urban Renewal Area, in addition to the other controls and obligations stipulated and required of the Redeveloper by the provisions of this Plan, shall also be obligated by the following requirements:
1. The Redeveloper shall obtain necessary approvals of proposed developments from all Federal, State and/or local agencies that may have jurisdiction on properties and facilities to be developed or redeveloped within the Urban Renewal Area;
  2. The Redeveloper shall develop or redevelop such property in accordance with the land-use provisions and other requirements specified in this Plan;
  3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Central Point Development Commission or such of its agents as the Central Point Development Commission may designate for review prior to distribution to appropriate reviewing bodies as required by the City.
  4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Central Point Development Commission;
  5. The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or part thereof is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin in the sale, lease or occupancy thereof;
  6. The Redeveloper shall accept all conditions and agreements as may be required by the Central Point Development Commission. In return for receiving assistance from the Central Point Development Commission, if any, the Central Point Development Commission may require the redeveloper to execute a development agreement acceptable to the Central Point Development Commission as a condition of the Central Point Development Commission providing assistance; and
  7. The Redeveloper shall maintain property under his/her ownership within the area in a clean, neat and safe condition.

**1.6.7 OWNER PARTICIPATION**

Property owners within the Urban Renewal Area proposing to improve their properties and receiving financial and/or technical assistance from the Central Point Development Commission shall do so in accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans and procedures of the City.

**1.6.8 ADMINISTRATIVE ACTIVITIES AND SERVICES TO THE BOARD**

- A. The Board may hire its own staff or it may obtain its administrative support staff from the City on such terms and conditions as the Board and the City may agree. The costs of Agency staffing shall be agreed to annually by the City and made a part of the annual budget proposal of the Board.
- B. The Board may retain and budget for the services of independent professionals, and or firms for services necessary to implement the projects and activities of the Plan. These services may includes, but are not limited to:

- i. Legal Counsel, including bond counsel;
  - ii. Professional studies for marketing, economic feasibility;
  - iii. Preparation of design, architectural, engineering, landscape, or other plans related to the study and planning;
  - iv. Preparation of construction plans and documents ;
  - v. Accounting and/or auditing services;
  - vi. Licensed real estate professionals for real property appraisals, acquisition, disposition, or negotiating services; and
  - vii. Professional services related to bond issuance and financing.
- C. The Board may prepare and adopt design standards, guidelines and implementation procedures as necessary to compliance with the goals and objectives of the Plan and any supporting plans.
- D. The Board may invest its reserve funds in interest bearing accounts or securities consistent with the provisions of City, State, and Federal law.
- E. The Board may borrow money, accept advances, loans or grants from any legal source, issue urban renewal bonds, and receive tax increment proceeds as provided for in Section 1.7 of this Plan. Regardless of the form of borrowing of funds, the approval of such borrowing shall comply with the provisions of the Board’s adopted Rules of Procedures and all applicable legal requirements.
- F. Without limiting any other provision, power or authorization of this Plan, the Agency’s Board shall have all of the powers and responsibilities allowed under the provisions of ORS 457.

#### **1.6.9 ECONOMIC DEVELOPMENT INCENTIVE PROGRAMS**

Economic incentives, whether loans or grants offered by the Central Point Development Commission, are subject to compliance with Section 1.6.1(C)(15), Economic Development Incentive Program.

### **SECTION 1.7 MAXIMUM INDEBTEDNESS AND FINANCING MAXIMUM INDEBTEDNESS**

In accordance with ORS 457.190(3)(c)(A) the initial maximum amount of indebtedness that may be incurred throughout the duration of this Plan, commencing with fiscal year 2011-12 through fiscal year 2036-2037, is \$43,177,530<sup>7</sup>. The initial maximum indebtedness shall be increased each year in accordance with Section 2.5.4, Index to Adjust Project and Activity Dollar Values, of the Report, ENR Index for adjusting project cost estimates<sup>8</sup>.

The Directors of the Urban Renewal Agency may borrow money and accept advances, grants and any other legal form of financial assistance from the federal government, State, City, County, or other public

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<sup>7</sup> Measured in terms of 2011 dollars

<sup>8</sup> ORS 457.190(4)(d)

body, or from any legal source, public or private, for purposes of undertaking and carrying out this Plan, or may otherwise obtain financing as authorized by ORS Chapter 457.

### **1.7.1 SELF LIQUIDATION OF COSTS OF URBAN RENEWAL INDEBTEDNESS (TAX INCREMENT FINANCING)**

The projects may be financed, in whole or in part, by self-liquidation of the costs of urban renewal activities as provided in ORS 457.420 through 457.460. The ad valorem taxes, levied by a taxing body upon the taxable real and personal property situated in the Urban Renewal Area, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the increase, in the assessed value of property located in the urban renewal areas, or part thereof, over the assessed value specified in the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the Directors of the Urban Renewal Agency and shall be used to pay the principal and interest on any indebtedness incurred by the Directors to finance or refinance this Plan and any projects or activities authorized and undertaken pursuant to the provisions of this Plan.

The tax increment financing process, pursuant to ORS 457.420 through 457.460, shall be terminated no later than Fiscal Year 2036-37. However, the tax increment collection process may be terminated prior to Fiscal Year 2036-37 should debts of the Agency be retired earlier.

Based on the most accurate estimates of Program costs and income, the tax increment process will cover a period of 25 years, commencing in Fiscal Year 2011-12 and terminating on June 30, 2037. Over the course of the Program's duration it is estimated that tax increment collections will be \$51,970,747, which is sufficient to cover the maximum amount of indebtedness designated for the Program.

Should the terminal year of tax increment proceeds collection be greater than the amount of debt to be retired, the surplus amount of such tax increment proceeds shall be prorated back to the affected taxing bodies as required by ORS 457.450(3).

### **1.7.2 PRIOR INDEBTEDNESS**

Any indebtedness permitted by law and incurred by the Central Point Development Commission, or the City of Central Point in connection with preplanning for this Urban Renewal Plan may be repaid from Central Point Development Commission funds when and if such funds are available.

### **1.7.3 ANNUAL BUDGET**

The Agency shall adopt and use a fiscal year ending June 30 accounting period. By July 1 of each year the Central Point Development Commission shall adopt a budget in conformance with the provisions of ORS 294 and ORS 457.460 which shall describe its source of revenue, proposed expenditures and activities.

The Agency shall submit its proposed budget to the Urban Renewal Agency's Budget Committee for its review and approval and the Central Point Development Commission shall not undertake any activities nor expend any funds except as provided in the approved budget.

## **SECTION 1.8 ANNUAL FINANCIAL STATEMENT REQUIRED**

The Central Point Development Commission, by January 31 of each year, Shall have prepared a financial statement<sup>9</sup> containing:

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<sup>9</sup> ORS 457.460

- A. The amount of money actually received during the preceding fiscal year under subsection (4) of ORS 457.420 to 457.460 and from indebtedness incurred under ORS 457.420 to 457.460;
- B. The purpose and amounts for which any money received under 457.420 to 457.460 and from indebtedness incurred under ORS 457.420 to 457.460 were expended during the preceding fiscal year;
- C. An estimate of monies to be received during the current fiscal year under ORS 457.420 to 457.460 and from indebtedness incurred under ORS 457.420 to 457.460;
- D. A budget setting forth the purposes and estimated amounts for which the monies which have been or will be received under ORS 457.420 to 457.460 and from indebtedness incurred under ORS 457.420 to 457.460 are to be expended during the current fiscal year; and
- E. An analysis of the impact, if any, of carrying out the urban renewal plan on the tax collections for the preceding year for all taxing bodies included under ORS 457.430.
- F. If the January 31 deadline to meet the provisions of ORS Section 457.460 is changed by the legislature, the Agency will conform to the new date to prepare the required statement.

The statement required by subsection 801 shall be filed with the City Council and notice shall be published in the "Central Point Mail Tribune", a newspaper of general circulation in the City, that the statement has been prepared and is on file with the City and with the Urban Renewal Agency and the information contained in the statement is available to all interested persons. The notice shall be published once a week for not less than two successive weeks before March 1 of the year for which the statement is required. The notice shall summarize the information required under paragraphs A through D of subsection 1.8, Annual Financial Statement Required, and shall set forth in full the information required under paragraph E of subsection 1.8.

## **SECTION 1.9 CITIZEN PARTICIPATION**

The activities and projects identified in this Plan, the development of subsequent plans, procedures, activities and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of citizens, owners and tenants as individuals and organizations who reside within or who have financial interest within the Downtown Revitalization Area and with the general citizens of the City.

## **SECTION 1.10 NON-DISCRIMINATION**

In the preparation, adoption and implementation of this Plan, no public official or private party shall take any action or cause any persons, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status or national origin.

## **SECTION 1.11 RECORDING OF PLAN**

A copy of the City Council's Non-Emergency Ordinance approving this Plan under ORS 457.095 shall be sent by the Council to the Central Point Development Commission Board of Directors. Following receipt of such Ordinance, this Plan shall be recorded by the Central Point Development Commission with the Recording Officer of Jackson County in accordance with ORS 457.095.

## **SECTION 1.12 PROCEDURES FOR AMENDMENTS TO THE URBAN RENEWAL PLAN**

The Plan is a living document subject to periodic review and evaluation over the course of its duration. It is fully expected that the plan will require periodic amendment as necessary for clarification purposes

and as necessary to address changing conditions. Where, in the judgment of the Central Point Development Commission the proposed modification will substantially change the Plan, the modification must be duly approved by the City Council in the same manner as the original Plan and in accordance with the requirements of State and local law. The provisions of ORS 457.095 and ORS 457.220 and of Section 1.12.3, Substantial Changes, of this Plan shall apply.

The various types of Plan changes, clarifications, modifications or amendments and the official actions which shall be taken prior to their implementation; are as follows:

#### **1.12.1 MINOR CHANGES**

Minor changes shall not change any provision of this Plan which would modify the goals and objectives or basic procedural requirements, planning or engineering principles of this Plan. Such minor changes may include:

- A. Clarification of language or the State Legislature's changes in ORS Chapter and Section references;
- B. Clarification of written or graphic Exhibits to this Plan;
- C. Modification in the location and scope of project improvements authorized by this Plan, resulting from detailed architectural, engineering or planning analysis.
- D. The identification of property to be acquired as provided for in Sections 1.6.3, Procedures for Identifying Property to be Acquired, of this Plan.
- E. Such minor changes shall be made only by a duly approved resolution of the Central Point Development Commission in which the details of the minor change shall be described.

#### **1.12.2 AMENDMENTS TO THE COMPREHENSIVE PLAN OR ANY IMPLEMENTING ORDINANCES**

From time to time during the implementation of this Urban Renewal Plan, the Planning Central Point Development Commission and City Council of the City of Central Point may approve amendments or modifications to the City's Comprehensive Plan or to the codes, policies, procedures or ordinances which are established to implement such Comprehensive Plan. Further, the City Council may from time to time amend or approve new Building, Health Safety and other codes which affect the implementation of this Urban Renewal Plan.

- A. When such amendments, modifications or approvals have been officially adopted by the City Council, such amendments, modifications or approvals--which affect the provisions of this Urban Renewal Plan--shall, by this reference become a part of the Plan as if such amendments, modifications or approvals were herein stated in full.
- B. The City Council shall forward to the Central Point Development Commission copies of such Council actions as are herein above described and the Central Point Development Commission shall prepare and approve a resolution recognizing that such City Council amendments, modifications or approvals are to be considered as minor changes to this Urban Renewal Plan as provided in Section 1.12.1, Minor Changes, above.

#### **1.12.3 SUBSTANTIAL CHANGES**

Such substantial changes, if any, shall be approved by the City Council in the same manner as the Council's approval of the original plan and in compliance with the provisions of ORS 457.095 and ORS 457.220.

Substantial changes shall include the following:

- A. Increases in the Maximum Indebtedness beyond that allowed in Section 1.7;
- B. Extension of the time period for collecting tax increment proceeds as provided in Subsection 1.7.1, Self Liquidation of Costs of Urban Renewal Indebtedness, of this Plan;
- C. An increase of land area to the boundaries of the Urban Renewal Plan in excess of that allowed by ORS 457.220(3);
- D. An increase in the effective period of this Plan as set forth in Section 1.13, Duration and Validity of Approved Urban Renewal Plan.

### **SECTION 13 DURATION AND VALIDITY OF APPROVED URBAN RENEWAL PLAN**

This Plan shall remain in full force and effect until June 30, 2037, or until the maximum amount of indebtedness as set forth in Section 1.7, Maximum Indebtedness and Financing Maximum Indebtedness, has been reached and all related debt service retired, whichever comes first.

Should a court of competent jurisdiction find any word, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such finding and shall remain in full force and effect for the duration of the Plan.

## **APPENDIX**

- EXHIBIT 1. Narrative Description of Urban Renewal Area
- EXHIBIT 2. Graphic Description of Urban Renewal Area
- EXHIBIT 3. Urban Renewal Area Tax Lot Inventory, December 2011

**EXHIBIT 1 – Narrative Description of Urban Renewal Area**

Property Description  
Central Point Urban Renewal District

Beginning at the northwest corner of DLC 56, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon; thence South, to the center line of Pine Street; thence East, along said center line of Pine Street to a point, said point being on the southeasterly extension of the west line of the tract described in Instrument No 2005-34521 recorded in the Official Records of Jackson County, Oregon; thence North, along said southeasterly extension and the west boundary of said tract to the northwest corner thereof; thence East, along the north boundary and the extension thereof to the east right of way line of Hamrick Road; thence South, along said east right of way line of Hamrick Road to a point, said point bears East of a 3/4 inch iron pipe marking the northeast corner of the tract described in Instrument No 2011-16446 recorded in said Official Records and mapped as Assessor's Map No 372W01C3300 dated January 19, 2011; thence West, to said pipe; thence continuing West, along the north line of said tract to the northwest corner thereof; thence South, along the West line of said tract to the southwest corner thereof; thence East, along the south line of said tract and the extension of said south line to the east right of way line of Hamrick Road; thence South, along said east right of way line and the extension thereof to the south right of way line of Hamrick Road; thence West, along the south right of way line and the south line of that tract mapped as Assessor's Map No 372W02D2000 dated January 26, 2011, to the east line of that tract mapped as Assessor's Map No 372W02D2001, dated January 19, 2011; thence South, along said east line to the southeast corner thereof; thence West, along the south boundary of said tract to the northeast corner of the tract described in Instrument No 00-38500 recorded in said Official Records; thence South, along said east line to the easterly right of way line of Interstate 5 Freeway; thence Northwesterly, along said easterly right of way line to the south boundary of the parcel described in Instrument No 03-20781 recorded in said Official Records; thence East, along said south boundary to the west right of way line of Peninger Road; thence North, along said west right of way line of said Peninger Road to the south right of way line of said Pine Street; thence West, along said south right of way line, to the intersection of the west right of way line of said Interstate; thence South along said west right of way line to the north boundary of Mountain View Plaza Subdivision, according to the official plat thereof, now of record; thence West, along said north boundary to the west right of way line of Freeman Road; thence South, along said east right of way line and the east right of way of Freeman Road and the southerly extension of said right of way to the south right of way line of Hopkins Road; thence West, along said south right of way line of Hopkins Road, to the northwest corner of Homestead Park Unit 1, according to the official plat thereof, now of record; thence South, along the west boundary of said Homestead Park to the north line of Homestead Park Unit 2, according to the official plan thereof, now of record; thence West, along the north line of said Unit 2, to the westerly boundary of said Unit 2 and the east right of way line of First Street; thence Southeasterly along said westerly boundary to the southerly right of way line of Cupp Drive; thence Southwesterly along the southerly right of way line and the extension thereof to the westerly right of way line of Pacific Highway 99 also known as Front Street also the common boundary of Central Oregon and Pacific Railroad easterly right of way; thence Northwesterly along the easterly right of way line of said Railroad to a point, said point bears northeasterly at right angles from the northeast corner of Parcel 1 of Partition Plat No P-72-2007, according to the official plat thereof, now of record; thence

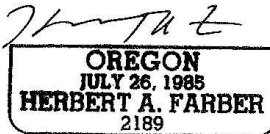
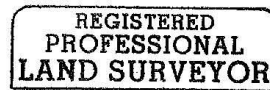


City of Central Point  
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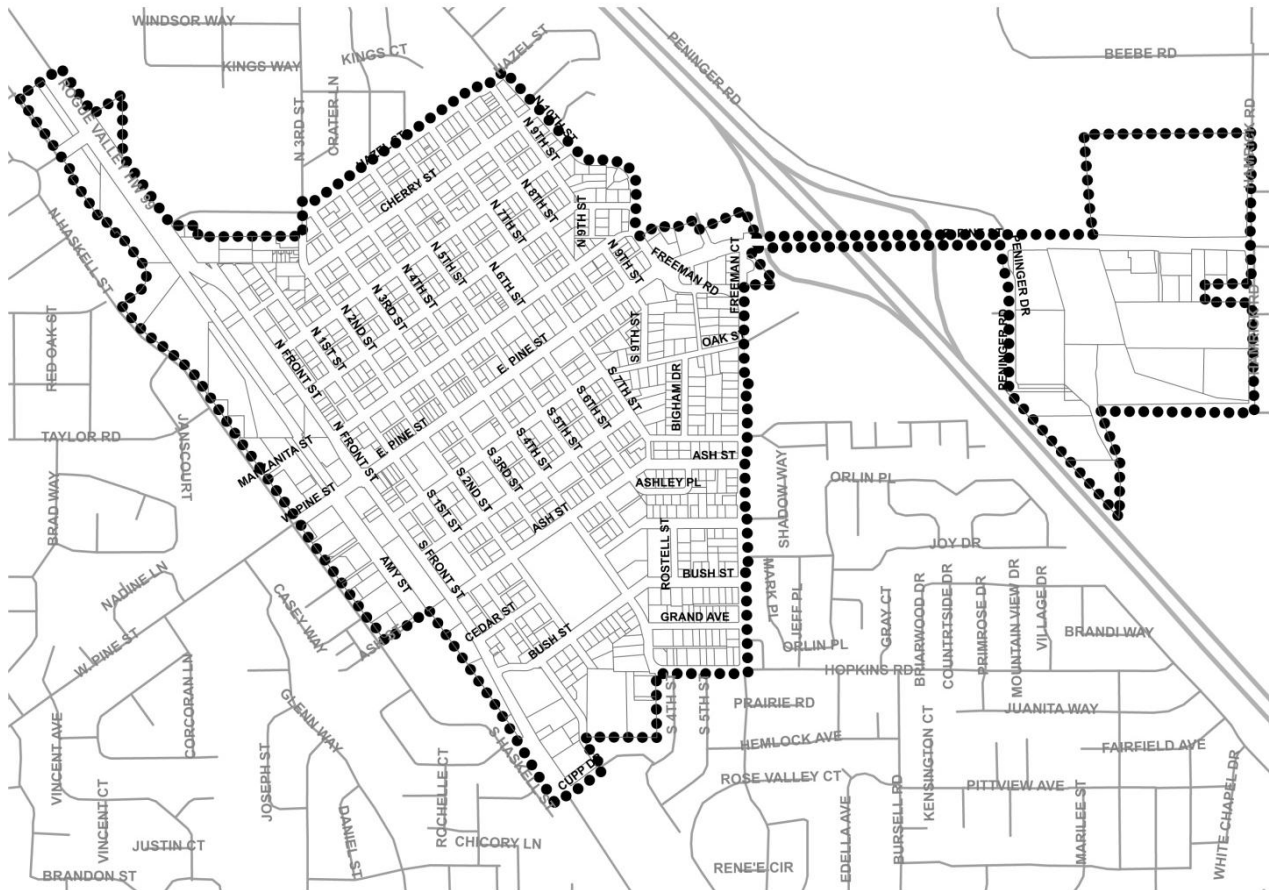
Southwesterly to said northeast corner of said Parcel 1; thence Southwesterly along the north boundary of said Parcel 1, also being the south right of way line of Ash Street, to the east right of way line of Haskell Street; thence Northwesterly, along said east right of way line to the southerly most corner of Lot 1 of Twin Creeks Crossing, Phase I, according to the official plat thereof, now of record; thence northerly along the easterly boundary of said Lot 1 to the tract described in Instrument No 2008-31124 recorded in said Official Records; thence Northerly along the westerly boundary of said tract to the north line of said Lot 1; thence Westerly along said north boundary to the southwest corner to Lot 3 of said Twin Creeks Crossing Phase I; thence Northerly along the west boundary of said Lot 3 and the extension thereof to the southwest corner to Lot 35 of said Phase I; thence Northwesterly along said Lot 35 to the northwest corner thereof; thence Northeasterly along the north boundary of Lot 35 and 36 of said Phase I and the extension thereof to the easterly right of way line of said Pacific Highway 99; thence Southeasterly along said right of way line to the westerly corner of the tract described in Instrument No 2009-46561 recorded in said Official Records; thence Northeasterly along the north boundary of said tract to the northeast corner; thence South along the east boundary of said tract to said easterly right of way line of said Highway; thence Southeasterly along said right of way line to the south boundary of the tract mapped as Assessor's Map No 372W03DB100 dated July 2, 2009; thence East along said south boundary to the west right of way line of Third Street; thence North along said west right of way line to a point, said point being at the intersection of the southwesterly extension of the northerly right of way line of Hazel Street; thence Northeasterly along said extension and along said northerly right of way and the extension thereof to the easterly right of way of North Tenth Street; thence Southeasterly, along said easterly right of way to the southwest corner of Parcel 2 of Partition Plat No p-30-2008 according to the official plat thereof, now of record; thence Easterly along the south boundary of said Parcel 2 to a point, said point being at the intersection of the southwesterly extension of the north boundary of those tracts described in Instrument No 2009-27358 recorded in said Official Records; thence Northeasterly along said extension and said north boundary to the northeast corner thereof; thence South along the easterly boundary of said tracts to the southeast corner thereof; thence Southwesterly along the southerly boundary of said tracts to the Point of Beginning.

Prepared by: Herbert A Farber  
Farber & Sons, Inc.  
d.b.a., Farber Surveying  
431 Oak Street  
Central Point, Oregon 97502  
  
541-664-5599

Date: November 13, 2011



RENEWAL DATE 12-31-11



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**Exhibit 2**

**Central Point**

**Urban Renewal Boundary**

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***EXHIBIT 2 – Graphic Description of Urban Renewal Area***

**EXHIBIT 3 – URBAN RENEWAL AREA TAX LOT INVENTORY, December 2011**

| <b>No.</b> | <b>Map Number</b> | <b>Account Number</b> | <b>No.</b> | <b>Map Number</b> | <b>Account Number</b> |
|------------|-------------------|-----------------------|------------|-------------------|-----------------------|
| 1          | 372W02D1000       | 10132000              | 45         | 372W02CB4000      | 10132839              |
| 2          | 372W02CA200       | 10132344              | 46         | 372W02CB4100      | 10132847              |
| 3          | 372W02CA300       | 10132351              | 47         | 372W02CB4200      | 10132853              |
| 4          | 372W02CA700       | 10132393              | 48         | 372W02CB4300      | 10132861              |
| 5          | 372W02CA800       | 10132407              | 49         | 372W02CB4400      | 10132870              |
| 6          | 372W02CB100       | 10132415              | 50         | 372W02CB4500      | 10132888              |
| 7          | 372W02CB300       | 10132440              | 51         | 372W02CB4600      | 10132896              |
| 8          | 372W02CB400       | 10132456              | 52         | 372W02CB4700      | 10132901              |
| 9          | 372W02CB500       | 10132464              | 53         | 372W02CB4800      | 10132910              |
| 10         | 372W02CB600       | 10132472              | 54         | 372W02CB4900      | 10132928              |
| 11         | 372W02CB700       | 10132481              | 55         | 372W02CB5000      | 10132936              |
| 12         | 372W02CB800       | 10132499              | 56         | 372W02CB5100      | 10132944              |
| 13         | 372W02CB900       | 10132504              | 57         | 372W02CB5200      | 10132951              |
| 14         | 372W02CB901       | 10132512              | 58         | 372W02CB5300      | 10132969              |
| 15         | 372W02CB1000      | 10132521              | 59         | 372W02CB5400      | 10132977              |
| 16         | 372W02CB1200      | 10132547              | 60         | 372W02CB5402      | 10132985              |
| 17         | 372W02CB1300      | 10132553              | 61         | 372W02CB5500      | 10132993              |
| 18         | 372W02CB1400      | 10132561              | 62         | 372W02CB5600      | 10133004              |
| 19         | 372W02CB1500      | 10132570              | 63         | 372W02CB5700      | 10133012              |
| 20         | 372W02CB1600      | 10132588              | 64         | 372W02CB5800      | 10133021              |
| 21         | 372W02CB1700      | 10132596              | 65         | 372W02CB5900      | 10133039              |
| 22         | 372W02CB1800      | 10132601              | 66         | 372W02CB6000      | 10133047              |
| 23         | 372W02CB1900      | 10132610              | 67         | 372W02CB6100      | 10133053              |
| 24         | 372W02CB2000      | 10132628              | 68         | 372W02CB6200      | 10133061              |
| 25         | 372W02CB2100      | 10132636              | 69         | 372W02CB6300      | 10133070              |
| 26         | 372W02CB2200      | 10132644              | 70         | 372W02CB6401      | 10133088              |
| 27         | 372W02CB2300      | 10132651              | 71         | 372W02CB6500      | 10133096              |
| 28         | 372W02CB2400      | 10132669              | 72         | 372W02CB6600      | 10133101              |
| 29         | 372W02CB2401      | 10132677              | 73         | 372W02CB6700      | 10133110              |
| 30         | 372W02CB2500      | 10132685              | 74         | 372W02CB6800      | 10133128              |
| 31         | 372W02CB2600      | 10132693              | 75         | 372W02CB6900      | 10133136              |
| 32         | 372W02CB2700      | 10132707              | 76         | 372W02CB7000      | 10133144              |
| 33         | 372W02CB2800      | 10132715              | 77         | 372W02CB7101      | 10133169              |
| 34         | 372W02CB2900      | 10132723              | 78         | 372W02CB7201      | 10133185              |
|            | 372W02CB3000      | 10132731              | 79         | 372W02CB7301      | 10133209              |

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|     |              |          |     |              |          |
|-----|--------------|----------|-----|--------------|----------|
| 36  | 372W02CB3100 | 10132740 | 80  | 372W02CB7600 | 10133233 |
| 37  | 372W02CB3200 | 10132756 | 81  | 372W02CB7700 | 10133241 |
| 38  | 372W02CB3300 | 10132764 | 82  | 372W02CB7800 | 10133258 |
| 39  | 372W02CB3400 | 10132772 | 83  | 372W02CB7900 | 10133266 |
| 40  | 372W02CB3500 | 10132781 | 84  | 372W02CB8000 | 10133274 |
| 41  | 372W02CB3600 | 10132799 | 85  | 372W02CB8200 | 10133291 |
| 42  | 372W02CB3700 | 10132804 | 86  | 372W02CC100  | 10133306 |
| 43  | 372W02CB3800 | 10132812 | 87  | 372W02CC101  | 10133314 |
| 44  | 372W02CB3900 | 10132821 | 88  | 372W02CC200  | 10133322 |
| 89  | 372W02CC201  | 10133331 | 135 | 372W02CC5100 | 10133825 |
| 90  | 372W02CC300  | 10133349 | 136 | 372W02CC5200 | 10133833 |
| 91  | 372W02CC400  | 10133355 | 137 | 372W02CC5400 | 10133841 |
| 92  | 372W02CC500  | 10133363 | 138 | 372W02CC5500 | 10133858 |
| 93  | 372W02CC600  | 10133371 | 139 | 372W02CC5600 | 10133866 |
| 94  | 372W02CC700  | 10133380 | 140 | 372W02CC5700 | 10133874 |
| 95  | 372W02CC800  | 10133398 | 141 | 372W02CC5800 | 10133882 |
| 96  | 372W02CC900  | 10133401 | 142 | 372W02CC6300 | 10133891 |
| 97  | 372W02CC1000 | 10133410 | 143 | 372W02CC6400 | 10133906 |
| 98  | 372W02CC1100 | 10133428 | 144 | 372W02CC6500 | 10133914 |
| 99  | 372W02CC1200 | 10133436 | 145 | 372W02CC6600 | 10133922 |
| 100 | 372W02CC1300 | 10133444 | 146 | 372W02CC6700 | 10133931 |
| 101 | 372W02CC1400 | 10133451 | 147 | 372W02CC6900 | 10133955 |
| 102 | 372W02CC1500 | 10133469 | 148 | 372W02CC7200 | 10133980 |
| 103 | 372W02CC1600 | 10133477 | 149 | 372W02CC7300 | 10133998 |
| 104 | 372W02CC1700 | 10133485 | 150 | 372W02CC7400 | 10134001 |
| 105 | 372W02CC1800 | 10133493 | 151 | 372W02CC7500 | 10134019 |
| 106 | 372W02CC1900 | 10133509 | 152 | 372W02CC7600 | 10134027 |
| 107 | 372W02CC2200 | 10133517 | 153 | 372W02CC7700 | 10134035 |
| 108 | 372W02CC2300 | 10133525 | 154 | 372W02CC7800 | 10134043 |
| 109 | 372W02CC2500 | 10133541 | 155 | 372W02CC7900 | 10134050 |
| 110 | 372W02CC2600 | 10133558 | 156 | 372W02CC8100 | 10134076 |
| 111 | 372W02CC2700 | 10133566 | 157 | 372W02CC8200 | 10134084 |
| 112 | 372W02CC2800 | 10133574 | 158 | 372W02CC8300 | 10134092 |
| 113 | 372W02CC2900 | 10133582 | 159 | 372W02CC8400 | 10134108 |
| 114 | 372W02CC3000 | 10133591 | 160 | 372W02CC8500 | 10134116 |
| 115 | 372W02CC3100 | 10133606 | 161 | 372W02CC8600 | 10134124 |
| 116 | 372W02CC3200 | 10133614 | 162 | 372W02CC8700 | 10134132 |
| 117 | 372W02CC3300 | 10133622 | 163 | 372W02CC8800 | 10134141 |
| 118 | 372W02CC3301 | 10133631 | 164 | 372W02CC8900 | 10134157 |
| 119 | 372W02CC3400 | 10133649 | 165 | 372W02CC9000 | 10134165 |
| 120 | 372W02CC3500 | 10133655 | 166 | 372W02CC9100 | 10134173 |

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|     |               |          |     |               |          |
|-----|---------------|----------|-----|---------------|----------|
| 121 | 372W02CC3600  | 10133663 | 167 | 372W02CC9200  | 10134181 |
| 122 | 372W02CC3700  | 10133671 | 168 | 372W02CC9300  | 10134190 |
| 123 | 372W02CC3800  | 10133680 | 169 | 372W02CC9400  | 10134205 |
| 124 | 372W02CC3900  | 10133698 | 170 | 372W02CC9500  | 10134213 |
| 125 | 372W02CC4000  | 10133701 | 171 | 372W02CC9600  | 10134221 |
| 126 | 372W02CC4001  | 10133710 | 172 | 372W02CC9700  | 10134230 |
| 127 | 372W02CC4100  | 10133728 | 173 | 372W02CC9701  | 10134248 |
| 128 | 372W02CC4300  | 10133744 | 174 | 372W02CC9800  | 10134254 |
| 129 | 372W02CC4400  | 10133751 | 175 | 372W02CC10000 | 10134262 |
| 130 | 372W02CC4500  | 10133769 | 176 | 372W02CC10100 | 10134271 |
| 131 | 372W02CC4600  | 10133777 | 177 | 372W02CC10200 | 10134289 |
| 132 | 372W02CC4700  | 10133785 | 178 | 372W02CC10300 | 10134297 |
| 133 | 372W02CC4900  | 10133809 | 179 | 372W02CC10400 | 10134302 |
| 134 | 372W02CC5000  | 10133817 | 180 | 372W02CC10500 | 10134311 |
| 181 | 372W02CC10600 | 10134329 | 227 | 372W02CD3700  | 10134790 |
| 182 | 372W02CC10700 | 10134337 | 228 | 372W02CD3800  | 10134805 |
| 183 | 372W02CC10701 | 10134345 | 229 | 372W02CD3900  | 10134813 |
| 184 | 372W02CC10801 | 10134351 | 230 | 372W02CD4000  | 10134821 |
| 185 | 372W02CC10900 | 10134360 | 231 | 372W02CD4100  | 10134830 |
| 186 | 372W02CC11000 | 10134378 | 232 | 372W02CD4200  | 10134848 |
| 187 | 372W02CC11100 | 10134386 | 233 | 372W02CD4300  | 10134854 |
| 188 | 372W02CC11300 | 10134394 | 234 | 372W02CD4400  | 10134862 |
| 189 | 372W02CC11400 | 10134408 | 235 | 372W02CD4500  | 10134871 |
| 190 | 372W02CC11500 | 10134416 | 236 | 372W02CD4600  | 10134889 |
| 191 | 372W02CC11600 | 10134424 | 237 | 372W02CD4700  | 10134897 |
| 192 | 372W02CC11700 | 10134432 | 238 | 372W02CD4800  | 10134902 |
| 193 | 372W02CD100   | 10134441 | 239 | 372W02CD4900  | 10134911 |
| 194 | 372W02CD200   | 10134457 | 240 | 372W02CD5000  | 10134929 |
| 195 | 372W02CD300   | 10134465 | 241 | 372W02CD5100  | 10134937 |
| 196 | 372W02CD400   | 10134473 | 242 | 372W02CD5200  | 10134945 |
| 197 | 372W02CD500   | 10134481 | 243 | 372W02CD5300  | 10134951 |
| 198 | 372W02CD600   | 10134490 | 244 | 372W02CD5400  | 10134960 |
| 199 | 372W02CD700   | 10134505 | 245 | 372W02CD5500  | 10134978 |
| 200 | 372W02CD800   | 10134513 | 246 | 372W02CD5600  | 10134986 |
| 201 | 372W02CD900   | 10134521 | 247 | 372W02CD5700  | 10134994 |
| 202 | 372W02CD1000  | 10134530 | 248 | 372W02CD5800  | 10135005 |
| 203 | 372W02CD1100  | 10134548 | 249 | 372W02CD5900  | 10135013 |
| 204 | 372W02CD1200  | 10134554 | 250 | 372W02CD6000  | 10135021 |
| 205 | 372W02CD1300  | 10134562 | 251 | 372W02CD6100  | 10135030 |
| 206 | 372W02CD1400  | 10134571 | 252 | 372W02CD6101  | 10135048 |
| 207 | 372W02CD1500  | 10134589 | 253 | 372W02CD6300  | 10135054 |
| 208 | 372W02CD1600  | 10134597 | 254 | 372W02CD6400  | 10135062 |

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|     |              |          |     |               |          |
|-----|--------------|----------|-----|---------------|----------|
| 209 | 372W02CD1700 | 10134602 | 255 | 372W02CD6500  | 10135071 |
| 210 | 372W02CD1800 | 10134611 | 256 | 372W02CD6600  | 10135089 |
| 211 | 372W02CD1900 | 10134629 | 257 | 372W02CD6700  | 10135097 |
| 212 | 372W02CD2000 | 10134637 | 258 | 372W02CD6800  | 10135102 |
| 213 | 372W02CD2100 | 10134645 | 259 | 372W02CD6900  | 10135111 |
| 214 | 372W02CD2200 | 10134651 | 260 | 372W02CD7000  | 10135129 |
| 215 | 372W02CD2300 | 10134660 | 261 | 372W02CD7100  | 10135137 |
| 216 | 372W02CD2400 | 10134678 | 262 | 372W02CD7200  | 10135145 |
| 217 | 372W02CD2500 | 10134686 | 263 | 372W02CD7201  | 10135151 |
| 218 | 372W02CD2600 | 10134694 | 264 | 372W02CD7300  | 10135160 |
| 219 | 372W02CD2900 | 10134716 | 265 | 372W02CD7301  | 10135178 |
| 220 | 372W02CD3000 | 10134724 | 266 | 372W02CD7400  | 10135186 |
| 221 | 372W02CD3100 | 10134732 | 267 | 372W02CD7500  | 10135194 |
| 222 | 372W02CD3200 | 10134741 | 268 | 372W02CD7600  | 10135200 |
| 223 | 372W02CD3300 | 10134757 | 269 | 372W02CD7700  | 10135218 |
| 224 | 372W02CD3400 | 10134765 | 270 | 372W02CD7800  | 10135226 |
| 225 | 372W02CD3500 | 10134773 | 271 | 372W02CD7900  | 10135234 |
| 226 | 372W02CD3600 | 10134781 | 272 | 372W02CD8000  | 10135242 |
| 273 | 372W02CD8100 | 10135259 | 319 | 372W03DA9300  | 10139368 |
| 274 | 372W03B1501  | 10138396 | 320 | 372W03DA9400  | 10139376 |
| 275 | 372W03DA5000 | 10138921 | 321 | 372W03DA9500  | 10139384 |
| 276 | 372W03DA5100 | 10138939 | 322 | 372W03DA9600  | 10139392 |
| 277 | 372W03DA5200 | 10138947 | 323 | 372W03DA9700  | 10139406 |
| 278 | 372W03DA5300 | 10138953 | 324 | 372W03DA9800  | 10139414 |
| 279 | 372W03DA5400 | 10138961 | 325 | 372W03DA9900  | 10139422 |
| 280 | 372W03DA5500 | 10138970 | 326 | 372W03DA10000 | 10139431 |
| 281 | 372W03DA5600 | 10138988 | 327 | 372W03DA10100 | 10139449 |
| 282 | 372W03DA5700 | 10138996 | 328 | 372W03DA10200 | 10139455 |
| 283 | 372W03DA5800 | 10139009 | 329 | 372W03DA10300 | 10139463 |
| 284 | 372W03DA5900 | 10139017 | 330 | 372W03DA10400 | 10139471 |
| 285 | 372W03DA6000 | 10139025 | 331 | 372W03DA10500 | 10139480 |
| 286 | 372W03DA6100 | 10139033 | 332 | 372W03DA10600 | 10139498 |
| 287 | 372W03DA6200 | 10139041 | 333 | 372W03DA10700 | 10139503 |
| 288 | 372W03DA6300 | 10139058 | 334 | 372W03DA10800 | 10139511 |
| 289 | 372W03DA6400 | 10139066 | 335 | 372W03DA10900 | 10139520 |
| 290 | 372W03DA6500 | 10139074 | 336 | 372W03DA10901 | 10139538 |
| 291 | 372W03DA6600 | 10139082 | 337 | 372W03DA10902 | 10139546 |
| 292 | 372W03DA6700 | 10139091 | 338 | 372W03DA10903 | 10139552 |
| 293 | 372W03DA6800 | 10139106 | 339 | 372W03DA11000 | 10139561 |
| 294 | 372W03DA6900 | 10139114 | 340 | 372W03DA11100 | 10139579 |
| 295 | 372W03DA7000 | 10139122 | 341 | 372W03DA11200 | 10139587 |
| 296 | 372W03DA7100 | 10139131 | 342 | 372W03DA11300 | 10139595 |

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|     |              |          |     |               |          |
|-----|--------------|----------|-----|---------------|----------|
| 297 | 372W03DA7200 | 10139149 | 343 | 372W03DA11400 | 10139601 |
| 298 | 372W03DA7300 | 10139155 | 344 | 372W03DA11500 | 10139619 |
| 299 | 372W03DA7400 | 10139163 | 345 | 372W03DA11600 | 10139627 |
| 300 | 372W03DA7500 | 10139171 | 346 | 372W03DA11700 | 10139635 |
| 301 | 372W03DA7600 | 10139180 | 347 | 372W03DA11800 | 10139643 |
| 302 | 372W03DA7700 | 10139198 | 348 | 372W03DA11900 | 10139650 |
| 303 | 372W03DA7800 | 10139203 | 349 | 372W03DA12000 | 10139668 |
| 304 | 372W03DA7900 | 10139211 | 350 | 372W03DA12100 | 10139676 |
| 305 | 372W03DA8000 | 10139220 | 351 | 372W03DA12200 | 10139684 |
| 306 | 372W03DA8100 | 10139238 | 352 | 372W03DA12300 | 10139692 |
| 307 | 372W03DA8200 | 10139246 | 353 | 372W03DA12400 | 10139706 |
| 308 | 372W03DA8300 | 10139252 | 354 | 372W03DA12401 | 10139714 |
| 309 | 372W03DA8400 | 10139261 | 355 | 372W03DB300   | 10139731 |
| 310 | 372W03DA8500 | 10139279 | 356 | 372W03DB400   | 10139749 |
| 311 | 372W03DA8600 | 10139287 | 357 | 372W03DB500   | 10139755 |
| 312 | 372W03DA8700 | 10139295 | 358 | 372W03DB600   | 10139763 |
| 313 | 372W03DA8701 | 10139301 | 359 | 372W03DB700   | 10139771 |
| 314 | 372W03DA8800 | 10139319 | 360 | 372W03DB800   | 10139780 |
| 315 | 372W03DA8900 | 10139327 | 361 | 372W03DB801   | 10139798 |
| 316 | 372W03DA9000 | 10139335 | 362 | 372W03DC100   | 10139803 |
| 317 | 372W03DA9100 | 10139343 | 363 | 372W03DC200   | 10139811 |
| 318 | 372W03DA9200 | 10139350 | 364 | 372W03DC300   | 10139820 |
| 365 | 372W03DC400  | 10139846 | 411 | 372W03DD1500  | 10140329 |
| 366 | 372W03DC401  | 10139852 | 412 | 372W03DD1501  | 10140337 |
| 367 | 372W03DC402  | 10139861 | 413 | 372W03DD1502  | 10140345 |
| 368 | 372W03DC500  | 10139879 | 414 | 372W03DD1503  | 10140351 |
| 369 | 372W03DC600  | 10139895 | 415 | 372W03DD1600  | 10140360 |
| 370 | 372W03DC700  | 10139901 | 416 | 372W03DD1800  | 10140378 |
| 371 | 372W03DC900  | 10139919 | 417 | 372W03DD1801  | 10140386 |
| 372 | 372W03DC1000 | 10139927 | 418 | 372W03DD1900  | 10140394 |
| 373 | 372W03DC1100 | 10139935 | 419 | 372W03DD2000  | 10140408 |
| 374 | 372W03DC1200 | 10139943 | 420 | 372W03DD2100  | 10140416 |
| 375 | 372W03DC1300 | 10139950 | 421 | 372W03DD2200  | 10140424 |
| 376 | 372W03DC1400 | 10139968 | 422 | 372W03DD2300  | 10140432 |
| 377 | 372W03DC1500 | 10139976 | 423 | 372W03DD2400  | 10140441 |
| 378 | 372W03DC1501 | 10139984 | 424 | 372W03DD2500  | 10140457 |
| 379 | 372W03DC1600 | 10139992 | 425 | 372W03DD2501  | 10140465 |
| 380 | 372W03DC1700 | 10140001 | 426 | 372W03DD2700  | 10140473 |
| 381 | 372W03DC1800 | 10140019 | 427 | 372W03DD2800  | 10140481 |
| 382 | 372W03DC1900 | 10140027 | 428 | 372W03DD2900  | 10140490 |
| 383 | 372W03DC2000 | 10140035 | 429 | 372W03DD3000  | 10140505 |
| 384 | 372W03DC2100 | 10140043 | 430 | 372W03DD3100  | 10140513 |

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|     |              |          |     |               |          |
|-----|--------------|----------|-----|---------------|----------|
| 385 | 372W03DC2101 | 10140050 | 431 | 372W03DD3200  | 10140521 |
| 386 | 372W03DC2200 | 10140068 | 432 | 372W03DD3301  | 10140530 |
| 387 | 372W03DC2300 | 10140076 | 433 | 372W03DD3400  | 10140548 |
| 388 | 372W03DC2400 | 10140084 | 434 | 372W03DD3500  | 10140554 |
| 389 | 372W03DC2500 | 10140092 | 435 | 372W03DD3600  | 10140562 |
| 390 | 372W03DC2800 | 10140108 | 436 | 372W03DD3601  | 10140571 |
| 391 | 372W03DC2900 | 10140116 | 437 | 372W03DD3700  | 10140589 |
| 392 | 372W03DC3000 | 10140124 | 438 | 372W03DD3800  | 10140597 |
| 393 | 372W03DC3100 | 10140132 | 439 | 372W03DD3900  | 10140602 |
| 394 | 372W03DC3200 | 10140141 | 440 | 372W03DD4000  | 10140611 |
| 395 | 372W03DC3302 | 10140157 | 441 | 372W03DD4100  | 10140629 |
| 396 | 372W03DC3400 | 10140165 | 442 | 372W03DD4200  | 10140637 |
| 397 | 372W03DD100  | 10140181 | 443 | 372W03DD4300  | 10140645 |
| 398 | 372W03DD200  | 10140190 | 444 | 372W03DD4400  | 10140651 |
| 399 | 372W03DD300  | 10140205 | 445 | 372W03DD4500  | 10140660 |
| 400 | 372W03DD400  | 10140213 | 446 | 372W03DD4501  | 10140678 |
| 401 | 372W03DD500  | 10140221 | 447 | 372W03DD4600  | 10140686 |
| 402 | 372W03DD600  | 10140230 | 448 | 372W03DD4700  | 10140694 |
| 403 | 372W03DD700  | 10140248 | 449 | 372W03DD4800  | 10140708 |
| 404 | 372W03DD800  | 10140254 | 450 | 372W03DD4900  | 10140716 |
| 405 | 372W03DD900  | 10140262 | 451 | 372W03DD5000  | 10140724 |
| 406 | 372W03DD1000 | 10140271 | 452 | 372W03DD5100  | 10140732 |
| 407 | 372W03DD1100 | 10140289 | 453 | 372W03DD5200  | 10140741 |
| 408 | 372W03DD1200 | 10140297 | 454 | 372W03DD5300  | 10140757 |
| 409 | 372W03DD1300 | 10140302 | 455 | 372W03DD5400  | 10140765 |
| 410 | 372W03DD1400 | 10140311 | 456 | 372W03DD5600  | 10140781 |
| 457 | 372W03DD5700 | 10140790 | 503 | 372W03DD10100 | 10141309 |
| 458 | 372W03DD5800 | 10140805 | 504 | 372W03DD10200 | 10141317 |
| 459 | 372W03DD5900 | 10140813 | 505 | 372W03DD10300 | 10141325 |
| 460 | 372W03DD6000 | 10140821 | 506 | 372W03DD10400 | 10141333 |
| 461 | 372W03DD6100 | 10140830 | 507 | 372W03DD10500 | 10141341 |
| 462 | 372W03DD6200 | 10140848 | 508 | 372W03DD10600 | 10141358 |
| 463 | 372W03DD6300 | 10140854 | 509 | 372W03DD10700 | 10141366 |
| 464 | 372W03DD6500 | 10140862 | 510 | 372W03DD10800 | 10141374 |
| 465 | 372W03DD6600 | 10140871 | 511 | 372W03DD10900 | 10141382 |
| 466 | 372W03DD6700 | 10140889 | 512 | 372W03DD11000 | 10141391 |
| 467 | 372W03DD6800 | 10140897 | 513 | 372W03DD11100 | 10141404 |
| 468 | 372W03DD6900 | 10140902 | 514 | 372W03DD11200 | 10141412 |
| 469 | 372W03DD6901 | 10140911 | 515 | 372W03DD11300 | 10141421 |
| 470 | 372W03DD7000 | 10140929 | 516 | 372W03DD11400 | 10141439 |
| 471 | 372W03DD7100 | 10140937 | 517 | 372W03DD11401 | 10141447 |
| 472 | 372W03DD7101 | 10140945 | 518 | 372W03DD11500 | 10141453 |



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|     |              |          |     |               |          |
|-----|--------------|----------|-----|---------------|----------|
| 473 | 372W03DD7200 | 10140951 | 519 | 372W03DD11700 | 10141496 |
| 474 | 372W03DD7300 | 10140960 | 520 | 372W03DD11800 | 10141501 |
| 475 | 372W03DD7400 | 10140978 | 521 | 372W10AA2600  | 10141510 |
| 476 | 372W03DD7500 | 10140986 | 522 | 372W10AA2500  | 10141528 |
| 477 | 372W03DD7600 | 10140994 | 523 | 372W10AA2200  | 10141551 |
| 478 | 372W03DD7700 | 10141007 | 524 | 372W10AA900   | 10141569 |
| 479 | 372W03DD7800 | 10141015 | 525 | 372W10AA1000  | 10141577 |
| 480 | 372W03DD7900 | 10141023 | 526 | 372W10AA1100  | 10141585 |
| 481 | 372W03DD7901 | 10141031 | 527 | 372W10AA1300  | 10141593 |
| 482 | 372W03DD8000 | 10141040 | 528 | 372W10AA1200  | 10141609 |
| 483 | 372W03DD8001 | 10141056 | 529 | 372W10AA1400  | 10141617 |
| 484 | 372W03DD8100 | 10141064 | 530 | 372W10AA1500  | 10141633 |
| 485 | 372W03DD8200 | 10141072 | 531 | 372W10AA1600  | 10141641 |
| 486 | 372W03DD8300 | 10141081 | 532 | 372W10AA1700  | 10141658 |
| 487 | 372W03DD8400 | 10141099 | 533 | 372W10AA1800  | 10141666 |
| 488 | 372W03DD8500 | 10141104 | 534 | 372W10AA1900  | 10141674 |
| 489 | 372W03DD8600 | 10141112 | 535 | 372W10AA2000  | 10141682 |
| 490 | 372W03DD8700 | 10141121 | 536 | 372W10AA2100  | 10141691 |
| 491 | 372W03DD8800 | 10141139 | 537 | 372W10AA2900  | 10141704 |
| 492 | 372W03DD8900 | 10141147 | 538 | 372W10AA2800  | 10141712 |
| 493 | 372W03DD9000 | 10141153 | 539 | 372W10AA2700  | 10141721 |
| 494 | 372W03DD9100 | 10141161 | 540 | 372W10AA3000  | 10141739 |
| 495 | 372W03DD9200 | 10141170 | 541 | 372W10AA3300  | 10141747 |
| 496 | 372W03DD9300 | 10141188 | 542 | 372W10AA3400  | 10141753 |
| 497 | 372W10AA5400 | 10141210 | 543 | 372W10AA3600  | 10141770 |
| 498 | 372W10AA600  | 10141236 | 544 | 372W10AA3700  | 10141788 |
| 499 | 372W10AA800  | 10141269 | 545 | 372W10AA4100  | 10141796 |
| 500 | 372W10AA300  | 10141277 | 546 | 372W10AA4200  | 10141801 |
| 501 | 372W10AA200  | 10141285 | 547 | 372W10AA4400  | 10141828 |
| 502 | 372W10AA100  | 10141293 | 548 | 372W10AA4500  | 10141836 |
| 549 | 372W10AA4000 | 10141844 | 595 | 372W11BA819   | 10145074 |
| 550 | 372W10AA3900 | 10141851 | 596 | 372W11BA820   | 10145082 |
| 551 | 372W10AA3800 | 10141869 | 597 | 372W11BA821   | 10145091 |
| 552 | 372W10AA4600 | 10141877 | 598 | 372W11BA900   | 10145122 |
| 553 | 372W10AA5100 | 10141885 | 599 | 372W11BA1000  | 10145131 |
| 554 | 372W10AA5200 | 10141893 | 600 | 372W11BA1100  | 10145149 |
| 555 | 372W10AA6100 | 10141925 | 601 | 372W11BA1200  | 10145155 |
| 556 | 372W10AA6000 | 10141933 | 602 | 372W11BA1300  | 10145163 |
| 557 | 372W10AA6200 | 10141941 | 603 | 372W11BA1400  | 10145171 |
| 558 | 372W10AA6400 | 10141958 | 604 | 372W11BA1500  | 10145180 |
| 559 | 372W10AA6600 | 10141966 | 605 | 372W11BA1600  | 10145198 |
| 560 | 372W10AA6500 | 10141974 | 606 | 372W11BA1700  | 10145203 |

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|     |              |          |     |              |          |
|-----|--------------|----------|-----|--------------|----------|
| 561 | 372W10AA6800 | 10141982 | 607 | 372W11BA1800 | 10145211 |
| 562 | 372W10AA6700 | 10141991 | 608 | 372W11BA2000 | 10145220 |
| 563 | 372W10AB400  | 10142192 | 609 | 372W11BA2100 | 10145238 |
| 564 | 372W10AB500  | 10142208 | 610 | 372W11BA2200 | 10145246 |
| 565 | 372W10AA5800 | 10142257 | 611 | 372W11BA2400 | 10145252 |
| 566 | 372W10AA5900 | 10142265 | 612 | 372W11BA2401 | 10145261 |
| 567 | 372W10AB1000 | 10142273 | 613 | 372W11BA2402 | 10145279 |
| 568 | 372W10AA6900 | 10143024 | 614 | 372W11BA2500 | 10145287 |
| 569 | 372W10AD200  | 10143032 | 615 | 372W11BA2600 | 10145295 |
| 570 | 372W10AD300  | 10143041 | 616 | 372W11BA2700 | 10145301 |
| 571 | 372W11BA100  | 10144825 | 617 | 372W11BA2701 | 10145319 |
| 572 | 372W11BA200  | 10144833 | 618 | 372W11BA2800 | 10145327 |
| 573 | 372W11BA300  | 10144841 | 619 | 372W11BA2900 | 10145335 |
| 574 | 372W11BA500  | 10144858 | 620 | 372W11BA3000 | 10145343 |
| 575 | 372W11BA600  | 10144866 | 621 | 372W11BA3100 | 10145350 |
| 576 | 372W11BA700  | 10144874 | 622 | 372W11BA3200 | 10145368 |
| 577 | 372W11BA800  | 10144882 | 623 | 372W11BA3300 | 10145376 |
| 578 | 372W11BA801  | 10144891 | 624 | 372W11BA3301 | 10145384 |
| 579 | 372W11BA802  | 10144906 | 625 | 372W11BA3400 | 10145392 |
| 580 | 372W11BA803  | 10144914 | 626 | 372W11BA3500 | 10145406 |
| 581 | 372W11BA804  | 10144922 | 627 | 372W11BB100  | 10145414 |
| 582 | 372W11BA805  | 10144931 | 628 | 372W11BB200  | 10145422 |
| 583 | 372W11BA806  | 10144949 | 629 | 372W11BB300  | 10145431 |
| 584 | 372W11BA807  | 10144955 | 630 | 372W11BB400  | 10145449 |
| 585 | 372W11BA808  | 10144963 | 631 | 372W11BB500  | 10145455 |
| 586 | 372W11BA809  | 10144971 | 632 | 372W11BB1000 | 10145503 |
| 587 | 372W11BA810  | 10144980 | 633 | 372W11BB1500 | 10145546 |
| 588 | 372W11BA812  | 10145009 | 634 | 372W11BB1600 | 10145552 |
| 589 | 372W11BA813  | 10145017 | 635 | 372W11BB1700 | 10145561 |
| 590 | 372W11BA814  | 10145025 | 636 | 372W11BB1800 | 10145579 |
| 591 | 372W11BA815  | 10145033 | 637 | 372W11BB1900 | 10145587 |
| 592 | 372W11BA816  | 10145041 | 638 | 372W11BB2000 | 10145595 |
| 593 | 372W11BA817  | 10145058 | 639 | 372W11BB2100 | 10145601 |
| 594 | 372W11BA818  | 10145066 | 640 | 372W11BB2101 | 10145619 |
| 641 | 372W11BB2200 | 10145627 | 687 | 372W11BB6400 | 10146089 |
| 642 | 372W11BB2300 | 10145635 | 688 | 372W11BB6401 | 10146097 |
| 643 | 372W11BB2400 | 10145643 | 689 | 372W11BB6500 | 10146102 |
| 644 | 372W11BB2500 | 10145650 | 690 | 372W11BB6600 | 10146111 |
| 645 | 372W11BB2600 | 10145668 | 691 | 372W11BB6700 | 10146129 |
| 646 | 372W11BB2700 | 10145676 | 692 | 372W11BB6800 | 10146137 |
| 647 | 372W11BB2800 | 10145684 | 693 | 372W11BB6900 | 10146145 |
| 648 | 372W11BB2900 | 10145692 | 694 | 372W11BB7000 | 10146151 |

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|     |              |          |     |              |          |
|-----|--------------|----------|-----|--------------|----------|
| 649 | 372W11BB3000 | 10145706 | 695 | 372W11BB7100 | 10146160 |
| 650 | 372W11BB3100 | 10145714 | 696 | 372W10AA4900 | 10146178 |
| 651 | 372W11BB3200 | 10145722 | 697 | 372W11BB7300 | 10146186 |
| 652 | 372W11BB3201 | 10145731 | 698 | 372W11BB7400 | 10146194 |
| 653 | 372W11BB3202 | 10145749 | 699 | 372W11BB7500 | 10146200 |
| 654 | 372W11BB3300 | 10145755 | 700 | 372W11BB7600 | 10146218 |
| 655 | 372W11BB3400 | 10145763 | 701 | 372W11BB7700 | 10146226 |
| 656 | 372W11BB3500 | 10145771 | 702 | 372W11BB7800 | 10146234 |
| 657 | 372W11BB3600 | 10145780 | 703 | 372W11BB7900 | 10146242 |
| 658 | 372W11BB3700 | 10145798 | 704 | 372W11BB8000 | 10146259 |
| 659 | 372W11BB3800 | 10145803 | 705 | 372W11BB8100 | 10146267 |
| 660 | 372W10AA4700 | 10145811 | 706 | 372W11BB8200 | 10146275 |
| 661 | 372W10AA4800 | 10145820 | 707 | 372W11BB8201 | 10146283 |
| 662 | 372W11BB4000 | 10145838 | 708 | 372W11BB8300 | 10146291 |
| 663 | 372W11BB4100 | 10145846 | 709 | 372W11BC7900 | 10146307 |
| 664 | 372W11BB4200 | 10145852 | 710 | 372W11BC100  | 10146315 |
| 665 | 372W11BB4300 | 10145861 | 711 | 372W11BC200  | 10146323 |
| 666 | 372W11BB4400 | 10145879 | 712 | 372W11BC300  | 10146331 |
| 667 | 372W11BB4500 | 10145887 | 713 | 372W11BC400  | 10146340 |
| 668 | 372W11BB4600 | 10145895 | 714 | 372W11BC500  | 10146356 |
| 669 | 372W11BB4700 | 10145901 | 715 | 372W11BC600  | 10146364 |
| 670 | 372W11BB4800 | 10145919 | 716 | 372W11BC700  | 10146372 |
| 671 | 372W11BB4900 | 10145927 | 717 | 372W11BC800  | 10146381 |
| 672 | 372W11BB5000 | 10145935 | 718 | 372W11BC900  | 10146399 |
| 673 | 372W11BB5100 | 10145943 | 719 | 372W11BC1000 | 10146402 |
| 674 | 372W11BB5200 | 10145950 | 720 | 372W11BC1100 | 10146411 |
| 675 | 372W11BB5300 | 10145968 | 721 | 372W11BC1190 | 10146429 |
| 676 | 372W11BB5400 | 10145976 | 722 | 372W11BC1200 | 10146437 |
| 677 | 372W11BB5500 | 10145984 | 723 | 372W11BC1300 | 10146445 |
| 678 | 372W11BB5600 | 10145992 | 724 | 372W11BC1400 | 10146451 |
| 679 | 372W11BB5700 | 10146005 | 725 | 372W11BC1500 | 10146460 |
| 680 | 372W11BB5800 | 10146013 | 726 | 372W11BC1600 | 10146478 |
| 681 | 372W11BB5900 | 10146021 | 727 | 372W11BC1700 | 10146486 |
| 682 | 372W11BB6000 | 10146030 | 728 | 372W11BC1800 | 10146494 |
| 683 | 372W11BB6100 | 10146048 | 729 | 372W11BC1900 | 10146500 |
| 684 | 372W11BB6101 | 10146054 | 730 | 372W11BC2000 | 10146518 |
| 685 | 372W11BB6300 | 10146062 | 731 | 372W11BC2400 | 10146534 |
| 686 | 372W11BB6301 | 10146071 | 732 | 372W11BC2500 | 10146542 |
| 733 | 372W11BC2600 | 10146559 | 779 | 372W11BD2900 | 10147010 |
| 734 | 372W11BC2700 | 10146567 | 780 | 372W11BD3000 | 10147028 |
| 735 | 372W11BC2800 | 10146575 | 781 | 372W11BD3100 | 10147036 |
| 736 | 372W11BC2900 | 10146583 | 782 | 372W11BD3200 | 10147044 |

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|     |              |          |     |               |          |
|-----|--------------|----------|-----|---------------|----------|
| 737 | 372W11BC3000 | 10146591 | 783 | 372W11BD3300  | 10147051 |
| 738 | 372W11BC3100 | 10146607 | 784 | 372W11BD3500  | 10147069 |
| 739 | 372W11BC3200 | 10146615 | 785 | 372W11BC2200  | 10178960 |
| 740 | 372W11BC3300 | 10146623 | 786 | 372W11BC5300  | 10179641 |
| 741 | 372W11BC3400 | 10146631 | 787 | 372W11BC5200  | 10179658 |
| 742 | 372W11BC3500 | 10146640 | 788 | 372W11BC4800  | 10179666 |
| 743 | 372W11BC3600 | 10146656 | 789 | 372W11BC5000  | 10179674 |
| 744 | 372W11BC3700 | 10146664 | 790 | 372W11BC4700  | 10179682 |
| 745 | 372W11BC3800 | 10146672 | 791 | 372W11BC5800  | 10179704 |
| 746 | 372W11BC3900 | 10146681 | 792 | 372W01C2600   | 10195599 |
| 747 | 372W11BC4100 | 10146699 | 793 | 372W01C2700   | 10195604 |
| 748 | 372W11BC4200 | 10146702 | 794 | 372W01C2800   | 10195612 |
| 749 | 372W11BC4300 | 10146711 | 795 | 372W01C2900   | 10195621 |
| 750 | 372W11BC4400 | 10146729 | 796 | 372W01C3000   | 10195639 |
| 751 | 372W11BD100  | 10146737 | 797 | 372W01C3100   | 10195647 |
| 752 | 372W11BD200  | 10146745 | 798 | 372W01C3200   | 10195653 |
| 753 | 372W11BD300  | 10146751 | 799 | 372W01C3400   | 10195670 |
| 754 | 372W11BD400  | 10146760 | 800 | 372W01C3500   | 10195688 |
| 755 | 372W11BD600  | 10146778 | 801 | 372W01C3600   | 10195696 |
| 756 | 372W11BD700  | 10146786 | 802 | 372W02D100    | 10195947 |
| 757 | 372W11BD800  | 10146794 | 803 | 372W02D2100   | 10195953 |
| 758 | 372W11BD900  | 10146800 | 804 | 372W02D2200   | 10195961 |
| 759 | 372W11BD1000 | 10146818 | 805 | 372W02D400    | 10195970 |
| 760 | 372W11BD1100 | 10146826 | 806 | 372W02D2000   | 10196091 |
| 761 | 372W11BD1200 | 10146834 | 807 | 372W02D1800   | 10196114 |
| 762 | 372W11BD1300 | 10146842 | 808 | 372W03DB200   | 10196976 |
| 763 | 372W11BD1400 | 10146859 | 809 | 372W03DC3600  | 10197030 |
| 764 | 372W11BD1500 | 10146867 | 810 | 372W03DC3700  | 10197054 |
| 765 | 372W11BD1600 | 10146875 | 811 | 372W03DC3800  | 10197062 |
| 766 | 372W11BD1700 | 10146883 | 812 | 372W11A101    | 10202413 |
| 767 | 372W11BD1800 | 10146891 | 813 | 372W11BC4500  | 10202691 |
| 768 | 372W11BD1900 | 10146907 | 814 | 372W11BC4600  | 10202705 |
| 769 | 372W11BD2000 | 10146915 | 815 | 372W11BC6100  | 10204350 |
| 770 | 372W11BD2001 | 10146923 | 816 | 372W11BC5100  | 10204431 |
| 771 | 372W11BD2100 | 10146931 | 817 | 372W11BC5700  | 10204463 |
| 772 | 372W11BD2200 | 10146940 | 818 | 372W11BC6000  | 10204471 |
| 773 | 372W11BD2300 | 10146956 | 819 | 372W11BC5900  | 10204480 |
| 774 | 372W11BD2400 | 10146964 | 820 | 372W11BC6200  | 10204498 |
| 775 | 372W11BD2500 | 10146972 | 821 | 372W02CC8901  | 10545766 |
| 776 | 372W11BD2600 | 10146981 | 822 | 372W10AA500   | 10553195 |
| 777 | 372W11BD2700 | 10146999 | 823 | 372W03DD11001 | 10553201 |
| 778 | 372W11BD2800 | 10147001 | 824 | 372W11BC5500  | 10553908 |

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|     |               |          |     |               |          |
|-----|---------------|----------|-----|---------------|----------|
| 825 | 372W11BA1801  | 10560661 | 871 | 372W03DD4601  | 10701749 |
| 826 | 372W03DA10701 | 10561376 | 872 | 372W11BC4401  | 10702021 |
| 827 | 372W02CD4801  | 10561722 | 873 | 372W11BA2501  | 10702048 |
| 828 | 372W10AA4300  | 10561731 | 874 | 372W11BA2502  | 10702054 |
| 829 | 372W11BA701   | 10564584 | 875 | 372W11BC5301  | 10705457 |
| 830 | 372W11BA702   | 10567127 | 876 | 372W11BC5302  | 10714077 |
| 831 | 372W11BA703   | 10567135 | 877 | 372W11BC5303  | 10714085 |
| 832 | 372W11BA704   | 10567143 | 878 | 372W11BB201   | 10780820 |
| 833 | 372W11BA705   | 10567150 | 879 | 372W10AA700   | 10784970 |
| 834 | 372W11BA706   | 10567168 | 880 | 372W02CC11301 | 10785023 |
| 835 | 372W02CC8401  | 10572173 | 881 | 372W11BC2300  | 10788314 |
| 836 | 372W11BD2901  | 10575584 | 882 | 372W02D2001   | 10799161 |
| 837 | 372W02CB7202  | 10576661 | 883 | 372W11BA2403  | 10818471 |
| 838 | 372W02CB1101  | 10580117 | 884 | 372W11BD601   | 10818837 |
| 839 | 372W10AA6300  | 10582955 | 885 | 372W02CB2101  | 10832401 |
| 840 | 372W11BA1501  | 10582963 | 886 | 372W02CB2102  | 10832410 |
| 841 | 372W11BD2201  | 10583852 | 887 | 372W03DA10801 | 10856429 |
| 842 | 372W11BD2003  | 10584437 | 888 | 372W02D1902   | 10887809 |
| 843 | 372W11BD2004  | 10585000 | 889 | 372W02D2901   | 10887817 |
| 844 | 372W03DC2801  | 10588439 | 890 | 372W02D2401   | 10887825 |
| 845 | 372W03DD1601  | 10589890 | 891 | 372W02D2301   | 10887833 |
| 846 | 372W11BB7701  | 10590682 | 892 | 372W02CD8200  | 10931124 |
| 847 | 372W11BD3501  | 10593241 | 893 | 372W03DB701   | 10932488 |
| 848 | 372W02CC8101  | 10598060 | 894 | 372W02CB3701  | 10944044 |
| 849 | 372W11BB7201  | 10599901 | 895 | 372W11BA3101  | 10953481 |
| 850 | 372W03DA11901 | 10602388 | 896 | 372W02CB2103  | 10968183 |
| 851 | 372W11BD101   | 10620968 | 897 | 372W02D1904   | 10977240 |
| 852 | 372W03DD9402  | 10621013 | 898 | 372W03DB802   | 10977381 |
| 853 | 372W03DD9403  | 10622920 | 899 | 372W03DB803   | 10977382 |
| 854 | 372W03DD4901  | 10625382 | 900 | 372W03DB804   | 10977383 |
| 855 | 372W03DD2701  | 10625404 | 901 | 372W03DB805   | 10977384 |
| 856 | 372W10AA400   | 10626119 | 902 | 372W03DB806   | 10977385 |
| 857 | 372W02CB1601  | 10628998 | 903 | 372W03DB807   | 10977386 |
| 858 | 372W03DA7001  | 10633158 | 904 | 372W03DB808   | 10977387 |
| 859 | 372W10AA5700  | 10639308 | 905 | 372W03DB809   | 10977388 |
| 860 | 372W02CB7304  | 10639752 | 906 | 372W03DB810   | 10977389 |
| 861 | 372W02CB7305  | 10639761 | 907 | 372W03DB811   | 10977390 |
| 862 | 372W02CB7306  | 10639779 | 908 | 372W03DB812   | 10977391 |
| 863 | 372W02CB7303  | 10639787 | 909 | 372W03DB813   | 10977392 |
| 864 | 372W03DD9301  | 10645403 | 910 | 372W10AA5101  | 10978854 |
| 865 | 372W10AA5000  | 10646347 | 911 | 372W10AA5201  | 10978855 |
| 866 | 372W10AA5300  | 10646353 | 912 | 372W03DA10602 | 10980137 |

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|     |               |          |     |              |          |
|-----|---------------|----------|-----|--------------|----------|
| 867 | 372W10AD100   | 10646361 | 913 | 372W02CC1301 | 10980876 |
| 868 | 372W10AA3100  | 10665381 | 914 | 372W02CC1302 | 10980877 |
| 869 | 372W03DC2103  | 10677176 | 915 | 372W02CC1303 | 10980878 |
| 870 | 372W03DD11600 | 10687925 | 916 | 372W02CB3601 | 10980885 |
| 917 | 372W11BA1401  | 10981059 | 933 | 372W02CB303  | 10985018 |
| 918 | 372W11BA1402  | 10981060 | 934 | 372W02CB2201 | 10985019 |
| 919 | 372W11BB1001  | 10982198 | 935 | 372W03DC3303 | 10985506 |
| 920 | 372W11BB8301  | 10982199 | 936 | 372W03DB900  | 10985507 |
| 921 | 372W02CB3602  | 10982729 | 937 | 372W02D2101  | 10985650 |
| 922 | 372W03DA12101 | 10982730 | 938 | 372W03CA1000 | 10985723 |
| 923 | 372W02D2002   | 10982850 | 939 | 372W03CA900  | 10985724 |
| 924 | 372W02D2003   | 10982852 | 940 | 372W03CA1600 | 10985725 |
| 925 | 372W02D2004   | 10982853 | 941 | 372W03CA1500 | 10985726 |
| 926 | 372W03DD2001  | 10983530 | 942 | 372W02CA101  | 10988049 |
| 927 | 372W03DD2002  | 10983531 | 943 | 372W11BA901  | 10988130 |
| 928 | 372W03DD2003  | 10983532 | 944 | 372W10AD101  | 10988131 |
| 929 | 372W03DA7501  | 10984657 | 945 | 372W10AA6401 | 10995696 |
| 930 | 372W03DD4001  | 10984704 | 946 | 372W10AA6402 | 10995697 |
| 931 | 372W02CB301   | 10985016 |     |              |          |
| 932 | 372W02CB302   | 10985017 |     |              |          |



# THE DOWNTOWN & EAST PINE STREET CORRIDOR REVITALIZATION PLAN



AN URBAN RENEWAL REPORT  
FOR THE CITY OF CENTRAL POINT,  
OREGON



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**Adopted by Ordinance No.**

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## **SECTION 2.1 INTRODUCTION**

Oregon’s Urban Renewal Law, ORS 457.085, establishes minimum requirements for an urban renewal plan. One of the requirements is that an urban renewal plan be accompanied by a written report. The report is required to address nine (9) specific elements<sup>1</sup>. In compliance with Urban Renewal Law this document addresses each element and will be referred to as Part 2 of the City of Central Point Downtown and East Pine Street Corridor Revitalization Plan (the “Report”).

All definitions set forth in Section 1.3, Definitions, of the Urban Renewal Plan shall have the same meaning and use in this Report as they have in the Urban Renewal Plan.

## **SECTION 2.2 CURRENT CONDITIONS AND IMPACTS**

This section describes the “. . . physical, social and economic conditions in the urban renewal areas of the plan and the expected impact, including the fiscal impact, of the plan in light of added services or increased population”.

### **2.2.1 PHYSICAL CONDITIONS**

The current physical conditions of the Urban Renewal Area are best described by the boundaries of the Urban Renewal Area and the current land use, zoning, physical condition of structures and infrastructure within the Urban Renewal Area.

#### **A. URBAN RENEWAL BOUNDARIES**

Most of the Urban Renewal Area is represented by the original Plat of Central Point dated 1887, which two years later on February 26, 1889 became the Town of Central Point. Over the years the City’s growth has rippled out in a concentric pattern retaining the original town center as the City’s core area.

Today the Urban Renewal Area, at 446.30 acres; accounts for 15.5% of the City’s total land area. The Urban Renewal Area, as a percentage of the City, is within the maximum allowable percentage (25%) of the City’s total acreage<sup>2</sup>. The boundary of the Urban Renewal Area is illustrated in Figure 1. The formal description of the Urban Renewal Area is presented in Exhibits 1 and 2 in the Appendix.

For planning purposes the Urban Renewal Area has been divided in to five sub areas, illustrated in Figure 2. Each sub area has unique physical characteristics and blight related conditions, which will be addressed later in this section. Table 2.1 identifies the gross acreages of the Urban Renewal District, each sub area, and the City.

#### **B. CURRENT USE OF LAND**

The current land uses within the Urban Renewal Area are described in Table 2.2. Excluding public right-of-way (30%), the predominant use of land in the Urban Renewal Area is residential (27%), followed by commercial (16%) and vacant (12%) lands. With the exception of the residential and the commercial categories, the percentage land use distribution within the Urban Renewal Area is similar to that of the City in general. This distribution comparison is illustrated in Table 2.2.

---

<sup>1</sup> ORS 457.085(3)

<sup>2</sup> ORS 457.420 (2)(a)(B)

The Urban Renewal Areas higher commercial percentage (42%) of all commercially zoned lands is not unusual considering the Urban Renewal Area’s downtown orientation, and the infrastructure needs that are challenging development of the commercial lands within the East Pine Street Corridor sub area. For the same reason that the commercial land uses are over represented, the Urban Renewal Area’s residential land uses are under-represented.

A better understanding of the land use distribution within the Urban Renewal Area is provided in Tables 2.3 through 2.7. These five tables summarize the land use categories for each of the sub areas. For the Northside and Southside Neighborhoods the dominant land use is residential, while the Hwy. 99 and East Pine Street Corridors are primarily commercial/industrial. The Downtown is considered mixed-use with a balance between residential and commercial ruses.

**Table 2.1**

**URBAN RENEWAL AREA AND SUB AREA ACREAGE**

| Sub Area                           | Gross Acres     | Percentage of Urban Renewal Area |
|------------------------------------|-----------------|----------------------------------|
| <b>A Downtown</b>                  | 82.7            | 19%                              |
| <b>B Northside Neighborhood</b>    | 81.4            | 18%                              |
| <b>C Southside Neighborhood</b>    | 105.3           | 24%                              |
| <b>D Highway 99 Corridor</b>       | 90.4            | 20%                              |
| <b>E East Pine Street Corridor</b> | 86.5            | 19%                              |
| <b>Total Urban Renewal Area</b>    | 446.3           | 100%                             |
| <b>Total City Area</b>             | <b>2,880.28</b> | <b>15.5%</b>                     |

Source: City of Central Point Community Development Department

**Table 2.2**

**URBAN RENEWAL AREA MAJOR LAND USE**

| Land Use                      | Urban Renewal Area |                |               |                 | City            |               |
|-------------------------------|--------------------|----------------|---------------|-----------------|-----------------|---------------|
|                               | Acres              | Percent of URA | Land Use Rank | Percent of City | Percent of City | Land Use Rank |
| <b>Vacant</b>                 | 53.60              | 12%            | 4             | 18%             | 10%             | 3             |
| <b>Residential</b>            | 119.40             | 27%            | 2             | 9%              | 48%             | 1             |
| <b>Commercial</b>             | 73.42              | 16%            | 3             | 42%             | 6%              | 4             |
| <b>Industrial</b>             | 26.00              | 6%             | 5             | 18%             | 5%              | 6             |
| <b>Civic</b>                  | 18.82              | 4%             | 7             | 18%             | 4%              | 7             |
| <b>Parks &amp; Open Space</b> | 20.67              | 5%             | 6             | 13%             | 6%              | 5             |
| <b>Public Right-of-Way</b>    | 134.30             | 30%            | 1             | 22%             | 21%             | 2             |
| <b>Total</b>                  | <b>446.30</b>      | <b>100%</b>    |               | <b>15.5%</b>    | <b>100%</b>     |               |

Source: City of Central Point Community Development Department, 10/11

**C. ZONING CLASSIFICATION**

Figure 3, Urban Renewal Boundary Zoning, illustrates the distribution of lands by zoning classification and Table 2.8 identifies the acreage distribution by zoning classification. The Urban Renewal Area is predominantly residentially zoned (45%), closely followed by commercial zoning (41%). As would be expected the residential zoning is concentrated in the Northside and Southside Neighborhoods. The land use and zoning are well aligned with the Comprehensive Plan land use designations, with only isolated areas of non-conformity. The use, development, or redevelopment of all property within the Urban Renewal Area is subject to compliance with the Central Point Comprehensive Plan and all implementing ordinances, codes, policies and regulations as they exist on the date of approval of the Urban Renewal Plan, or as they may be amended from time-to-time.

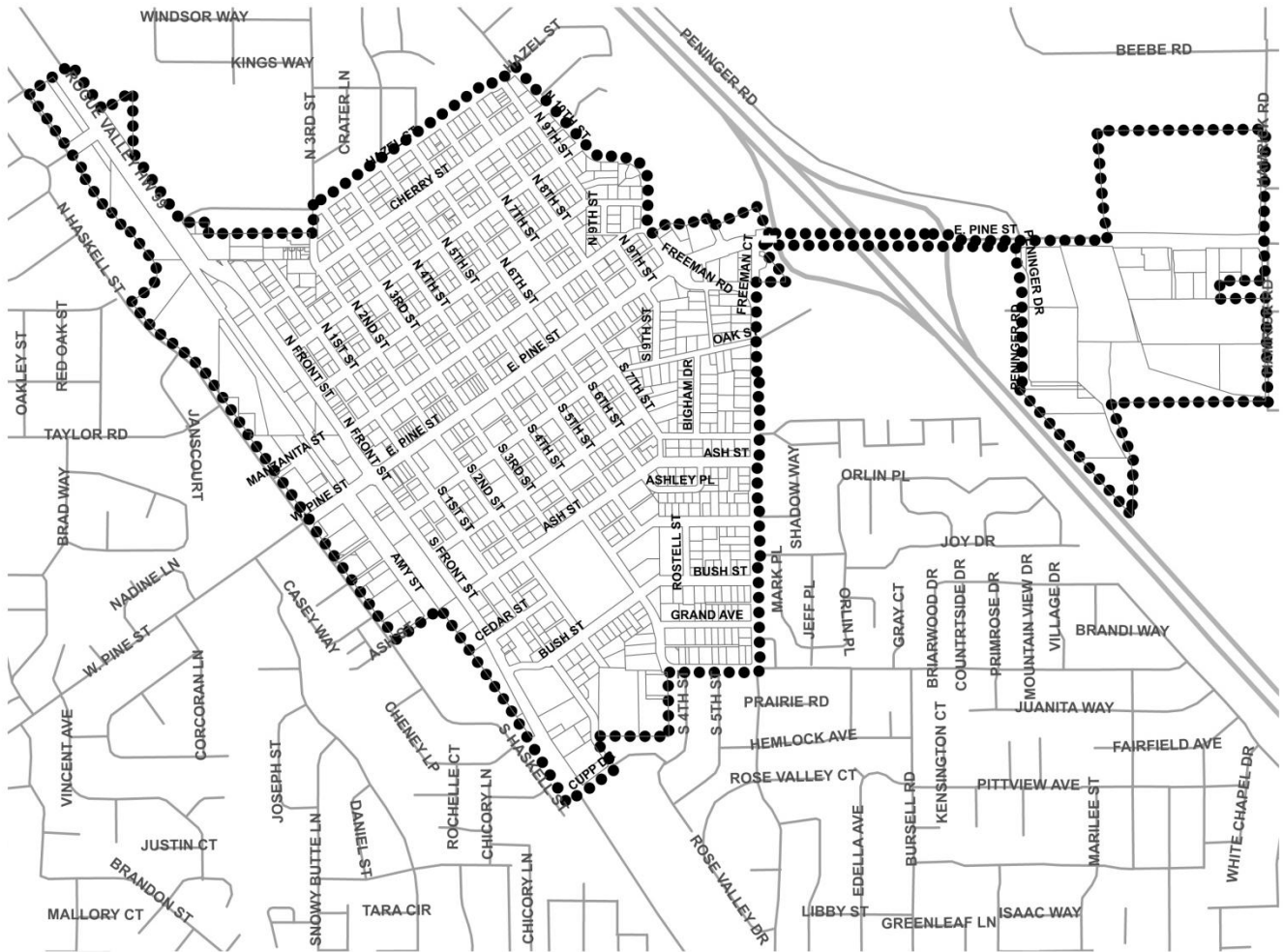
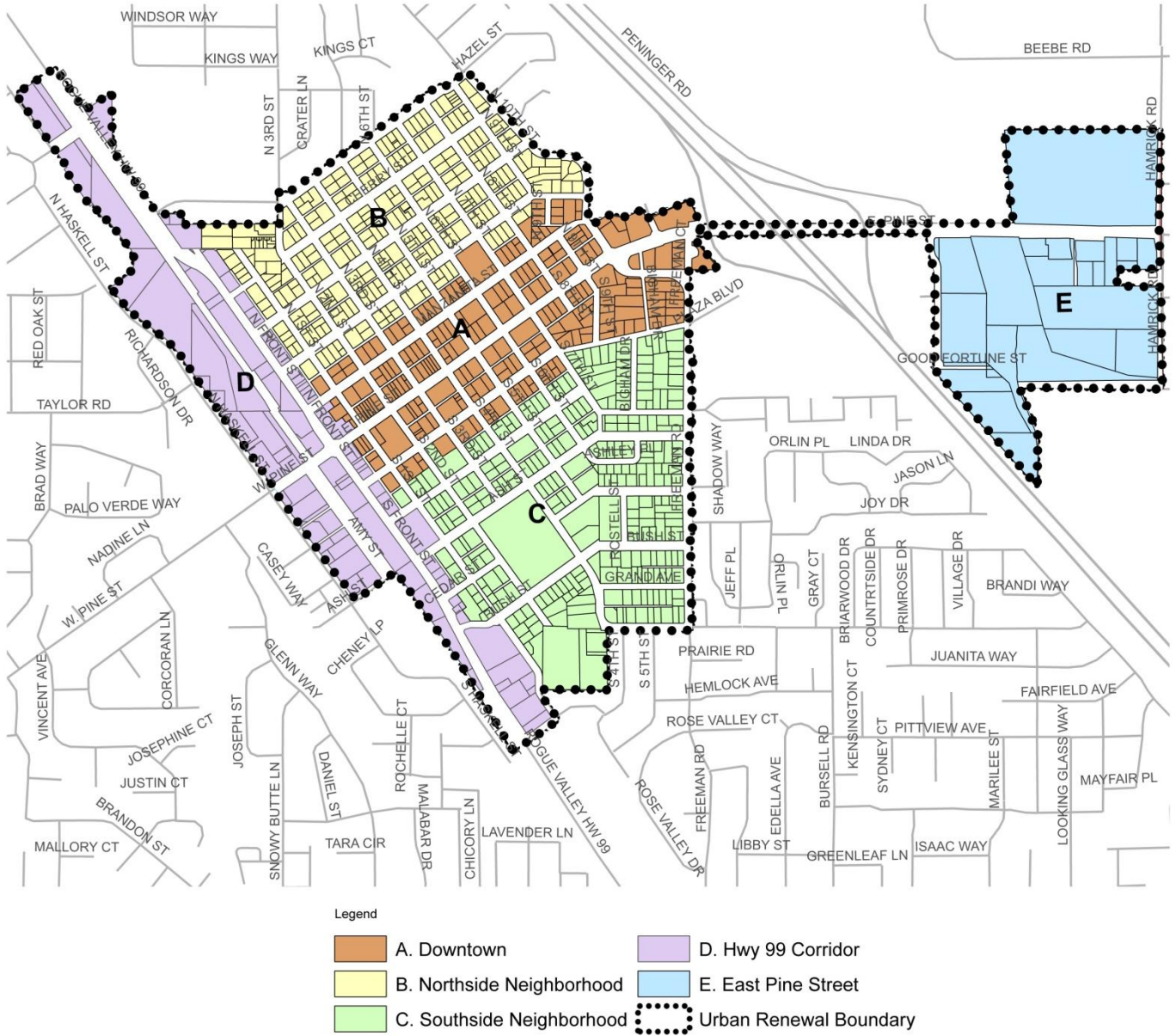


Figure 1

Central point  
Urban Renewal Boundary

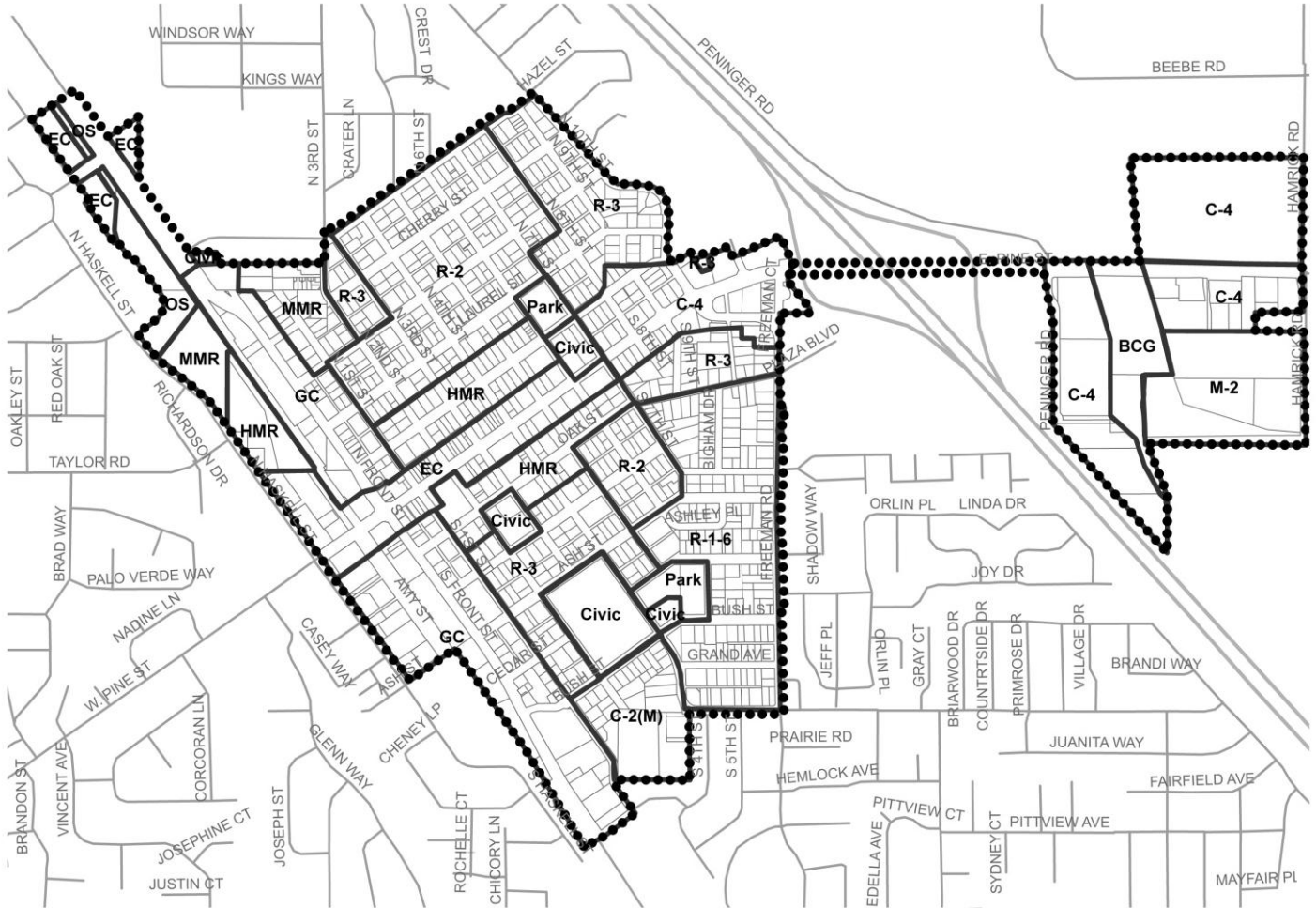


**Figure 2**


**Central Point**

**Urban Renewal Boundary and Planning Sub Areas**





**Legend**

|                         |                             |   |
|-------------------------|-----------------------------|---|
| <b>ZONE</b>             | R-2 Two Family Residential  | C-2(M) Commercial Medical   |
| BCG Bear Creek Greenway | R-3 Multiple Residential    | EC TOD Employment Commercial  |
| OS Open Space           | MMR Medium Mix Residential  | GC TOD General Commercial   |
| Park                    | HMR High Mix Res/Commercial | C-4 Office-Professional Commercial  |
| R-1-6 Residential       | Civic                       | M-2 Industrial General  |
|                         |                             |  Urban Renewal Boundary |

**Figure 3**  
**Central Point**

**Urban Renewal Boundary**  
**Zoning**

City of Central Point  
Downtown & East Pine Street Corridor Revitalization Program

**Table 2.3**

**DOWNTOWN SUB AREA MAJOR LAND USE**

| Use          | Acres        | Percent of Sub Area | Land Use Rank |
|--------------|--------------|---------------------|---------------|
| Vacant       | 1.96         | 2.37%               | 5             |
| Residential  | 21.38        | 25.84%              | 2             |
| Commercial   | 20.62        | 24.93%              | 3             |
| Industrial   | 0.00         | 0.00%               | -             |
| Civic        | 5.84         | 7.06%               | 4             |
| Parks        | 1.52         | 1.84%               | 6             |
| Utility      | 0.00         | 0.00%               | -             |
| Right-of-Way | 31.42        | 37.97%              | 1             |
| <b>Total</b> | <b>82.74</b> | <b>100%</b>         |               |

Source: City of Central Point Community Development Department

**Table 2.4**

**NORTHSIDENEIGHBORHOOD MAJOR LAND USE**

| Use          | Acres        | Percent of Sub Area | Land Use Rank |
|--------------|--------------|---------------------|---------------|
| Vacant       | 2.25         | 2.77%               | 3             |
| Residential  | 45.19        | 55.54%              | 1             |
| Commercial   | 0.35         | 0.43%               | 4             |
| Industrial   | 0.00         | 0.00%               | -             |
| Civic        | 0.00         | 0.00%               | -             |
| Parks        | 0.00         | 0.00%               | -             |
| Utility      | 0.00         | 0.00%               | -             |
| Right-of-Way | 33.58        | 41.27%              | 2             |
| <b>Total</b> | <b>81.37</b> | <b>100%</b>         |               |

Source: City of Central Point Community Development Department

**Table 2.5**

**SOUTHSIDE NEIGHBORHOOD MAJOR LAND USE**

| Use          | Acres         | Percent of Sub Area | Land Use Rank |
|--------------|---------------|---------------------|---------------|
| Vacant       | 1.03          | 0.98%               | 6             |
| Residential  | 51.46         | 48.88%              | 1             |
| Commercial   | 8.26          | 7.85%               | 4             |
| Industrial   | 0.00          | 0.00%               | -             |
| Civic        | 11.70         | 11.11%              | 3             |
| Parks        | 2.31          | 2.91%               | 5             |
| Utility      | 0.00          | 0.00%               | -             |
| Right-of-Way | 30.52         | 28.99%              | 2             |
| <b>Total</b> | <b>105.28</b> | <b>100%</b>         |               |

Source: City of Central Point Community Development Department

**Table 2.6**

**HWY. 99 CORRIDOR MAJOR LAND USE**

| Use          | Acres        | Percent of Sub Area | Land Use Rank |
|--------------|--------------|---------------------|---------------|
| Vacant       | 16.41        | 18.16%              | 3             |
| Residential  | 1.37         | 1.51%               | 6             |
| Commercial   | 30.20        | 33.42%              | 1             |
| Industrial   | 6.86         | 7.59%               | 4             |
| Civic        | 1.28         | 1.42%               | 7             |
| Parks        | 5.93         | 6.56%               | 5             |
| Utility      | 0.33         | 0.37%               | 8             |
| Right-of-Way | 27.99        | 37.97%              | 2             |
| <b>Total</b> | <b>90.37</b> | <b>100%</b>         |               |

Source: City of Central Point Community Development Department

**Table 2.7**

**EAST PINE STREET COORIDOR MAJOR LAND USE**

| Use          | Acres        | Percent of Sub Area | Land Use Rank |
|--------------|--------------|---------------------|---------------|
| Vacant       | 31.95        | 37.47%              | 1             |
| Residential  | 0.00         | 0.00%               | -             |
| Commercial   | 13.99        | 16.41%              | 3             |
| Industrial   | 19.14        | 22.45%              | 2             |
| Civic        | 0.00         | 0.00%               | -             |
| Parks        | 10.91        | 12.79%              | 5             |
| Utility      | 0.00         | 0.00%               | -             |
| Right-of-Way | 9.28         | 10.88%              | 4             |
| <b>Total</b> | <b>85.27</b> | <b>100%</b>         |               |

Source: City of Central Point Community Development Department

**D. CONDITION OF STRUCTURES**

Much of the Urban Renewal Area is represented by the City’s original town plat, with most of the development occurring in the late 1800s and early 1900s (Figure 4, Historic Subdivisions). The average structure within the Urban Renewal Area is 59 years old, with many in excess of 100 years old (13%).

The condition of the structures within the Urban Renewal Area was field surveyed in October 2011. Based on the field survey and Real Market Value information from the County Assessor’s Office the condition of each structure was evaluated. Table 2.9 identifies structures by condition and land use. Each structure was judged and classified into one of three categories as follows:

1. New buildings, near-new buildings or older buildings which have been subjected to a high degree of maintenance and care, and essentially comply with basic provisions of the City’s and Oregon’s Building Codes.
2. Older buildings which exhibit certain code deficiencies, but with reasonable rehabilitation effort and continuing maintenance, could serve their owners for at least an additional 40 years, particularly those buildings which appear to be feasible for economic rehabilitation.
3. Older buildings exhibiting deficiencies; which to correct, would require substantial investment by their owners to the degree that rehabilitation may be inappropriate and uneconomic. Typically, the real market improvement value of these buildings was significantly (25%) below the real market value of the land

Within the Urban Renewal Area there are 839 structures, 11% were judged to be in Condition “A”, 84% in Condition “B”, and 17% Condition “C”. Of the 839 structures 665 are residential structures housing 1,033 residential dwelling units. Of the residential structures 8% were judged to be in Condition “A”, 67% in Condition “B”, and 25% Condition “C”.

City of Central Point  
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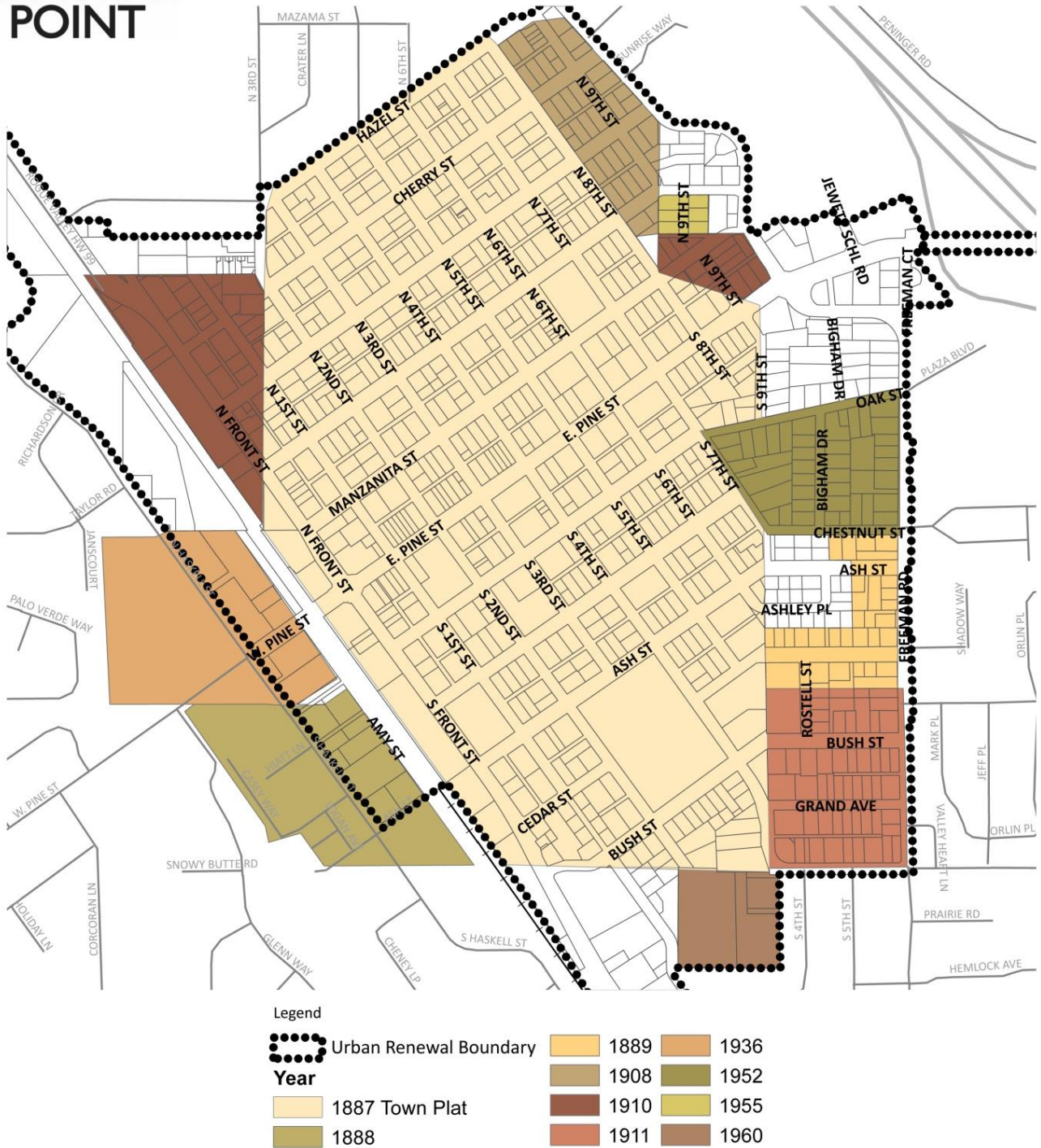
Table 2.8

URBAN RENEWAL ZONING

| Zoning                   | Urban Renewal Area           |                                   | Sub Areas   |             |             |                  |                           |
|--------------------------|------------------------------|-----------------------------------|-------------|-------------|-------------|------------------|---------------------------|
|                          | Urban Renewal District Acres | Percent of Urban Renewal District | Downtown    | Northside   | Southside   | Hwy. 99 Corridor | East Pine Street Corridor |
| Bear Creek Greenway      | 10.9                         | 2%                                | -           | -           | -           | -                | 13%                       |
| R-1-6                    | 52.4                         | 12%                               | -           | -           | 15%         | -                | -                         |
| R-2                      | 56.3                         | 13%                               | 3%          | 58%         | 7%          | -                | -                         |
| R-3                      | 56.3                         | 13%                               | 16%         | 28%         | 20%         | -                | -                         |
| MMR                      | 14.1                         | 3%                                | -           | 11%         | -           | 6%               | -                         |
| HMR                      | 31.0                         | 7%                                | 30%         | -           | -           | 7%               | -                         |
| <b>TOTAL RESIDENTIAL</b> | <b>210.1</b>                 | <b>47%</b>                        | <b>49%</b>  | <b>97%</b>  | <b>42%</b>  | <b>13%</b>       | <b>-</b>                  |
| C-2(M)                   | 14.1                         | 3%                                | -           | -           | 13%         | -                | -                         |
| EC (TOD)                 | 31.7                         | 7%                                | 15%         | -           | -           | 21%              | -                         |
| GC (TOD)                 | 62.7                         | 14%                               | 3%          | 3%          | 3%          | 58%              | -                         |
| C-4                      | 76.2                         | 17%                               | 27%         | -           | -           | -                | 63%                       |
| <b>TOTAL COMMERCIAL</b>  | <b>184.7</b>                 | <b>41%</b>                        | <b>44%</b>  | <b>3%</b>   | <b>26%</b>  | <b>79%</b>       | <b>63%</b>                |
| M-2                      | 21.5                         | 5%                                | -           | -           | -           | -                | 25%                       |
| Civic                    | 6.2                          | 1%                                | 4%          | 4%          | -           | 2%               | -                         |
| Parks & Open Space       | 12.9                         | 3%                                | 3%          | -           | 4%          | 8%               | -                         |
| <b>TOTAL</b>             | <b>446.3</b>                 | <b>100%</b>                       | <b>100%</b> | <b>100%</b> | <b>100%</b> | <b>100%</b>      | <b>100%</b>               |

Source: City of Central Point Community Development Department





**Figure 4**

**Central Point**

**Historic Subdivisions**

**Table 2.9**  
**CONDITION OF STRUCTURES BY USE**

| Land Use Category        | Condition of Structures |      |     |     |     |     | No. Dwelling Units |       |
|--------------------------|-------------------------|------|-----|-----|-----|-----|--------------------|-------|
|                          | A                       |      | B   |     | C   |     |                    | Total |
|                          | No.                     | %    | No. | %   | No. | %   |                    | No.   |
| <b>TOTAL RESIDENTIAL</b> | 51                      | 8%   | 329 | 51% | 280 | 41% | 660                |       |
| <b>Single-Family</b>     | 28                      | 4%   |     |     |     |     | 45                 |       |
| <b>Duplex</b>            | 9                       | 1%   |     |     |     |     | 67                 |       |
| <b>Multiple-Family</b>   | 14                      | 2%   |     |     |     |     | 22                 |       |
| <b>Mobile Home Park</b>  | 0                       | 0%   |     |     |     |     |                    |       |
| <b>TOTAL COMMERCIAL</b>  | 25                      | 17%  | 48  | 29% | 92  | 56% |                    |       |
| <b>Office</b>            | 9                       | 6%   |     |     |     |     |                    |       |
| <b>Service/Financial</b> | 3                       | 1%   |     |     |     |     |                    |       |
| <b>Retail</b>            | 9                       | 6%   |     |     | 2   |     |                    |       |
| <b>Mixed Use</b>         | 4                       | 3%   |     |     |     |     |                    |       |
| <b>INDUSTRIAL</b>        | 1                       | 14%  | 0   | 0%  | 3   | 60% |                    |       |
| <b>Light Industrial</b>  | 1                       | 14%  |     |     |     |     |                    |       |
| <b>PUBLIC</b>            | 6                       | 46%  |     |     |     |     |                    |       |
| <b>Schools</b>           | 1                       | 100% |     |     |     |     |                    |       |
| <b>Government</b>        | 5                       | 45%  |     |     |     |     |                    |       |
| <b>QUASI-PUBLIC</b>      | 4                       | 36%  |     |     |     |     |                    |       |
| <b>Church</b>            | 4                       | 4    |     |     |     |     |                    |       |
| <b>Lodge</b>             | 0                       |      |     |     |     |     |                    |       |
| <b>PUBLIC UTILITY</b>    | 0                       |      |     |     |     |     |                    |       |
| <b>Office, etc.</b>      | 0                       |      |     |     |     |     |                    |       |
| <b>Rail Road</b>         | 0                       |      |     |     |     |     |                    |       |
| <b>TOTALS</b>            | 87                      |      | 387 |     | 368 |     | 843                |       |

### **E. INFRASTRUCTURE**

Those parts of the Urban Renewal Area west of I-5 are part of the original city and some of the City’s oldest subdivisions dating back to the late 1800s and early 1900s (Figure 4, Historic Subdivisions). Consequently, most of the Area’s publicly owned utility systems are very old, but in reasonably sound condition. However, updating, modifications and selected replacement of infrastructure will be needed throughout the duration of this Plan, particularly as needed to serve planned higher density development. This is most critical in Downtown Core Area and the Northside and Southside Neighborhoods, where intensification of residential and commercial development are encouraged, and the existing infrastructure is very old.

On the east side of I-5 the infrastructure within the Urban Renewal Area is new and only requires extensions as the area develops. The need for infrastructure improvements is based on consultations with the particular service district/department and prior studies completed by the City.

The following summarizes the Urban Renewal Area's infrastructure needs necessary to mitigate blighting conditions and support the revitalization of the Urban Renewal Area:

#### WATER DISTRIBUTION SYSTEM

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As a result of the water system's age there is a need for replacement and capacity improvements. The City's Public Works Department estimates that approximately \$1,250,000 (2011 dollars) will be needed over the next 25 years to upgrade the water system in the Urban Renewal Area. The identified need is based on the City of Central Point's 2010 Water System Master Plan.

#### SANITARY SEWER SYSTEM

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The sewer system, particularly in the Downtown and Northside and Southside Neighborhoods, are old. It is expected that upgrading of the system will be required throughout the duration of this Plan, particularly as needed to accommodate redevelopment. Most of the sanitary sewer system projects will occur in the Downtown, Northside, and Southside sub areas.

#### STORM DRAINAGE SYSTEM

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In general, the storm drainage system within the Urban Renewal Area is very old, but well maintained and functioning satisfactorily. However, as a result of revisions in the FEMA maps there is a need to upgrade the storm drainage system within the Downtown, Hwy. 99 Corridor, Northside, and Southside sub areas to mitigate potential flooding. During the next 25 years, other portions of the system will require upgrading. The identified need is based on the City of Central Point's 2008 Storm Drainage Master Plan.

#### STREETS

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As a result of the historic character of much of the Urban Renewal Area and access limitations to I-5, the street system within the Urban Renewal Area is in need of upgrading and capacity expansion. This is particularly true with respect to the single modal character of much of the street system within the Urban Renewal Area. Many of the streets lack adequate transit, pedestrian and bicycle improvements.

The City's street needs for the Urban Renewal Area are documented in the Comprehensive Plan's Transportation System Plan. The following studies were used in identifying street improvements necessary to adequately serve both the Urban Renewal Area and the City:

- The East Pine Street Transportation Plan, 2004
- The East Pine Street Corridor Refinement Plan, 2012
- The I-5 Interchange 33 Access Management Plan, 2012

Many of the Urban Renewal Area's street curbs, gutters and sidewalks are broken and in need of replacement or repair. Many of the streets within the Northside and Southside sub areas do not have sidewalks, and East Pine Street through the Downtown is narrow and contains numerous obstacles to pedestrian use.

Much of the development in the East Pine Street sub area is dependent on major improvements to increase the capacity of East Pine Street, many of which are beyond the financial ability of any single project.

## 2.2.2. SOCIAL AND DEMOGRAPHIC CONDITIONS

### A. POPULATION

The 2010 U.S. Census identified 2,428 people residing within the Urban Renewal Area, representing 14% of the City's total population of 17,169. Table 2.10 describes the age distribution of the City's population and compares it with County and the State. The 2010 median age of the City's population was lower than the State's, 36.5 vs. 38.4 years. For the Urban Renewal Area the median age was 33.6 years.

Table 2.10

POPULATION AGE DISTRIBUTION WITHIN THE URBAN RENEWAL AREA, CITY OF CENTRAL POINT AND OREGON, 2010

| Age                          | Census of Population by Age |             |                       |             |                 |             |
|------------------------------|-----------------------------|-------------|-----------------------|-------------|-----------------|-------------|
|                              | Urban Renewal Area          |             | City of Central Point |             | State of Oregon |             |
|                              | No.                         | %           | No.                   | %           | No.             | %           |
| Under 5 Years                | 184                         | 8%          | 1,286                 | 7%          | 237,556         | 6%          |
| 5 to 9                       | 157                         | 6%          | 1,187                 | 7%          | 237,214         | 6%          |
| 10 to 14                     | 150                         | 6%          | 1,284                 | 7%          | 242,533         | 6%          |
| 15 to 24                     | 358                         | 15%         | 2,181                 | 13%         | 507,908         | 13%         |
| 25 to 34                     | 365                         | 15%         | 2,292                 | 13%         | 524,144         | 14%         |
| 35 to 44                     | 283                         | 12%         | 2,323                 | 14%         | 499,525         | 13%         |
| 45 to 54                     | 334                         | 14%         | 2,228                 | 13%         | 539,075         | 14%         |
| 55 to 64                     | 273                         | 11%         | 1,842                 | 11%         | 509,566         | 13%         |
| 65 to 74                     | 159                         | 7%          | 1,316                 | 8%          | 290,041         | 8%          |
| 75 to 84                     | 122                         | 5%          | 905                   | 5%          | 165,620         | 4%          |
| 85 Years +                   | 43                          | 2%          | 325                   | 2%          | 77,872          | 2%          |
| <b>Median Age</b>            | <b>33.6</b>                 |             | <b>36.5</b>           |             | <b>38.4</b>     |             |
| <b>2010 Total Population</b> | <b>2,428</b>                | <b>100%</b> |                       | <b>100%</b> |                 | <b>100%</b> |

Source: 2010 U.S. Census

Table 2.11 identifies Central Point's population growth from 1900 to 2010 and compares it with the population growth in Jackson County and the State. From 2000 to 2010, the City's growth rate (129%) exceeded by a factor of three the population growth of the County (39%) and the State (35%).

### B. HOUSING

The Urban Renewal Area population is housed in 1,014 dwelling units, for an average of 2.4 persons per dwelling unit at an average gross density of 5.35 units per acre. The City's average household size is 2.67<sup>3</sup> at an average gross density of 3.5 units per acre.

The City of Central Point is included in the Greater Bear Creek Valley Regional Plan (Regional Plan). The Regional Plan projects that by 2037 the City's population will reach 29,600. This represents a population increase of 12,430 over the next 25 years. Of this amount the Urban Renewal Area is planning on capturing 8% of this growth for a population increase in the Urban Renewal Area population of 995. The targeted new

<sup>3</sup> City of Central Point Comprehensive Plan, Population Element

population, at an average household size of 2.5, will require the construction of 398 new dwelling units within the Urban Renewal Area.

Currently, within the Urban renewal Area there are approximately 10 acres of vacant residential land, which at current zoning can accommodate 248 dwelling units. The balance of the targeted residential units (150 dwelling units) will come from redevelopment of existing residential properties in the Northside Neighborhood and the Southside Neighborhood. Together these two sub areas account for most of the Urban Renewal Area’s residential lands, much of which is zoned R-2, but is developed at R-1 standards.

**Table 2.11**

| Year | Central Point |          |             | Jackson County |          |            | Oregon     |          |
|------|---------------|----------|-------------|----------------|----------|------------|------------|----------|
|      | Population    | % Change | % of County | Population     | % Change | % of State | Population | % Change |
| 1900 | 322           | -        | 2%          | 13,698         |          | 3%         | 413,536    |          |
| 1910 | 761           | 136%     | 3%          | 25,756         | 88%      | 4%         | 672,765    | 63%      |
| 1920 | 582           | -24%     | 3%          | 20,405         | -21%     | 3%         | 783,389    | 16%      |
| 1930 | 821           | 41%      | 2%          | 32,918         | 61%      | 3%         | 953,786    | 22%      |
| 1940 | 906           | 10%      | 3%          | 36,213         | 10%      | 3%         | 1,089,684  | 14%      |
| 1950 | 1,667         | 84%      | 3%          | 58,510         | 62%      | 4%         | 1,521,341  | 40%      |
| 1960 | 2,289         | 37%      | 3%          | 73,962         | 26%      | 4%         | 1,768,687  | 16%      |
| 1970 | 4,004         | 75%      | 4%          | 94,533         | 28%      | 5%         | 2,091,533  | 18%      |
| 1980 | 6,357         | 59%      | 5%          | 132,456        | 40%      | 5%         | 2,633,156  | 26%      |
| 1990 | 7,512         | 18%      | 5%          | 146,389        | 11%      | 5%         | 2,842,321  | 8%       |
| 2000 | 12,493        | 66%      | 7%          | 181,273        | 24%      | 5%         | 3,421,399  | 20%      |
| 2010 | 17,169        | 129%     | 8%          | 203,206        | 39%      | 5%         | 3,831,074  | 35%      |

Source: U.S. Census

**Table 2.12  
Vacant Residential Land Development**

| Zoning District | Vacant Acres | Average Density (DUs/Acre) | No. DUs    |
|-----------------|--------------|----------------------------|------------|
| R-2             | 0.46         | 7.9                        | 3          |
| R-1-6           | 0.23         | 4.8                        | 2          |
| R-1-8           | 0.00         | 4.3                        | 0          |
| R-3             | 1.29         | 8.2                        | 10         |
| Mixed Use       | 7.30         | 40.0                       | 233        |
| <b>Totals</b>   | <b>9.70</b>  |                            | <b>248</b> |

Source: City of Central Point Community Development Department

### C. HOUSEHOLD INCOME

The 2009 American Community Survey figures show that the median household income for the City of Central Point was \$55,236 vs. \$49,033 for the State as a whole. Household income figures for the Urban Renewal Area are not available. The Urban Renewal Area is within Census Tract 10, which had a 2009 median income of \$50,926.

However, Census Tract 10 represents an area that includes not only the Urban Renewal Area but much of the City and surrounding county lands. Consequently, the median income information does not accurately represent the Urban Renewal Area's household income. A review of poverty levels in the City of Central Point provides insights into household income levels within the Urban Renewal Area.

Based on the percentage of households below poverty level the annual incomes available to households and families within the Urban Renewal Area are considerably lower than for the City as a whole. As illustrated in Figure 5, Urban Renewal Boundary and Household Poverty, the Urban Renewal Area contains a large percentage of the City's households with incomes below poverty level. The household (family of 4) poverty level is defined as \$22,350 (total yearly income)<sup>4</sup>.

#### D. UNEMPLOYMENT

Unemployment data for the City of Central Point is not available. In September 2011 the unemployment rates for Jackson County and the State of Oregon were 11.6% and 9.6% respectively (Table 2.13). The Jackson County consistently has a higher unemployment rates than the State and the State is consistently higher than the nation.

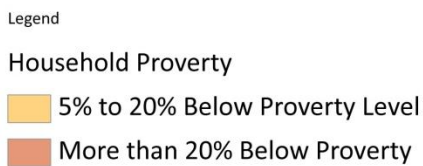
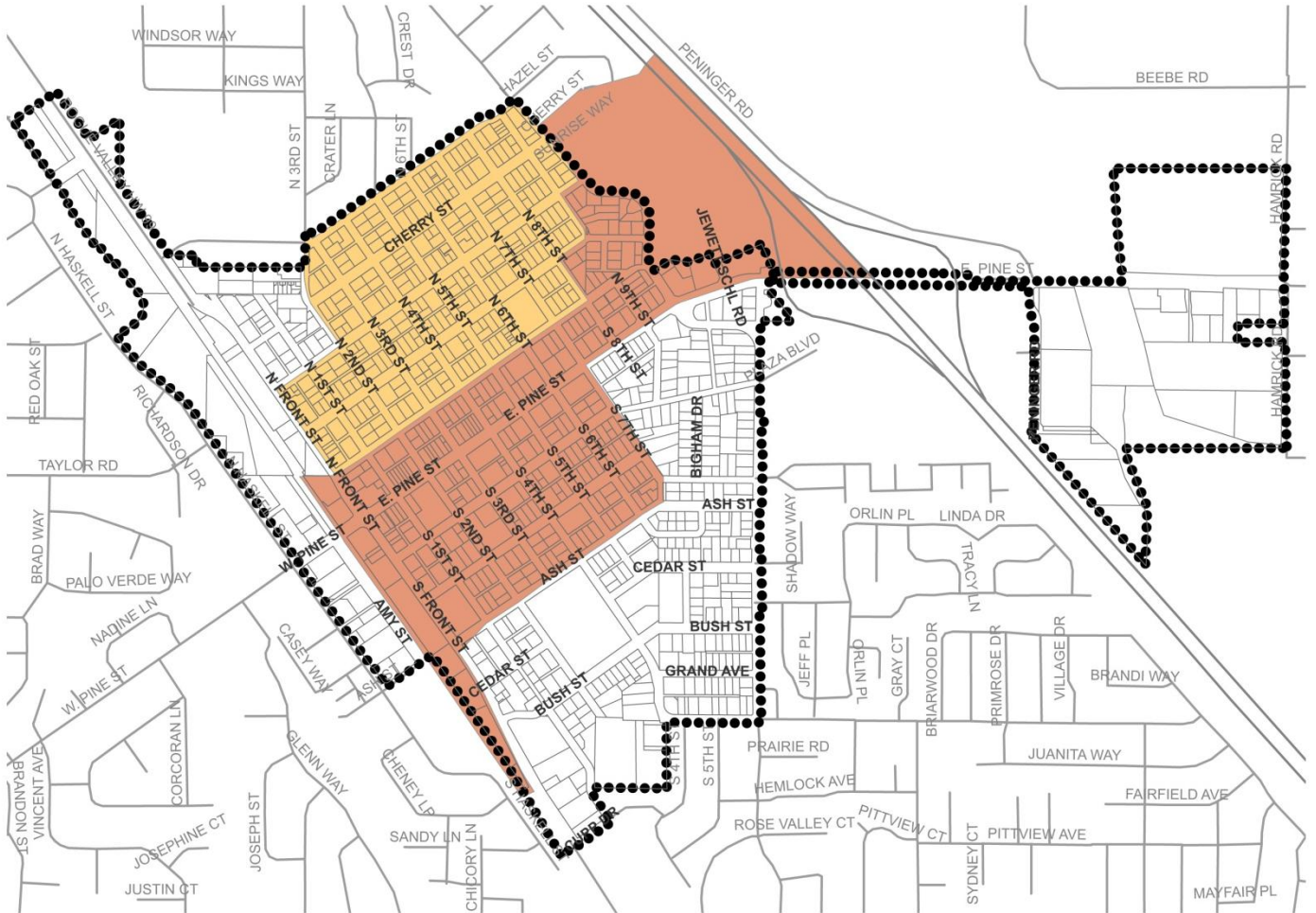
**Table 2.13**  
**JACKSON COUNTY, OREGON, AND U.S. UNEMPLOYMENT RATES, 2011**

| Jackson County | State of Oregon | United States |
|----------------|-----------------|---------------|
| 11.6%          | 9.6%            | 9.1%          |

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<sup>4</sup> 2011 HHS Poverty Guidelines, U.S. Department of Health and Human Services





**Figure 5**  
**Central Point**  
**Urban Renewal Boundary and**  
**Household Poverty**  
**2000 U.S. Census Survey**

### 2.2.3. ECONOMIC CONDITIONS

A general indicator of the Urban Renewal Area's economic condition is readily expressed in its assessed value history vs. that of the underlying taxing districts. The impact of the recent Great Recession (2007-09) on assessed values, both within and outside the Urban Renewal Area, can be seen in the later years as the annual rate of growth in assessed values is increasing, but at a decreasing rate. The following sections discuss both the assessed value history of the Urban renewal Area and the underlying taxing districts.

#### A. ASSESSED VALUE OF URBAN RENEWAL AREA

The fiscal year 2011-12 assessed value for the Urban Renewal Area was \$131,424,528. This amount accounted for 13.1% of the City total assessed value, and is within the 25% maximum authorized in ORS 457.420 (2)(b)(A). The \$131,424,528 will serve as the Urban Renewal Area's Base Value. Throughout the duration of the Urban Renewal Plan any increases in the assessed value within the Urban Renewal Area above the Base Value will be used to finance implementation of the Urban Renewal Plan, while the affected taxing districts will continue to receive tax proceeds for the Base Year figure.

Table 2.14 compares the growth in the Urban Renewal Area's assessed value (AV) from 2007 through 2012 to that of the City (net of the Urban Renewal Area). From 2007 through 2012 the average rate of growth in the City's assessed value was 4.8%, while that of the Urban Renewal Area was only 1.6%. For FY2011-12 the total assessed value for the Urban Renewal Area actually declined (see Table 2.14). If the Urban Renewal Area were included in the City's assessed value the average annual rate of growth in the City's assessed value would drop to 4.3%.

As illustrated in Table 2.14, the assessed value of the Urban Renewal Area is significantly less than the rest of the City (Table 2.16) and between 2011 and 2012 has declined by 1.6%. Without the injection of the public improvements proposed in the Urban Renewal Plan, this declining trend will continue and a transfer in the taxing burden will continue to other areas of the City--particularly the residential sectors.

Assuming an average inflation rate of 3% the Urban Renewal Area has been unable to maintain the cost of services, relying on the rest of the City to cover any shortfall.

Table 2.15 tracks changes in the Urban Renewal Area's assessed value by land use category. The most significant decline has occurred in the Commercial and Industrial land use categories, with Residential experiencing less than 1% growth.

#### B. HISTORIC ASSESSED VALUE AND TAX RATES OF AFFECTED TAXING DISTRICTS

Tables 2.16 through 2.24 identify the historical AV, annual change, tax rates and tax proceeds for the affected taxing districts for the period 1998<sup>5</sup> through 2011-12. As illustrated in the Tables 2.16 through 2.24 the past fifteen years has witnessed both highs and lows in annual AV growth, averaging in excess of 5% for most taxing districts.

**TABLE 2.14**

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<sup>5</sup> First fiscal year after Measure 50 tax assessment changes.



City of Central Point  
Downtown & East Pine Street Corridor Revitalization Program

**HISTORY OF ASSESSED PROPERTY VALUES, CITY OF CENTRAL POINT vs. URBAN RENEWAL AREA**

| Fiscal Year    | City of Central Point |                    | Urban Renewal Area |                    |
|----------------|-----------------------|--------------------|--------------------|--------------------|
|                | Net Assessed Value    | Annual Growth Rate | Net Assessed Value | Annual Growth Rate |
| 2006-07        | \$ 717,261,552        | -                  | \$ 121,560,032     | -                  |
| 2007-08        | \$ 771,793,754        | 7.6%               | \$ 127,684,191     | 5.0%               |
| 2008-09        | \$ 818,399,033        | 6.0%               | \$ 130,825,533     | 2.5%               |
| 2009-10        | \$ 856,508,631        | 4.7%               | \$ 131,489,250     | 0.5%               |
| 2010-11        | \$ 887,825,065        | 3.7%               | \$ 133,371,628     | 1.4%               |
| 2011-12        | \$ 904,609,548        | 1.9%               | \$ 131,424,528     | (1.5%)             |
| <b>Average</b> |                       | <b>4.8%</b>        |                    | <b>1.6%</b>        |

Source: Jackson County Tax Assessor and City of Central Point Community Development Department

**Table 2.15**  
**HISTORY OF ASSESSED VALUE WITHIN URBAN RENEWAL AREA BY LAND USE CATEGORY, 2007 THROUGH 2012**

| Land Use Category | FY2006-07            | FY2007-08            | FY2008-09            | FY2009-10            | FY2010-11            | FY2011-12            | % Change FY2010-12 |
|-------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|--------------------|
| Vacant            | \$5,853,919          | \$10,716,090         | \$7,851,660          | \$7,466,970          | \$7,227,870          | \$7,087,880          | (1.9%)             |
| Residential       | \$69,775,220         | \$71,859,076         | \$73,185,594         | \$75,136,260         | \$75,535,158         | \$76,005,118         | 0.6%               |
| Commercial        | \$43,216,592         | \$42,351,992         | \$46,930,469         | \$45,981,490         | \$47,754,890         | \$45,692,820         | (4.3%)             |
| Industrial        | \$2,273,461          | \$2,319,623          | \$2,406,470          | \$2,439,680          | \$2,374,950          | \$2,169,430          | (8.6%)             |
| Quasi-Public      | \$431,980            | \$428,290            | \$441,960            | \$445,190            | \$468,820            | \$459,340            | (2.0%)             |
| Public Utility    | \$8,860              | \$9,120              | \$9,380              | \$9,660              | \$9,940              | \$9,940              | 0%                 |
| <b>TOTAL</b>      | <b>\$121,560,032</b> | <b>\$127,684,191</b> | <b>\$130,825,533</b> | <b>\$131,489,250</b> | <b>\$133,371,628</b> | <b>\$131,424,528</b> | <b>(1.6%)</b>      |

Source: City of Central Point Community Development Department and Jackson County Assessors Office

City of Central Point  
Downtown & East Pine Street Corridor Revitalization Program

**TABLE 2.16**  
**CITY OF CENTRAL POINT, HISTORY OF ASSESSED PROPERTY VALUES, TAX RATES, AND TAX PROCEEDS**

| Fiscal Year    | Net Assessed Value | Annual Growth Rate | Tax Rate Per \$1,000 | Rate Generated Tax Proceeds |
|----------------|--------------------|--------------------|----------------------|-----------------------------|
| 1997-98        | \$ 372,108,000     | -                  | \$ 5.83              | \$ 2,169,390                |
| 1998-99        | \$ 392,047,000     | 5.4%               | \$ 5.83              | \$ 2,285,634                |
| 1999-00        | \$ 431,004,000     | 9.9%               | \$ 5.83              | \$ 2,512,753                |
| 2000-01        | \$ 485,499,000     | 12.6%              | \$ 5.83              | \$ 2,829,876                |
| 2001-02        | \$ 544,037,650     | 12.1%              | \$ 4.47              | \$ 2,431,794                |
| 2002-03        | \$ 595,772,030     | 9.5%               | \$ 4.47              | \$ 2,663,041                |
| 2003-04        | \$ 653,586,907     | 9.7%               | \$ 4.47              | \$ 2,921,468                |
| 2004-05        | \$ 715,171,267     | 9.4%               | \$ 4.47              | \$ 3,196,744                |
| 2005-06        | \$ 771,105,471     | 7.8%               | \$ 4.47              | \$ 3,446,764                |
| 2006-07        | \$ 831,821,584     | 8.8%               | \$ 4.47              | \$ 3,749,449                |
| 2007-08        | \$ 899,477,945     | 7.2%               | \$ 4.47              | \$ 4,020,576                |
| 2008-09        | \$ 949,224,566     | 5.5%               | \$ 4.47              | \$ 4,242,939                |
| 2009-10        | \$ 987,997,881     | 4.1%               | \$ 4.47              | \$ 4,416,252                |
| 2010-11        | \$ 1,021,196,693   | 3.4%               | \$ 4.47              | \$ 4,564,647                |
| 2011-12        | \$ 1,036,034,076   | 1.5%               | \$ 4.47              | \$ 4,630,969                |
| <b>Average</b> |                    | <b>9.6%</b>        | <b>\$ 4.83</b>       |                             |

Source: Jackson County Tax assessor and City of Central Point Community Development Department

**TABLE 2.17**  
**JACKSON COUNTY, HISTORY OF ASSESSED PROPERTY VALUES, TAX RATES, AND TAX PROCEEDS**

| Fiscal Year    | Net Assessed Value | Annual Growth Rate | Tax Rate Per \$1,000 | Rate Generated Tax Proceeds |
|----------------|--------------------|--------------------|----------------------|-----------------------------|
| 1997-98        | \$ 8,039,161,498   | -                  | \$ 1.97              | \$ 15,800,972               |
| 1998-99        | \$ 8,413,039,772   | 4.7%               | \$ 1.97              | \$ 16,535,830               |
| 1999-00        | \$ 8,954,010,340   | 6.4%               | \$ 2.01              | \$ 17,996,665               |
| 2000-01        | \$ 9,497,826,006   | 6.1%               | \$ 2.28              | \$ 21,653,144               |
| 2001-02        | \$ 10,086,117,049  | 6.2%               | \$ 2.39              | \$ 24,136,078               |
| 2002-03        | \$ 10,583,879,844  | 4.9%               | \$ 2.38              | \$ 25,177,992               |
| 2003-04        | \$ 11,144,084,790  | 5.3%               | \$ 2.50              | \$ 27,914,818               |
| 2004-05        | \$ 11,765,900,908  | 5.6%               | \$ 2.47              | \$ 29,091,190               |
| 2005-06        | \$ 12,442,593,882  | 5.8%               | \$ 2.27              | \$ 28,234,734               |
| 2006-07        | \$ 13,231,616,506  | 6.3%               | \$ 2.24              | \$ 29,661,315               |
| 2007-08        | \$ 13,981,517,900  | 5.7%               | \$ 2.25              | \$ 31,505,952               |
| 2008-09        | \$ 14,634,957,230  | 4.7%               | \$ 2.34              | \$ 34,294,095               |
| 2009-10        | \$ 15,648,051,136  | 6.9%               | \$ 2.37              | \$ 37,045,196               |
| 2010-11        | \$ 15,981,129,412  | 2.1%               | \$ 2.33              | \$ 37,197,677               |
| 2011-12        | \$ 16,449,455,277  | 2.9%               | \$ 2.08              | \$ 34,134,265               |
| <b>Average</b> |                    | <b>5.4%</b>        | <b>\$ 2.26</b>       |                             |

Source: Jackson County Tax assessor and City of Central Point Community Development Department

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**TABLE 2.18**  
**VECTOR CONTROL , HISTORY OF ASSESSED PROPERTY VALUES, TAX RATES, AND TAX PROCEEDS**

| Fiscal Year    | Net Assessed Value | Annual Growth Rate | Tax Rate Per \$1,000 | Rate Generated Tax Proceeds |
|----------------|--------------------|--------------------|----------------------|-----------------------------|
| 1997-98        | \$ 8,039,161,498   | -                  | \$ 0.04              | \$ 338,449                  |
| 1998-99        | \$ 8,413,039,772   | 4.7%               | \$ 0.04              | \$ 354,189                  |
| 1999-00        | \$ 8,954,010,340   | 6.4%               | \$ 0.04              | \$ 384,127                  |
| 2000-01        | \$ 9,497,826,006   | 6.1%               | \$ 0.04              | \$ 407,457                  |
| 2001-02        | \$ 10,086,117,049  | 6.2%               | \$ 0.04              | \$ 432,694                  |
| 2002-03        | \$ 10,583,879,844  | 4.9%               | \$ 0.04              | \$ 454,048                  |
| 2003-04        | \$ 11,144,084,790  | 5.3%               | \$ 0.04              | \$ 478,081                  |
| 2004-05        | \$ 11,765,900,908  | 5.6%               | \$ 0.04              | \$ 504,757                  |
| 2005-06        | \$ 12,442,593,882  | 5.8%               | \$ 0.04              | \$ 533,787                  |
| 2006-07        | \$ 13,231,616,506  | 6.3%               | \$ 0.04              | \$ 567,636                  |
| 2007-08        | \$ 13,981,517,900  | 5.7%               | \$ 0.04              | \$ 599,807                  |
| 2008-09        | \$ 14,634,957,230  | 4.7%               | \$ 0.04              | \$ 627,840                  |
| 2009-10        | \$ 15,648,051,136  | 6.9%               | \$ 0.04              | \$ 671,301                  |
| 2010-11        | \$ 15,981,129,412  | 2.1%               | \$ 0.04              | \$ 685,590                  |
| 2011-12        | \$ 16,449,455,277  | 2.9%               | \$ 0.04              | \$ 664,558                  |
| <b>Average</b> |                    | <b>5.4%</b>        | <b>\$ 0.04</b>       |                             |

Source: Jackson County Tax assessor and City of Central Point Community Development Department

**TABLE 2.19**  
**EDUCATION SERVICE DISTRICT, HISTORY OF ASSESSED PROPERTY VALUES, TAX RATES, AND TAX PROCEEDS**

| Fiscal Year    | Net Assessed Value | Annual Growth Rate | Tax Rate Per \$1,000 | Rate Generated Tax Proceeds |
|----------------|--------------------|--------------------|----------------------|-----------------------------|
| 1997-98        | \$ 8,039,161,498   | -                  | \$ 0.35              | \$ 2,779,942                |
| 1998-99        | \$ 8,413,039,772   | 4.7%               | \$ 0.35              | \$ 2,909,229                |
| 1999-00        | \$ 8,954,010,340   | 6.4%               | \$ 0.35              | \$ 3,155,393                |
| 2000-01        | \$ 9,497,826,006   | 6.1%               | \$ 0.35              | \$ 3,347,034                |
| 2001-02        | \$ 10,086,117,049  | 6.2%               | \$ 0.35              | \$ 3,554,348                |
| 2002-03        | \$ 10,583,879,844  | 4.9%               | \$ 0.35              | \$ 3,729,759                |
| 2003-04        | \$ 11,144,084,790  | 5.3%               | \$ 0.35              | \$ 3,927,175                |
| 2004-05        | \$ 11,765,900,908  | 5.6%               | \$ 0.35              | \$ 4,146,303                |
| 2005-06        | \$ 12,442,593,882  | 5.8%               | \$ 0.35              | \$ 4,384,770                |
| 2006-07        | \$ 13,231,616,506  | 6.3%               | \$ 0.35              | \$ 4,662,822                |
| 2007-08        | \$ 13,981,517,900  | 5.7%               | \$ 0.35              | \$ 4,927,087                |
| 2008-09        | \$ 14,634,957,230  | 4.7%               | \$ 0.35              | \$ 5,157,359                |
| 2009-10        | \$ 15,648,051,136  | 6.9%               | \$ 0.35              | \$ 5,514,373                |
| 2010-11        | \$ 15,981,129,412  | 2.1%               | \$ 0.35              | \$ 5,631,750                |
| 2011-12        | \$ 16,449,455,277  | 2.9%               | \$ 0.35              | \$ 5,769,788                |
| <b>Average</b> |                    | <b>5.3%</b>        | <b>\$ 0.35</b>       |                             |

Source: Jackson County Tax assessor and City of Central Point Community Development Department

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**TABLE 2.20**  
**SOIL & WATER CONSERVATION HISTORY OF ASSESSED PROPERTY VALUES, TAX RATES, AND TAX PROCEEDS**

| Fiscal Year    | Net Assessed Value | Annual Growth Rate | Tax Rate Per \$1,000 | Rate Generated Tax Proceeds |
|----------------|--------------------|--------------------|----------------------|-----------------------------|
| 1997-98        | -                  | -                  | -                    | \$ 338,449                  |
| 1998-99        | -                  | -                  | -                    | \$ 354,189                  |
| 1999-00        | -                  | -                  | -                    | \$ 384,127                  |
| 2000-01        | -                  | -                  | -                    | \$ 407,457                  |
| 2001-02        | -                  | -                  | -                    | \$ 432,694                  |
| 2002-03        | -                  | -                  | -                    | \$ 454,048                  |
| 2003-04        | -                  | -                  | -                    | \$ 478,081                  |
| 2004-05        | -                  | -                  | -                    | \$ 504,757                  |
| 2005-06        | -                  | -                  | -                    | \$ 533,787                  |
| 2006-07        | -                  | -                  | -                    | \$ 567,636                  |
| 2007-08        | \$ 13,981,517,900  | -                  | \$ 0.05              | \$ 599,807                  |
| 2008-09        | \$ 14,634,957,230  | 4.7%               | \$ 0.05              | \$ 627,840                  |
| 2009-10        | \$ 15,648,051,136  | 6.9%               | \$ 0.05              | \$ 671,301                  |
| 2010-11        | \$ 15,981,129,412  | 2.1%               | \$ 0.05              | \$ 685,590                  |
| 2011-12        | \$ 16,449,455,277  | 2.9%               | \$ 0.05              | \$ 822,473                  |
| <b>Average</b> |                    | <b>4.3%</b>        | <b>\$ 0.05</b>       |                             |

Source: Jackson County Tax assessor and City of Central Point Community Development Department

**TABLE 2.21**  
**ROGUE COMMUNITY COLLEGE, HISTORY OF ASSESSED PROPERTY VALUES, TAX RATES, AND TAX PROCEEDS**

| Fiscal Year    | Net Assessed Value | Annual Growth Rate | Tax Rate Per \$1,000 | Rate Generated Tax Proceeds |
|----------------|--------------------|--------------------|----------------------|-----------------------------|
| 1997-98        | \$ 8,039,161,498   | -                  | \$ 0.50              | \$ 4,051,737                |
| 1998-99        | \$ 8,413,039,772   | 4.7%               | \$ 0.50              | \$ 4,240,172                |
| 1999-00        | \$ 8,954,010,340   | 6.4%               | \$ 0.51              | \$ 4,591,617                |
| 2000-01        | \$ 9,497,826,006   | 6.1%               | \$ 0.51              | \$ 4,870,485                |
| 2001-02        | \$ 10,086,117,049  | 6.2%               | \$ 0.51              | \$ 5,172,161                |
| 2002-03        | \$ 10,583,879,844  | 4.9%               | \$ 0.51              | \$ 5,427,414                |
| 2003-04        | \$ 11,144,084,790  | 5.3%               | \$ 0.51              | \$ 5,714,687                |
| 2004-05        | \$ 11,765,900,908  | 5.6%               | \$ 0.51              | \$ 6,033,544                |
| 2005-06        | \$ 12,442,593,882  | 5.8%               | \$ 0.51              | \$ 6,380,562                |
| 2006-07        | \$ 13,231,616,506  | 6.3%               | \$ 0.51              | \$ 6,785,173                |
| 2007-08        | \$ 13,981,517,900  | 5.7%               | \$ 0.51              | \$ 7,169,722                |
| 2008-09        | \$ 14,634,957,230  | 4.7%               | \$ 0.51              | \$ 7,504,806                |
| 2009-10        | \$ 15,648,051,136  | 6.9%               | \$ 0.51              | \$ 8,024,321                |
| 2010-11        | \$ 15,981,129,412  | 2.1%               | \$ 0.51              | \$ 8,195,123                |
| 2011-12        | \$ 16,449,455,277  | 2.9%               | \$ 0.62              | \$ 10,187,148               |
| <b>Average</b> |                    | <b>5.3%</b>        | <b>\$ 0.52</b>       |                             |

Source: Jackson County Tax assessor and City of Central Point Community Development Department

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**TABLE 2.22**  
**ROGUE VALLEY TRANSIT DISTRICT, HISTORY OF ASSESSED PROPERTY VALUES, TAX RATES, AND TAX PROCEEDS**

| Fiscal Year    | Net Assessed Value | Annual Growth Rate | Tax Rate Per \$1,000 | Rate Generated Tax Proceeds |
|----------------|--------------------|--------------------|----------------------|-----------------------------|
| 1997-98        | \$ 6,132,841,620   | -                  | \$ 0.17              | \$ 1,062,208                |
| 1998-99        | \$ 6,417,976,832   | 4.6%               | \$ 0.17              | \$ 1,111,594                |
| 1999-00        | \$ 6,831,409,297   | 6.4%               | \$ 0.18              | \$ 1,210,526                |
| 2000-01        | \$ 7,281,156,848   | 6.6%               | \$ 0.18              | \$ 1,290,221                |
| 2001-02        | \$ 7,711,453,216   | 5.9%               | \$ 0.18              | \$ 1,366,470                |
| 2002-03        | \$ 8,093,483,788   | 5.0%               | \$ 0.18              | \$ 1,434,165                |
| 2003-04        | \$ 8,505,757,597   | 5.1%               | \$ 0.18              | \$ 1,507,220                |
| 2004-05        | \$ 8,913,599,738   | 4.8%               | \$ 0.18              | \$ 1,579,490                |
| 2005-06        | \$ 9,416,325,079   | 5.6%               | \$ 0.18              | \$ 1,668,573                |
| 2006-07        | \$ 10,003,654,409  | 6.2%               | \$ 0.18              | \$ 1,772,648                |
| 2007-08        | \$ 10,575,618,155  | 5.7%               | \$ 0.18              | \$ 1,874,000                |
| 2008-09        | \$ 11,075,152,342  | 4.7%               | \$ 0.18              | \$ 1,962,517                |
| 2009-10        | \$ 11,883,536,537  | 7.3%               | \$ 0.18              | \$ 2,105,763                |
| 2010-11        | \$ 12,126,517,275  | 2.0%               | \$ 0.18              | \$ 2,148,819                |
| 2011-12        | \$ 12,520,903,116  | 3.3%               | \$ 0.18              | \$ 2,218,704                |
| <b>Average</b> |                    | <b>5.2%</b>        | <b>\$ 0.18</b>       |                             |

Source: Jackson County Tax assessor and City of Central Point Community Development Department

**TABLE 2.23**  
**CENTRAL POINT SCHOOL DISTRICT NO. 6, HISTORY OF ASSESSED PROPERTY VALUES, TAX RATES, AND TAX PROCEEDS**

| Fiscal Year    | Net Assessed Value | Annual Growth Rate | Tax Rate Per \$1,000 | Rate Generated Tax Proceeds |
|----------------|--------------------|--------------------|----------------------|-----------------------------|
| 1997-98        | \$ 3,592,453,064   | -                  | \$ 5.13              | \$18,423,896                |
| 1998-99        | \$ 3,763,261,313   | 4.8%               | \$ 5.23              | \$19,668,309                |
| 1999-00        | \$ 3,977,056,893   | 5.7%               | \$ 5.24              | \$20,828,245                |
| 2000-01        | \$ 4,222,036,153   | 6.2%               | \$ 5.18              | \$21,857,059                |
| 2001-02        | \$ 1,232,482,601   | -70.8%             | \$ 4.41              | \$ 5,439,439                |
| 2002-03        | \$ 1,311,460,541   | 6.4%               | \$ 5.91              | \$ 7,755,978                |
| 2003-04        | \$ 1,390,673,479   | 6.0%               | \$ 6.05              | \$ 8,412,184                |
| 2004-05        | \$ 1,476,983,621   | 6.2%               | \$ 5.81              | \$ 8,587,183                |
| 2005-06        | \$ 1,562,389,666   | 5.8%               | \$ 5.74              | \$ 8,972,804                |
| 2006-07        | \$ 1,667,846,046   | 6.7%               | \$ 5.76              | \$ 9,603,458                |
| 2007-08        | \$ 1,760,209,780   | 5.5%               | \$ 5.72              | \$ 10,075,441               |
| 2008-09        | \$ 1,849,047,473   | 5.0%               | \$ 5.73              | \$ 10,589,496               |
| 2009-10        | \$ 2,168,572,508   | 17.3%              | \$ 5.57              | \$ 12,068,106               |
| 2010-11        | \$ 2,181,909,096   | 0.6%               | \$ 5.60              | \$ 12,207,837               |
| 2011-12        | \$ 2,215,710,700   | 1.5%               | \$ 5.67              | \$ 12,573,050               |
| <b>Average</b> |                    | <b>6.1%</b>        | <b>\$ 4.83</b>       |                             |

Source: Jackson County Tax assessor and City of Central Point Community Development Department

**TABLE 2.24**  
**FIRE DISTRICT NO. 3, HISTORY OF ASSESSED PROPERTY VALUES, TAX RATES, AND TAX PROCEEDS**

| Fiscal Year    | Net Assessed Value | Annual Growth Rate | Tax Rate Per \$1,000 | Rate Generated Tax Proceeds |
|----------------|--------------------|--------------------|----------------------|-----------------------------|
| 1997-98        | \$ 1,514,163,768   | -                  | \$ 2.07              | \$ 3,134,319                |
| 1998-99        | \$ 1,549,869,225   | 2.4%               | \$ 2.07              | \$ 3,207,208                |
| 1999-00        | \$ 1,636,959,745   | 5.6%               | \$ 2.02              | \$ 3,308,370                |
| 2000-01        | \$ 1,761,494,295   | 7.6%               | \$ 1.96              | \$ 3,458,114                |
| 2001-02        | \$ 1,880,867,920   | 6.8%               | \$ 2.69              | \$ 5,059,534                |
| 2002-03        | \$ 2,004,804,393   | 6.6%               | \$ 2.99              | \$ 5,994,365                |
| 2003-04        | \$ 2,128,668,120   | 6.2%               | \$ 3.12              | \$ 6,640,167                |
| 2004-05        | \$ 2,273,993,637   | 6.8%               | \$ 3.12              | \$ 7,093,496                |
| 2005-06        | \$ 2,462,253,348   | 8.3%               | \$ 3.12              | \$ 7,680,753                |
| 2006-07        | \$ 2,668,956,501   | 8.4%               | \$ 3.12              | \$ 8,325,543                |
| 2007-08        | \$ 2,812,352,578   | 5.4%               | \$ 3.12              | \$ 8,772,853                |
| 2008-09        | \$ 2,973,076,275   | 5.7%               | \$ 3.12              | \$ 9,274,214                |
| 2009-10        | \$ 3,569,331,147   | 20.1%              | \$ 3.12              | \$ 11,134,172               |
| 2010-11        | \$ 3,605,600,896   | 1.0%               | \$ 3.12              | \$ 11,247,311               |
| 2011-12        | \$ 3,654,905,277   | 1.4%               | \$ 3.12              | \$ 11,401,112               |
| <b>Average</b> |                    | <b>6.6%</b>        | <b>\$ 2.79</b>       |                             |

Source: Jackson County Tax assessor and City of Central Point Community Development Department

**TABLE 2.25**  
**AVERAGE ANNUAL TAX RATES OF AFFECTED TAXING DISTRICTS**  
**(\$1,000/AV)**

| AFFECTED TAX DISTRICTS        | 1998 to 2012 ASSESSED |
|-------------------------------|-----------------------|
| City of Central Point         | \$4.83                |
| Jackson County                | \$2.26                |
| Fire District No. 3           | \$2.79                |
| Rogue Valley Transit District | \$0.18                |
| Vector Control                | \$0.04                |
| Water Conservation            | \$0.05                |
| School District No. 6         | \$5.52                |
| Rogue Community College       | \$0.52                |
| Education Service District    | \$0.35                |
| <b>Total Average Tax Rate</b> | <b>\$16.50</b>        |

Source: Jackson County Tax assessor and City of Central Point Community Development Department.

### 2.2.4 FISCAL IMPACT OF THE URBAN RENEWAL PLAN IN LIGHT OF ADDED SERVICES OR INCREASED POPULATION

The Urban Renewal Plan is based on improvements as prescribed in Section 1.6, Urban Renewal Activities, of the Plan that will encourage and leverage private investment in housing and commercial development as follows:

#### RESIDENTIAL DEVELOPMENT

To accommodate the anticipated population growth allocated to the Urban Renewal Area an estimated 398 new residential units will be constructed by the private sector. It is estimated that this new residential development will add approximately \$45,000,000 to the Urban Renewal Area’s assessed value.

COMMERCIAL DEVELOPMENT

Based on the availability of vacant and redevelopment property it is estimated that the Urban Renewal Area will realize approximately \$133,000,000 in new and remodel private sector commercial development.

The projects and activities identified in the Plan have an estimated cost of \$67,508,618. Over the course of the Urban Renewal Plan’s duration it is estimated that total implementation costs will be \$88,910,099. This figure includes the cost of all projects and activities (Maximum Indebtedness), and financing costs.

**TABLE 2.26**  
**PERCENTAGE OF URBAN RENEWAL AREA ASSESSED VALUE (\$136,370,248) OF EACH TAX DISTRICT**

| Affected Tax Districts        | 2011-12 Total Assessed Value | Percentage in Urban Renewal Area |
|-------------------------------|------------------------------|----------------------------------|
| City of Central Point         | \$1,021,196,693              | 13.61%                           |
| Jackson County                | \$15,981,129,412             | 0.83%                            |
| Fire District No. 3           | \$3,605,600,896              | 3.73%                            |
| Rogue Valley Transit District | \$12,126,517,275             | 1.09%                            |
| Vector Control                | \$15,981,129,412             | 0.83%                            |
| Water Conservation            | \$15,981,129,412             | 0.83%                            |
| School District No. 6         | \$2,181,919,096              | 6.15%                            |
| Rogue Community College       | \$15,981,129,412             | 0.83%                            |
| Education Service District    | \$15,981,129,412             | 0.83%                            |

Source: City of Central Point Community Development Department

Improvements to the Urban Renewal Area’s infrastructure should reduce the City’s operation and maintenance costs presently experienced and encourage new private sector investment, resulting in increases in the Urban Renewal Area’s assessed values.

Rehabilitation and redevelopment of older buildings and making possible the private sector’s development of new facilities on the area’s vacant land should substantially improve the area’s assessed value allowing all affected taxing districts a broader economic base on which to levy taxes when the tax increment process is terminated.

Table 2.26 identifies the Urban Renewal Area’s 2011-12 AV as a percentage of each of the affected taxing districts. The taxing districts most impacted by the Urban Renewal Plan, in order of impact, are; the City of Central Point (13.61%), School District No. 6 (6.15%), and Fire District No. 3 (3.73%). For all other tax districts the Urban Renewal Area’s Base Value is less than 1% of their total assessed value.

**SECTION 2.3 URBAN RENEWAL AREA SELECTION**

Urban Renewal Law requires that this Report explain the “. . . reasons for the selection of each urban renewal area in the plan<sup>6</sup>”. The Urban Renewal Area is a single geographic area (Figure 1, Urban renewal Boundary). For planning and discussion purposes it has been divided into five distinct sub areas (Figure 2, Urban Renewal Boundary and Planning Subareas). The Urban renewal Area accounts for 446.3 acres, representing the core of the City, both historically and geographically, which are the underlying reasons for selection of the lands comprising the Urban Renewal Area.

Historically, most of the Urban Renewal Area is represented by the original Town of Central Point, founded in 1889. Figure 4, Historic Subdivisions, illustrates the age of the built Urban Renewal Area lands. In general, much of the Urban Renewal Area is over 100 years old. With this age comes blight related conditions such as antiquated infrastructure, older substandard buildings, a decline in the ability to compete with and attract new development, all of which collectively leads to a decline in private investment.

Geographically, the City’s growth has followed a generally concentric pattern, retaining the Urban Renewal Area as the City’s core. In the long run this geographic attribute is a definite asset in the future of the City as it continues to grow. Having a well defined urban core that is historic, attractive, functional, and easily accessible to all citizens; can only improve the City’s overall livability.

The reasoning for selection of the lands within the Urban Renewal Area can be further supported based on the conditions of each of the five sub areas in the Urban Renewal Area.

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DOWNTOWN (82.74 ACRES)

This sub area is the older historic commercial center of the City, with East Pine Street serving as both a downtown main street, and the City’s primary east/west arterial thoroughfare. This sub area is challenged by many of the factors that affect all older downtowns, including the need to redefine its purpose, lack of pedestrian amenities, older buildings and infrastructure, and lack of both private and public investment.

Goal: to improve the area as the City’s historic mixed-use urban core, with a strong pedestrian character and multi-modal emphasis.

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HWY. 99 CORRIDOR (90.37 ACRES)

This sub area is the old Hwy. 99 commercial strip serving as the City’s north/south arterial thoroughfare. This sub area is an older auto dominated commercial strip with very few amenities for bicycle and pedestrian use. As a main thoroughfare through the City it is lacking in safe vehicular ingress/egress, pedestrian/bicycle safety, and aesthetic appeal.

Goal: to improve quality of area as a gateway to Central Point and the Downtown.

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SOUTHSIDE NEIGHBORHOOD (105.28 ACRES)

This sub area is one of the original residential neighborhoods of the City. The Southside neighborhood was platted in 1887, almost two years prior to incorporation of the Town of Central Point. This sub area is lacking in pedestrian improvements, and is in need of infrastructure modernization and residential re-investment strategies. Along the

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<sup>6</sup> ORS 457.085(3)(b)



southern boundary of this sub area there is an older commercial area (old hospital) that needs revitalization and integration into the neighborhood.

Goal: to improve the area as an attractive high density residential neighborhood to the Downtown.

NORTHSIDE NEIGHBORHOOD (81.37 ACRES)

This sub area is also part of the original Central Point plat (1887) and is an older residential neighborhood north of the Downtown. The predominant land use in the Northside Neighborhood is single-family detached, but now zoned for duplex (R-2). The area is lacking in pedestrian improvements, and is in need of infrastructure modernization, and residential re-investment strategies.

Goal: to strengthen the residential character of this neighborhood.

EAST PINE STREET CORRIDOR (86.54 ACRES)

This sub area includes the commercial area east of the I-5 Interchange No. 33 and is dominated by vacant commercial lands. Development of this sub area is challenged by the need for major transportation improvements to both the regional and local street network. The needed improvements are beyond the financial scope of any single project.

Goal: to improve the area as the easterly gateway to the City and the Downtown.

In summary, the selection of the lands within the Urban Renewal Area is based on the following considerations:

- A. The presence of blighted conditions as described in Section 2.2, Current Conditions, of this Report;
- B. The need to create an environment that will attract private investment in the Area;
- C. The need to renew and redevelop the public infrastructure in a manner that encourages and leverages private investment in the Area; and
- D. The revitalization of the Urban Renewal Area in such a manner as to facilitate and strengthen the economic and aesthetic vitality of the Urban Renewal Area as the City's traditional mixed-use urban core through the attraction and maximization of public and private investments.

Together, the historic and geographic nature of the Urban Renewal Area, along with the specific condition and needs of each sub area, serves as the reasoning for selection of the boundaries of the Urban Renewal Area.

## SECTION 2.4 PROJECT SELECTION

Urban Renewal Law requires that this Report discuss the “. . . relationship between each project to be undertaken under the plan and the existing conditions in the urban renewal area.”<sup>7</sup> The listed projects and activities were selected to target the elimination of an existing blight

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<sup>7</sup> ORS 457.085(3)(c)

condition, or a condition that is an underlying cause of blight, in a manner consistent with the goal of each sub area and the Mission, Goals and Objectives of the Urban Renewal Plan.

### 2.4.1 URBAN RENEWAL PROJECTS AND RELATIONSHIP TO BLIGHT MITIGATION

The Urban Renewal Plan identifies fifteen (15) projects. Those projects are listed in Table 4.01.

**Table 4.01**  
**URBAN RENEWAL PLAN PROJECTS AND ACTIVITIES**

| Project No. | Project Description  |
|-------------|--|
| 1           | Downtown Core Area Streetscape Improvements                    |
| 2           | East Pine Street Improvements, East of 10 <sup>th</sup> Street |
| 3           | Neighborhood Sidewalks, Street Lighting, and Alleys            |
| 4           | Hwy. 99 Corridor Improvements                                  |
| 5           | Intersection Signalization                                     |
| 6           | Off-Street Parking   |
| 7           | Underground Existing Pole Mounted Utility Systems              |
| 8           | Gebard Road Extension  |
| 9           | Pfaff Park Renovation  |
| 10          | Freeman Road Upgrade to Collector Street Standards             |
| 11          | Peninger Road Southerly Extension                              |
| 12          | Miscellaneous Public Works                                     |
| 13          | City of Central Point Community Center                         |
| 14          | Economic Development Incentive Program                         |
| 15          | Fire Safety  |

The primary purpose of each project is to encourage and facilitate private investment in the Urban Renewal Area, targeting the elimination of blight related conditions. The following discusses the relationship between each project in Table 4.01 and existing conditions within the Urban Renewal Area:

1. **DOWNTOWN CORE AREA STREETScape IMPROVEMENTS.** The streetscape system within the Downtown Core Area (Figure 6, Downtown Core Area) is substandard with regard to pedestrian, bicycle, and handicapped access, and as such are inadequate considering the retail and commercial character of the downtown. For a main street the sidewalks in the Downtown Core Area are narrow and cluttered with a variety of obstructions making use of the sidewalks difficult, as well as aesthetically unappealing. The purpose of this project is to improve not only the function of the streetscape, but also the areas aesthetic appeal, both of which are necessary to compete with newer commercial areas for private investment.

Implementation of this project will be accomplished through the preparation of a master streetscape plan for the Downtown Core Area addressing the design and establishment of standards for curb and gutter, sidewalks, crosswalks, street trees, tree grates, street lights, plazas, gateways, corner extensions, and street furniture.

2. **EAST PINE STREET IMPROVEMENTS, EAST OF 10<sup>TH</sup> STREET.** Based on prior traffic studies there has been identified the need for substantial improvements to East

Pine Street between Peninger Road and Hamrick Road. These improvements include the widening and additional signalization for this section of East Pine Street. Much of the area served by this section of East Pine Street is vacant commercial property, the development of which is dependent on these improvements.

3. **NEIGHBORHOOD SIDEWALKS, STREET LIGHTING, AND ALLEYS.** Both the Northside Neighborhood and the Southside Neighborhood (Figure 2, Urban Renewal Boundary and Planning Sub Areas) are older residential areas, platted as far back as 1887. The streetscape system in these areas is substandard including the absence of sidewalks, limited street lighting and other pedestrian amenities characteristic of newer residential neighborhoods. Consequently, the general curb appeal for these neighborhoods is disadvantaged by the lack of such streetscape amenities as sidewalks, street trees, and lighting. The installation of sidewalks and street lights on all residential streets, and the pavement of alleys within the Northside Neighborhood and Southside Neighborhood will assist in the stabilization of both neighborhoods' aesthetic and property values.
4. **HWY. 99 CORRIDOR IMPROVEMENTS.** Similar to the Downtown Core Area Streetscape project, the objective of the Hwy. 99 Improvement project is to improve the overall safety and aesthetics of the Hwy. 99 corridor. As a primary gateway to the City of Central Point Hwy. 99 has a significant impact on the City's image. Improve Front Street from the proposed Twin Creeks railroad crossing south to Bush Street to arterial street standards in accordance with an approved master street plan for Hwy. 99, including, but not limited to travel lane reconfiguration, curb and gutter, sidewalks, street lights, traffic signals, pedestrian lights, street trees and tree grates, traffic signals, gateways, plazas, crosswalks, and landscaping.
5. **INTERSECTION SIGNALIZATION.** In conjunction with Projects 1, 2, 3 and 4 there will be a need to install/upgrade/modify specific traffic signals. These signal improvements are necessary for safety reasons and to maintain an acceptable level of service necessary to accommodate development within and adjacent to the Urban Renewal Area. The proposed signal locations are:
  - a. **Twin Creeks Dr.** install new railroad crossing and signalize intersection at Hwy. 99 and Twin Creeks Dr. and new railroad crossing at Twin Creeks Dr. Improvements shall include, but not be limited to easement acquisition, curb and gutter, street surface improvement, railroad crossing signalization, Hwy. 99 signalization, sidewalks, street lights, and landscaping.
  - b. **Pine St. and Second St.** add new signals;
  - c. **Pine St. and Sixth St.** add new signals;
  - d. **Pine St. and Fourth St.** remove existing signal;
  - e. **Pine St. and Gebhard Road extension** add a new signal;
  - f. **Pine St. and Peninger Rd.** modify/remove signal; and
  - g. **Hwy. 99 and Fire District No. 3 Station** add emergency signal.
6. **OFF-STREET PARKING FACILITIES.** The City owns two unimproved public parking lots within the Downtown area. Because of the condition of these parking lots they are both an aesthetic and air quality nuisance. All public parking constructed under the provisions of this Section shall comply with the objectives and policies of the City of

Central Point Transportation System Plan and with the applicable standards as set forth in the Land Development Code.

The construction of the parking lots listed below shall be consistent with an approved plan for downtown parking. During the planning and design phase of the parking facility the Central Point Development Commission will have prepared a written parking analysis to define the service area, determine the demand for parking within the service area, the parking mix (leased vs. free), operating costs, and parking duration (long-term vs. short-term).

- a. **Oak Street Facility.** Design and construct a parking facility on the southeast corner of Oak Street and Third Street.
- b. **Manzanita Street Facility.** Design and construct a parking facility on the southeast corner of Manzanita Street and First St.

7. **UNDERGROUND EXISTING POLE MOUNTED UTILITY SYSTEMS. A major consideration to the beautification of the** Within the Downtown Core area, and along Hwy. 99 underground existing overhead utilities.
8. **GEBARD RD. EXTENSION.** Extend Gebard Rd. from E. Pine St. as a collector street, north to the City limits in accordance with the City's Transportation System plan. This project was identified in the East Pine Street Traffic Study as a necessary improvement to relieve traffic congestion on East Pine Street, thereby allowing the development.
9. **PAFF PARK RENOVATION.** Pfaff Park is centrally located within the Urban Renewal Area and is in need of improvements, making it more useful and accessible to the surrounding neighborhoods. The proposed renovations include new landscaping, restroom facilities, playground equipment, and lighting. This is in addition to perimeter sidewalks provided by Project No. 6.
10. **FREEMAN ROAD UPGRADE TO COLLECTOR STREET STANDARDS.** Freeman Road serves as an easterly border to the Urban Renewal Area. Currently, Freeman Road is a substandard street functioning as a collector. It is two-lanes in width with no curb, gutter, sidewalk, bike lanes, or street lights. Freeman Road also functions as Transit Route 40. Under current conditions Freeman Road is unsafe for pedestrian, bicycle and transit use. The objective of this project is to upgrade Freeman Road from Oak Street to Hopkins Road to collector street standards, making it a safe and aesthetically attractive street.
11. **SOUTH PENINGER ROAD EXTENSION.** Extend Peninger Road south across Bear Creek to collector street standards to intersect with Hamrick Road. Improvements will include right-of-way acquisition, bridge crossing and bike lanes. This project was identified in the East Pine Street Traffic Study as a necessary improvement to relieve traffic congestion on East Pine Street, thereby allowing the development.
12. **MISCELLANEOUS PUBLIC WORKS.** Throughout the Urban Renewal Area, particularly in the Downtown, Northside, and Southside neighborhoods, there is a need to upgrade existing public facilities, such as water, storm drainage, etc., to serve existing and future development in the Urban Renewal Area. Throughout the life of the Urban Renewal Plan, the Central Point Development Commission, consistent with their priorities and financial resources, may assume the costs, or share of the costs, of engineering and constructing public works projects within the Urban

Renewal Area as necessary to further the objectives of the Urban Renewal Plan. Such projects may include the installation or reconstruction of the following:

- a. Storm Drains;
- b. Sanitary Sewers;
- c. Water Mains and Fire Hydrants;
- d. Curbs and Gutters;
- e. Sidewalks, including landscaping within right-of-way;
- f. Street Work; and
- g. Alley Paving.

13. **CITY OF CENTRAL POINT COMMUNITY CENTER.** The City of Central Point has identified a need for a community center. Because of the central location of the Urban Renewal Area to the Central Point community, location of the community center within the Urban Renewal Area is being considered. A community center would serve as a major use within the Urban Renewal Area generating additional economic activity. This project is intended to proportionately assist in the design and development of a community center within the Urban Renewal Area based on the community center's benefit to the Urban Renewal Area. Prior to any financial participation in the community center it will be necessary that the Central Point Development Commission determine the percentage benefit of the community center to the Urban Renewal Area.
14. **ECONOMIC DEVELOPMENT INCENTIVE PROGRAMS.** In an effort to facilitate private investment in the Urban Renewal Area in conjunction with the Urban Renewal Plan's projects 1 through 13 the Central Point Development Commission will design and make available incentives that will encourage private sector investment in the Urban Renewal Area. Prepare and implement economic development incentive programs that encourage residential and commercial development/redevelopment within the Area.
15. **FIRE SAFETY.** As a result of the Urban Renewal Area's revitalization in residential and commercial structures it will be necessary to increase capital investment in fire safety equipment sufficient to maintain acceptable levels of fire safety service. This project anticipates, and provides funds, for the addition of fire safety equipment. The specific need and timing for such equipment will be coordinate with Fire District No. 3.

## SECTION 2.5 PROJECT COSTS, FUNDING, COMPLETION, AND MAXIMUM INDEBTEDNESS

Urban Renewal law requires that this Report address the "... estimated project and activity costs and sources of moneys to pay such costs."<sup>8</sup>

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<sup>8</sup> ORS 457.085(3)(d)

### 2.5.1 PROJECT COSTS

Table 5.1 identifies the estimated cost of the urban renewal projects and activities, and their revenue sources. The total estimated cost of all projects and activities, including administration, is \$67,295,785. The source of funding for these projects and activities will come from tax increment revenue (\$43,177,530) and other sources such as system development fees, grants, and developer participation (\$24,118,255).

The administration costs for materials and administrative services have been estimated at approximately 6% of total project cost. Over the duration of the Urban Renewal Plan (25 years) it is estimated that \$2,431,278 will be needed for materials and administrative services. Administrative services include such services as legal, accounting and annual audits, general administration, bond counsel, general consulting services, etc.

These costs are stated in 2011 dollars and are based on prior engineered studies prepared by the City. Included in the cost of each project are design services, legal services related to the project, construction costs, and construction management.

### 2.5.2 MAXIMUM INDEBTEDNESS

**Table 5.1**  
**URBAN RENEWAL PROJECTS AND COST ESTIMATES, 2011-37**

| Project No.                                       | Project Description                          | Estimated Total Project | Agency Funding      | Other Funding       |
|---|--|-------------------------|---------------------|---------------------|
| 1   | Downtown Core Area Streetscape Improvements  | \$7,197,511             | \$5,792,291         | \$1,405,220         |
| 2   | East Pine Street Improvements                | \$5,564,984             | \$3,617,240         | \$1,947,744         |
| 3   | Neighborhood Sidewalks, Street Lighting, and | \$2,121,071             | \$1,484,750         | \$636,321           |
| 4   | Hwy. 99 Corridor Improvements                | \$1,939,104             | \$1,163,462         | \$775,642           |
| 5   | Intersection Signalization                   | \$5,104,818             | \$3,573,373         | \$1,531,445         |
| 6   | Off-Street Parking                           | \$555,617               | \$277,809           | \$277,809           |
| 7   | Underground Existing Pole Mounted Utility    | \$4,000,000             | \$3,400,000         | \$600,000           |
| 8   | Gebard Road Extension                        | \$2,500,000             | \$1,500,000         | \$1,000,000         |
| 9   | Pfaff Park Renovation                        | \$206,464               | \$144,525           | \$61,939            |
| 10  | Freeman Road Upgrade to Collector Street     | \$1,474,271             | \$737,136           | \$737,136           |
| 11  | Peninger Road Southerly Extension            | \$16,046,726            | \$9,628,036         | \$6,418,690         |
| 12  | Miscellaneous Public Works                   | \$2,234,648             | \$1,340,789         | \$893,859           |
| 13  | City of Central Point Community Enter        | \$4,305,303             | \$1,076,326         | \$3,338,977         |
| 14  | Economic Development Incentive Program       | \$6,000,000             | \$6,000,000         | \$0.00              |
| 15  | Fire Safety                                  | \$5,613,990             | \$1,010,518         | \$4,603,472         |
| <b>TOTAL PROJECT COSTS</b>                        |  | <b>\$64,864,507</b>     | <b>\$40,746,252</b> | <b>\$20,795,988</b> |
| <b>OPERATING COSTS (6% of Total Project Cost)</b> |  | <b>\$2,431,278</b>      | <b>\$2,431,278</b>  | <b>-</b>            |
| <b>TOTAL PROGRAM COSTS</b>                        |  | <b>\$67,295,785</b>     | <b>\$43,177,530</b> | <b>\$24,118,255</b> |

In accordance with ORS 457.190 the Urban Renewal Plan has set a Maximum Indebtedness of \$43,177,530. Each year the Agency will adjust the Maximum Indebtedness per ORS 457.190(4)(d). The adjustment will be based on the Engineering News Record Construction Cost Index as presented in Section 2.5.4, Index to Adjust Project and Activity Dollar Values, of this Report.

**Table 5.2**  
**MAXIMUM INDEBTEDNESS**

|                             |                     |
|-----------------------------|---------------------|
| Projects and Activities     | \$40,746,252        |
| Administrative Costs        | \$ 2,431,278        |
| <b>Maximum Indebtedness</b> | <b>\$43,177,530</b> |

### **2.5.3 PROJECT COMPLETION DATES**

The completion of each project will be a function of the availability of tax increment revenue and other revenue sources. Based on the availability of tax increment revenue (see Section 2.7, Financial Analysis, for discussion, Table 7.1) it is estimated that there will be sufficient revenue to complete all projects and activities no later than June 30, 2037.

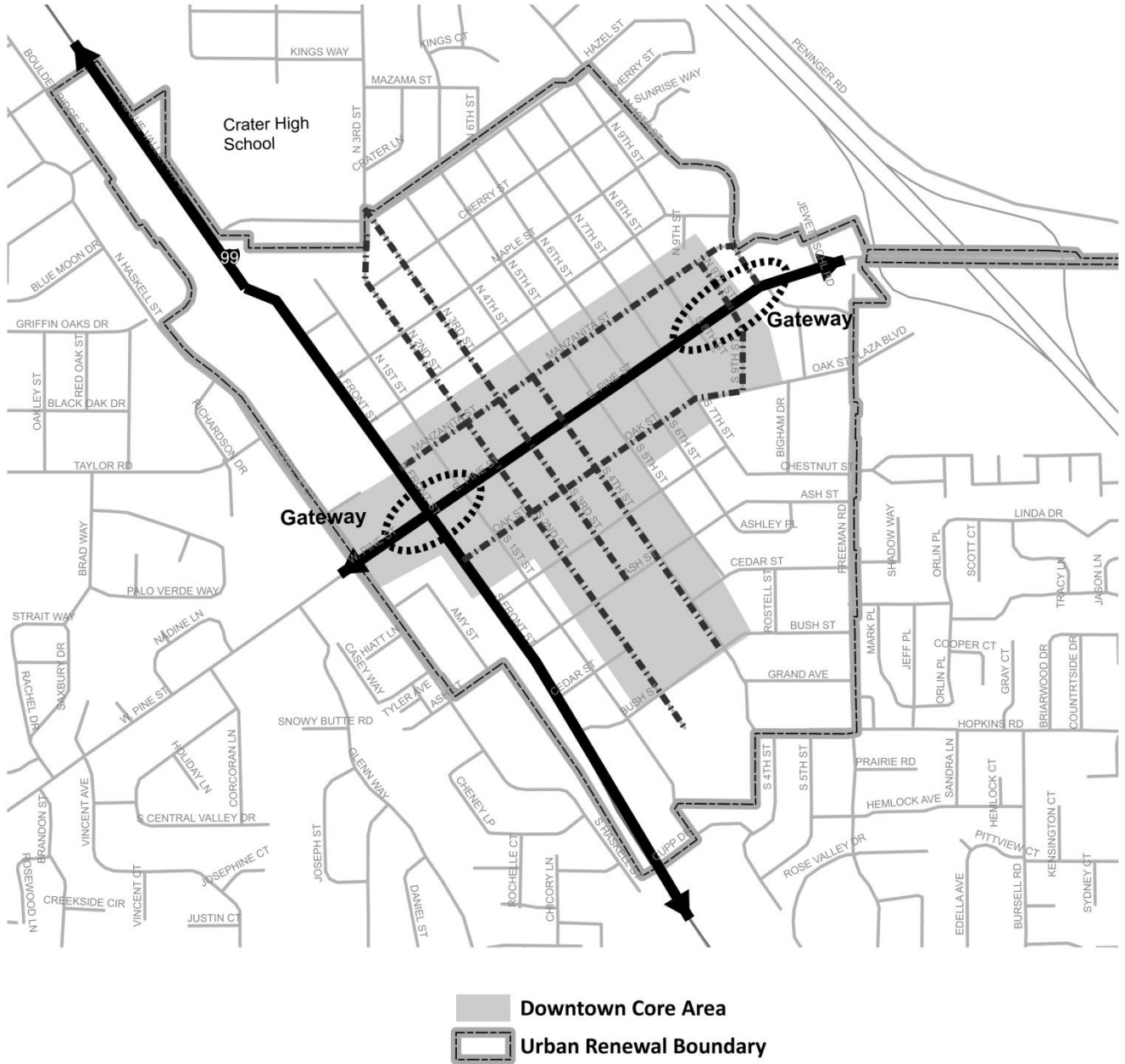


Figure 6

**Central Point  
Downtown Core Area**



**Table 5.4**  
**HISTORIC COMBINED TAX RATES BY TAXING AUTHORITY, 1997-2012**

| Fiscal Year    | City of Central Point | Jackson County | Fire District No. 3 | Rogue Valley Transit | Vector Control | Soil Conservation | Total Non-Schools | School District No. 6 | Education Service District | Rogue Community College | Total Schools | TOTAL Non-School |
|----------------|-----------------------|----------------|---------------------|----------------------|----------------|-------------------|-------------------|-----------------------|----------------------------|-------------------------|---------------|------------------|
| 1997-98        | \$5.83                | \$1.97         | \$2.07              | \$0.17               | \$0.04         | -                 | \$10.08           | \$5.13                | \$0.35                     | \$0.50                  | \$5.98        | \$16.06          |
| 1998-99        | \$5.83                | \$1.97         | \$2.07              | \$0.17               | \$0.04         | -                 | \$10.08           | \$5.13                | \$0.35                     | \$0.50                  | \$6.08        | \$16.16          |
| 1999-00        | \$5.83                | \$2.01         | \$2.02              | \$0.18               | \$0.04         | -                 | \$10.08           | \$5.24                | \$0.35                     | \$0.51                  | \$6.10        | \$16.18          |
| 2000-01        | \$5.83                | \$2.28         | \$1.96              | \$0.18               | \$0.04         | -                 | \$10.29           | \$5.18                | \$0.35                     | \$0.51                  | \$6.04        | \$16.34          |
| 2001-02        | \$4.47                | \$2.39         | \$2.69              | \$0.18               | \$0.04         | -                 | \$9.77            | \$4.41                | \$0.35                     | \$0.51                  | \$5.28        | \$15.05          |
| 2002-03        | \$4.47                | \$2.38         | \$2.99              | \$0.18               | \$0.04         | -                 | \$10.06           | \$5.91                | \$0.35                     | \$0.51                  | \$6.78        | \$16.84          |
| 2003-04        | \$4.47                | \$2.50         | \$3.12              | \$0.18               | \$0.04         | -                 | \$10.31           | \$6.05                | \$0.35                     | \$0.51                  | \$6.91        | \$17.23          |
| 2004-05        | \$4.47                | \$2.47         | \$3.12              | \$0.18               | \$0.04         | -                 | \$10.28           | \$5.81                | \$0.35                     | \$0.51                  | \$6.68        | \$16.96          |
| 2005-06        | \$4.47                | \$2.27         | \$3.12              | \$0.18               | \$0.04         | -                 | \$10.08           | \$5.74                | \$0.35                     | \$0.51                  | \$6.61        | \$16.69          |
| 2006-07        | \$4.47                | \$2.24         | \$3.12              | \$0.18               | \$0.04         | -                 | \$10.05           | \$5.76                | \$0.35                     | \$0.51                  | \$6.62        | \$16.67          |
| 2007-08        | \$4.47                | \$2.25         | \$3.12              | \$0.18               | \$0.04         | \$0.05            | \$10.11           | \$5.72                | \$0.35                     | \$0.51                  | \$6.59        | \$16.70          |
| 2008-09        | \$4.47                | \$2.34         | \$3.12              | \$0.18               | \$0.04         | \$0.05            | \$10.20           | \$5.73                | \$0.35                     | \$0.51                  | \$6.59        | \$16.79          |
| 2009-10        | \$4.47                | \$2.37         | \$3.12              | \$0.18               | \$0.04         | \$0.05            | \$10.23           | \$5.57                | \$0.35                     | \$0.51                  | \$6.43        | \$16.66          |
| 2010-11        | \$4.47                | \$2.33         | \$3.12              | \$0.18               | \$0.04         | \$0.05            | \$10.19           | \$5.60                | \$0.35                     | \$0.51                  | \$6.46        | \$16.65          |
| 2011-12        | \$4.47                | \$2/26         | \$3.12              | \$0.17               | \$0.04         | \$0.05            | \$9.93            | \$5.67                | \$0.35                     | \$0.62                  | \$6.65        | \$16.58          |
| <b>AVERAGE</b> | <b>\$4.83</b>         | <b>\$2.26</b>  | <b>\$2.79</b>       | <b>\$0.18</b>        | <b>\$0.04</b>  | <b>\$0.05</b>     | <b>\$10.12</b>    | <b>\$5.52</b>         | <b>\$0.35</b>              | <b>\$0.52</b>           | <b>\$6.39</b> | <b>\$16.50</b>   |

Source: Jackson County Assessors Office

**2.5.4 INDEX TO ADJUST PROJECT AND ACTIVITY DOLLAR VALUES**

The project and activities costs presented in the Urban Renewal Program are stated in terms of June 2011 dollar values. It is expected that the cost of implementing the Urban Renewal Plan over time will either increase, or decrease throughout the duration of this Plan as a function of changes in the cost of construction. To account for increased costs this section will provides a methodology for adjusting the Plan’s implementation costs. Further, it is the intent of this section to establish a methodology that complies with ORS 457.190(4)(d).

The ENR index for Construction is published weekly by:

Engineering News Record  
 McGraw-Hill, Publisher  
 1221 Avenue of the Americas  
 New York, New York 10020  
 Phone: (212) 512-2000

No later than July 30<sup>th</sup> of each year the Agency shall calculate the outstanding cost of each project and increase, or decrease, all outstanding costs based on the following methodology:

The Engineering News Record (ENR) for Construction Costs Seattle (Northwest) will be used to adjust the June 2011 dollar figure to establish project and activities dollar values for subsequent years. The ENR Construction Index for June 1, 2011 was 9104. Annually, for the month of June of subsequent years, the outstanding construction cost estimates for each project shall be adjusted by using the ENR Index for Construction reported for June of each subsequent year. The Agency shall modify, by resolution, Table 8.1 for each affected project.

| Index Point Change |        |
|--------------------|--------|
| June 2011 Index    | = 9104 |
| June 2010 Index    | = 8805 |
| Change in Index    | = 299  |

| Percentage Change in Index |        |
|----------------------------|--------|
| Change in Index            | = 299  |
| June 2010 Index            | / 8805 |
| Percentage Change in Index | = 3.4% |

An example of how the indexing process is herein intended to function, using March 2010 and June 2011 figures, is as follows:

Under this example, there is an increase in construction costs of 3.4% between June 2010 and June 2011. In 2010 for each \$1,000 in project cost the adjusted 2011 value would increase to \$1,033.96.

**SECTION 2.6 ESTIMATED TAX INCREMENT REVENUE AND DEBT RETIREMENT**

Urban Renewal Law requires that this Report provide an estimate of the “. . . amount of money required in each urban renewal area under ORS 457.420 to 457.460 and the anticipated year in which indebtedness will be retired or otherwise provided for under ORS 457.420 to 457.460.”<sup>9</sup> The tax increment revenue to the Agency was estimated based on the following inputs:

1. **Ballot Measure 5 Growth Rate.** It is estimated that over the duration of the Urban Renewal Plan that the average Ballot Measure 5 growth rate will be 2.5% vs. the maximum allowed 3%. Currently, the average annual growth of assessed value within the Urban Renewal Area is less than 1.6%.

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<sup>9</sup> ORS 457.095(3)(f)

2. **Population Growth.** As a result of the revitalization strategies of the Urban Renewal Plan it is estimated that throughout the duration of the Urban Renewal Plan 8% of all new residential development in the City will occur within the Urban Renewal Area, and that 50% of all commercial development will occur within the Urban Renewal Area. Both the number of housing units and commercial square footage were based on population growth as projected in the Comprehensive Plan’s Population Element.
3. **Consolidated Tax Rate.** Table 5.4 contains a history of the tax rates for each affected taxing district from 1997-98 to 2011-12. Although the historical average is \$16.50/\$1,000, projections for future tax increment revenue are based on a more conservative \$15.15/\$1,000 of assessed value. The \$15.15 consolidated rate was derived from the base rate of each affected taxing district.
4. **Urban Renewal Plan Duration.** The Urban Renewal Plan is expected to have a 25 year duration beginning in fiscal year 2011-12 and ending on June 30, 2037. All projects and activities will be completed and all Agency indebtedness retired no later than June 30, 2037.

Table 6.1 identifies the estimated annual and cumulative amounts of tax increment revenue (\$51,970,747) that will be available to the Urban Renewal Agency throughout the duration of the Plan. Tax increment proceeds are expected to be distributed to the Urban Renewal Agency beginning in FY 2012-13 and be terminated at the end of FY 2036-37.

The Urban Renewal Agency’s authorized maximum indebtedness to implement the provisions of the Urban Renewal Plan is \$43,177,530. Funds available to the Urban Renewal Agency are estimated to be:

|                                   |                      |
|-----------------------------------|----------------------|
| Tax Increment Revenue             | \$51,970,747         |
| Interest on Funds                 | \$ 198,429           |
| Other Income (Loans/Grants/Other) | \$21,278,639         |
| <b>TOTAL FUNDS AVAILABLE:</b>     | <b>\$ 81,965,648</b> |

These funds will be used to leverage the maximum indebtedness of \$43,177,530 to complete all projects and activities by the Fiscal Year 2036-37. After Fiscal Year 2036-37 should there be a surplus of tax increment proceeds, ORS 457.450(3) requires that surplus funds, if any, will be turned over to the County for distribution, prorated, to the affected taxing districts.

The generation of \$50,567,108 in tax increment revenue will require, based on the projected combined tax rate, an increase in the assessed value of the Urban Renewal Area from a Base Year (FY 2011-12) AV of \$131,424,528 to an AV of \$435,123,339 for an increase of \$303,698,811. If the improvements proposed in the Urban Renewal Plan were not implemented, most of this increase would not be possible.

All projects and activities will be completed and all incurred debt repaid no later than Fiscal Year 2036-37 at which time tax increment collections will be reduced to a level sufficient to pay only outstanding debt service obligations. When the tax increment process is terminated at the end of fiscal year 2036-37, the balance of the increase in AV will be available to each of the affected taxing districts. During the estimated 25-year period in which the tax increment process will be in place, the affected taxing districts will continue to receive property taxes from the estimated Base Year assessed value of \$131,424,528.

**Table 6.1**  
**PROJECTED URBAN RENEWAL AREA ASSESSED VALE AND TAX INCREMENT REVENUE**

| Fiscal Year                        | Assessed Value | Base Value    | Incremental Value | Combined Tax Rate | Annual Tax Increment Revenue |
|------------------------------------|----------------|---------------|-------------------|-------------------|------------------------------|
| 2011-12                            | \$131,424,528  | \$131,424,528 | -                 | \$15.15           | -                            |
| 2012-13                            | \$134,710,141  | \$131,424,528 | \$3,285,613       | \$15.15           | \$49,744                     |
| 2013-14                            | \$142,713,477  | \$131,424,528 | \$11,288,949      | \$15.15           | \$170,915                    |
| 2014-15                            | \$153,289,282  | \$131,424,528 | \$21,864,754      | \$15.15           | \$331,032                    |
| 2015-16                            | \$162,034,979  | \$131,424,528 | \$30,610,451      | \$15.15           | \$463,442                    |
| 2016-17                            | \$170,847,746  | \$131,424,528 | \$39,423,218      | \$15.15           | \$596,868                    |
| 2017-18                            | \$182,295,549  | \$131,424,528 | \$50,871,021      | \$15.15           | \$770,187                    |
| 2018-19                            | \$191,779,034  | \$131,424,528 | \$60,354,506      | \$15.15           | \$913,767                    |
| 2019-20                            | \$203,993,711  | \$131,424,528 | \$72,569,183      | \$15.15           | \$1,098,697                  |
| 2020-21                            | \$216,663,658  | \$131,424,528 | \$85,239,130      | \$15.15           | \$1,290,520                  |
| 2021-22                            | \$226,958,822  | \$131,424,528 | \$95,531,294      | \$15.15           | \$1,446,344                  |
| 2022-23                            | \$237,581,075  | \$131,424,528 | \$106,156,547     | \$15.15           | \$1,607,210                  |
| 2023-24                            | \$248,547,746  | \$131,424,528 | \$117,123,218     | \$15.15           | \$1,773,246                  |
| 2024-25                            | \$259,877,001  | \$131,424,528 | \$128,452,473     | \$15.15           | \$1,944,770                  |
| 2025-26                            | \$271,565,273  | \$131,424,528 | \$140,410,745     | \$15.15           | \$2,121,731                  |
| 2026-27                            | \$283,305,763  | \$131,424,528 | \$151,881,235     | \$15.15           | \$2,299,482                  |
| 2027-28                            | \$296,564,973  | \$131,424,528 | \$165,140,445     | \$15.15           | \$2,500,226                  |
| 2028-29                            | \$310,256,712  | \$131,424,528 | \$178,832,184     | \$15.15           | \$2,707,519                  |
| 2029-30                            | \$324,404,424  | \$131,424,528 | \$192,979,896     | \$15.15           | \$2,921,716                  |
| 2030-31                            | \$338,994,245  | \$131,424,528 | \$207,569,717     | \$15.15           | \$3,142,606                  |
| 2031-32                            | \$353,809,871  | \$131,424,528 | \$222,385,343     | \$15.15           | \$3,366,914                  |
| 2032-33                            | \$369,096,935  | \$131,424,528 | \$237,672,407     | \$15.15           | \$3,598,360                  |
| 2033-34                            | \$384,867,225  | \$131,424,528 | \$253,442,697     | \$15.15           | \$3,837,122                  |
| 2034-35                            | \$401,120,188  | \$131,424,528 | \$269,695,660     | \$15.15           | \$4,083,192                  |
| 2035-36                            | \$417,893,155  | \$131,424,528 | \$286,468,627     | \$15.15           | \$4,337,135                  |
| 2036-37                            | \$435,123,339  | \$131,424,528 | \$303,698,811     | \$15.15           | \$4,598,000                  |
| <b>TOTAL TAX INCREMENT REVENUE</b> |                |               |                   |                   | <b>\$51,970,747</b>          |

Source: City of Central Point Community Development Department

**SECTION 2.7 FINANCIAL ANALYSIS**

Urban Renewal Law requires that this Report include a “. . . financial analysis of the plan with sufficient information to determine feasibility.<sup>10</sup>” The Urban Renewal Plan’s financial feasibility is demonstrated in Table 7.1 where annual sources of revenue and expenses are identified, including financing opportunities and debt service costs. The primary revenue source for urban renewal is tax increment revenue, and the ability of tax increment revenue to support and leverage debt. Previously, in Section 2.6, Estimated Tax Increment Revenue and Debt Retirement, the estimated increase in assessed value and annual tax increment revenue resulting from implementation of the Urban Renewal Plan was identified, while in Section 2.5, Project Costs, Funding, Completion, and Maximum Indebtedness, total Urban Renewal Program costs were identified.

With no urban renewal program to correct the problems discussed in this report, the cost to provide services within the Urban Renewal Area can most definitely be expected to rise in relationship to property values - particularly in the Downtown Core Area and the Northside Neighborhood, and the South Side Neighborhood.

As with other cities which have implemented and completed urban renewal programs, the program does stimulate new development and renovation of existing property. In the process it creates significant amounts of new taxable assessed value. Most of this new assessed value would not exist if not for the Urban Renewal Program.

**SECTION 2.8 A FISCAL IMPACT STATEMENT**

As required by Urban Renewal law this section addresses the need for a “. . . fiscal impact statement that estimates the impact of the tax increment financing, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area.<sup>11</sup>” The Urban Renewal Plan’s fiscal impact is based on the loss and/or gain of tax revenue that each affected taxing district will experience throughout the duration (indebtedness period) of the Plan, and immediately after closure of the Urban Renewal Plan (post indebtedness).

Applying this average growth rate to each of the taxing districts throughout the duration of the Urban Renewal Plan yields a consolidated loss (all affected taxing districts) in tax revenue of \$11,802,104. The fiscal impact to each taxing district is identified in Table 8.2. Also shown in Table 8.2 is the percentage of the Urban Renewal Area’s assessed value to that of the affected taxing district.

**Table 8.1  
 HISTORIC ASSESSED VALUE GROW IN URBAN  
 RENEWAL AREA, 2007-2012**

| Fiscal Year           | Assessed Value | % Change from Prior |
|-----------------------|----------------|---------------------|
| 2006-07               | \$121,560,032  | -                   |
| 2007-08               | \$127,684,191  | 5.04%               |
| 2008-09               | \$130,825,533  | 2.46%               |
| 2009-10               | \$131,489,250  | 0.51%               |
| 2010-11               | \$133,371,628  | 1.43%               |
| 2011-12               | \$131,424,528  | -1.46%              |
| <b>ANNUAL AVERAGE</b> |                | <b>1.60%</b>        |

Source: City of Central Point Community Development Department and Jackson County Assessor’s Office

**2.8.1 FISCAL IMPACT FY 2011-37**

During the Plan’s duration it is expected that the affected taxing districts will be fiscally impacted as a result of the Urban Renewal Plan. The Urban Renewal Plan will not affect current or future tax rates, but will negatively affect growth in the assessed value available to the taxing districts. The loss in assessed value was calculated based on the loss of tax revenue from the incremental assessed value increases between FY 2011-12 and FY 2036-37, which was based on

<sup>10</sup> ORS 457.095(3)(g)

<sup>11</sup> ORS 457.095(3)(h)

the average annual growth rate (1.6%) in assessed value for the Urban Renewal Area since FY 2006-07 (see Table 8.1)<sup>12</sup>.

**Table 8.2**  
**URBAN RENEWAL FISCAL IMPACT ON AFFECTED TAXING DISTRICTS**

| <b>Taxing District</b>                             | <b>2011-12 Tax District Assessed Value</b> | <b>2011-12 URA Assessed Value</b> | <b>% of District Assessed Value in</b> | <b>25 Year District Tax Revenue Loss</b> |
|--|--|-----------------------------------|--|--|
| <b>City of Central Point</b>                       | \$1,036,034,076                            | \$131,424,528                     | 12.7%                                  | \$3,435,140                              |
| <b>Jackson County</b>                              | \$16,449,455,277                           | \$131,424,528                     | 0.8%                                   | \$1,544,660                              |
| <b>Fire District No. 3</b>                         | \$3,654,905,277                            | \$131,424,528                     | 3.6%                                   | \$2,397,681                              |
| <b>Rogue Valley Transit District</b>               | \$12,520,903,116                           | \$131,424,528                     | 1.0%                                   | \$138,328                                |
| <b>Vector Control</b>                              | \$16,449,455,277                           | \$131,424,528                     | 0.8%                                   | \$30,740                                 |
| <b>Water Conservation</b>                          | \$16,449,455,277                           | \$131,424,528                     | 0.80%                                  | \$38,424                                 |
| <b>School District No. 6</b>                       | \$2,215,710,700                            | \$131,424,528                     | 5.9%                                   | \$3,389,030                              |
| <b>Rogue Community College</b>                     | \$16,449,455,277                           | \$131,424,528                     | 0.8%                                   | \$391,929                                |
| <b>Education Service District</b>                  | \$16,449,455,277                           | \$131,424,528                     | 0.8%                                   | \$268,971                                |
| <b>TOTAL FISCAL IMPACT TO ALL TAXING DISTRICTS</b> |  |                                   |  | <b>\$11,634,902</b>                      |

Source: City of Central Point Community Development Department, Jackson County Assessor's Office

**2.8.2 POST INDEBTEDNESS FISCAL IMPACT**

Beginning in FY2037-38 the affected taxing districts will realize increases in tax revenue as they recapture the Urban Renewal District's Incremental Value, which as a result of the Urban Renewal Program will have increased to \$303,698,811. Beginning in fiscal year 2037-38 an estimated \$321,473,429 in incremental assessed value will be released, resulting in the distribution of an estimated \$4,446,230 in tax revenue. The distribution of the recaptured property tax revenue to each of the affected taxing districts is shown in Table 8.3. As illustrated in Table 8.3 it is projected that by fiscal year 2039-40 (breakeven point) all affected taxing districts will have recovered their fiscal impact as identified in Table 8.2.

The net fiscal impact of the Urban Renewal Plan results in the positive long-term fiscal strengthening of not only of the Urban Renewal Area, but also of each affected taxing district. The fiscal benefits illustrated in Table 8.3 would not be possible without the public and private investment in the Urban Renewal Area resulting from Implementation of this Plan.

Although not calculated in the above fiscal impact analysis it is worth noting that the Urban renewal Program will also have a positive "spin-off" on the assessed value of areas adjacent to the Urban Renewal Area. As an example, the construction of the Hwy. 99 railroad crossing and intersection (Project No. 5a) will facilitate the continued development of the Twin Creeks TOD, most of which is outside of the Urban Renewal Area. Similarly the improvements to East Pine Street east of I-5 (Projects 2 and 11) will facilitate the continued commercial development of property adjacent to and east of the Urban Renewal Area.

<sup>12</sup> Annual assessment information for the Urban Renewal Area only available since FY 2006-07.

**Table 7.1**  
**CITY OF CENTRAL POINT URBAN RENEWAL PROGRAM**  
**ESTIMATED SOURCES OF URBAN RENEWAL AGENCY'S FUNDS AND ANNUAL DISPOSITION OF SUCH FUNDS,**  
**FISCAL YEARS 2013-2037 (Measured in Current Dollars, 2011)**

| AVAILABILITY OF FUNDS        |                    |                      |                          |                      |  |                           |                                    | DISPOSITION OF FUNDS              |                     |                        |                      |   |                      |  |                   |
|------------------------------|--------------------|----------------------|--------------------------|----------------------|--|---------------------------|------------------------------------|-----------------------------------|---------------------|------------------------|----------------------|---|----------------------|--|-------------------|
| Fiscal Year                  | Tax Increment Year | Annual TI Proceeds   | Debt Service Ratio (DSR) | Loans <sup>1,6</sup> | Interest on Contingency Balance <sup>2</sup> | Other Income <sup>7</sup> | Total Funds Available <sup>3</sup> | Projects and Activities           | Personnel Services  | Materials and Services | Annual Debt Service  | Debt Service Reserve (10%) <sup>4</sup> | Total Costs          | Contingency Balance Forward <sup>5</sup> |                   |
| <b>2011-12</b>               |                    |                      |                          |                      |  |                           |                                    |                                   |                     |                        |                      |   |                      |  |                   |
| <b>BASE YEAR</b>             |                    |                      |                          |                      |  |                           |                                    |                                   |                     |                        |                      |   |                      |  |                   |
| 2012-13                      | 1                  | \$ 49,744            | -                        | \$ 125,000           | \$ -   | \$ -                      | \$ 174,744                         | \$ 115,000                        | \$ 4,600            | \$ 2,300               | \$ 40,362            | \$ -                                    | \$ 162,262           | \$ 12,483                                |                   |
| 2013-14                      | 2                  | \$ 170,915           | -                        | \$ -                 | \$ 250                                       | \$ -                      | \$ 183,647                         | \$ 125,000                        | \$ 5,000            | \$ 2,500               | \$ 40,362            | \$ -                                    | \$ 172,862           | \$ 10,786                                |                   |
| 2014-15                      | 3                  | \$ 331,032           | -                        | \$ -                 | \$ 216                                       | \$ -                      | \$ 342,034                         | \$ 260,000                        | \$ 10,400           | \$ 5,200               | \$ 40,362            | \$ -                                    | \$ 315,962           | \$ 26,072                                |                   |
| 2015-16                      | 4                  | \$ 463,442           | -                        | \$ -                 | \$ 521                                       | \$ -                      | \$ 490,036                         | \$ 390,000                        | \$ 15,600           | \$ 7,800               | \$ 40,362            | \$ -                                    | \$ 453,762           | \$ 36,274                                |                   |
| 2016-17                      | 5                  | \$ 596,868           | 1.30                     | \$ 5,000,000         | \$ 725                                       | \$ -                      | \$ 5,633,867                       | \$ 3,000,000                      | \$ 120,000          | \$ 60,000              | \$ 458,758           | \$ 500,000                              | \$ 4,138,758         | \$ 1,495,109                             |                   |
| 2017-18                      | 6                  | \$ 770,187           | 1.84                     | \$ -                 | \$ 39,902                                    | \$ -                      | \$ 2,305,199                       | \$ 1,625,000                      | \$ 65,000           | \$ 32,500              | \$ 418,397           | \$ -                                    | \$ 2,140,897         | \$ 164,302                               |                   |
| 2018-19                      | 7                  | \$ 913,767           | 2.18                     | \$ -                 | \$ 3,286                                     | \$ -                      | \$ 1,081,355                       | \$ 575,000                        | \$ 23,000           | \$ 11,500              | \$ 418,397           | \$ -                                    | \$ 1,027,897         | \$ 53,459                                |                   |
| 2019-20                      | 8                  | \$ 1,098,697         | 2.63                     | \$ -                 | \$ 1,069                                     | \$ -                      | \$ 1,153,225                       | \$ 635,000                        | \$ 25,400           | \$ 12,700              | \$ 418,397           | \$ -                                    | \$ 1,091,497         | \$ 61,728                                |                   |
| 2020-21                      | 9                  | \$ 1,290,520         | 1.30                     | \$ 6,500,000         | \$ 1,235                                     | \$ -                      | \$ 7,853,483                       | \$ 4,250,000                      | \$ 170,000          | \$ 85,000              | \$ 996,376           | \$ 650,000                              | \$ 6,151,376         | \$ 1,702,107                             |                   |
| 2021-22                      | 10                 | \$ 1,446,344         | 1.45                     | \$ -                 | \$ 47,042                                    | \$ -                      | \$ 3,195,493                       | \$ 1,900,000                      | \$ 76,000           | \$ 38,000              | \$ 996,376           | \$ -                                    | \$ 3,010,376         | \$ 185,117                               |                   |
| 2022-23                      | 11                 | \$ 1,607,210         | 1.61                     | \$ -                 | \$ 3,702                                     | \$ -                      | \$ 1,796,030                       | \$ 690,000                        | \$ 27,600           | \$ 13,800              | \$ 996,376           | \$ -                                    | \$ 1,727,776         | \$ 68,254                                |                   |
| 2023-24                      | 12                 | \$ 1,773,246         | 1.27                     | \$ 4,000,000         | \$ 1,365                                     | \$ -                      | \$ 5,842,864                       | \$ 3,000,000                      | \$ 120,000          | \$ 60,000              | \$ 1,394,878         | \$ 400,000                              | \$ 4,974,878         | \$ 867,986                               |                   |
| 2024-25                      | 13                 | \$ 1,944,770         | 1.39                     | \$ -                 | \$ 25,360                                    | \$ -                      | \$ 2,838,116                       | \$ 1,255,000                      | \$ 50,200           | \$ 25,100              | \$ 1,394,878         | \$ -                                    | \$ 2,725,178         | \$ 112,937                               |                   |
| 2025-26                      | 14                 | \$ 2,121,731         | 1.52                     | \$ -                 | \$ 2,259                                     | \$ -                      | \$ 2,236,927                       | \$ 725,000                        | \$ 29,000           | \$ 14,500              | \$ 1,394,878         | \$ -                                    | \$ 2,163,378         | \$ 73,548                                |                   |
| 2026-27                      | 15                 | \$ 2,299,482         | 1.65                     | \$ -                 | \$ 1,471                                     | \$ -                      | \$ 2,374,501                       | \$ 845,000                        | \$ 33,800           | \$ 16,900              | \$ 1,394,878         | \$ -                                    | \$ 2,290,578         | \$ 83,923                                |                   |
| 2027-28                      | 16                 | \$ 2,500,226         | 1.29                     | \$ 4,250,000         | \$ 1,678                                     | \$ -                      | \$ 6,835,828                       | \$ 2,600,000                      | \$ 104,000          | \$ 52,000              | \$ 1,945,273         | \$ 425,000                              | \$ 5,126,273         | \$ 1,709,555                             |                   |
| 2028-29                      | 17                 | \$ 2,707,519         | 1.39                     | \$ -                 | \$ 42,691                                    | \$ -                      | \$ 4,459,765                       | \$ 2,175,000                      | \$ 87,000           | \$ 43,500              | \$ 1,945,273         | \$ -                                    | \$ 4,250,773         | \$ 208,992                               |                   |
| 2029-30                      | 18                 | \$ 2,921,716         | 1.50                     | \$ -                 | \$ 4,180                                     | \$ -                      | \$ 3,134,888                       | \$ 1,025,000                      | \$ 41,000           | \$ 20,500              | \$ 1,945,273         | \$ -                                    | \$ 3,031,773         | \$ 103,115                               |                   |
| 2030-31                      | 19                 | \$ 3,142,606         | 1.62                     | \$ -                 | \$ 2,062                                     | \$ -                      | \$ 3,247,782                       | \$ 1,125,000                      | \$ 45,000           | \$ 22,500              | \$ 1,945,273         | \$ -                                    | \$ 3,137,773         | \$ 110,010                               |                   |
| 2031-32                      | 20                 | \$ 3,366,914         | 1.73                     | \$ -                 | \$ 2,200                                     | \$ -                      | \$ 3,479,124                       | \$ 1,325,000                      | \$ 53,000           | \$ 26,500              | \$ 1,945,273         | \$ -                                    | \$ 3,349,773         | \$ 129,351                               |                   |
| 2032-33                      | 21                 | \$ 3,598,360         | 1.85                     | \$ -                 | \$ 2,587                                     | \$ -                      | \$ 3,730,298                       | \$ 1,540,000                      | \$ 61,600           | \$ 30,800              | \$ 1,945,273         | \$ -                                    | \$ 3,577,673         | \$ 152,625                               |                   |
| 2033-34                      | 22                 | \$ 3,837,122         | 1.97                     | \$ -                 | \$ 3,053                                     | \$ -                      | \$ 3,992,800                       | \$ 1,750,000                      | \$ 70,000           | \$ 35,000              | \$ 1,945,273         | \$ -                                    | \$ 3,800,273         | \$ 192,527                               |                   |
| 2034-35                      | 23                 | \$ 4,083,192         | 2.10                     | \$ -                 | \$ 3,851                                     | \$ -                      | \$ 4,279,570                       | \$ 2,025,000                      | \$ 81,000           | \$ 40,500              | \$ 1,945,273         | \$ -                                    | \$ 4,091,773         | \$ 187,797                               |                   |
| 2035-36                      | 24                 | \$ 4,337,135         | 2.23                     | \$ -                 | \$ 3,756                                     | \$ -                      | \$ 4,528,688                       | \$ 2,250,000                      | \$ 90,000           | \$ 45,000              | \$ 1,945,273         | \$ -                                    | \$ 4,330,273         | \$ 198,415                               |                   |
| 2036-37                      | 25                 | \$ 3,194,361         | 2.15                     | \$ -                 | \$ 3,968                                     | \$ 1,975,000              | \$ 5,371,744                       | \$ 5,525,000                      | \$ 224,730          | \$ 110,500             | \$ 1,486,515         | \$ (1,975,000)                          | \$ 5,371,745         | \$ (0)                                   |                   |
| <b>Totals</b>                |                    | <b>\$ 50,567,108</b> |                          | <b>\$ 19,875,000</b> | <b>\$ 198,429</b>                            | <b>\$ 1,975,000</b>       | <b>\$ 80,562,009</b>               | <b>\$ 40,730,000</b>              | <b>\$ 1,632,930</b> | <b>\$ 814,600</b>      | <b>\$ 29,438,008</b> | <b>\$ -</b>                             | <b>\$ 72,615,538</b> | <b>\$ 7,946,471</b>                      |                   |
| <b>TOTAL FUNDS AVAILABLE</b> |                    |                      |                          |                      |  |                           | <b>\$ 80,562,009</b>               | <b>TOTAL DISPOSITION OF FUNDS</b> |                     |                        |                      |   |                      |  | <b>80,562,009</b> |

Notes:

- <sup>1</sup> Loan interest rate calculated at 5.5%. Timing based on attaining a debt service ratio of 1.3 or better.
- <sup>2</sup> Calculated at 2% of prior year Contingency Balance Forward.
- <sup>3</sup> Includes Contingency Balance Forward from prior year. In final year includes Debt Service Reserves Totals.
- <sup>4</sup> Based on 10% of loan amount, carried through life of loan and used for final loan payment.
- <sup>5</sup> Averages approximately 15% of Total Costs.
- <sup>6</sup> Based on required debt service ratio of 1.3 or greater.

**Table 8.3  
POST INDEBTEDNESS FISCAL IMPACT AND BREAKEVEN POINT**

| <b>Taxing District</b>               | <b>Total Fiscal Impact</b> | <b>FY2037-38 Revenue Gain on Incremental Value</b> | <b>Breakeven Point in Years</b> |
|--------------------------------------|----------------------------|--|---------------------------------|
| <b>City of Central Point</b>         | \$3,435,140                | \$1,146,659  | 3.0                             |
| <b>Jackson County</b>                | \$1,544,660                | \$515,612  | 3.0                             |
| <b>Fire District No. 3</b>           | \$2,397,681                | \$1,022,997  | 2.4                             |
| <b>Rogue Valley Transit District</b> | \$138,328                  | \$57,865   | 2.4                             |
| <b>Vector Control</b>                | \$30,740                   | \$12,859   | 2.4                             |
| <b>Water Conservation</b>            | \$38,424                   | \$16,074   | 2.4                             |
| <b>School District No. 6</b>         | \$3,389,030                | \$1,417,698  | 2.4                             |
| <b>Rogue Community College</b>       | \$391,929                  | \$163,951  | 2.4                             |
| <b>Education Service District</b>    | \$268,971                  | \$112,516  | 2.4                             |
| <b>TOTAL</b>                         | <b>\$11,634,902</b>        | <b>\$5,458,338</b>                                 | <b>2.62</b>                     |

Source: City of Central Point Community Development Department, Jackson County

**SECTION 2.9 RELOCATION REPORT**

Because of the ability of the Central Point Development Commission to acquire property Urban Renewal Law requires “. . . a relocation report which shall include:

- A. An analysis of existing residents or businesses required to relocate permanently or temporarily as a result of agency actions under ORS 457.170;
- B. A description of the methods to be used for the temporary or permanent relocation of persons living in, and businesses situated in, the urban renewal area in accordance with ORS 35.500 to 35.530; and
- C. An enumeration, by cost range, of the existing housing units in the urban renewal areas of the plan to be destroyed or altered and new units to be added.<sup>13</sup>

**2.9.1 PROPERTIES REQUIRING RELOCATION**

At this time the Central Point Development Commission does not expect to acquire occupied properties. However, should the Central Point Development Commission, in the implementation of the Urban Renewal Plan, determine that acquisition of occupied property is necessary; then the Central Point Development Commission shall comply with the relocation requirements of the Urban Renewal Plan, Section 1.6.5, Relocation Activities.

**2.9.2 DESCRIPTION OF RELOCATION METHODS**

ORS 457 requires that relocation assistance to occupied property be provided by the Urban Renewal Agency. Accordingly, subsection 1.6.5, Relocation Activities, of the Urban Renewal Plan requires the relocation provisions of ORS 281.045.106 be met and that relocation payments be made as provided by ORS 281.060.

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<sup>13</sup> ORS 457.095(3)(i)



### **2.9.3 ENUMERATION OF HOUSING UNITS REQUIRING RELOCATION**

At the time of adoption of this Plan no residential properties have been designated for acquisition. If at such time the Urban Renewal Plan is amended to acquire property requiring residential relocation, then the Central Point Development Commission shall amend this section to include an enumeration of the dwelling units to be demolished and replacement strategies.

PLANNING COMMISSION RESOLUTION NO. 784

**A RESOLUTION FORWARDING A RECOMMENDATION TO THE CITY COUNCIL TO APPROVE THE DOWNTOWN AND EAST PINE STREET CORRIDOR REVITALIZATION PLAN, AN URBAN RENEWAL PLAN FOR THE CITY OF CENTRAL POINT**

**WHEREAS**, on December 6, 2011 the City of Central Point Planning Commission, as required by Urban Renewal Law, ORS 457.095, has reviewed the Downtown and East Pine Street Corridor Revitalization Plan, an urban renewal plan for the City of Central Point (Urban Renewal Plan); and

**WHEREAS**, the Planning Commission on numerous occasions has reviewed and discussed the creation of an urban renewal district and the draft Urban Renewal Plan; and

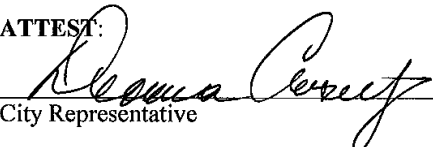
**WHEREAS**, the Planning Commission finds that the Urban Renewal Plan is consistent with the City's Strategic Plan and Comprehensive Plan, with regard to the need for revitalization of the City's downtown core; and

**WHEREAS**, the Planning Commission finds that the Urban Renewal Plan adequately addresses all requirements set forth in ORS 457 for preparation of an urban renewal plan.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Central Point Planning Commission by Resolution No. 784, hereby forwards to the City Council a recommendation to approve the Urban Renewal Plan per attached Exhibit "A".

**PASSED** by the Planning Commission and signed by me in authentication of its passage this 6<sup>th</sup> day of December, 2011.

  
\_\_\_\_\_  
Planning Commission Chair

ATTEST:  
  
\_\_\_\_\_  
City Representative

Approved by me this 6<sup>th</sup> day of December 2011.

  
\_\_\_\_\_  
Planning Commission Chair

Planning Commission Resolution No. 784

RESOLUTION NO. 2012-01

**A RESOLUTION OF THE CENTRAL POINT DEVELOPMENT COMMISSION FORWARDING TO THE CITY COUNCIL A RECOMMENDATION TO ADOPT THE DOWNTOWN AND EAST PINE STREET CORRIDOR REVITALIZATION PLAN, AN URBAN RENEWAL PLAN AND PROGRAM OF THE CITY OF CENTRAL POINT, OREGON**

**WHEREAS**, the Central Point Development Commission, a duly appointed urban renewal agency (the "Agency") has completed the Downtown and East Pine Street Corridor Revitalization Plan (the "Plan"), an urban renewal plan for the City of Central Point; and

**WHEREAS**, the Plan and its accompanying Report have been prepared in conformity with the requirements of ORS 457.085 and with public involvement in all stages of the development of the Plan; and

**WHEREAS**, the Plan and Report was distributed to the governing body of each taxing district affected by the Plan, with an invitation to meet and discuss the plan, or forward comments on the Plan, and all comments received by the Agency have been responded to and included in the Plan; and

**WHEREAS**, on December 6, 2011, the Planning Commission after review and discussion adopted Resolution No. 784 recommending to the City Council approval of the Plan; and

**WHEREAS**, the Agency finds that the Plan is complete and should be adopted and approved based on the following findings:

- i) The urban renewal area described in the Downtown and East Pine Street Corridor Revitalization Plan is blighted.
- ii) Rehabilitation and redevelopment is necessary to protect the public health, safety, or welfare of the City of Central Point.
- iii) The Downtown and East Pine Street Corridor Revitalization Plan conforms to the City's Comprehensive Plan.
- iv) That the Downtown and East Pine Street Corridor Revitalization Plan as proposed does not require the acquisition of real property, or the displacement of persons.
- v) The adoption and carrying out of the Downtown and East Pine Street Corridor Revitalization Plan is economically sound and feasible.
- vi) The Agency hereby incorporates by reference the Downtown and East Pine Street Corridor Revitalization Plan, attached to this Ordinance as Exhibit "A", as support for the above stated findings.

vii) The Agency further relies on Planning Commission Resolution No. 784, the public hearing and the entire record before the Agency in this matter, which is incorporated by reference.

**NOW THEREFORE BE IT RESOLVED**, that the Agency hereby finds that the Downtown and East Pine Street Corridor Revitalization Plan and Report, attached to this Ordinance as Exhibit “A” and included herein pursuant to the provisions of ORS 457, meets all requirements of ORS 457 and by this Resolution forwards a favorable recommendation to the City Council to adopt the Downtown and East Pine Street Corridor Revitalization Plan and Report.

Passed by the Central Point Development Commission and signed by me in authentication of its passage this 26<sup>th</sup> day of January, 2012.

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Chair, Hank William

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# **Resolution**

## **Approving 2012 Fee Schedule for Park Reservations**



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STAFF REPORT

**To:** City Council  
**From:** Matt Samitore, Director, Public Works & Parks and Recreation Departments  
**Subject:** Park Fee Increase Resolution  
**Date:** February 13, 2012

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**Purpose:** The purpose of this resolution is to provide for modification in Central Point's Park reservation fees. After revising the fees in the 2011 it became apparent that the current fee schedule did not allow for enough variation for wedding and large groups. The Parks Commission suggested a sliding scale to better allow for small to larger groups.

**Background:** At the January Parks Commission meeting staff presented information to the Parks Commission about the lack of variability's within our current fee schedule. The current fee schedule is similar to what other cities in the rogue valley have, but does not provide for enough flexibility to handle really large events nor give discounts in price for smaller events. The Parks Commission suggested a sliding scale with for the use of the parks based upon the number of people. The fee will be between \$75 to \$200 dollars. Additionally if a group or wedding is needing additional features or amenities there are separate prices.

Additionally, the Parks Commission made recommendations on non-profit, school districts and veterans groups. Non-profit organizations that hold group activities have been charged ½ price park rental which averages The majority of these events have 200-400+ people attending. The commission recommends that the standard fee be charged to non-profit organizations, based upon the new sliding scale fee structure. They recommended that only School District 6 is allowed to reserve parks and park amenities at no cost. All other outside districts would have to pay the normal fee. Lastly, it is recommended that veterans groups pay the regular fees if they reserve one of the popular

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gazebos or other features, however the gazebo at the war memorial be reserved at no cost for their use.

**Recommendation:** Park Commission and Staff s recommends that the City Council approve the park fee modification resolution.

[Resolution](#)

[Fee Schedule](#)

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RESOLUTION NO. \_\_\_\_\_

A RESOLUTION FOR REVISED FEE SCHEDULE  
FOR PARKS RESERVATIONS

**Recitals:**

- A. Currently the fees charged for weddings and events in the Central Point parks were raised in 2011 to better match the communities in Southern Oregon.
- B. The Parks Commission having reviewed documentation of current fees has determined modifications were warranted to help offset the maintenance costs associated with large group reservations and weddings and made a recommendation to refer the fee structure change to the City Council.
- C. The increase will only pertain to wedding and large group gatherings. The fees will be on a sliding scale starting at \$75.00 and going as high as \$200 if the event has more than 300 people attending.
- D. The Parks Commission also recommended to City Council that a discount for non-profits be eliminated as well as any special rate for military based organizations. They also concluded that only the Central Point School District No. 6 shall receive park reservations for free.

The City of Central Point resolves:

**Section 1.** Effective \_\_\_\_\_, 2012, the City of Central Point Parks and Recreation Rental Fees for Special Events and Weddings shall be as set forth on the attached schedule.

Passed by the Council and signed by me in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Mayor Hank Williams

ATTEST:

\_\_\_\_\_  
City Recorder



| City of Central Point Parks and Recreation Rental Fees Special Events and Weddings |                         |                   |                                 |           |
|--|-------------------------|-------------------|---------------------------------|-----------|
| Group Size   | Rental Fee for 4 hours* | Application Fee** | Miscellaneous Permit Fees       |           |
| 75-100   | \$ 75.00                | \$ 25.00          | Alcohol Permit***               | \$ 15.00  |
| 101-150  | \$ 125.00               | \$ 25.00          | Amplification                   | \$ 20.00  |
| 151-200  | \$ 150.00               | \$ 25.00          | Street Closure (1 street)       | \$ 100.00 |
| 201-300  | \$ 175.00               | \$ 25.00          | Street Closure Through Downtown | \$ 800.00 |
| 300+   | \$ 200.00               | \$ 25.00          |                                 |           |

Rental is for one gazebo-park area, if additional gazebo rentals are required it is \$25 for additional 2 hour block of time.

\*Additional fees may apply (alcohol permit, amplification permit, Street closure permit)  
 \*\*Application is applied to the rental fee if application is approved  
 \*\*\*Please see application for rules regarding alcohol permitting.

| City of Central Point Parks and Recreation Gazebo Rental Fees |  |            |              |
|---|--|------------|--------------|
|   | Fee Description                            | Resident   | Non-Resident |
|   | Gazebo Rental                              | \$50/ 2 Hr | \$60/ 2 Hr   |
|   | Field Rental                               | \$50/ 2 Hr | \$60/ 2 Hr   |
|   | Seasonal Field Rental For Non-Profit Teams | \$125*     | \$125*       |

\* Price for sports fields are for Season (March-June or Sept-Nov)

Additional hours for the gazebo rental are at \$25 for each additional 2 hours reserved

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