

ORDINANCE NO. 90-0-465

AN ORDINANCE DECLARING THAT BLIGHTED AREAS EXIST IN THE CITY OF BROOKINGS, OREGON; FINDING A NEED FOR AN URBAN RENEWAL AGENCY TO FUNCTION IN THE CITY OF BROOKINGS; AND., PROVIDING FOR THE EXERCISE OF THE POWERS OF AN URBAN RENEWAL AGENCY AND CREATING A BOARD PURSUANT TO ORS 457.045(2).

[Ordinance No. 90-O-465 null and void as of March 26, 1991]

[Urban Renewal issue voted down by voters March 26, 1991]

[See Ordinance No. 90-O-465 in its entirety in original ordinance books]

ORDINANCE NO. 90-0465

AN ORDINANCE DECLARING THAT BLIGHTED AREAS EXIST IN THE CITY OF BROOKINGS, OREGON; FINDING A NEED FOR AN URBAN RENEWAL AGENCY TO FUNCTION IN THE CITY OF BROOKINGS; AND., PROVIDING FOR THE EXERCISE OF THE POWERS OF AN URBAN RENEWAL AGENCY AND CREATING A BOARD PURSUANT TO ORS 457.045(2).

Sections:

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- Section 3. Urban Renewal Agency Activated.**
- Section 4. Powers of the Urban Renewal Agency.**
- Section 5. Qualifications for Appointment to the Board.**
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The City of Brookings ordains as follows:

Section 1. Findings and Purpose. The Common Council of the City of Brookings finds:

A. There exists within the City of Brookings, Oregon, blighted areas defined in ORS 457.010 as specified herein; that blighted areas within the City of Brookings impair economic values and ad valorem tax revenues; there is a need for an urban renewal agency to function in the City of Brookings; ORS 457.035 authorizes the exercise of power by an urban renewal agency within the City of Brookings upon the adoption of this Ordinance.

B. Blighted areas exist within the City of Brookings as follows:

1. Building deficiencies [ORS 457.010(1) (a)]. Based upon an exterior survey of each structure within a 248 acre survey area within the City of Brookings, each structure can be classified into one of three condition categories as follows:

Condition "A" - New building, near-new buildings or older

buildings which have been subjected to a high degree of maintenance and care. The buildings which essentially comply with basic provisions of the City's and Oregon's life safety codes.

Condition "B" - Older buildings which exhibit certain code deficiencies but which 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.

Condition "C" - Older buildings which exhibit deficiencies which, to correct, would require substantial investment by their owners to the degree that rehabilitation may be inappropriate and uneconomic.

(a) There exists 281 principal structures within the survey area. 51 structures (18.2%) of Condition "A", 201 structures (71.5%) In Condition "B", and 29 structures (10.3%) in Condition "C",

(b) Of the 281 industrial, commercial, residential and public structures, 131 of the structures were dwelling units. 17 dwellings (13.0%) are in Condition "A", 93 dwellings (71.0%) are Condition " B , and 21 dwellings (16.0%) are in Condition "C".

(c) Of the combined Conditions "B" and "C", many of the areas older buildings have deficiencies when measured against current building health and safety standards: 230 of the total buildings (81.9%) are In Condition "B" and "C" and 114 dwelling units (87.0%) are in Condition "B" and "C".

2. Economic dislocation, deterioration or disuse of property; the division or subdivision and sale of lots in a regular form and shape; and the layout of property and lots in disregard of contours, drainage and other physical characteristics [ORS 457. 01 0 (1 (b) and (c) and (d)].

(a) A substantial portion of the central area of the City of Brookings was subdivided in 1920. The City's original plan contains lots and streets plotted in disregard of contours and drainage patterns. Lots are small In land area, Irregular In shape and Incapable of providing space for both building and off -street parking. The City has no comprehensive drainage

system.

(b) The conditions described have resulted in building vacancies and under utilization of City properties.

3. The existence of inadequate streets and other rights-of way, open spaces and utilities [ORS 457.010(l)(e)].

(a) Streets - streets are substandard in right-of-way width and original construction standards lacking curbs, gutters and sidewalks with deficient travel way surfaces.

(b) Water transmission lines - the City has water lines of inadequate size or materials with properly sized lines needing to be installed or replaced in various locations.

(c) Sanitary sewer system - the City has sewer lines that are undersized and/or constructed of substandard materials in need of replacement and certain City streets have no sewer services requiring properly sized lines to be installed.

(d) Storm drain system - the City has no comprehensive storm drain system within the Brookings central area.

(e) Open space - the City has a deficiency in its organization and development of park and recreational open space despite considerable private and undeveloped open space planned for urban development.

(f) Miscellaneous telephone, television and electrical lines traverse the Brookings central area which, although providing adequate service, present a visual blight.

4. Adverse economic impact/property utilization [ORS 457.010(l)(g) and (h) and (1)].

(a) Deficiencies existing in the City's infrastructure are inhibiting the timely development of undeveloped property. When improved, these properties would have considerable value and the tax-paying capacity would be enhanced with the attendant effect of broadening the tax base on which the tax

assessor calculates annual tax rates.

Section 2. Declaration of Need for Urban Renewal Agency. Based upon the findings set out in Section 1 hereof, the Common Council of the City of Brookings declares and recognizes that there is a need for an urban renewal agency to function within the City of Brookings

Section 3. Urban Renewal Agency Activated. The City of Brookings urban renewal agency Is hereby activated.

Section 4. Powers of the Urban Renewal Agency. The Common Council of the City of Brookings further declares, pursuant to ORS 457.045(2) that the powers of the City of Brookings urban renewal agency shall be exercised by a board comprised of nine (9) members appointed by the Common Council of the City of Brookings. The board shall be comprised of individuals appointed from the following categories:

- A. Three representatives who are from the City of Brookings business community, who reside within the City;
- B. Three representatives who are from the City's residential community;
- C. Two representatives who are from the Brookings City Council; and
- D. One representative who neither owns property, resides or works within the City of Brookings, but does reside within the boundaries of School District 17C and has a 97415 address.

Section 5. Qualifications for Appointment to the Board. The board appointed pursuant to Section 4 hereof shall exercise the powers of the City of Brookings urban renewal agency only at meetings of the board where at least a majority of the members are present and upon an affirmative vote of at least a majority of those members present. The members of the board appointed pursuant to this Ordinance shall serve for a term of two (2) years which initial term shall expire on June 30, 1992. Notwithstanding their appointment for a fixed term, a member appointed to the board shall forfeit appointment to the board upon ceasing to have the qualification from the category specified in Section 4 upon which their appointment was based. The term of a member of the board appointed to fill any vacancy shall be for the remainder of the term of the member so replaced.

Section 6. Corporate Name. The corporate name of the agency provided by this Ordinance shall be, and the agency shall be known as "The City of

Brookings Urban Renewal Agency".

Effective Date: August 8, 1990

Fred Hummel, Mayor