

CITY OF COOS BAY URBAN RENEWAL AGENCY

Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
February 17, 2026	3.b

TO: Chair Kilmer and Board Members

FROM: Nichole Rutherford, City Manager

THROUGH: Nichole Rutherford, Agency Manager

ISSUE: Consideration to Amend the Empire District Urban Renewal Plan -
Would Require Adoption of Resolution 26-02

SUMMARY:

Chapter II, Section A. General Development is proposed to be amended to allow for the Agency to provide assistance for private party acquisition and redevelopment of property in the Empire Urban Renewal District.

ACTION REQUESTED:

If it pleases the Agency, adopt Resolution 26-02 amending the Empire District Urban Renewal Plan.

BACKGROUND:

The Empire District Urban Renewal Plan (Plan) was initially enacted by Ordinance 216 by Coos Bay Council at their August 30, 1995. At the May 19, 1998 City Council meeting, Ordinance 252 was enacted which established the Empire District Urban Renewal maximum indebtedness. Several Plan amendments have been approved by the Agency since that time. The most recent amendment was in 2021 when the maximum indebtedness was increased and area was added to the Plan.

Chapter VI of the Plan provides procedures for amending the Plan. Adding a project is a minor amendment to the Plan which is completed via adoption of a resolution by the Agency. This proposed amendment provides the authority for funds to be used to assist in the acquisition and development or redevelopment of property within the Empire Urban Renewal District.

There are no additional impacts on taxing districts as this project would use existing maximum indebtedness authority.

BUDGET IMPLICATIONS:

The direction of the Agency will determine the extent of future projects for the Empire District. There is no maximum indebtedness increase, so the overall impact will not change. The impact on the Empire District Urban Renewal Plan budget allocations to specific project categories is shown in Attachment B Report on the Amendment.

ATTACHMENT(S):

- Resolution 26-02 Amend Empire URA Plan.pdf
- Attachment A Plan Amendment.pdf
- Attachment B Report.pdf