

Exhibit B

Report on 2nd Amendment to the Grants Pass Urban Renewal Plan – 2016

This Report updates the following information on the 2nd Amendment: projects, project cost allocations, summary of property being added, maps of property being added and the new urban renewal area boundary, and the summary table of acreage and assessed value as a percentage of the city.

I. PROJECTS TO BE AMENDED OR ADDED

- **Convention Center (#11) ~ Delete Language**
Strike a convention center as a potential URA project

II. PROJECT COST ALLOCATIONS

The allocations for the new projects come from a reduction in the allocation for the Convention center project, shown below.

Table 1. Project Cost Allocations

Projects	Project Costs		Change
	2022 Amendment	Adopted Plan	
Sewer Plant Loan	shown in debt service 18% of cost		
Water Plant Loan	shown in debt service 18% of cost		
Water, Sewer, Transportation (SE Industrial)	\$5,000,000	\$5,000,000	
Infrastructure - Vine Street - water, sewer, transportation	\$575,000	\$575,000	
Building Rehab Program	\$2,000,000	\$2,000,000	
North 6th and 7th Street Corridor	\$4,000,000	\$4,000,000	
North end improvements	\$4,000,000	\$4,000,000	
Southern end of NW Industrial Area	\$3,250,000	\$3,250,000	
Blighted building removal and/or replacement	\$1,250,000	\$250,000	\$1,000,000
Business Incubator / Maker's Space	\$3,150,000	\$3,150,000	
Riverside Park: bathrooms, splash park and other amenities	\$1,700,000	\$1,700,000	
Town Center Plaza	\$1,000,000	\$1,000,000	
Underdeveloped land	\$6,000,000	\$6,000,000	
Streetscape Study/Implementation: SE Industrial Area	\$150,000	\$150,000	
Convention Center	\$7,000,000	\$18,000,000	(\$18,000,000)

Downtown Plaza, Streetscape, Lighting & Restrooms	\$2,000,000	n/a	\$2,000,000
Housing Development Program	\$10,000,000	n/a	\$7,000,000
Public Swimming Pool	\$5,000,000	n/a	\$5,000,000
URA Administration	\$1,421,584	\$1,421,584	
Finance Fees	\$483,095	\$483,095	
Total	\$50,979,679	\$50,979,679	

Source: City of Grants Pass

III. SUMMARY OF PROPERTY BEING ADDED IN 2nd AMENDMENT

The property added in the 2nd Amendment is shown below:

Table 2. Property Added -

Tax Lot ID	Address	Acreage	Land Use	Zoning	Comprehensive Plan
360517AB0069000	801 NE 9th ST	0.933	Public-Recreation	R-1-6	MR
ROW		0.745			
Total Acreage		1.678			

Source: City of Grants Pass

Figure 1. Added Area B



Extensions to Urban Renewal Option B = 1.68 Ac

LEGEND

- Existing Urban Renewal Area
- Extensions to Urban Renewal
- Tax Parcels

0 87.5 175 350 Feet

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jbrandt g/8/2020

DISCLAIMER: The Geographic Information Systems (GIS) data made available on this map are developed and maintained by the City of Grants Pass and Josephine County. Every reasonable effort has been made to assure the accuracy of the maps and associated data.

Figure 2. Boundary Map After Addition - (map to be added if approved by Agency)

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

State law limits the percentage of both a municipality’s total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base, including all real, personal, personal, manufactured, and utility properties in the URA, is \$525,151,486. The total assessed value of the City of Grants Pass is \$3,380,348,337. Excess value is the assessed value created above the frozen base in the urban renewal area. The excess value is \$89,219,863. The total urban renewal assessed value is 15.96% of the total assessed value of the City less the urban renewal excess value, below the 25% statutory limitation. All assessment data is from the Josephine County Assessor’s 2019/2020 SAL 4a and 4e tables.

After the 1st Amendment, the Grants Pass Urban Renewal Area contains 1,369.36 acres, including right-of-way, and the City of Grants Pass contains 7,475.17 acres, therefore 18.31% of the City’s acreage is in an urban renewal area, below the 25% statutory limitation.

Table 3. Urban Renewal Area Conformance with Assessed Value and Acreage Limits

	Acreage	Assessed Value
Urban Renewal Area Initial Frozen Base	1,364.10	\$525,151,486
1st Amendment Additions	5.26	
2 nd Amendment Addition	1.68	
Total Urban Renewal Area (amended)	1,371.04	
Excess Value		\$89,219,863
City of Grants Pass	7,475.17	\$3,380,348,337
City of Grants Pass minus Incremental Value		\$3,291,128,474
% in Urban Renewal	18.34%	15.96%

Source: Assessed value information from the Josephine County Assessor 2019/20 SAL 4a and 4e
Acreage information from the City of Grants Pass