

Below is a basic summary of Urban Renewal in Brookings Oregon

August 10, 2012

This summary was completed after receipt of comments and clarification from the City of Brookings Manager and the Curry County Assessor. The focus of the summary on page 1 is the City of Brookings, Oregon and consists of ten points. ORS Chapter 457 describes how the system works.

Page 2 (Exhibit 1 – pg. 15 of the Plan) is a map of the Brookings Urban Renewal Area highlighting the boundary and zoning designations. According to page 3 of the City of Brookings July 2002 Report on the Urban Renewal Plan, the Area contains approximately 354 acres of land area. The area consists primarily of commercial land uses. The report may be downloaded at:

<http://www.brookings.or.us/archives/41/Report%20on%20Urban%20Renewal%20Plan.pdf>

The amended Brookings Urban Renewal Plan may be downloaded at:

<http://www.brookings.or.us/archives/41/Brooking%20URPlan.revised%2012-10-10.pdf>

Page 3 lists recent articles and court rulings on the subject of urban renewal in neighboring California.

- 1) An Oregon Urban Renewal Agency is formed without a vote of the people. According to the Oregon Department of Revenue, the city or county may approve the Urban Renewal Plan by ordinance. The exception would be if a public vote was required by local law.
- 2) Property taxes that go to the Brookings Urban Renewal Agency (BURA) are not additional taxes but rather they are taxes which are “given up” by other taxing agencies on the property owner’s tax bill.
- 3) When the Brookings Urban Renewal Plan and Area were adopted, the Assessor was responsible for determining the assessed value for all properties at the time the Plan was adopted. This is referred to as the “frozen base” for the area. The county Assessor refers to this as the “Frozen Assessed Value.”
- 4) Total property taxes allocated to the (BURA) in the 2011-12 tax roll were \$520,342. The (BURA) receives approximately 93 percent of this amount due to partial payment of taxes, payment in full discounts, etc. The net amount for 2011-12 is approximately \$480,000.
- 5) Voter approved bonds or levies are excluded from and not affected by the Urban Renewal Plan.
- 6) The two Curry County Tax Rate Code areas for Brookings (17-1; 17-1-UR) have identical tax rates.
- 7) The (BURA) tax rate is recalculated every year by the Assessor using many variables not addressed in this summary. The tax rate for the (BURA) in 2011-12 was \$0.7618/1000 AV (76.18 cents per thousand dollars of assessed property valuation).
- 8) The total (BURA) tax rate is levied on all taxable property within the City of Brookings and not just those properties within the boundary of the (BURA).
- 9) 100 percent of property taxes on new development or improvements on existing properties within the Brookings Urban Renewal Area go to the Brookings Urban Renewal Agency (BURA).
- 10) The maximum indebtedness currently allowed under the Plan is \$15,825,000. The Brookings Urban Renewal Agency may borrow from any source for the purposes of undertaking and carrying out the Plan and may pledge future tax revenue for the Agency to service the debt without a vote of the people.

“Urban Renewal Dead in California”

posted in Regional planning - Jan. 2, 2012

<http://ti.org/antiplanner/?p=6059>

“California cities do not have a constitutionally given right to steal money from schools and other tax districts to use for their crony capitalism and social engineering, says the California Supreme Court when it rejected a law suit brought by urban redevelopment agencies against a state law abolishing them. As a result, barring new legislation reinstating the practice, tax-increment financing (TIF) comes to an end in California, the state that pioneered the tax tool and, as recently as 2011, did more TIF than all the other states put together.”

“Court ruling kills state's redevelopment agencies”

U-T San Diego – Thursday, Dec. 29, 2011

By: Roger Showley

<http://www.utsandiego.com/news/2011/dec/29/redevelopment-dead-court-says/>

“The California Supreme Court ruled Thursday against redevelopment agencies, including San Diego's, and said they cannot remain in business by paying the state a portion of their property tax receipts.”

“California Supreme Court Ruling Dec. 29, 2011: S194861”

http://media.signonsandiego.com/news/documents/2011/12/29/Redevelopment_ruling.pdf

Exhibit 1:

Brookings Urban Renewal Area

Brookings Urban Renewal Boundary
and Zoning Designations

Boundary changes as approved by Urban Renewal Agency Resolution
URA03-R-1 approved by the Urban Renewal Agency March 24, 2003



MAP SYMBOL & ZONING DISTRICT DESIGNATIONS

SR	SUBURBAN RESIDENTIAL
R-1	SINGLE-FAMILY RESIDENTIAL
R-2	TWO-FAMILY RESIDENTIAL
R-3	MULTIPLE-FAMILY RESIDENTIAL
RAFH	MOBILE HOME RESIDENTIAL
PO-1	PROFESSIONAL OFFICE
POS	PUBLIC OPEN SPACE
C-1	NEIGHBORHOOD COMMERCIAL
C-2	SHOPPING CENTER COMMERCIAL
C-3	GENERAL COMMERCIAL
C-4	TOURIST COMMERCIAL
IF	INDUSTRIAL PARK
M-2	GENERAL INDUSTRIAL
MA	MARINE ACTIVITIES
AA	AIRPORT APPROACH OVERLAY
PD	PLANNED DEVELOPMENT

