

ORDINANCE NO. 2091

**AN ORDINANCE MAKING CERTAIN DETERMINATIONS AND FINDINGS
RELATING TO AND APPROVING THE DOWNTOWN & EAST PINE STREET
CORRIDOR REVITALIZATION PLAN AMENDMENT AND DIRECTING THAT
NOTICE OF APPROVAL BE PUBLISHED**

Recitals:

- A. The Central Point Development Commission ("CPDC"), as the duly authorized and acting urban renewal agency of the City of Central Point, Oregon ("City"), is proposing to undertake certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457.
 - B. The CPDC, pursuant to the requirements of ORS Chapter 457, has caused the preparation of the Downtown & East Pine Street Corridor Revitalization Plan Amendment attached hereto as Exhibit A (the "Amendment"). The Amendment authorizes certain urban renewal activities within the Downtown & East Pine Street Corridor Revitalization Plan Area (the "Area").
 - C. The CPDC has caused the preparation of a certain Urban Renewal Report attached hereto as Exhibit B (the "Report") to accompany the Amendment as required under ORS 457.085(3).
 - D. The CPDC forwarded the Amendment and Report to the Central Point Planning Commission (the "Planning Commission") for review and recommendation. The Planning Commission considered the Amendment and Report on October 4, 2022 and adopted a finding attached hereto as Exhibit C (the "Planning Commission Findings of Fact and Conclusions of Law") that the Amendment conformed with the Central Point Comprehensive Plan.
 - E. The Amendment and the Report were forwarded on August 12, 2022 to the governing body of each taxing district affected by the Amendment, and the CPDC has thereafter consulted and conferred with each taxing district.
 - F. On October 18, 2022 the City met with representatives of Jackson County to review the Amendment, including proposed maximum indebtedness and for their October 26, 2022 approval of the Amendment through approval of a Resolution attached hereto as Exhibit D (the "County Resolution") as a portion of the property in the Area is outside the city limits.
 - G. The City Council has not received any written recommendation from the governing bodies of the affected taxing districts.
 - H. On September 20, 2022, the City caused notice of the hearing to be held before the Council on the Amendment, including the required statements of ORS 457.120(3), to be mailed to utility customers within City's
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incorporated limits and to property owners of the unincorporated parcels within the Area.

- I. On October 27, 2022 the City Council held a public hearing to review and consider the Amendment, the Report, the recommendation of the Central Point Planning Commission and the public testimony received on or before that date and to receive additional public testimony.
- J. The City Council found that the Amendment conforms with all applicable legal requirements.
- K. After consideration of the record presented through this date, the City Council does by this Ordinance desire to approve the Amendment.

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

Section 1 The Amendment complies with all applicable 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 Central Point Planning Commission Recommendation, and the public testimony before the City Council:

1. The process for the adoption of the Amendment, has been conducted in accordance with the applicable provisions of Chapter 457 of the Oregon Revised Statutes and all other applicable legal requirements;
2. The area designated in the Amendment as the Downtown & East Pine Street Corridor Revitalization Plan Area is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Amendment because of conditions described in the Report in the Section "Existing Physical, Social, and Economic Conditions and Impacts on Municipal Services", including the existence of inadequate streets and other rights of way, open spaces and utilities and underdevelopment of property within the Area (ORS 457.010(1)(e) and (g));
3. The rehabilitation and redevelopment described in the Amendment to be undertaken by the CPDC is necessary to protect the public health, safety or 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 develop and/or redevelop according to the goals of the City's Comprehensive Plan;
4. The Amendment conforms to the Central Point Comprehensive Plan and provides an outline for accomplishing the projects described in the Amendment, as more fully described in Section Appendix, Exhibit 4 of the Amendment and in the Planning Commission Findings of Fact and Conclusions of Law ;
5. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the

Amendment and therefore the Amendment does not include provisions to house displaced persons;

6. No acquisition of property is anticipated as a result of the Amendment. If property is acquired for right of way improvements, it will be added to the Plan as property to be acquired.
7. Adoption and carrying out the Amendment 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 Sections II, III, IV, V, VI, VII, VIII of the Report;
8. The City shall assume and complete any activities prescribed it by the Amendment; and
9. The CPDC consulted and conferred with affected overlapping taxing districts prior to the Amendment being forwarded to the City Council.

Section 2 The Downtown & East Pine Street Corridor Revitalization Plan Amendment is hereby approved based upon review and consideration by the City Council of the Amendment and Report, the Central Point Planning Commission Recommendations, each of which is hereby accepted, the approval of Jackson County via adoption of a Resolution and the public testimony in the record.

Section 3 The City Manager shall forward forthwith to the CPDC a copy of this Ordinance.

Section 4 The CPDC shall thereafter cause a copy of the Amendment to be recorded in the Records of Jackson County, Oregon.

Section 5 The City Manager, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Amendment including the provisions of ORS 457.135, in the Mail Tribune no later than four days following adoption of this Ordinance.

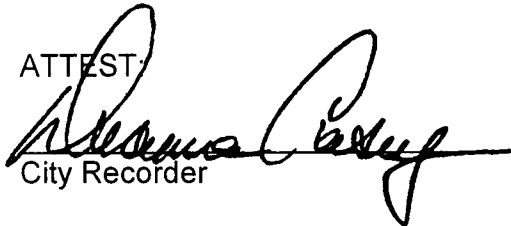
Section 6 Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word Ordinance may be changed to "code", "article", "section", "chapter", or other word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions need not be codified and the City Recorder is authorized to correct any cross references and any typographical errors.

Section 7 Effective Date. The Central Point City Charter states that an ordinance enacted by the council shall take effect on the thirtieth day after its enactment. The effective date of this ordinance will be the thirtieth day after the second reading.

Passed by the Council and signed by me in authentication of its passage
this 17th day of November, 2022.



Mayor Hank Williams

ATTEST:

City Recorder