



City of Florence
A City in Motion

Florence Urban Renewal Agency (FURA) Regular Meeting

Florence Events Center
715 Quince Street
Florence, OR 97439
541-997-3437
www.ci.florence.or.us

- Meeting materials including information on each agenda item are published at least 24 hours prior to the meeting, and can be found on the City of Florence website at www.ci.florence.or.us/urbanrenewal.
- Items distributed during the meeting and meeting minutes are posted to the City's website at www.ci.florence.or.us/urbanrenewal as soon as practicable after the meeting.
- To be notified of Urban Renewal meetings via email please visit <http://www.ci.florence.or.us/newsletter/subscriptions>

April 25, 2018

AGENDA

6:00 p.m.

FURA Directors:
Vice-Chair John Scott
Ron Caputo

Chairperson, Joshua Greene
Joe Henry
Patricia Riley

Ron Preisler
Mike Webb

Dave Braley
Bill Meyer

With 48 hour prior notice, an interpreter and/or TDY: 541-997-3437, can be provided for the hearing impaired.
Meeting is wheelchair accessible.

CALL TO ORDER – ROLL CALL

6:00 p.m.

1. APPROVAL OF AGENDA

Joshua Greene
Chairperson

2. PUBLIC COMMENTS

This is an opportunity for members of the audience to bring to the Agency's attention any item not otherwise listed on the Agenda. Comments will be limited to three (3) minutes per person, with a maximum time of 15 minutes for all items. Speakers may not yield their time to others.

Joshua Greene
Chairperson

ACTION ITEM

3. AMENDMENT TO FLORENCE DOWNTOWN PRESERVATION PLAN

Consider approval of **Resolution No. 1, Series 2018**, a resolution adopting a minor amendment to the Florence Downtown Preservation & Renewal Plan, authorizing acquisition of the Old Middle School Property located on the east side of Quince Street and south of 8th Street (Tax Lots 18-12-26-33-00900 and 18-12-26-33-00901).

Erin Reynolds
City Manager

REPORTS, PRESENTATIONS & UPDATES

4. CITY MANAGER REPORT

Erin Reynolds
City Manager

URBAN RENEWAL CALENDAR

All meetings are held at the Florence Events Center (715 Quince St., Florence Oregon) unless otherwise indicated

Date	Time	Description
May 23, 2018	5:30 p.m.	Florence Urban Renewal Agency Meeting
June 27, 2018	5:30 p.m.	Florence Urban Renewal Agency Meeting
July 18, 2018	5:30 p.m.	Florence Urban Renewal Agency Meeting <i>Moved from 7.25 Due to Mayor's Conference</i>
August 22, 2018	5:30 p.m.	Florence Urban Renewal Agency Meeting

**FLORENCE URBAN RENEWAL AGENCY
RESOLUTION NO. 1, SERIES 2018**

**A Resolution adopting a minor amendment to the Florence Downtown
Preservation and Renewal Plan, authorizing acquisition of the Old Middle School
Property.**

RECITALS:

1. The Urban Renewal Agency of the City of Florence, commonly known as the Florence Urban Renewal Agency (FURA), has the authority to implement the Florence Downtown Preservation and Renewal Plan.
2. The property acquisition was formerly occupied by the Siuslaw School District middle school and is within the boundaries of the Florence Downtown Preservation and Renewal Plan (Agency Plan).
3. The Middle School property is located on the east side of Quince Street and south of 8th Street. The property is made up of tax lots:
 - a. 18-12-26-33-00900 – approximately 7.06 acres and 18-12-26-33-00901.
 - b. 18-12-26-33-00901 – approximately 6.33 acres.
 - c. Total acreage for both tax lots is approximately 13.39 acres.
 - d. The eastern property border is the Siuslaw River estuary.
4. The Agency plan calls out the old middle school property as a possible development site worthy of Agency focus. Section 700C of the Agency plan describes how the Agency can get involved in redeveloping properties within the plan area and specifically lists the old middle school site among the properties subject to potential Agency redevelopment assistance.
5. The old middle school property is currently owned by Aspen Flo LLC. Aspen Flo LLC purchased the property from the Siuslaw School District in 2005. Since 2005, Aspen Flo has tried to sell the property. After unsuccessfully trying to sell the property via auction, Aspen Flo LLC approached the City of Florence to see if it had an interest in purchasing the property.
6. Aspen Flo wishes to convey the old middle school property and is offering the property to the Agency at a price that is well below the property's recent listing price.
7. Agency Plan Section 1100C defines the minor amendment process and states that a minor amendment is used for the acquisition of property for the purposes set out in Agency Plan Sections 800B1 and 800B2. Agency plan section 800B2 describes land acquisition when "the owner of real property within the boundaries of the area wishes to convey title of such property by any means, including by gift". Agency Plan Section 1100C applies to the Agency Plan amendment proposed here.

Based on these findings,

THE BOARD OF DIRECTORS OF THE URBAN RENEWAL AGENCY OF THE CITY OF FLORENCE RESOLVES AS FOLLOWS:

1. A new paragraph is added to Agency Plan Section 800C as follows:
 - a. By plan amendment in April, 2018, the old middle school property is identified for acquisition. The old middle school property is known as tax lots 18-12-26-33-00900 and 18-12-26-33-00901, totals approximately 13.39 acres, and is shown on the map attached to the Plan as Exhibit 2.
2. A new Exhibit 2 is added to Part 2 of the Agency Plan. The new exhibit is attached and incorporated herein.
3. With this Agency Plan amendment, expenditure of Agency funds to acquire the old middle school property is authorized.
4. This Resolution shall take effect upon passage by the Agency Board of Directors.

ADOPTION:

This Resolution is passed and adopted on the 25th day of April, 2018.

Joshua Greene, Chairperson

Attest:

Kelli Weese, City Recorder

Exhibit 2 – Map of old middle school property identified for acquisition

