

ORDINANCE BILL NO. 7-20

AN ORDINANCE RELATING TO URBAN REVEWAL, CREATING THE JORY APARTMENTS TIF DISTRICT PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED.

The City of Salem ordains as follows:

Section 1. Findings. The Salem City Council Finds:

- a) The Urban Renewal Agency of the City of Salem, Oregon (the “Agency”) has forwarded to the City Council for its approval a proposed urban renewal plan (the “Plan”) for a new urban renewal area known as the Jory Apartments TIF District (the “TIF District”), along with a report (the “Report”), explaining the need for the Plan.
- b) The adoption of a new urban renewal plan, pursuant to ORS 457.095, requires City Council approval by non-emergency ordinance, following a public hearing, that must include certain determinations and findings.
- c) The Agency is a public body corporate and politic, duly authorized and acting urban renewal agency of the City of Salem, Oregon, (the “City), and is proposing to undertake certain redevelopment activities in the TIF District pursuant to ORS Chapter 457.
- d) The Agency prepared a Plan, pursuant to ORS 457.085(2), which authorizes redevelopment activities for the TIF District, including development incentives to increase the supply of new affordable housing units on undeveloped land.
- e) The Agency prepared a Report, pursuant to ORS 457.085(3), which explains the need for the activities set out in the TIF District and explains the financial assumptions behind the Plan.
- f) On March 2, 2020 the Agency forwarded the Plan and Report to each of the following, which are the affected taxing jurisdictions: Marion County; Marion County 4-H; Salem-Keizer Public School District; Salem Area Mass Transit District; Chemeketa Community College; Chemeketa Community College CCRLS; Willamette Regional Education Service District; Marion County Soil and Water Conservation District; and the City of Salem. After the provision of the Plan

1 and Report, the Agency thereafter consulted and conferred with each affected
2 taxing district.

3 **g)** On March 9, 2020 the Agency forwarded the Plan and Report to the City Council
4 for approval.

5 **h)** Pursuant to ORS 457.120, from February 24 to March 27, the City mailed a notice
6 of an April 27, 2020 public hearing on the Plan to utility customers in the City of
7 Salem, which notice included the required statements of ORS 457.120(3).

8 **i)** On April 7, 2020 the Salem Planning Commission, after reviewing the Plan and
9 Report, recommended the City Council approve the Plan.

10 **j)** On April 27, 2020, the City Council held a public hearing to review and consider
11 the Plan, Report, the Planning Commission’s recommendation, and the public
12 testimony on that date.

13 **Section 2. Additional Findings.** The City, having considered the testimony at the April
14 27, 2020, public hearing hereby adopts the Report (attached hereto as “Exhibit A” and
15 incorporated herein by this reference) as additional findings, and determines that:

16 **(a)** The Area is blighted under criteria set out in ORS 457.010(1). For the reasons set
17 out in Section II.A of the Report, the TIF District is needed to incent development
18 of affordable housing units by rebating to the developer a portion of the property
19 taxes collected by the District. The property is currently undeveloped and in public
20 ownership, not generating property taxes.

21 **(b)** The development incentives described in the Plan are necessary to increase the
22 supply of affordable housing in the City and therefor protect the public health,
23 safety and welfare of the City.

24 **(c)** For the reasons set out in Section VI, (A) of the Plan, the Plan conforms to the
25 intent of the Salem Area Comprehensive Plan. As more fully described in
26 Sections III and IV of the Plan, the Plan provides an outline for accomplishing the
27 projects described therein.

28 **(d)** The Plan does not anticipate property acquisition and deposition, so relocation of
29 businesses or residences is not part of the Plan.

30 **(e)** The City’s approval of the Plan and the Agency’s carrying out of the property tax
31 rebate program described in the Plan is economically sound and feasible. The

1 Agency will fund the Plan’s activities with revenues derived from a division of
2 taxes pursuant to ORS 457.440 and Article IX, Section 1c, of the Oregon
3 Constitution.

4 (f) The City shall assume and complete any activities prescribed to it by the Plan.

5 (g) The Plan (attached hereto as “Exhibit B” and incorporated herein by reference)
6 meets the requirements of ORS 457.085(2) and is approved.

7 **Section 3. Approval.** The Plan (attached hereto as “Exhibit B” and incorporated herein
8 by reference) meets the requirements of ORS 457.085(2) and is approved.

9 **Section 4.** The City Recorder shall forward a copy of this ordinance to the Agency.

10 **Section 5. Recording.** The Agency shall forthwith cause a copy of the Plan to be
11 recorded in the Records of Marion County, Oregon.

12 **Section 6. Publication.** The City Recorder, in accordance with ORS 457.115, shall
13 publish notice of the adoption of this ordinance approving the Plan, in the Statesman
14 Journal no later than four days following the adoption of this ordinance.

15 **Section 7. Codification.** In preparing this ordinance for publication and distribution, the
16 City Recorder shall not alter the sense, meaning, effect, or substance of this ordinance, but
17 within such limitations, may:

18 (a) Renumber sections and parts of sections of the ordinance;

19 (b) Rearrange sections;

20 (c) Change reference numbers to agree with renumbered chapters, sections, or other
21 parts;

22 (d) Delete references to repealed sections;

23 (e) Substitute the property subsection, section, or chapter, or other division numbers;

24 (f) Change capitalization and spelling for the purpose of uniformity;

25 (g) Add headings for purposes of grouping like sections together for ease of reference;
26 and

27 (h) Correct manifest clerical, grammatical, or typographical errors.

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30 PASSED by the Council this _____ day of _____, 2020.

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ATTEST:

City Recorder

Approved by City Attorney: _____

Checked by: A.Gorski