

ROSEBURG URBAN RENEWAL AGENCY  
BOARD MEETING AGENDA  
JANUARY 27, 2025



1-23-2025

City Hall Council Chambers  
900 SE Douglas Avenue  
Roseburg, Oregon 97470

**Public Access:**

City website at <https://www.cityofroseburg.org/your-government/mayor-council/council-videos>

Facebook Live at [www.Facebook.com/CityofRoseburg](http://www.Facebook.com/CityofRoseburg)

*(Immediately Following the 7:00 p.m. City Council Meeting)*

1. **Call to Order:** Larry Rich, Chair
  
2. **Roll Call**

Tom Michalek	Andrea Zielinski	Kylee Rummel
Ruth Smith	Ellen Porter	Katie Williams
Zack Weiss	Shelley Briggs Loosley	
  
3. **Consent Agenda**
  - A. June 10, 2024 Meeting Minutes
  
4. **Department Items**
  - A. Diamond Lake Urban Renewal Plan Minor Amendment – Resolution No. UR-2025-01
  
5. **Audience Participation**
  
6. **Adjournment**

**\*\*\* AMERICANS WITH DISABILITIES ACT NOTICE \*\*\***

Please contact the City Recorder's Office, Roseburg City Hall, 900 SE Douglas, Roseburg, OR 97470-3397 (Phone 541-492-6866) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900.

**MINUTES OF THE ROSEBURG  
URBAN RENEWAL AGENCY BOARD MEETING  
June 10, 2024**

Chair Larry Rich called the meeting of the Urban Renewal Agency Board to order at 8:44 p.m. on June 10, 2024 in the City Hall Council Chambers, 900 SE Douglas Avenue, Roseburg, Oregon.

Present: Board Members David Mohr, Ellen Porter (via zoom), Kylee Rummel, Patrice Sipos, and Andrea Zielinski

Absent: Shelly Briggs Loosley, Tom Michalek, and Ruth Smith

Others: City Manager Nikki Messenger, City Attorney Jim Forrester, Police Chief Gary Klopfenstein, Fire Chief Tyler Christopherson, Community Development Director Stuart Cowie, Human Resources Director John VanWinkle, Library Director Kris Wiley, Public Works Director Dawn Easley, Finance Director Ron Harker, City Recorder Amy Nytes, and Management Assistant Grace Jelks

3. Consent Agenda

A. February 26, 2024, Meeting Minutes.

Member Mohr moved to approve the consent agenda. The motion was seconded by Member Zielinski and approved with the following vote: Members Mohr, Rummel, Porter, Sipos, and Zielinski voted yes. No Members voted no. The motion passed unanimously.

4. Public Hearing

A. Resolution No. UR-2024-02: Urban Renewal Agency 2024-2025 Budget Adoption.

Chair Rich opened the public hearing at 8:45 p.m. Harker provided an overview of Resolution No. UR-2024-02, A Resolution Adopting the 2024-2025 Budget and Making Appropriations.

As no one wished to speak, the public comment and public hearing closed at 8:46 p.m.

Member Mohr moved to adopt Urban Renewal Resolution No. UR-2024-02 –Adopting the 2024-2025 Budget, Making Appropriations, and Declaring Tax Increment Financing. The motion was seconded by Member Rummel and approved with the following vote: Members Mohr, Rummel, Porter, Sipos, and Zielinski voted yes. No Members voted no. The motion passed unanimously.

5. Audience Participation

None.

6. Adjourn

Chair Larry Rich adjourned the meeting at 8:47 p.m.

*Grace Jelks*

Grace Jelks

Management Staff Assistant



# ROSEBURG URBAN RENEWAL AGENCY AGENDA ITEM SUMMARY

---

## DIAMOND LAKE URBAN RENEWAL PLAN MINOR AMENDMENT RESOLUTION NO. UR-2025-01

---

Meeting Date: January 27, 2025  
Department: Administration  
[www.cityofroseburg.org](http://www.cityofroseburg.org)

Agenda Section: Resolutions  
Staff Contact: Nikki Messenger, CM  
Contact Telephone Number: 541-492-6866

---

### ISSUE STATEMENT AND SUMMARY

Staff is proposing a minor amendment to the Diamond Lake Urban Renewal Plan in order to bring the old Rite-Aid (R68981) and Safeway properties (R68974), and the Parking Structure (R69716 & R69674) into the plan area. The issue for the Board is whether to adopt the attached resolution amending the district boundary.

### BACKGROUND

#### A. Board Action History.

The Council adopted the Diamond Lake Urban Renewal Plan at their July 9, 2018 meeting.

#### B. Analysis.

In 2017, the City initiated a study to determine if it was viable to create an urban renewal district encompassing the Diamond Lake corridor. Consultant Elaine Howard was selected to work with the City to evaluate a plan area and ultimately to help develop a plan and report that resulted in the adoption of Ordinance 3502 in July 2018.

The initial plan area was adjacent to the previously existing North Roseburg Urban Renewal District. Urban Renewal District boundaries are restricted in size. If multiple districts are adopted, the total area of districts are limited to no more than 25% of the total acreage of the City and no property can be included in more than one district. The new Diamond Lake plan was limited to 711.54 acres, bringing the total area of both districts to the 25% maximum allowed by statute.

The Ordinance creating the new Diamond Lake Urban Renewal District contained two statutorily allowed amendment options. Substantial amendments can only be adopted utilizing the same statutory process used to adopt the original plan. Minor amendments, which include the addition of acreage totaling less than one percent of the initial total acreage and/or adding projects that do not add to the total indebtedness, can be adopted by resolution of the governing body.

The downtown core area was added to the North Roseburg Urban Renewal district through a substantial amendment process in 2005. A number of projects were carried out in the downtown area; however, a few blighted areas were not improved prior to the expiration of the North Roseburg Urban Renewal Plan in 2019. During the process of adopting the new Diamond Lake plan, significant discussion took place regarding the potential to take in properties and portions of the rights of way through a minor amendment to allow for the use of tax increment financing to carry out projects that could eliminate blight, enhance economic development, housing, and transportation and carry out the intent of Urban Renewal.

The proposed amendment is a minor amendment. i.e. Engineering has prepared the attached legal description and map showing the proposed amendment. While the properties planned for inclusion are not immediately adjacent to the district, the proposed area ties into the existing district at Jackson Street. The new boundary would include the Jackson Street Bridge and adjacent retaining wall, then narrow to one-foot wide, and follow the Court Street and Rose Street rights-of-way to reach the northern boundaries of the Rite Aid and Safeway properties. The boundary narrows to cross Washington and includes the parking structure and overpark area.

The privately owned properties identified for inclusion in this proposed minor amendment have been vacant for over 20 years and no investment has been made with the exception of removing the 'Safeway' building, which had become a public nuisance. Because no private investment appeared to be forthcoming, no public improvement/enhancement was determined to be cost effective while the previous ownership was involved. The properties continued to deteriorate over the last five years and the blighted conditions have become more of an attractive nuisance. Recently, the property was acquired for development purposes that could eliminate the blight, and provide necessary investments to stimulate additional economic growth in the downtown area.

The inclusion of the parking structure could allow the City to make improvements to the structure in order to maximize the City's prior investment in parking downtown and support new development downtown.

**C. Financial/Resource Considerations.**

The minor amendment does not propose to adjust the maximum indebtedness of the district, which will remain at \$72,800,000 over the life of the plan.

**D. Timing Considerations.**

The 'Rite Aid/Safeway' properties recently came into local ownership when the Cow Creek Band of Umpqua Tribe of Indians purchased the properties in 2024. Adjusting the boundary will allow the City to participate in redevelopment of the area without impacting the General Fund.

**BOARD OPTIONS**

The Board has the following options:

1. Adopt the attached Resolution No. UR-2025-01, amending the boundary of the Diamond Lake Urban Renewal Plan area; or
2. Request additional information; or
3. Do nothing and not adjust the boundary.

**STAFF RECOMMENDATION**

The intent of urban renewal is to eliminate blight. For many years, the Rite Aid and Safeway sites have met the definition of blight. Moving these properties and the parking structure into the urban renewal area provides the best opportunity for the City to collaborate with the Cow Creek Umpqua Tribe and bring resources to any future redevelopment plans to eliminate this blight and support improvements to the parking structure for the downtown business community. Staff recommends the Board adopt the attached resolution creating a minor amendment to the Diamond Lake Urban Renewal Plan.

**SUGGESTED MOTION**

***"I MOVE TO ADOPT RESOLUTION NO. UR-2025-01, APPROVING A MINOR AMENDMENT TO THE DIAMOND LAKE URBAN RENEWAL PLAN."***

**ATTACHMENTS:**

Attachment #1 – Resolution No. UR-2025-01

Attachment #2 – Proposed Additional Plan Area

Attachment #3 – Existing Diamond Lake Urban Renewal Area Boundary

**RESOLUTION NO. UR-2025-01**

**A RESOLUTION APPROVING A MINOR AMENDMENT TO THE DIAMOND LAKE  
URBAN RENEWAL PLAN**

**WHEREAS**, the Roseburg Urban Renewal Agency is an urban renewal agency organized under the provisions of ORS Chapter 457; and

**WHEREAS**, the Roseburg City Council adopted the Diamond Lake Urban Renewal Plan (Plan) on July 9, 2018 by Ordinance 3502; and

**WHEREAS**, the Plan, as originally adopted included a total of 711.54 acres consisting of 925 tax lots and public rights-of-way; and

**WHEREAS**, the Roseburg Urban Renewal Agency Board desires to amend the Plan to add property in a total amount less than 1%; and

**WHEREAS**, the area outlined in the attached metes and bounds description is consistent with the determination of blight in the Plan; and

**WHEREAS**, the projects, goals and objectives outlined in the Plan are consistent with the with projects needed in the proposed amendment area; and

**WHEREAS**, the projects, including economic development, beautification, housing incentives, and transportation will not exceed the Plan costs outlined in the original Plan and report, and will not increase the maximum indebtedness; and

**WHEREAS**, there are two types of amendments in the Plan, Minor Amendments and Substantial Amendments; and

**WHEREAS**, this amendment constitutes a Minor Amendment as the four tax lots (+/-3.5 acres total) and additional rights-of-way (+/-1.34 acres total) total less than 1% of the original Plan area (maximum 7.115 acres) as authorized in Ordinance 3502 and ORS 457.

**NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE ROSEBURG URBAN RENEWAL AGENCY BOARD that:**

**Section 1.** The Roseburg Urban Renewal Agency Board approves a Minor Amendment to the Diamond Lake Urban Renewal Plan to add 4.84 acres of property and rights-of-way per the attached metes and bounds description Exhibit "A".

**Section 2.** This resolution shall become effective immediately upon its adoption by the Board.

**ADOPTED BY THE ROSEBURG URBAN RENEWAL AGENCY BOARD AT ITS  
REGULAR MEETING ON THE 27TH DAY OF JANUARY, 2025.**

---

**Amy Nytes, City Recorder**

EXHIBIT FOR ADDITIONAL AREA 2024 DIAMOND LAKE URBAN RENEWAL DISTRICT BOUNDARY

A tract of land located in the Northwest Quarter of Section 19, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows:

Beginning at the intersection of the centerline of Deer Creek and the Easterly Right-of-Way boundary of SE Jackson Street; Thence leaving said centerline, Northerly along said Easterly Right-of-Way Boundary 100.00 feet; Thence leaving said Easterly Right-of-Way boundary at a right angle Westerly 60.00 feet, more or less, to a point on the Westerly Right-of-Way boundary of said SE Jackson Street, being Northerly 100.00 feet, more or less, from intersection of said Westerly Right-of-Way boundary and said centerline of Deer Creek; Thence Southerly along said Westerly Right-of-Way boundary to the intersection with the Northerly Right-of-Way boundary of SE Court Avenue; Thence leaving said Westerly Right-of-Way boundary, Westerly along said Northerly Right-of-Way boundary to the intersection with the Westerly Right-of-Way boundary of SE Rose Street; Thence leaving said Northerly Right-of-Way boundary, Southerly along said Westerly Right-of-Way to the intersection with the Southerly Right-of-Way boundary of SE Douglas Avenue, being the Northeast corner of BLOCK 17 of the City of Roseburg, Volume 1A, Page 20, Plat Records of Douglas County, also being the Northeast corner of PARCEL 2 of Instrument Number 2024-05910, Deed Records of Douglas County; Thence leaving said Westerly Right-of-Way boundary, Westerly along said Southerly Right-of-Way boundary, coincident with the North boundary of said PARCEL 2, to the intersection with the Easterly Right-of-Way boundary of SE Stephens Street, being the Northwest corner of said PARCEL 2; Thence Southerly along said Easterly Right-of-Way boundary, coincident with the West boundary of said PARCEL 2, to the Northerly Right-of-Way boundary of SE Washington Avenue, being the Southwest corner of said PARCEL 2; Thence Easterly along said Northerly Right-of-Way boundary, coincident with the South boundary of said PARCEL 2 to the intersection of the aforementioned Westerly Right-of-Way boundary of SE Rose Street, being the Southeast corner of said PARCEL 2; Thence leaving said Westerly Right-of-Way boundary, Easterly to the intersection of the Easterly Right-of-Way boundary of said SE Rose Street, being the Southwest corner of PARCEL 1 of said Instrument Number 2024-05910; Thence leaving said Northerly Right-of-Way, Southerly along said Easterly Right-of-Way boundary to the intersection with the Southerly Right-of-Way boundary of said SE Washington Avenue being the Northwest corner of BLOCK 29, said City of Roseburg; Thence Westerly along said Southerly Right-of-Way boundary, coincident with the North boundary of that portion of vacated SE Rose Street per Roseburg City Ordinance 2264, recorded as Instrument Number 1980-10330, Deed Records of Douglas County, 9.00 feet to the Northwest corner of said Instrument Number 1980-10330; Thence leaving said Southerly Right-of-Way boundary, Southerly along the aforementioned Easterly Right-of-Way boundary of said SE Rose Street, coincident with the West boundary of said Instrument Number 1980-10330, to the Northerly Right-of-Way boundary of Southeast Oak Street, being the Southwest corner of said Instrument Number 1980-10330; Thence leaving said Easterly Right-of-Way boundary, Easterly along said Northerly Right-of-Way boundary, coincident with said instrument Number 1980-10330 and the South boundary of said BLOCK 29 to the Southwest corner of Instrument Number 2002-08026, Deed Records of Douglas County; Thence leaving said Northerly Right-of-Way, Northerly along the West boundary of said Instrument Number 2002-08026 to the Southwest corner of Instrument Number 2000-07464, Deed Records of Douglas County; Thence Northerly along the West boundary of said Instrument Number 2000-07464 to the Southwest corner of Instrument Number 2006-16230, Deed Records of Douglas County; Thence Northerly along the West boundary of said Instrument Number 2006-16230 to the Northwest corner of said Instrument Number 2006-16230; Thence Easterly along the North boundary of said Instrument Number 2006-16230 to the Southwest corner of PARCEL 1 of Instrument Number 2014-04346, Deed Records of Douglas County; Thence Northerly along the West boundary of said PARCEL 1 and the West boundary of PARCEL 2 of said Instrument Number 2014-04346 to the Northwest corner of said PARCEL 2; Thence Easterly along the North boundary of said PARCEL 2 to the Northeast corner of said PARCEL 2; Thence Southerly along the East boundary of said PARCEL 2 to the Southeast corner of said PARCEL 2, being on the North boundary of said PARCEL 1; Thence Easterly along said North boundary to the Northeast corner of said PARCEL 1, being on the Westerly Right-of-Way of SE Jackson Street; Thence Northerly along said Westerly Right-of-Way to the Southeast corner of PARCEL 2, Partition Plat 2021-0013, Plat Records of Douglas County; Thence leaving said Westerly Right-of-Way boundary, Westerly along the South boundary of said PARCEL 2 to the South west corner of said PARCEL 2; Thence Northerly along the West boundary of said PARCEL 2 to the Northwest corner of said PARCEL 2, being on the South boundary of PARCEL 1, said Partition Plat 2021-0013; Thence Westerly along said South boundary to the Southwest corner of said PARCEL 1; Thence Northerly along the West boundary of said PARCEL 1 to the Northwest corner of said PARCEL 1, being on the South boundary of Instrument Number 2019-11002, Deed Records of Douglas County; Thence Westerly along said South boundary to the Southwest corner of said Instrument Number 2019-11002; Thence Northerly along the West boundary of said Instrument Number 2019-11002 to the Northwest corner of said Instrument Number 2019-11002; Thence Easterly along the

North boundary of said Instrument Number 2019-11002 to the Southwest corner of Instrument Number 2019-18866, Deed Records of Douglas County; Thence leaving said North boundary, Northerly along the West boundary of said Instrument Number 2019-18866 to the Northwest corner of said Instrument Number 2019-18866, being on the South boundary of Instrument Number 2012-20283, Deed Records of Douglas County; Thence Westerly along said South boundary to the Southwest corner of said Instrument Number 2012-20283; Thence Northerly along the West boundary of said Instrument Number 2012-20283 to the Northwest corner of said Instrument Number 2012-20283, being on the North boundary of said BLOCK 29, also being on the aforementioned Southerly Right-of-Way boundary of SW Washington Avenue; Thence Westerly along said Southerly Right-of-Way boundary to a point on said North boundary of said BLOCK 29 being 1.00 feet East of the aforementioned NW corner of said BLOCK 29; Thence leaving said North boundary and said Northerly Right-of-Way boundary, Northerly being parallel with and 1.00 feet East of the aforementioned Easterly Right-of-Way boundary of said SE Rose Street to a point on the North Right-of-Way of said SW Washington Avenue, being on the South boundary of BLOCK 18, said City of Roseburg, also being the South boundary of the aforementioned PARCEL 1 of said Instrument Number 2024-05910, and being 1.00 feet East of the Southwest corner of said PARCEL 1; Thence Easterly along said Northerly Right-of-Way, coincident with said South boundary to the Southeast corner of said PARCEL 1, being on the Westerly Right-of-Way boundary of said SE Jackson Street; Thence leaving said Northerly Right-of-Way boundary, Northerly along the East boundary of said PARCEL 1 to the most Easterly Northeast corner of said PARCEL 1, being the Southeast corner of Instrument Number 2019-15772, Deed Records of Douglas County; Thence leaving said Westerly Right-of-Way boundary, Westerly along the North boundary of said PARCEL 1, coincident with the South boundary of said Instrument Number 2019-15772, to the Southwest corner of said Instrument Number 2019-15772, being on the Easterly Right-of-Way of that 20.00-foot alley of said BLOCK 18; Thence Northerly along said Easterly Right-of-Way boundary to the aforementioned Southerly Right-of-Way boundary of said SE Douglas Avenue, being on the North boundary of said BLOCK 18; Thence Westerly along said Southerly Right-of-Way boundary, coincident with said North boundary, to the intersection with the aforementioned Easterly Right-of-Way boundary of said SE Rose Street, and the Northwest corner of said PARCEL 1; Thence leaving said Easterly Right-of-Way boundary, continuing Westerly along said Southerly Right-of-Way boundary to a point that is 1.00 feet East of the aforementioned Northeast corner of PARCEL 2 of said Instrument Number 2024-05910; Thence leaving said Southerly Right-of-Way boundary, Northerly being parallel with and 1.00 feet East of the aforementioned Westerly Right-of-Way boundary of said SE Rose Street to a point that is 1.00 feet from the aforementioned Northerly Right-of-Way boundary of said SE Court Avenue; Thence Easterly being parallel with and 1.00 feet South of said Northerly Right-of-Way boundary to a point on the aforementioned Easterly Right-of-Way boundary of said SE Jackson Street; Thence Northerly along said Easterly Right-of-Way to the Point of Beginning and there terminating.

The above described tract contains 4.84 acres, more or less.



Proposed Additional Urban  
Renewal Plan Area





Figure 1 - Diamond Lake Urban Renewal Area Boundary



Source: City of Roseburg