

ORDINANCE NO. 5483

AN ORDINANCE DECLARING THAT BLIGHTED AREAS EXIST WITHIN THE CITY OF ALBANY, RECOGNIZING THE NEED FOR AN URBAN RENEWAL AGENCY TO FUNCTION IN THE CITY OF ALBANY, AND PROVIDING FOR THE EXERCISE OF THE AGENCY'S POWERS BY THE CITY COUNCIL OF THE CITY OF ALBANY.

WHEREAS, there exist within the City of Albany, Oregon, blighted areas as defined in ORS 457.010; and

WHEREAS, such blighted areas impair economic values and ad valorem tax revenues; and

WHEREAS, there is a need for an urban renewal agency to function in the City; and

WHEREAS, ORS 457.035 authorizes the creation of a public body corporate and politic to be known as the "Urban Renewal Agency" of the City.

THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: Finding of Blight. Based upon the findings marked Exhibit "A," attached hereto and incorporated by reference as fully set forth herein, the City Council of the City of Albany, Oregon, hereinafter referred to as City of Albany, hereby finds and declares that blighted areas, as defined in ORS 457.010, exist within the City of Albany.

Section 2: Need for Agency. The City Council declares and recognizes that there is a need for an Urban Renewal Agency to function within the City of Albany.

Section 3: Exercise of Powers. The City Council further declares, pursuant to ORS 457.045(3), that all of the rights, powers, duties, privileges and immunities granted to and vested in an Urban Renewal Agency by the laws of the State of Oregon shall be exercised by and vested in the City Council of the City of Albany; provided, however, that any act of the governing body acting as the Urban Renewal Agency shall be and shall be considered, the act of the Urban Renewal Agency only and not of the City Council. The Urban Renewal Agency retains the authority to expand Agency membership to include citizen members, and to establish an advisory commission including citizen members.

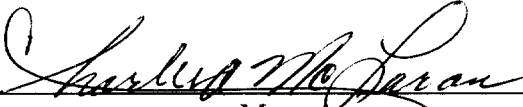
Section 4: Corporate Name. The corporate name of the Urban Renewal Agency shall be, and said agency shall be known as, "The Central Albany Revitalization Agency of the City of Albany."

Section 5: Term of Office. The term of office of each member of the Urban Renewal Agency shall be concurrent with each member's individual term of office as a member of the City Council.

Passed by Council: June 27, 2001

Approved by Mayor: June 27, 2001

Effective Date: July 27, 2001

  
\_\_\_\_\_  
Mayor

ATTEST:

  
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City Recorder

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## **EXHIBT A**

### **Finding of Blight**

ORS 457.010(1) defines “Blighted areas” as areas that, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use, the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. The following factors indicating blight have been identified in the area generally bounded by the Willamette River on the north, Geary Street on the east, the Elm Street area on the west and the Pacific Boulevard/99E couplet area to 29<sup>th</sup> Avenue on the south.

- ◆ Buildings which cannot be economically renovated for reuse
- ◆ Dilapidated building exteriors
- ◆ Housing that does not meet codes
- ◆ Deteriorated public streets, alleys and bridges
- ◆ Inadequate and unsafe transportation network
- ◆ Inadequate pedestrian orientation
- ◆ Inadequate pedestrian/bicycle connections
- ◆ Inadequate transportation system to meet transition requirements
- ◆ Deteriorated and undersized sewer and water lines
- ◆ Direct discharge of storm waters into area waterways
- ◆ Limited public facilities
- ◆ Parking deficiencies in the Downtown
- ◆ Areas that require substantial redevelopment in order to meet intended land uses
- ◆ Depreciated values and lack of investment
- ◆ Reduced land utilization