

NEWBERG PLANNING COMMISSION

REVIEW OF PROPOSED NEWBERG URBAN RENEWAL PLAN
FOR CONFORMANCE TO THE NEWBERG COMPREHENSIVE
PLAN

July 8, 2021

ROLE OF PLANNING COMMISSION

- Review the proposed Newberg Urban Renewal Plan and make a determination on its conformance to the Newberg Comprehensive Plan.

URBAN RENEWAL 101

NOT A NEW TAX!



CRASH COURSE | UR 101



CRASH COURSE | UR 101



PROPERTY TAX INCREASES

1. 3% Appreciation

2. Substantial Improvements

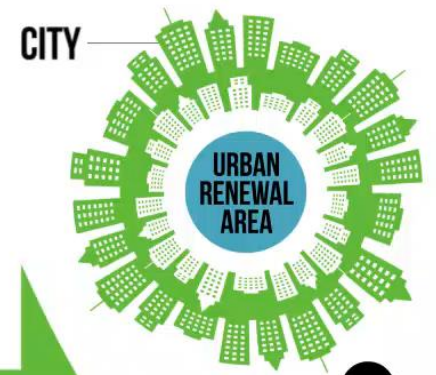


REGULAR TAXING JURISDICTIONS
City, County, Etc.

CRASH COURSE | UR 101



PROPERTY TAX INCREASES
1. 3% Appreciation
2. Substantial Improvements



REGULAR TAXING JURISDICTIONS
City, County, Etc.

IMPACTS TO TAXING DISTRICTS

- ❖ Urban Renewal does not provide new money
 - Diverts funds that would go to other property tax districts
- ❖ Continue receiving taxes on frozen base
- ❖ Temporarily forego taxes on any growth in Urban Renewal Area
- ❖ Growth may not have occurred but not for urban renewal



URBAN RENEWAL AND LOCAL SCHOOL DISTRICTS

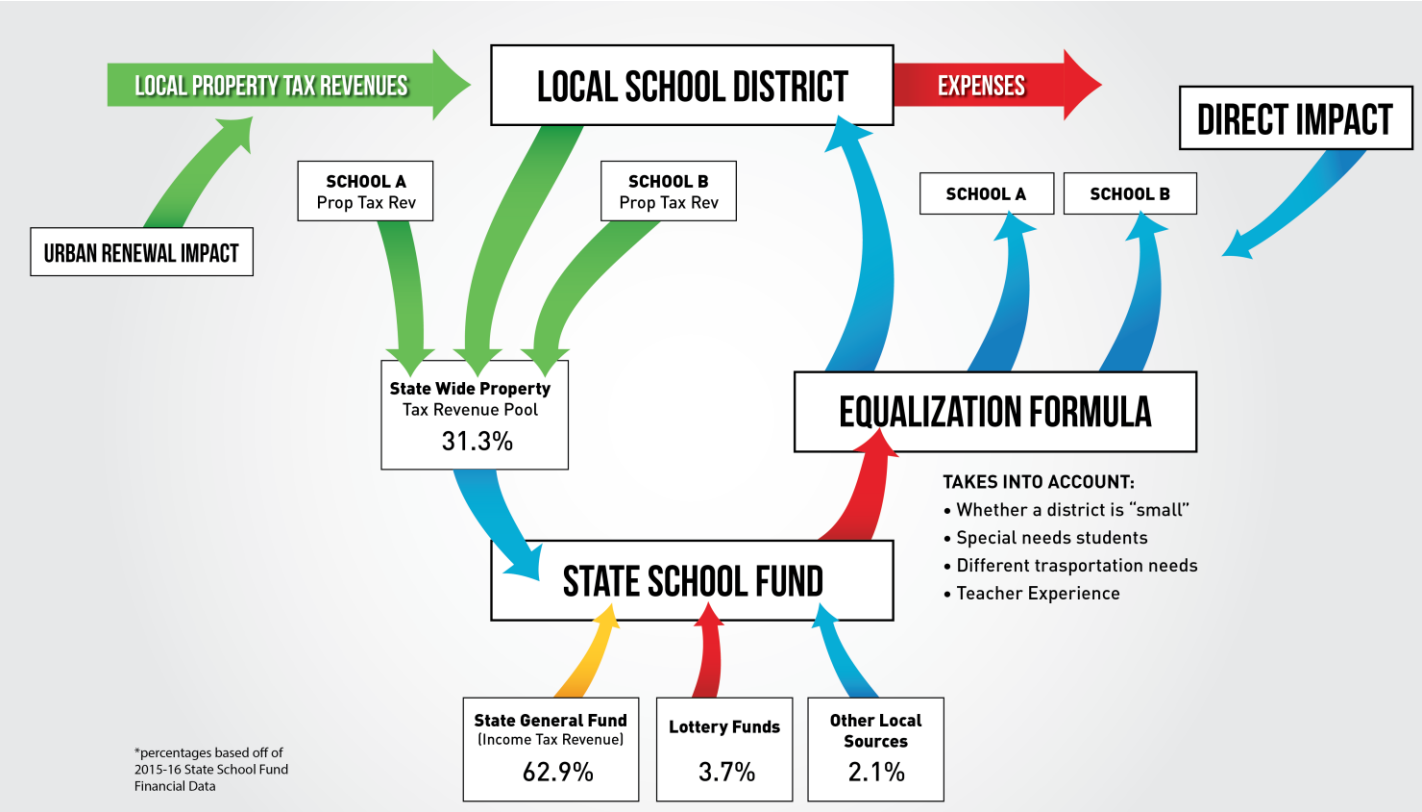


An Indirect Impact

URBAN RENEWAL IMPACT Regular Taxing District

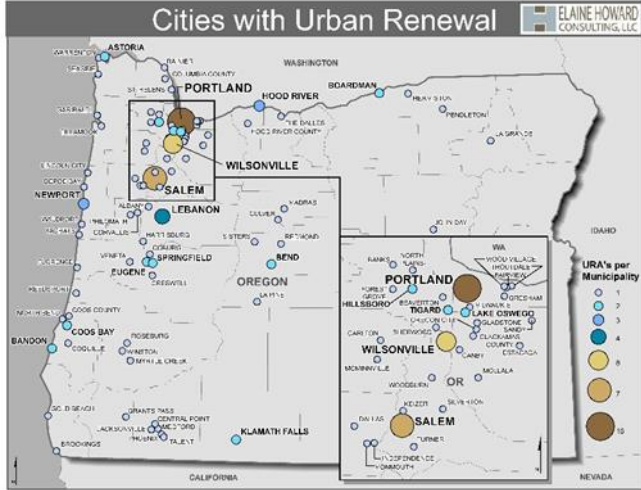
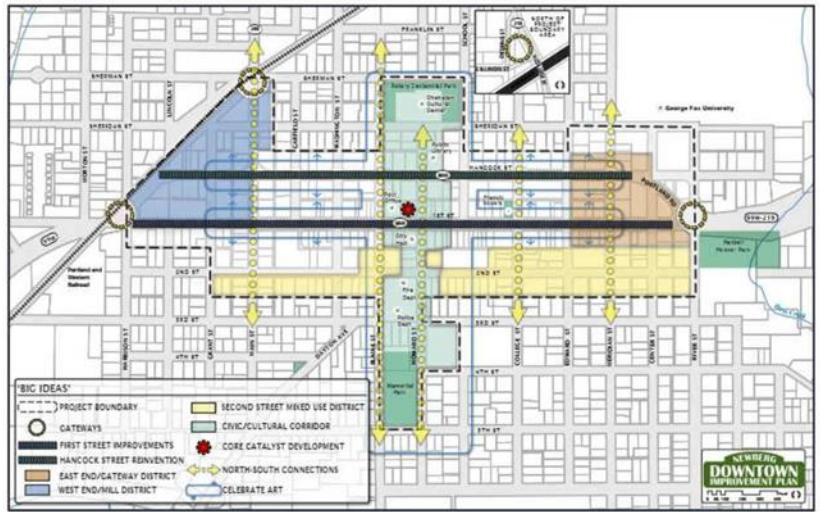
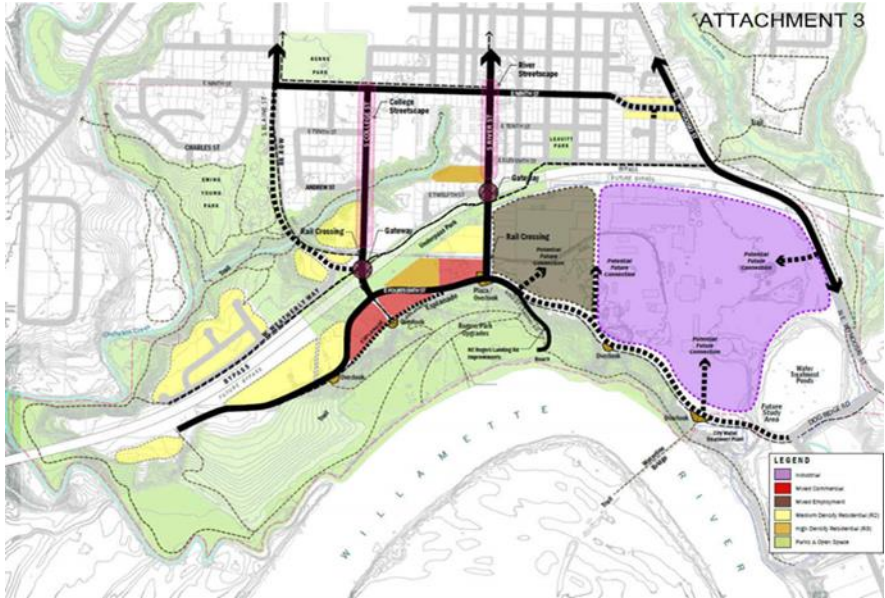
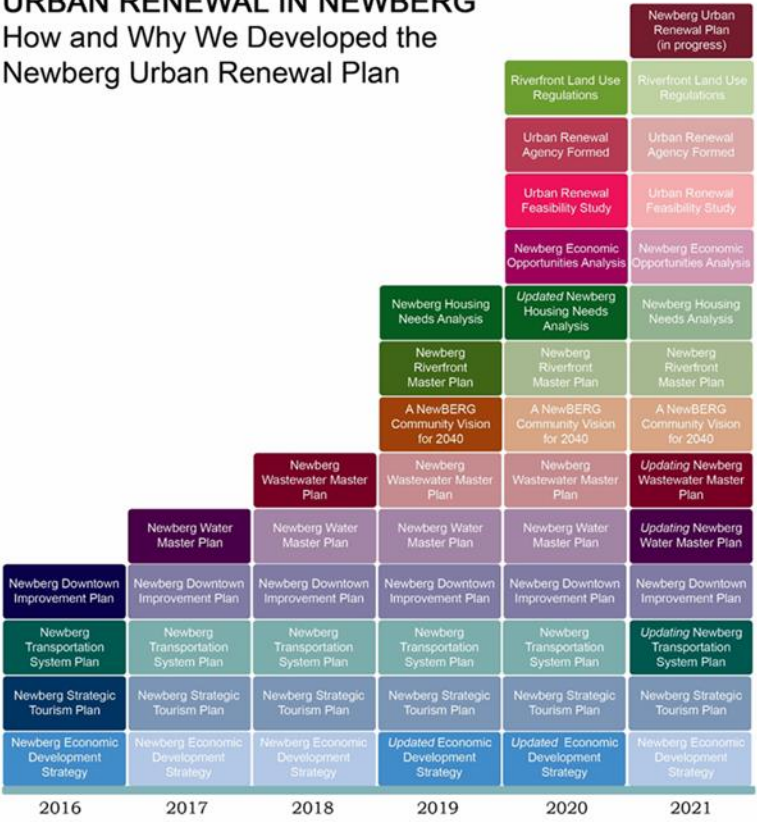


URBAN RENEWAL IMPACT LOCAL SCHOOLS



SETTING THE STAGE

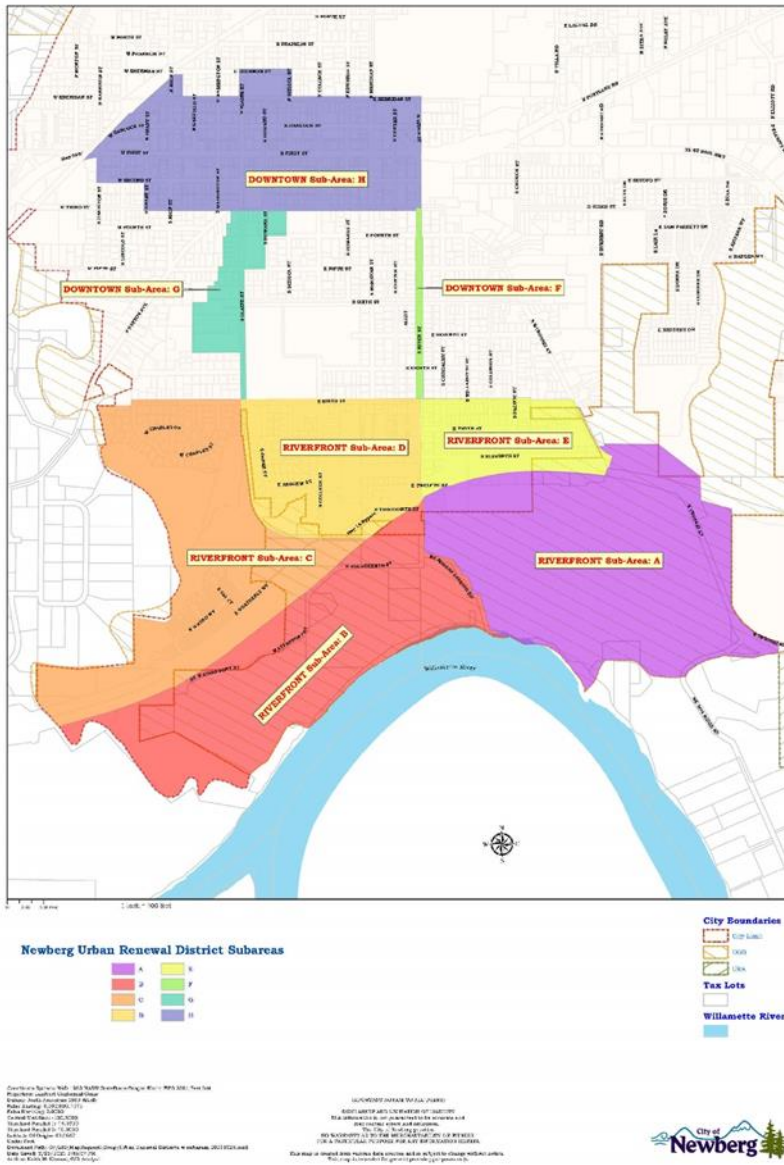
URBAN RENEWAL IN NEWBERG How and Why We Developed the Newberg Urban Renewal Plan



URBAN RENEWAL PLAN & REPORT

- Ad Hoc Citizens Advisory Committee – met 8 times
- Public Engagement: Web page, fact sheets, videos, community presentations, social media
- Planning Commission/City Council Briefings
- Informing Taxing Districts on Plan & Report status

URBAN RENEWAL DISTRICT SUBAREAS

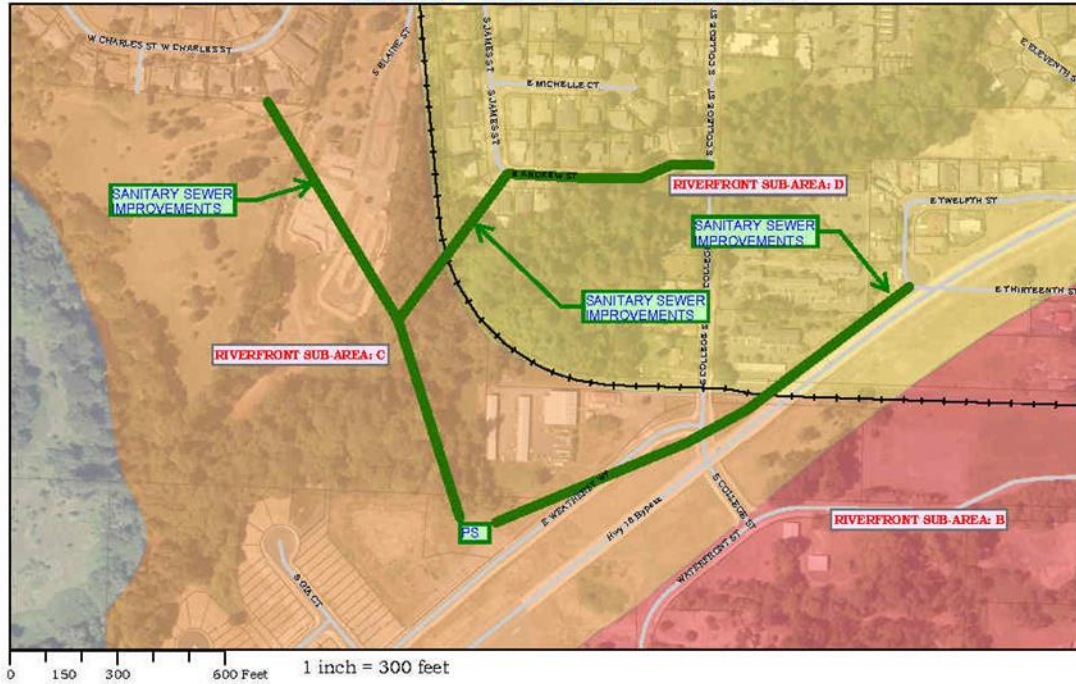


- 600 acres
- \$106.4M Maximum Indebtedness
- Downtown & Riverfront
- Connections – Blaine St & River St

Does Not Increase Property Taxes

SUBAREAS C & D

Subarea C Wastewater Infrastructure

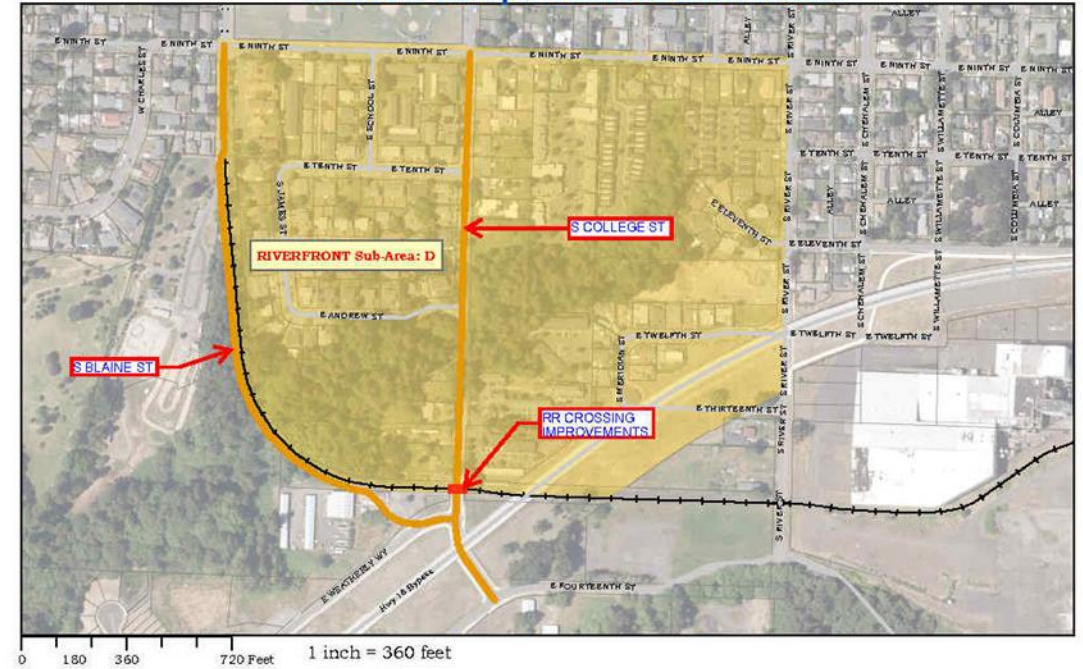


Customer System: 440 1932 MAIN St at the Oregon River PPS 2021 Fall 1st
 Project: Layman, California, Calif
 Date: 10/19/2021 10:21 AM
 Project Number: 2021-010-10
 City: Newberg
 County: Oregon
 State: Oregon
 Date: 10/19/2021 10:21 AM
 Author: Elaine Howard
 Scale: 1 inch = 300 feet

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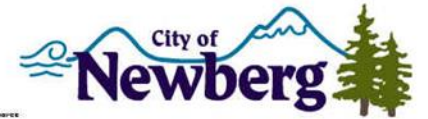


Subarea D Transportation and Infrastructure



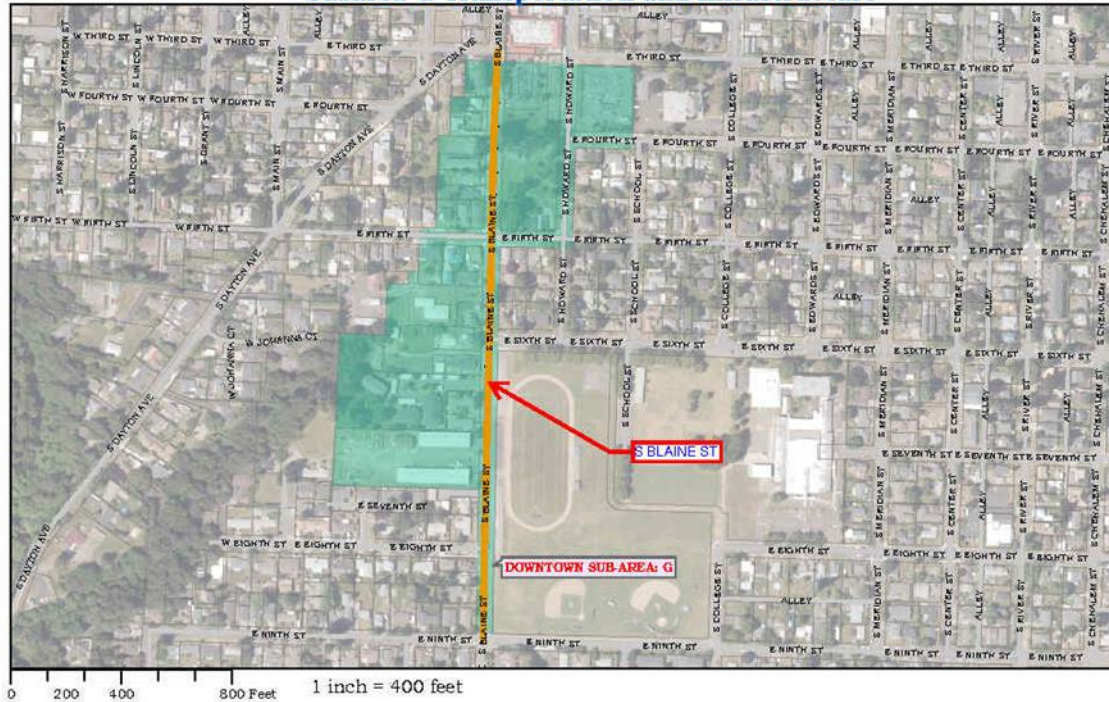
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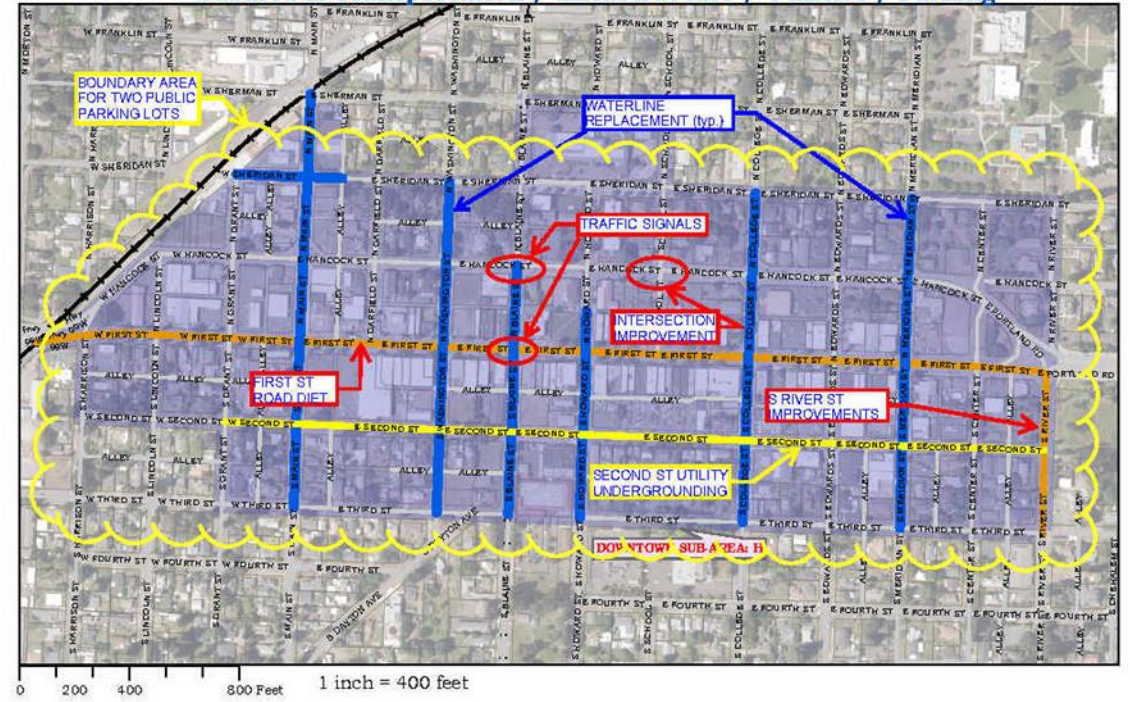


SUBAREAS G & H

Subarea G Transportation and Infrastructure

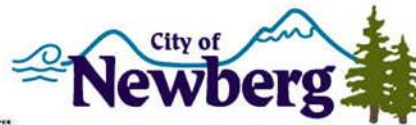


Subarea H Transportation / Infrastructure / Utilities / Parking



City of Newberg
 1923 Main Street
 Phone: 503.535.7335
 Fax: 503.535.7336
 Website: www.cityofnewberg.com

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IMPACT TO CITY OF NEWBERG

Urban renewal projects will be used to spur development which will increase Newberg's tax revenue in the future

Over 30 years: \$23,816,275

Does not reduce existing revenues, just impacts future revenues on increased growth

Leverages city tax rate with other permanent rate taxes to create larger funding source for project implementation

FYE	City of Newberg
2023	(46,399)
2024	(72,579)
2025	(100,103)
2026	(129,416)
2027	(160,634)
2028	(193,881)
2029	(229,290)
2030	(267,000)
2031	(307,161)
2032	(349,932)
2033	(395,484)
2034	(443,996)
2035	(495,662)
2036	(550,686)
2037	(609,287)
2038	(671,697)

FYE	City of Newberg
2039	(738,163)
2040	(808,950)
2041	(884,338)
2042	(964,626)
2043	(1,050,132)
2044	(1,141,197)
2045	(1,238,181)
2046	(1,341,469)
2047	(1,451,470)
2048	(1,568,622)
2049	(1,693,388)
2050	(1,826,265)
2051	(1,967,778)
2052	(2,118,489)
TOTAL:	(23,816,275)

DURATION PROVISION

- Plan will not exceed 30 years
- Review of Plan every 5 years with required consult and confer

NEWBERG COMPREHENSIVE PLAN CHAPTERS REVIEWED

- Citizen Involvement
- Air, Water, and Land Resource Quality
- Areas Subject to Natural Hazards
- Open Space Scenic, Natural, Historic and Recreational Resources
- The Economy
- Housing
- Urban Design
- Transportation
- Public Facilities and Services
- Energy

ADDITIONAL DOCUMENTS REVIEWED

- Transportation System Plan
- Wastewater Master Plan
- Water Master Plan
- Stormwater Master Plan
- Economic Development Strategy

CONSIDERATION OF RESOLUTION

Resolution No. 2021-373