NEWBERG CITY COUNCIL

PUBLIC HEARING AND REVIEW OF NEWBERG URBAN RENEWAL PLAN April 4, 2022









ROLE OF THE CITY COUNCIL

 Review the proposed Newberg Urban Renewal Plan and take public testimony

Consider Taxing District Comments



URBAN RENEWAL 101 NOT A NEW TAX!





CRASH COURSE | UR 101







CRASH COURSE | UR 101









CRASH COURSE | UR 101

CITY









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

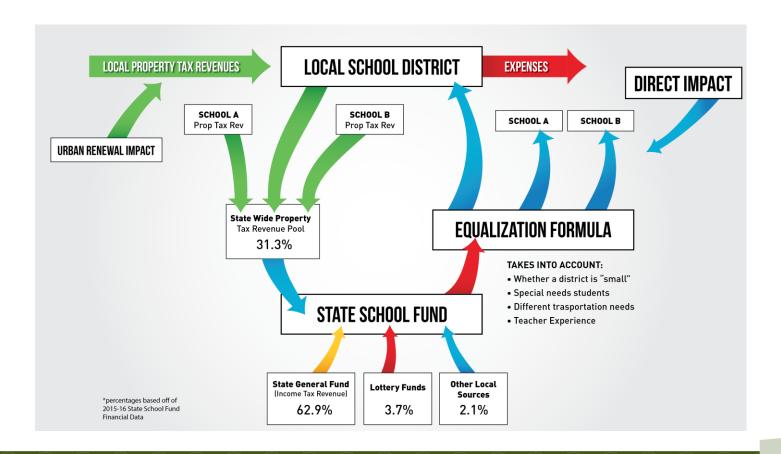


URBAN RENEWAL IMPACT Regular Taxing District





URBAN RENEWAL IMPACT LOCAL SCHOOLS





Taxing District	Rate	Property Value	Property Value without UR – 3% Increase	Property Value with UR – 3% increase
Property Value		\$100,000	\$103,000	\$103,000
Yamhill County	\$2.5775	\$257.75	\$265.48	\$257.75
Yamhill Extension	\$.0449	\$4.49	\$4.62	\$4.49
Yamhill Soil & Water	\$.0354	\$3.45	\$3.65	\$3.54
TVF&R	\$ 1.5252	\$152.52	\$157.10	\$152.52
Chehalem Park & Rec	\$.9076	\$90.76	\$93.48	\$90.76
City of Newberg	\$ 2.5750	\$257.70	\$265.23	\$257.5
School District 29J	\$ 4.6616	\$466.16	\$480.14	\$466.16
Portland Community College	\$.2828	\$28.28	\$289.23	\$28.28
Willamette Reg ESD	\$.2967	\$29.67	\$30.56	\$29.67
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Urban Renewal				\$38.62
Total	\$12.9067	\$1,290.67	\$1,329.39	\$1,329.39



SETTING THE STAGE

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

> Newberg Water Master Plan

> > 2017

Newberg Downtown

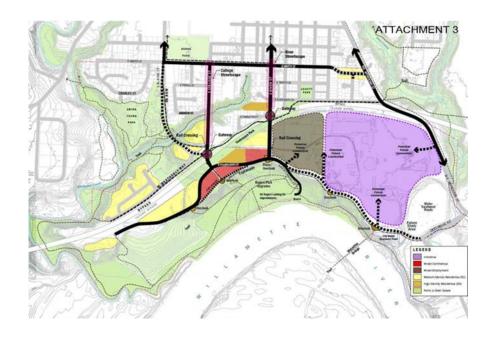
System Plan

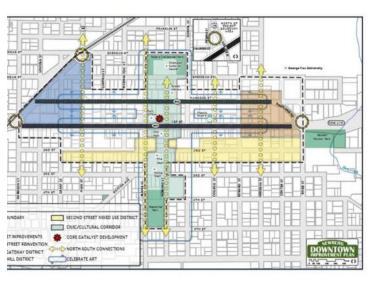
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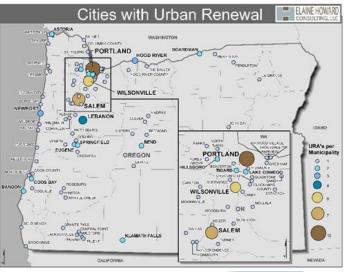
RG e		Newberg Urban Renewal Plan	Updating Newberg Urban Renewal Plan	
	Riverfront Land Use	Riverfront Land Use	Riverfront Land Use	
	Regulations	Regulations	Regulations	
	Urban Renewal	Urban Renewal	Urban Renewal	
	Agency Formed	Agency Formed	Agency Formed	
	Urban Renewal	Urban Renewal	Urban Renewal	
	Feasibility Study	Feasibility Study	Feasibility Study	
	Newberg Economic	Newberg Economic	Newberg Economic	
	Opportunities Analysis	Opportunities Analysis	Opportunities Analysis	
rg Housing Analysis	Updated Newberg Housing Needs Analysis	Newberg Housing Needs Analysis	Newberg Housing Needs Analysis	
wberg	Newberg	Newberg	Newberg	
erfront	Riverfront	Riverfront	Riverfront	
ter Plan	Master Plan	Master Plan	Master Plan	
wBERG	A NewBERG	A NewBERG	A NewBERG	
Inity Vision	Community Vision	Community Vision	Community Vision	
2040	for 2040	for 2040	for 2040	
wberg	Newberg	Updated Newberg	Newberg	
ater Master	Wastewater Master	Wastewater Master	Wastewater Master	
Plan	Plan	Plan	Plan	
erg Water	Newberg Water	Updated Newberg	Newberg Water	
ter Plan	Master Plan	Water Master Plan	Master Plan	
Downtown	Newberg Downtown	Newberg Downtown	Newberg Downtown	
ment Plan	Improvement Plan	Improvement Plan	Improvement Plan	
wberg	Newberg	Updated Newberg	Newberg	
portation	Transportation	Transportation	Transportation	
em Plan	System Plan	System Plan	System Plan	
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2020

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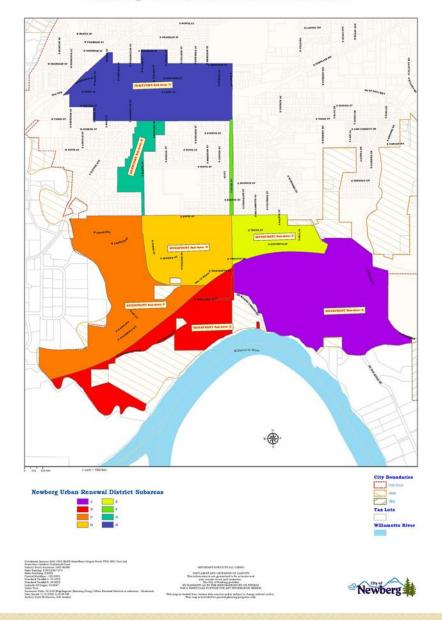
2018

URBAN RENEWAL PLAN & REPORT

- ➤ Ad Hoc Citizens Advisory Committee met 11 times
- Public Engagement: Web page, fact sheets, videos, community presentations, social media
- Planning Commission/City Council briefings
- ➤ Informing Taxing Districts on Plan & Report status



Newberg Urban Renewal District Subareas



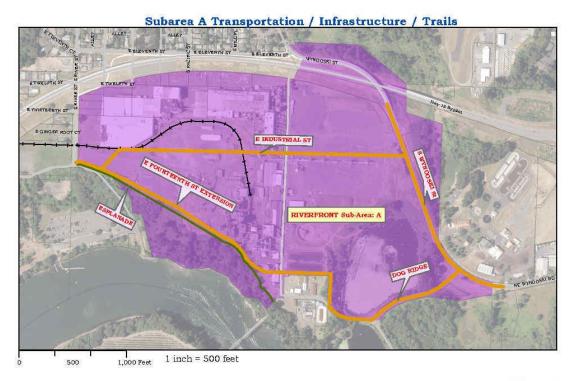
URBAN RENEWAL DISTRICT SUBAREAS

- 540 acres
- \$125.8M Maximum Indebtedness
- Downtown & Riverfront
- Connections Blaine St & River St

Does Not Increase Property Taxes



SUBAREAS A & B



IMPORTANT NOTICE TO ALL USERS

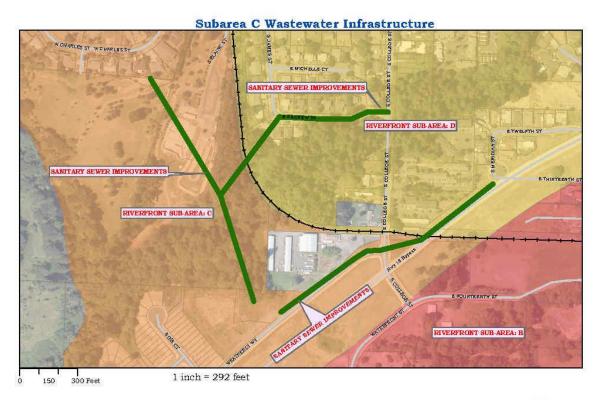


Subarea B Transportation / Infrastructure / Trails ETWELPTHST URBAN MULTI-USE TRAIL URBAN MULTI USE TRAIL 1 inch = 600 feet 300 600 Feet





SUBAREAS C & D



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Newberg

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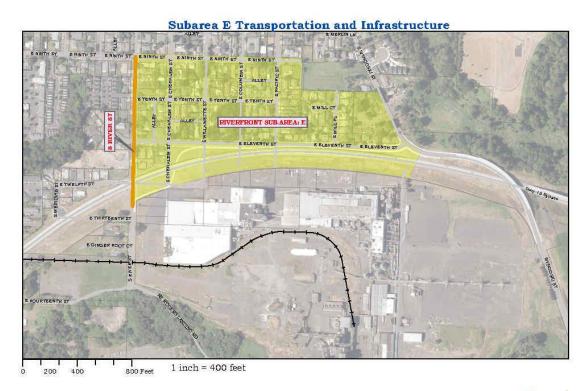
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Subarea F Transportation and Infrastructure



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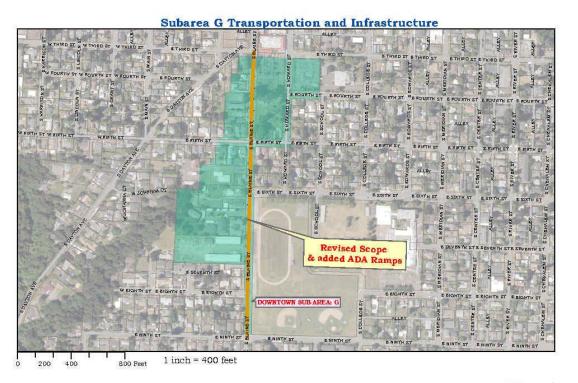
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SUBAREAS G & H



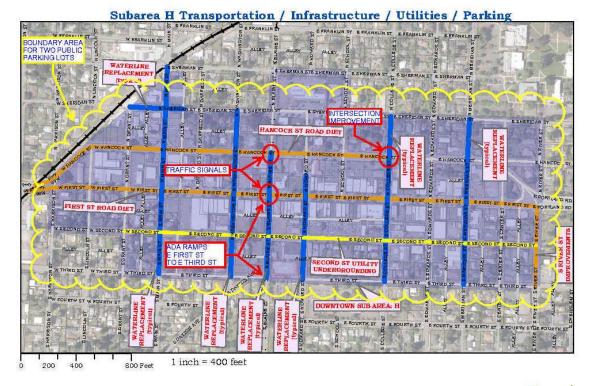
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IMPACT TO CITY OF NEWBERG

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

Over 30 years: \$43,081,980

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	FYE	CITY OF NEWBERG
2024	(57,044)	2040	(1,372,347)
2025	(91,904)	2041	(1,503,949)
2026	(130,557)	2042	(1,644,105)
2027	(173,850)	2043	(1,793,371)
2028	(222,259)	2044	(1,952,340)
2029	(276,308)	2045	(2,121,642)
2030	(336,571)	2046	(2,301,948)
2031	(403,682)	2047	(2,493,975)
2032	(478,332)	2048	(2,698,483)
2033	(561,286)	2049	(2,916,284)
2034	(653,378)	2050	(3,148,242)
2035	(755,529)	2051	(3,395,277)
2036	(868,748)	2052	(3,658,370)
2037	(994,141)	2053	(3,696,665)
2038	(1,132,618)	Total:	(43,081,980)
2039	(1,248,777)		



DURATION PROVISION

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



AD HOC COMMITTEE RECOMMENDATION

 Committee recommended on January 25, 2022, the Newberg Urban Renewal Plan and Report be forwarded to the Newberg Urban Renewal Agency for referral to taxing districts

 January 25, 2022, recommended Newberg City Council adopt the Plan



CONSULT/CONFER PROCESS

- The Newberg Urban Renewal Agency referred the Plan to Taxing Districts on February 7, 20221
- Notice sent on February 10, 2022, (Certified & email)
- Met with all taxing districts except PCC and WESD which declined a presentation
- One comment was received by the March 28, 2022, deadline



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



PLANNING COMMISSION RECOMMENDATION

 Planning Commission adopted Resolution No. 2021-378 finding the Plan was in conformance with the Newberg Comprehensive Plan

 Recommended the City Council adopt the Newberg Urban Renewal Plan



CITY COUNCIL CONSIDERATION

Take public testimony on the Newberg Urban Renewal Plan

Consider taxing district comments



QUESTIONS

