

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



PROPERTY TAX INCREASES

1. 3% Appreciation

2. Substantial Improvements

PROPERTY TAX REVENUE



REGULAR TAXING JURISDICTIONS
City, County, Etc.

CRASH COURSE | UR 101



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

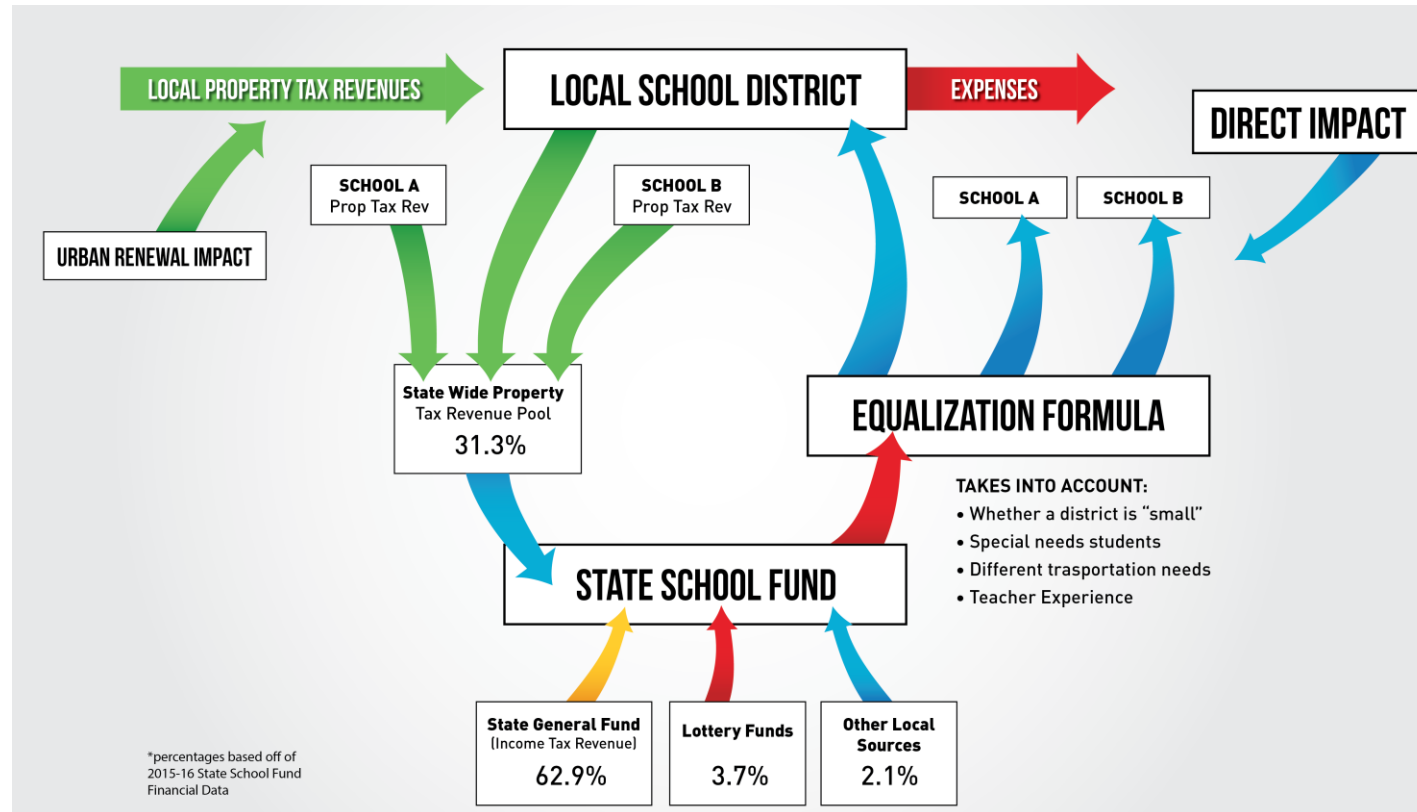


An Indirect Impact

URBAN RENEWAL IMPACT Regular Taxing District



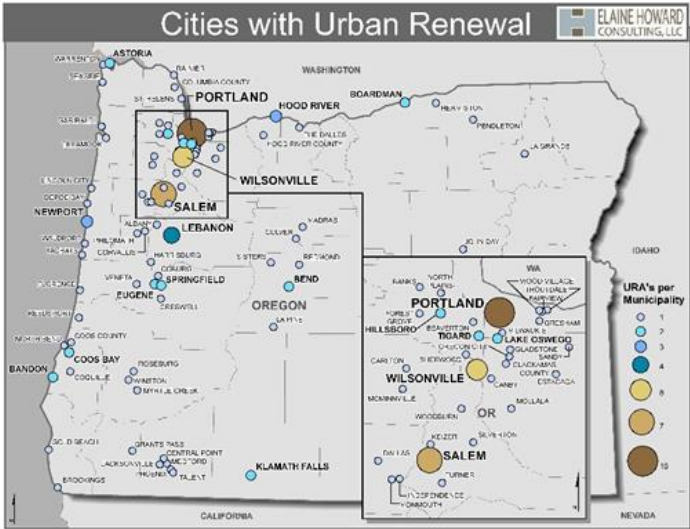
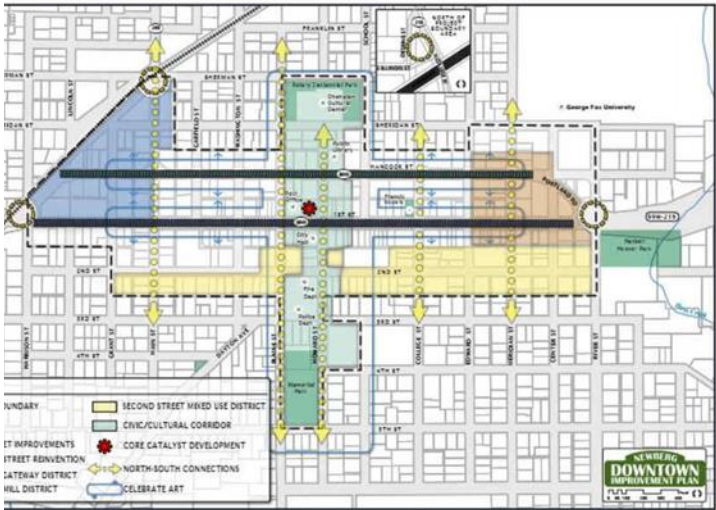
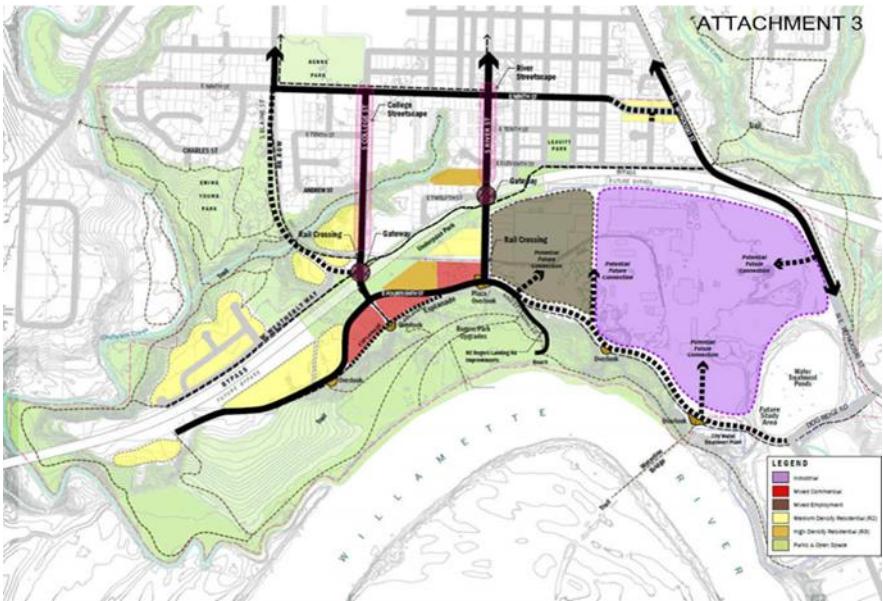
URBAN RENEWAL IMPACT LOCAL SCHOOLS



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
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

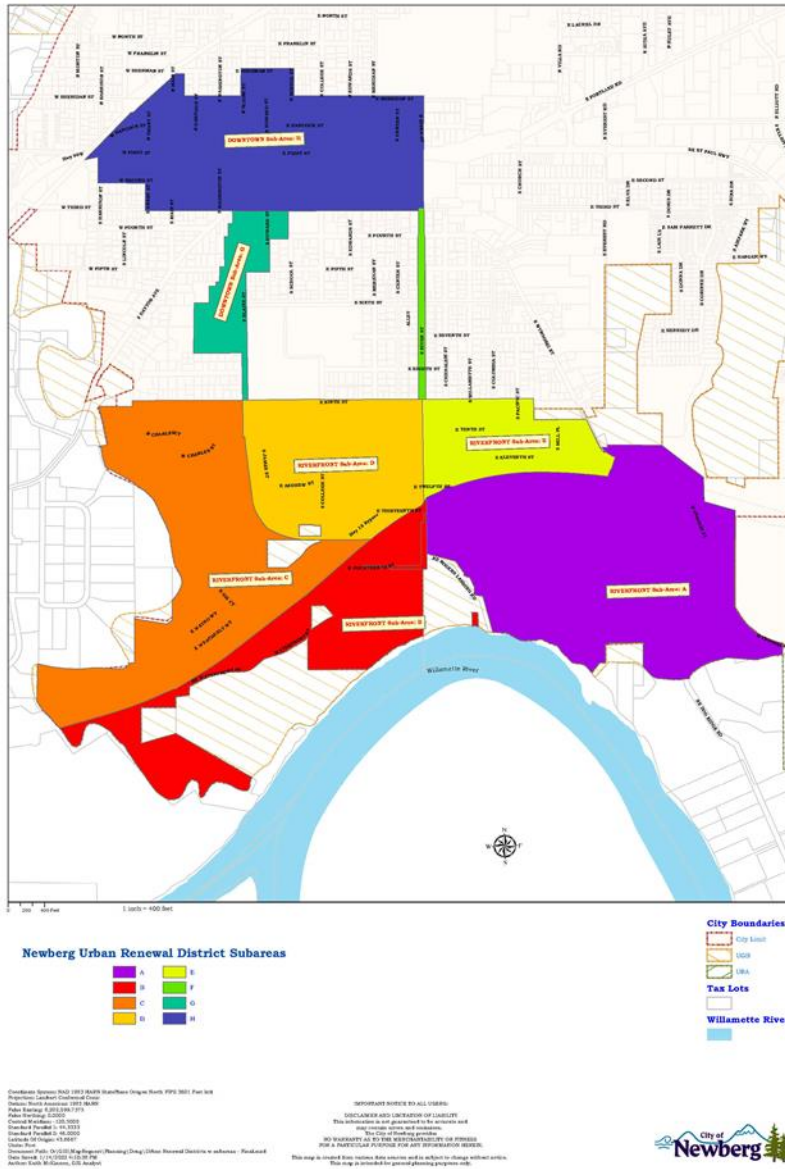


URBAN RENEWAL PLAN & REPORT

- 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

URBAN RENEWAL DISTRICT SUBAREAS

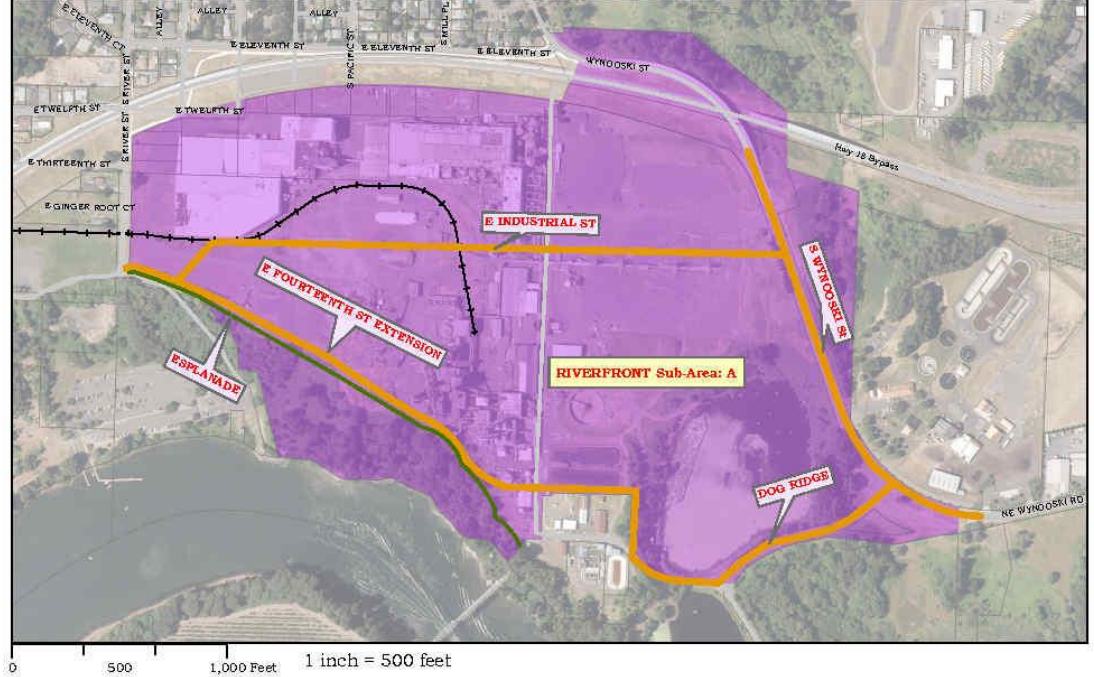
- 540 acres
- \$125.8M Maximum Indebtedness
- Downtown & Riverfront
- Connections – Blaine St & River St



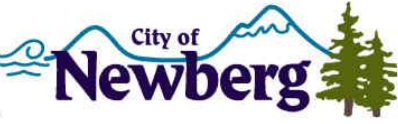
Does Not Increase Property Taxes

SUBAREAS A & B

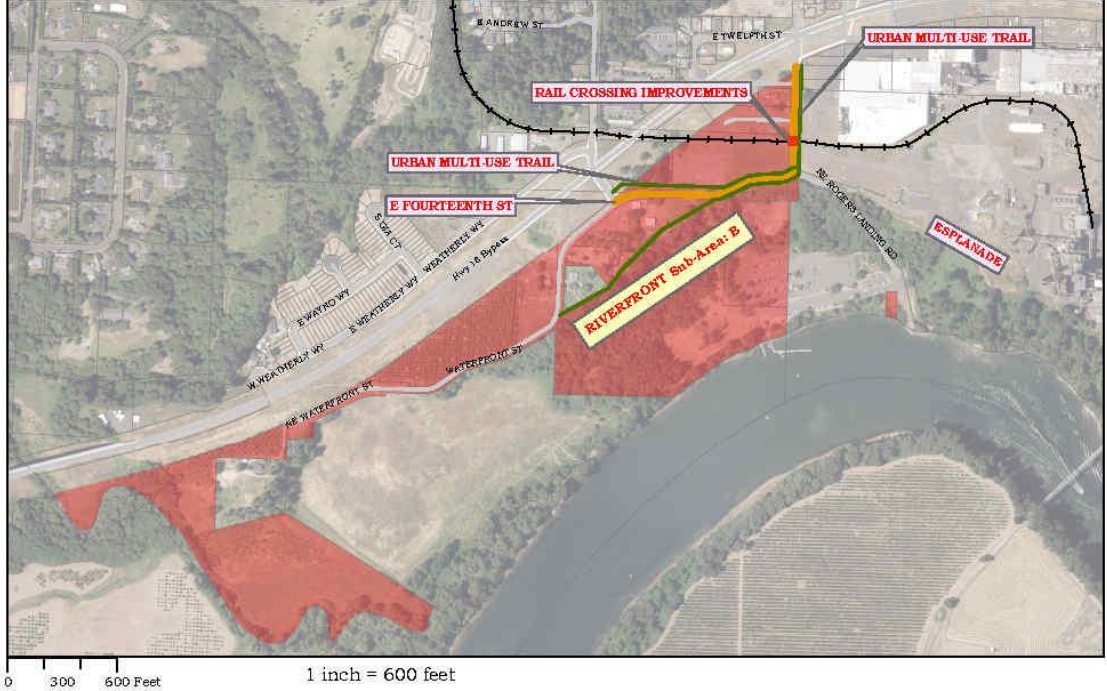
Subarea A Transportation / Infrastructure / Trails



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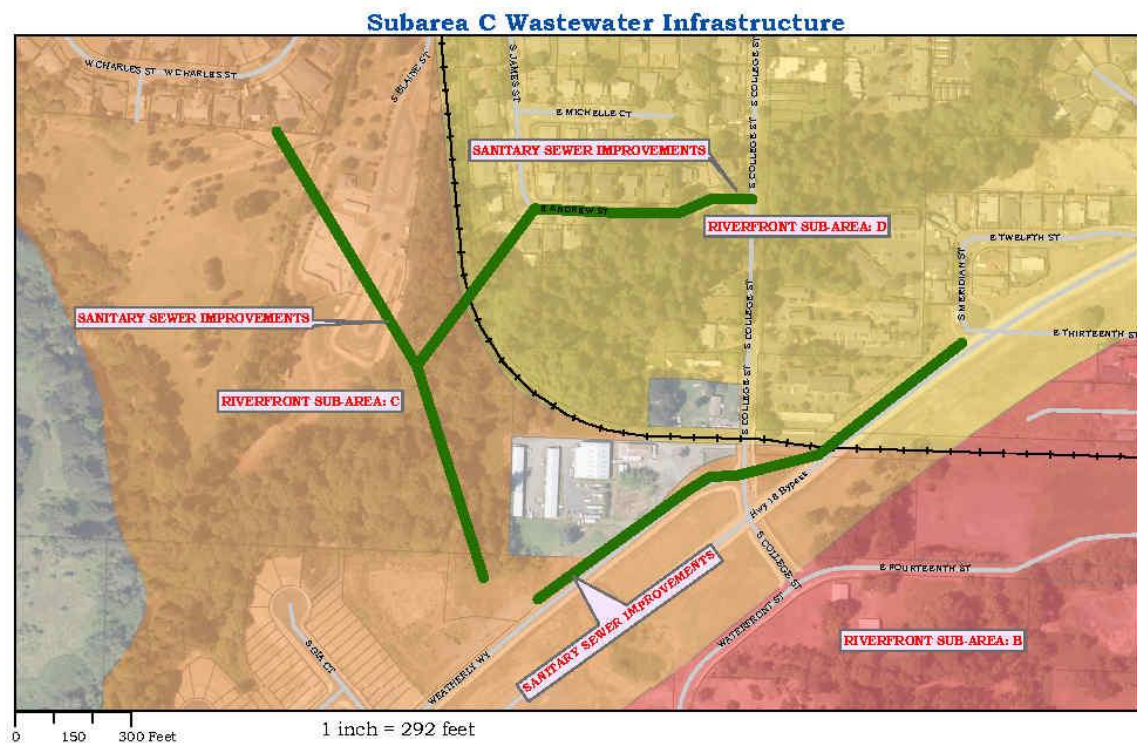
Subarea B Transportation / Infrastructure / Trails



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SUBAREAS C & D



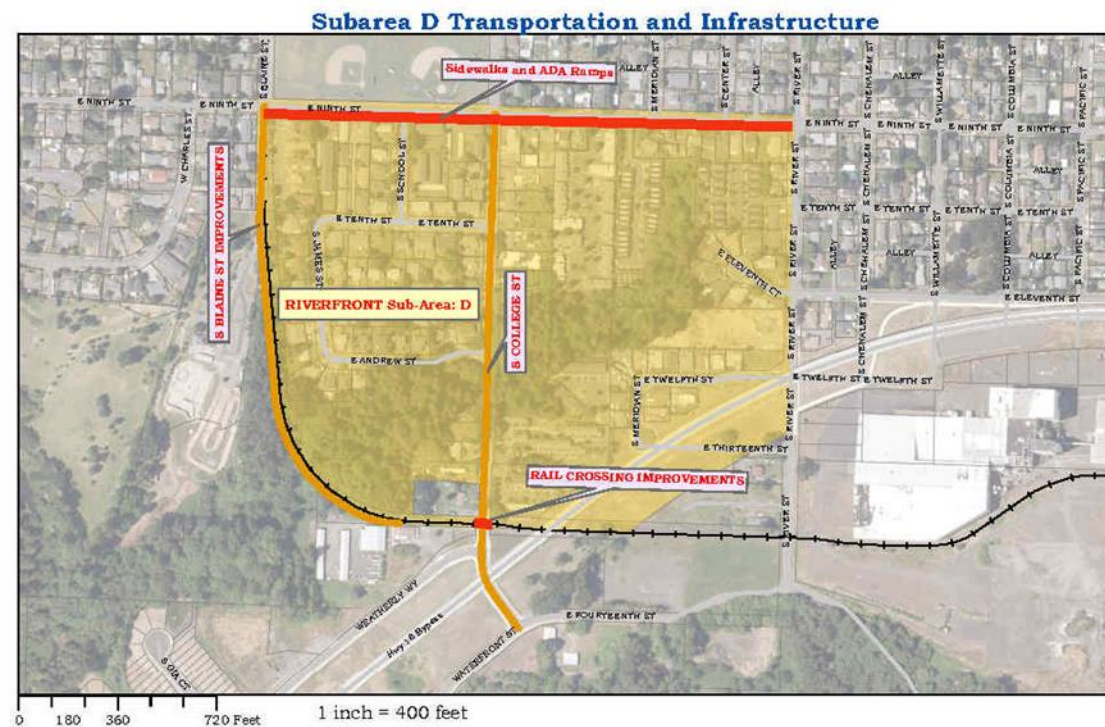
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 Davis, Henry American 1931 HARN
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 Central American - 170 300
 Southern Pacific 1 44 333
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 Louisiana Oil Corp 41 66 67
 Union Pac
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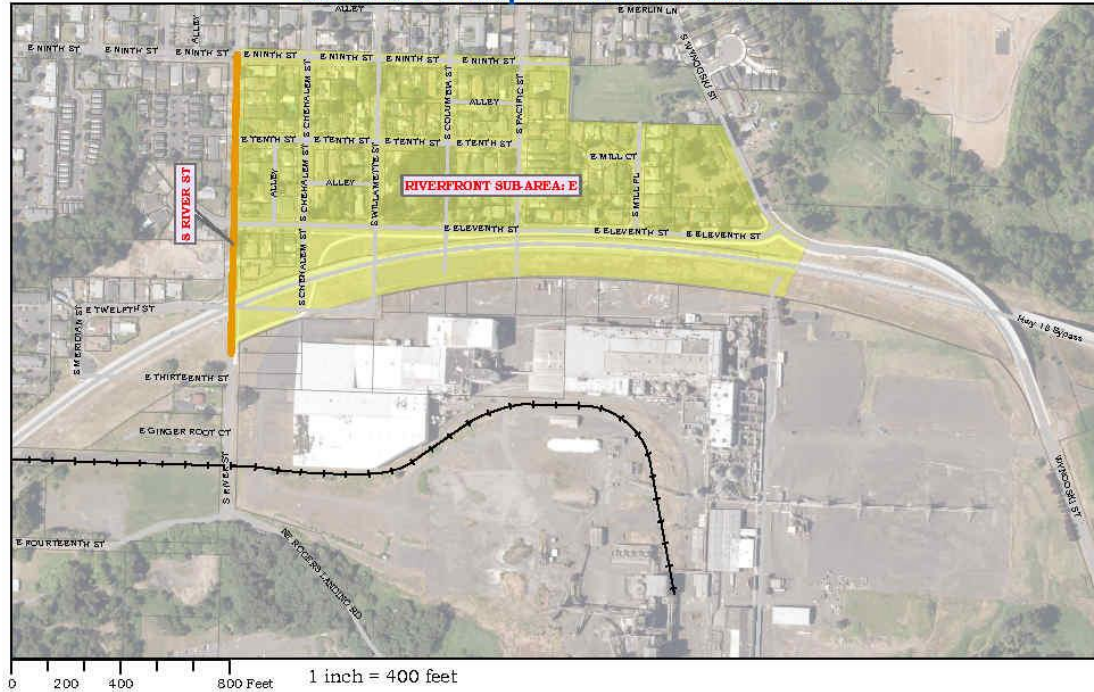
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SUBAREAS E & F

Subarea E Transportation and Infrastructure



Coordinate System: NAD 1983 HARN StatePlane Oregon North FIPS 5001 Feet 111
 Projection: Lambert Conformal Conic
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 Central Meridian: -120 00 00
 Standard Parallel 1: 44 22 22
 Standard Parallel 2: 46 00 00
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 Date: 1/15/2022

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Subarea F Transportation and Infrastructure

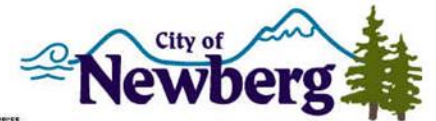


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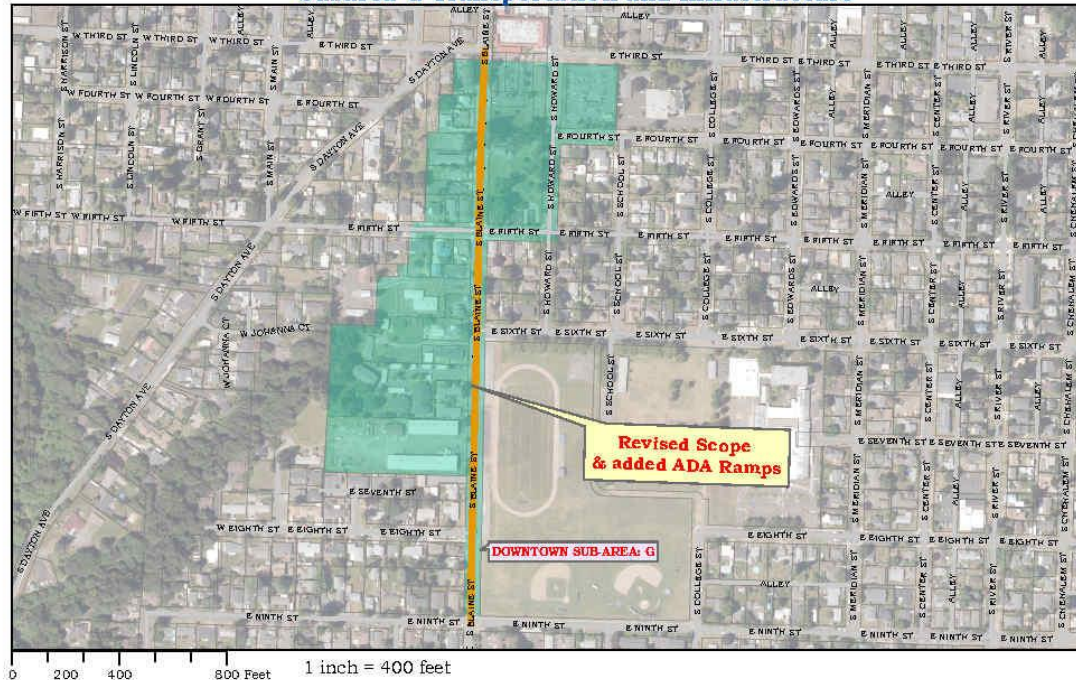
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SUBAREAS G & H

Subarea G Transportation and Infrastructure

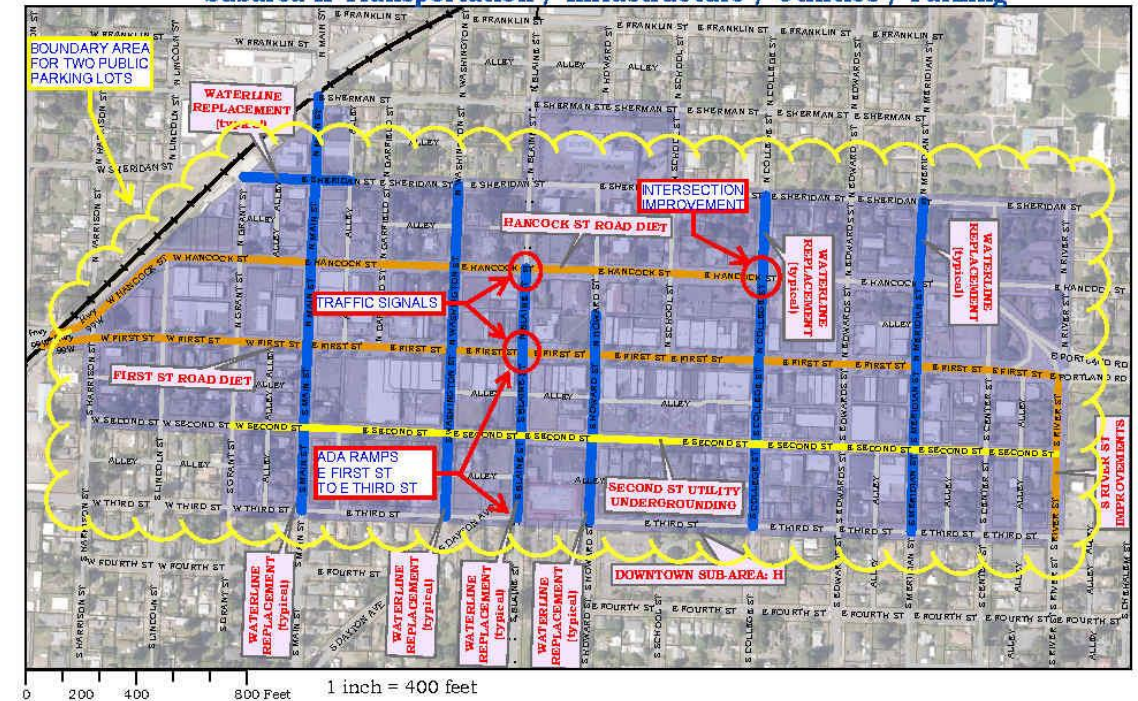


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Subarea H Transportation / Infrastructure / Utilities / Parking



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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, 2022
- 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