

REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: July 20, 2020

Order ____ Ordinance ____ Resolution XX Motion ____ Information ____
No. No. No. 2020-3685

SUBJECT: A Resolution Accepting the Newberg Urban Renewal Feasibility Study and directing staff to prepare for City Council consideration the appropriate documentation to establish an urban renewal agency

Staff: Doug Rux, Director, John Bridges
Department: Community Development
File Number: GEN19-0017

Business Session

Order on Agenda: New Business

RECOMMENDATION:

Adopt Resolution No. 2020-3685.

EXECUTIVE SUMMARY:

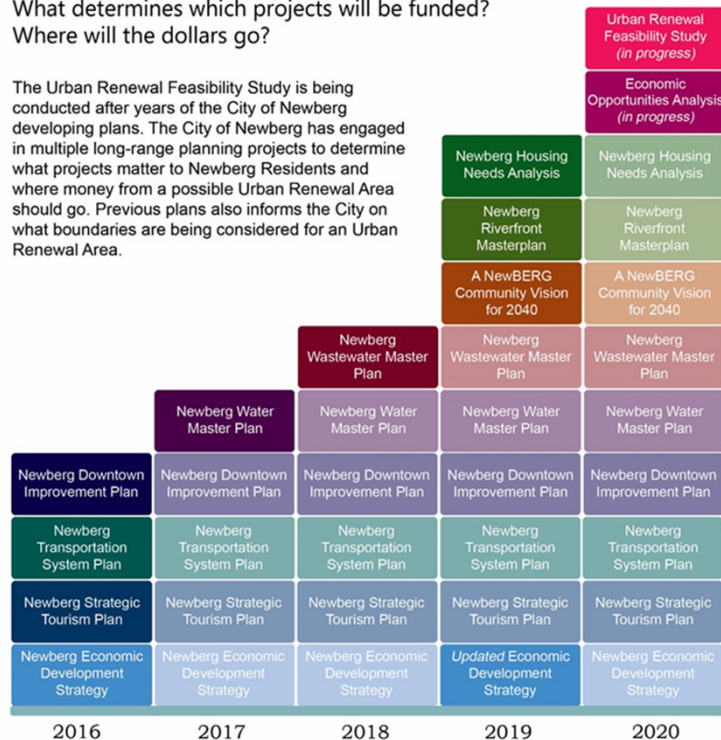
Background

Substantial preparatory work went into creating a foundation to evaluate the possibility of establishing an urban renewal program in Newberg. The graphic below identifies the activities to date.

URBAN RENEWAL

What work has been done?
What determines which projects will be funded?
Where will the dollars go?

The Urban Renewal Feasibility Study is being conducted after years of the City of Newberg developing plans. The City of Newberg has engaged in multiple long-range planning projects to determine what projects matter to Newberg Residents and where money from a possible Urban Renewal Area should go. Previous plans also informs the City on what boundaries are being considered for an Urban Renewal Area.



Newberg Urban Renewal Feasibility Study

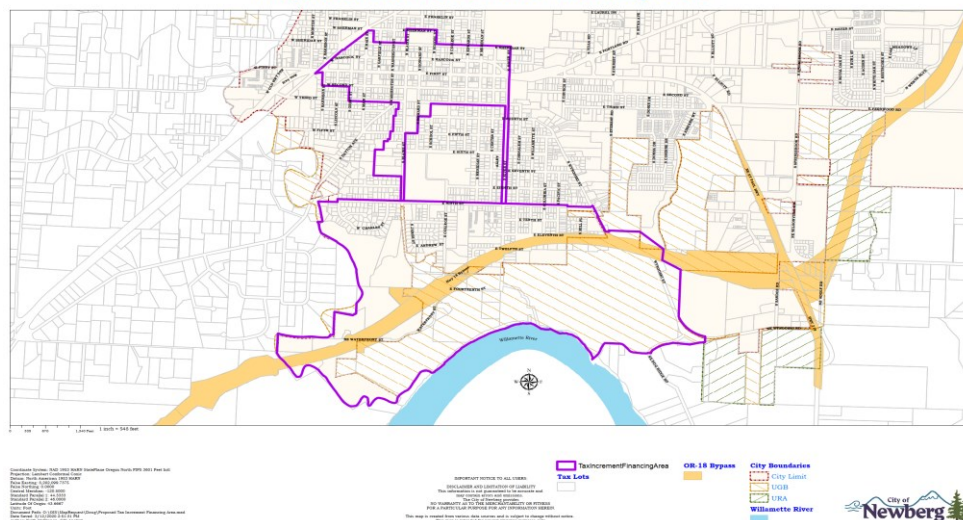
The Ad Hoc Urban Renewal Citizens Advisory Committee (CAC) has actively participated in the preparation of the Newberg Urban Renewal Feasibility Study as noted below. Exhibit “A” is the Newberg Urban Renewal Feasibility Study Executive Summary. Exhibit “B” is the full Newberg Urban Renewal Feasibility Study with attachments.

The Newberg Urban Renewal Feasibility Study (Exhibit “A”) contains the following information:

- Definitions
- Executive Summary
- Background
- Citizens Advisory Committee
- City Council Briefings
- Planning Commission Briefings
- Public Engagement
- Define Boundary Options
- Potential Projects
- Determine Applicable Tax Rates
- Forecast Growth in Assessed Value
- Calculate Tax Increment Revenue and Revenue Sharing
- Impacts to Taxing Districts
- Blight Findings
- Next Steps

Overall the Feasibility Study indicates that an urban renewal program is possible in Newberg. Blight conditions exist within the proposed urban renewal area. Oregon Revised Statutes 457 limits the amount of assessed value and acreage to be included in urban renewal district for the size of Newberg to 25% of acreage and 25% of assessed value. The acreage proposed is 16.13% (599.73 acres) and assessed value is 7.49% (\$152,610,424). Both are below the statutory limits. The urban renewal area would include the Downtown, Riverfront and connections of S Blaine Street and S River Street.

Proposed Tax Increment Financing Area



The statutory limit on the Maximum Indebtedness (MI) is between \$142 and \$145 million. The growth factors analyzed have the Maximum Indebtedness below the statutory limits.

Potential Projects within the proposed urban renewal area range from \$115,758,211 to \$117,518,136. This list exceeds the MI amount possible and will need to be reduced through the preparation of the Plan and Report if the City Council accepts the Newberg Urban Renewal Feasibility Study and establishes an urban renewal agency.

The impacts on taxing districts were analyzed. The Executive Summary, Exhibit “A” Tables 2 and 3 outline the estimated impacts to the taxing districts. Exhibit “B” Tables 10 – 21 in the Newberg Urban Renewal Feasibility Study provide more detailed information on the taxing districts over a 30 year period.

City Council

There have been a variety of briefings and actions before the City Council on the urban renewal program.

October 15, 2018 – City Council authorized using Fund 14 to fund an urban renewal feasibility study, and Plan and Report by Resolution No. 2018-3503.

October 7, 2019 – A background briefing was provided to City Council on urban renewal.

November 4, 2019 – Adopted Resolution No. 2019-3615 indicating the intent to seek reimbursement for expenditure of funds from Fund 14 Economic Development Fund for funds authorized by Resolution No. 2018-3503 to conduct an urban renewal feasibility study and plan.

December 9, 2019 – Adopted Resolution No. 2019-3623 authorizing the City Manager to enter into a professional services agreement with Elaine Howard Consulting, LLC to assist the City in conducting the urban renewal feasibility study.

January 6, 2020 – Request for Council Action was brought forward by the Mayor for appointment of members to the Ad Hoc Urban Renewal Citizens Advisory Committee for terms beginning January 2020 – April 2021 Citizen Advisory Committee Appointments.

May 4, 2020 – Briefing by staff and consultant team in City Council Work Session on the Urban Renewal Feasibility Study preparation.

July 6, 2020 – Update on City Council Goal 4) Create and support an Urban Renewal Plan and Authority.

Ad Hoc Urban Renewal Citizens Advisory Committee

The Ad Hoc Urban Renewal Citizens Advisory Committee (CAC) consisting of 11 members have met on the following dates discussing various aspects in preparing an Urban Renewal Feasibility Study.

January 23, 2020 – Orientation meeting on the urban renewal feasibility study, plan, and report process.

February 10, 2020 – Background and review of a potential boundary, Urban Renewal at a Glance, Public Input Options (Community Engagement Toolbox), and the Urban Renewal Fact Sheet.

March 9, 2020 – Boundary review and review of potential projects compiled from a number of master plans and area planning documents. Discussion on future Open House. The Citizens Advisory Committee finalized the proposed boundary at this meeting.

April 13, 2020 – Review and discussion on the preliminary financial analysis information based on the proposed urban renewal area boundary. The discussion included:

- The statutory limitations on plan area and assessed value,
- Historical assessed value growth for the County and City,
- Maximum indebtedness estimates using 4, 5, 6 and 7% assessed value growth estimates,
- Impacts on taxing districts,
- Preliminary project cost estimates, and
- Public engagement

June 8, 2020 – Review of updated project list and draft Feasibility Study.

June 29, 2020 – Review of final draft Feasibility Study, public input to date, and developed a recommendation to City Council.

Planning Commission

The Planning Commission was briefed on the Newberg Urban Renewal Feasibility Study on May 14, 2020 and July 9, 2020. Comments and feedback have been considered in preparation of the Feasibility Study.

Community Engagement

Community Engagement has occurred through a variety of venues. The COVID-19 pandemic required altering the way we outreached on the project due to the Stay Home, Save Lives executive order by the Governor and social distancing requirements. We were not able to hold a community open house and instead conducted the following activities:

- Project web site
- Fact Sheet in both English and Spanish
- A series of videos explaining urban renewal
- Distribution of flyers (English and Spanish) at the Wednesday Market along with distribution of the flyers electronically to Rotary, Kiwanis, City Club, and Chehalem Valley Chamber of Commerce for distribution to their members. Information was placed in the Newberg Municipal Services statement for the month of July with a link to the urban renewal web site. A presentation was provided to Kiwanis on July 9, 2020.



NEWBERG URBAN RENEWAL FEASIBILITY STUDY

We're conducting a feasibility study on establishing an Urban Renewal Area and Tax Increment Financing program to revitalize Downtown Newberg and the Newberg Riverfront

Use the camera on your smartphone to scan the code to the right and watch our Urban Renewal Explained Video Playlist

Videos included:

- What is Urban Renewal?
- Why Use Urban Renewal?
- Where in the Urban Renewal Process is the City of Newberg?
- How Does Urban Renewal Impact Taxing Districts?
- How Does Urban Renewal Impact the School District?
- How are TIF Funds Distributed to an Urban Renewal Agency?

Learn more at www.NewbergOregon.gov/Urban-Renewal




NewbergOregon.gov/Urban-Renewal | doug.rux@newbergoregon.gov

Taxing District Outreach

Outreach has occurred to the Overlapping Taxing Districts (Yamhill County, Yamhill County Extension, Yamhill County Soil & Water, Tualatin Valley Fire & Rescue, Chehalem Park and Recreation District, Newberg School District, Willamette Education Service District, and Portland Community College) on the Newberg Urban Renewal Feasibility Study. At the time of report preparation TVF&R has provided a written comment.

Ad Hoc Urban Renewal Citizens Advisory Committee Recommendation

The Ad Hoc Urban Renewal Citizens Advisory Committee recommends the City Council accept the Newberg Urban Renewal Feasibility Study and establish an urban renewal agency.

Next Steps

If the City Council accepts the Newberg Urban Renewal Feasibility Study the next step would be to establish an urban renewal agency. This would be followed by preparation of an Urban Renewal Plan and Report, additional public input, consult and confer process with taxing districts, and public hearings. The full details are listed in Exhibit “B”, XV. Next Steps.

FISCAL IMPACT:

The urban renewal consultant project cost is \$87,891. The Community Development Department’s 2019-2020 budget in Fund 14 Economic Development included \$100,000 to fund the feasibility study, plan, and report along with separate consultant services to prepare an urban renewal district legal description estimated at \$12,000 that will be addressed through a separate contract. Work began in December 2019 and will go through April 2021. Funding for the project was carried over to complete work in the 2020-2021 fiscal year.

STRATEGIC ASSESSMENT:

2020 Council Goals:

4. Create and support an Urban Renewal Plan and Authority

Attachments: 1. TVF&R Comment



RESOLUTION No. 2020-3685

**A RESOLUTION ACCEPTING THE NEWBERG URBAN RENEWAL
FEASIBILITY STUDY AND DIRECTING STAFF TO PREPARE FOR CITY
COUNCIL CONSIDERATION THE APPROPRIATE DOCUMENTATION TO
ESTABLISH AN URBAN RENEWAL AGENCY**

RECITALS:

1. On October 15, 2018 the City Council authorized using Fund 14 to fund an urban renewal feasibility study, and Plan and Report by Resolution No. 2018-3503
2. On November 4, 2019 City Council adopted Resolution No. 2019-3615 indicating the intent to seek reimbursement for expenditure of funds from Fund 14 Economic Development Fund for funds authorized by Resolution No. 2018-3503 to conduct an urban renewal feasibility study and plan.
3. On December 9, 2019 City Council adopted Resolution No. 2019-3623 authorizing the City Manager to enter into a professional services agreement with Elaine Howard Consulting, LLC to assist the City in conducting the urban renewal feasibility.
4. On January 6, 2020 City Council a Request for Council Action was brought forward by the Mayor for appointment of members to the Ad Hoc Urban Renewal Citizens Advisory Committee for terms beginning January 2020 – April 2021 Citizen Advisory Committee Appointments.
5. On May 4, 2020 City Council by staff and consultant team in City Council Work Session on the Urban Renewal Feasibility Study preparation.
6. On July 6, 2020 The City Council was updated on City Council Goal 4) Create and support an Urban Renewal Plan and Authority.
7. Between January 23 and June 29, 2020 the Ad Hoc Urban Renewal Citizens Advisory Committee meet six times in preparation of the Newberg Urban Renewal Feasibility Study.
8. On June 29, 2020 the Ad Hoc Urban Renewal Citizens Advisory Committee recommended the City Council accept the Newberg Urban Renewal Feasibility Study and establish an urban renewal agency.

THE CITY OF NEWBERG RESOLVES AS FOLLOWS:

1. The Newberg Urban Renewal Feasibility Study Executive Summary Exhibit “A” and Newberg Urban Renewal Feasibility Study Exhibit “B” are accepted.
2. Staff is directed to prepare for City Council consideration the appropriate material to establish an urban renewal agency.

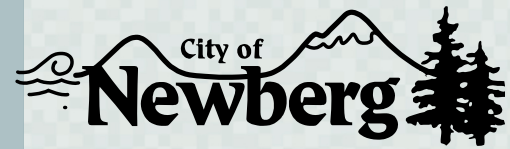
➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: July 21, 2020.

ADOPTED by the City Council of the City of Newberg, Oregon, this 20th day of July, 2020.

Sue Ryan, City Recorder

ATTEST by the Mayor this 23rd day of July, 2020.

Rick Rogers, Mayor



Newberg Urban Renewal Feasibility Study Executive Summary



This is the Executive Summary of the Newberg Urban Renewal Feasibility Study completed in June of 2020. The full Feasibility Study may be accessed on the City of Newberg website. The City of Newberg website also has videos explaining urban renewal which can be accessed at the following links:

What is Urban Renewal: <https://youtu.be/M8pRckGOdd0>

Why Use Urban Renewal: <https://youtu.be/iAiKj5XUn4A>

Where in the Urban Renewal Process is the City of Newberg: <https://youtu.be/M0IX7sOrNxM>

How Does Urban Renewal Impact Taxing Districts: <https://youtu.be/6AxrqYfeqfY>

How Does Urban Renewal Impact the School District: <https://youtu.be/kVIJrpSG2Lc>

How are TIF Funds Distributed to an Urban Renewal Agency: <https://youtu.be/OLb2-IQxMFU>

.

Urban Renewal Feasibility Study

SPRING
2020



What is urban renewal?

Urban renewal is a local government tool used to improve and revitalize areas within a city. This tool is currently used by 79 communities statewide to implement economic

development strategies and comprehensive plan goals. Urban renewal allows local governments to focus investments on a particular area to encourage public and private development. McMinnville, Carlton, and Dundee all use Urban Renewal.



How does it work?

In Oregon, "urban renewal" is the title of the program that authorizes the city to use tax increment financing. Tax increment financing is a tool that allows local governments to set aside

property taxes generated from new businesses and development in a specific area. It also creates guidelines for spending the money. Access to this funding enables governments to focus investments on projects that encourage public and private development.



Why is the city considering urban renewal?

Urban renewal has proven successful in reinvigorating communities across Oregon. The feasibility study will

help determine if using urban renewal in Newberg will help rejuvenate our downtown and waterfront area. Urban renewal in Newberg also aims to create better road connectivity across the city, improve bicycle and pedestrian safety, and update some downtown streets, making our city more enjoyable and accessible for community and family activities.



What is the source of the funding?

Urban renewal is not new money, instead it redirects money usually allocated for other taxing districts to the

urban renewal agency. This shifts the impact of funding urban renewal to the taxing districts, not taxpayers.

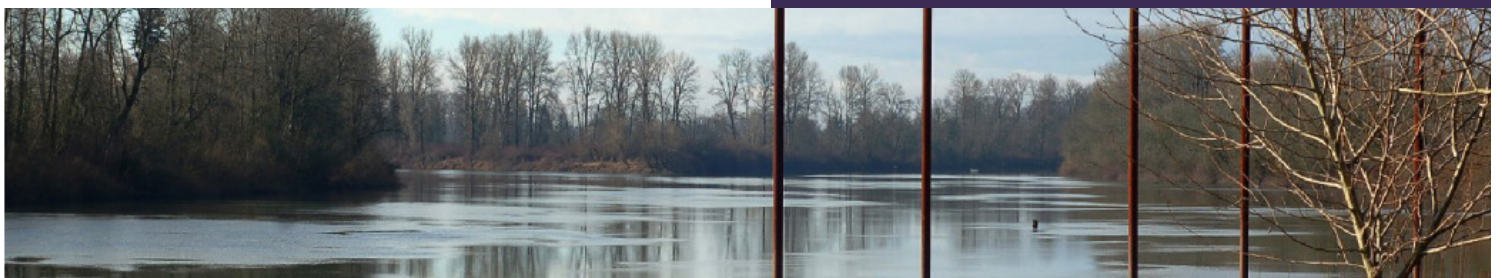
How is the money spent?

Urban renewal entities can do specified projects or activities under an adopted urban renewal plan which generally include:

- Construction or improvement of public facilities including streets, sidewalks, utilities, and parks.
- Streetscape improvements.
- Storefront improvements.
- Participation with developers for property improvement.
- Rehabilitation of existing buildings.

What will I pay?

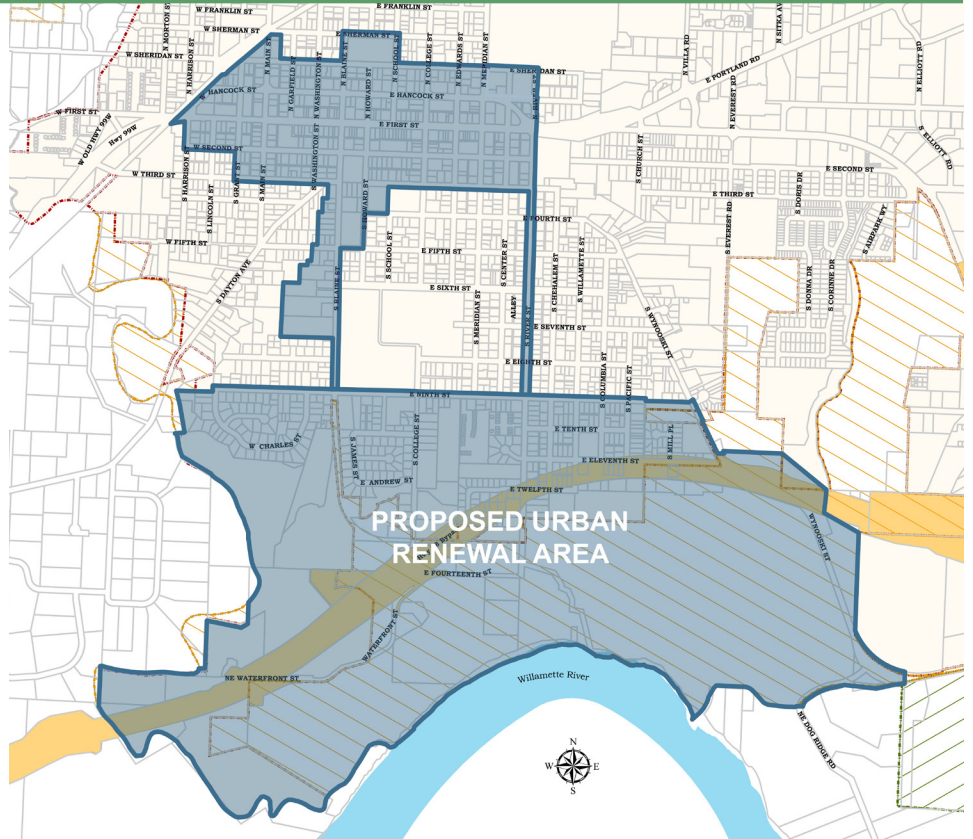
Property taxpayers will not see an increase in property taxes as a direct result of an urban renewal area. If an urban renewal area is adopted, all property taxpayers will see a line item on the property tax bill that shows the breakdown of taxes for urban renewal. Urban renewal funding is not a new tax or an increase in taxes, and it does not directly





Where did the idea for this urban renewal come from?

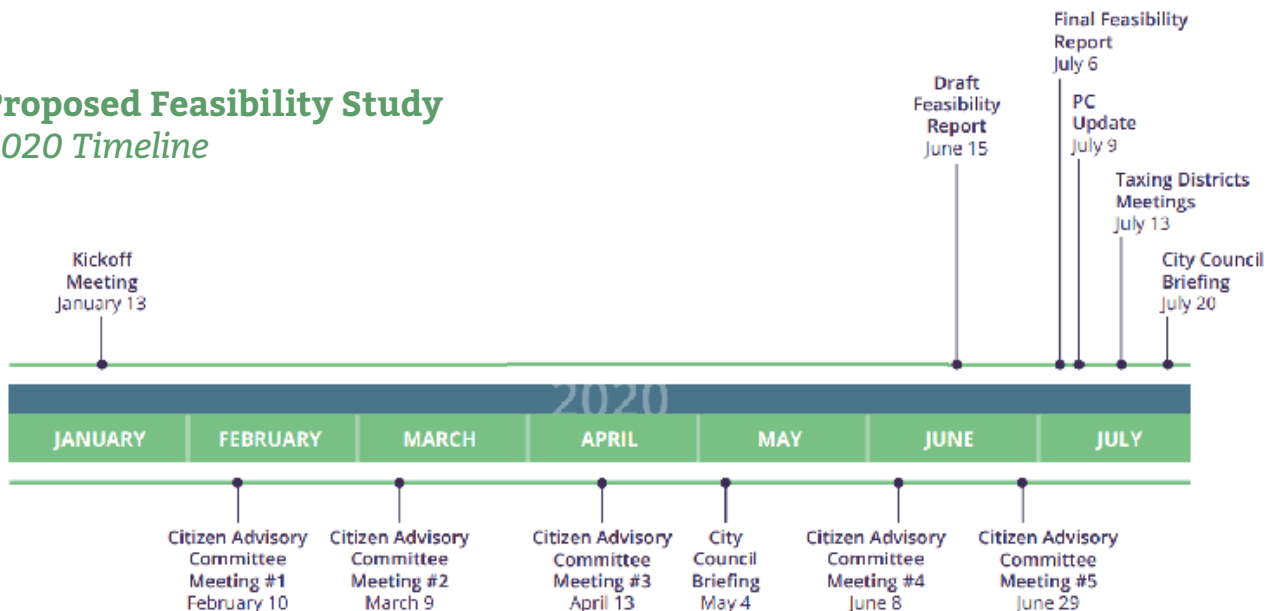
This urban renewal project is the result of years of outreach in the community while developing several plans that are shaping the future of our community, including the Newberg Downtown Improvement Plan, the Riverfront Master Plan, and the Newberg Community Visioning process. Urban renewal can help pay for infrastructure improvements already identified as needs by the community.



How can I get involved?

Join us at an open house or a citizen advisory committee meeting. To learn more, visit » newbergoregon.gov/urban-renewal

Proposed Feasibility Study 2020 Timeline



OR CONTACT THE CITY DIRECTLY »



Estudio de Renovación Urbana Factible



¿Qué es la renovación urbana?

La renovación urbana es una herramienta del gobierno local utilizada para mejorar y revitalizar áreas dentro de una ciudad. Esta herramienta es utilizada actualmente por 79 comunidades

en todo el estado para implementar estrategias de desarrollo económico y objetivos integrales del plan. La renovación urbana permite a los gobiernos locales centrar las inversiones en un área particular para alentar el desarrollo público y privado. McMinnville, Carlton y Dundee usan Renovación Urbana.



¿Como funciona?

En Oregon, "renovación urbana" es el título del programa que autoriza a la ciudad a utilizar el financiamiento de incremento de impuestos. El financiamiento de incremento de

impuestos es una herramienta que permite a los gobiernos locales reservar impuestos a la propiedad generados por nuevos negocios y desarrollo en un área específica. También crea pautas para gastar el dinero. El acceso a esta financiación permite a los gobiernos centrar las inversiones en proyectos que fomentan el desarrollo público y privado.



¿Por qué la ciudad está considerando la renovación urbana?

La renovación urbana ha demostrado ser exitosa en revitalizar las comunidades en todo Oregon. El estudio de factibilidad ayudará a determinar si el uso de la

renovación urbana en Newberg ayudará a rejuvenecer nuestro centro y nuestra zona costera. La renovación urbana en Newberg también tiene como objetivo crear una mejor conectividad vial en toda la ciudad, mejorar la seguridad de las bicicletas y los peatones, y actualizar algunas calles del centro, haciendo que nuestra ciudad sea más agradable y accesible para las actividades comunitarias y familiares.



¿Cuál es la fuente de la financiación?

La renovación urbana no es dinero nuevo, sino que redirige el dinero generalmente asignado para otros distritos fiscales a la agencia de renovación urbana. Esto desplaza el impacto de la financiación de la renovación urbana a los distritos fiscales, no a los contribuyentes.

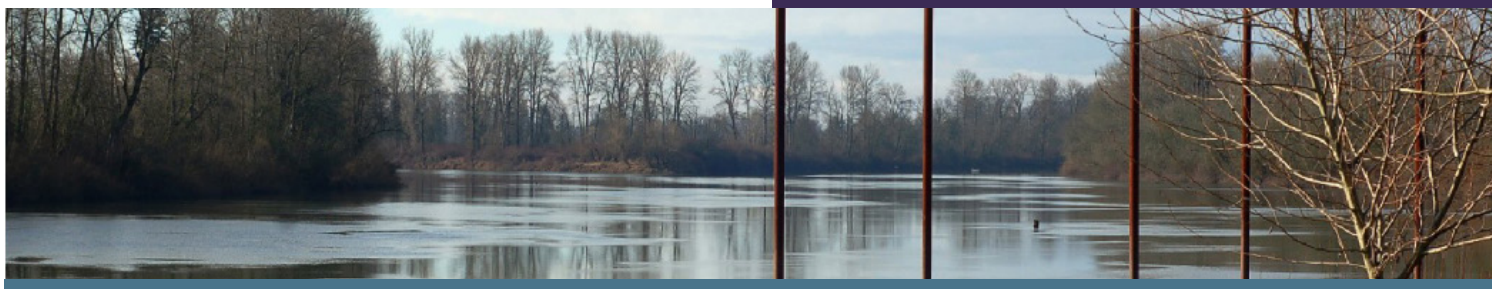
¿Cómo se gasta el dinero?

Las entidades de renovación urbana pueden realizar proyectos o actividades específicos bajo un plan de renovación urbana adoptado que generalmente incluye:

- Construcción o mejoramiento de instalaciones públicas, incluyendo calles, aceras, servicios públicos y parques.
- Mejoramiento del paisaje urbano.
- Mejoramiento de escaparates.
- Participación con desarrolladores para mejorar las propiedades.
- Rehabilitación de edificios existentes.

¿Qué pagaré?

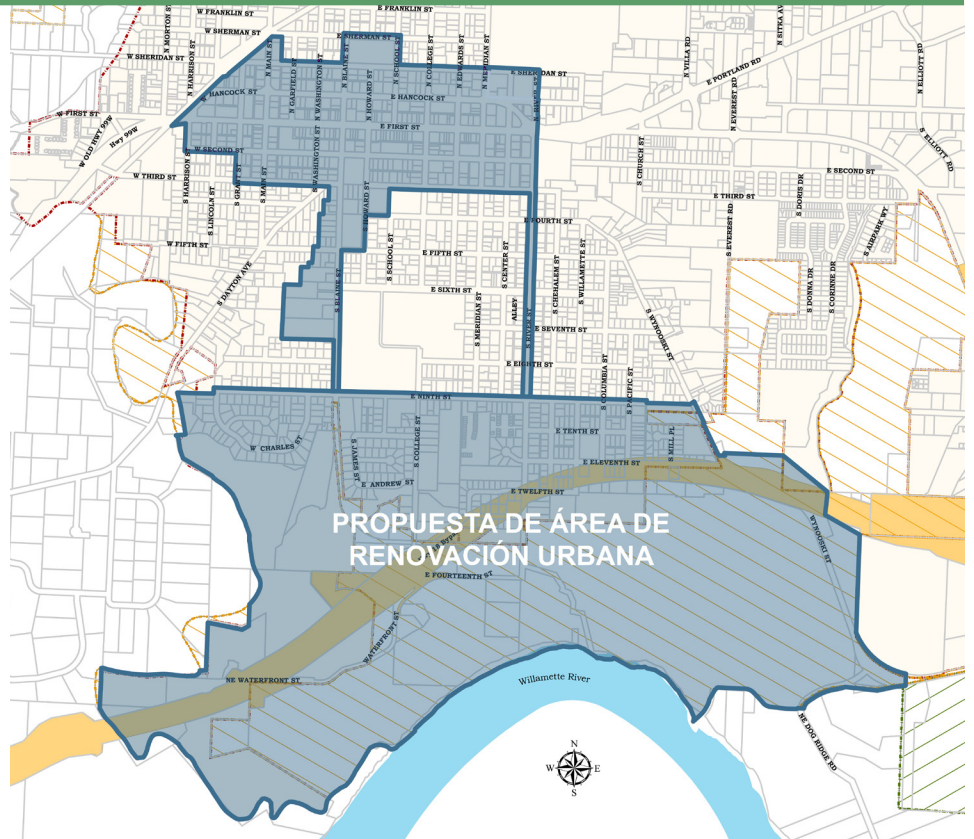
Los contribuyentes de la propiedad no verán un aumento en los impuestos a la propiedad como resultado directo de un área de renovación urbana. Si se adopta un área de renovación urbana, todos los contribuyentes de la propiedad verán una nota en la factura del impuesto a la propiedad que muestra el desglose de los impuestos para la renovación urbana. La financiación de la renovación urbana no es un nuevo impuesto o un aumento de los impuestos, y no desvía directamente el dinero de las escuelas.





¿De dónde surgió la idea de esta renovación urbana?

Este proyecto de renovación urbana es el resultado de años de extensión comunitaria mientras se desarrollan varios planes que están dando forma al futuro de nuestra comunidad, incluido el Plan de mejoramiento del centro urbano de Newberg, el Plan maestro de Riverfront y el proceso de Visión comunitaria de Newberg. La renovación urbana puede ayudar a pagar los mejoramientos de infraestructura ya identificadas como necesidades por el.

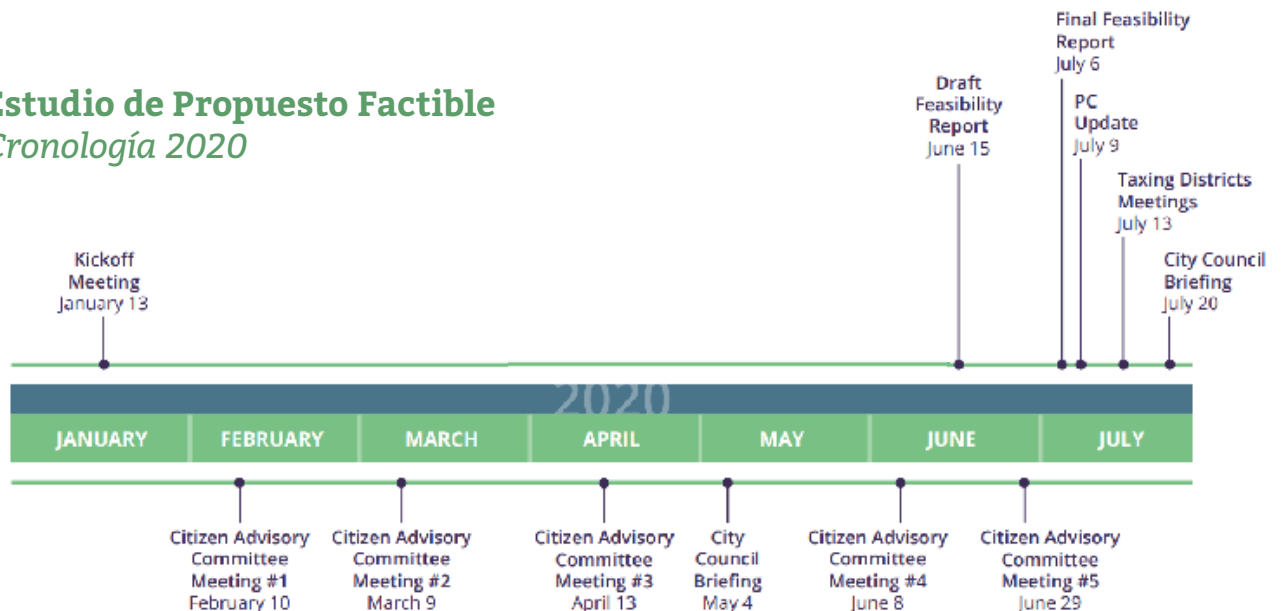


¿Cómo puedo involucrarme?

Únase a nosotros en una jornada de casa abiertas o en una reunión del comité asesor ciudadano.

Para obtener más información, visite » newbergoregon.gov/urban-renewal

Estudio de Propuesto Factible Cronología 2020



» O CONTACTE A LA CIUDAD DIRECTAMENTE «

I. Definitions

“Average Annual Exception Assessed Value” means the average amount of assessed value generated by new development or substantial rehabilitation that must occur each year in addition to assumed 3% growth from appreciation of existing property to achieve the stated assessed value growth rate for each scenario. This is used in Table 1 and Table 9 of the full Feasibility Study.

“AV” means assessed value. This is the value on which property taxes are paid in Oregon.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“Capacity (2020\$)” means the financial capacity of the Area as stated in constant 2020 dollars. This is equal to the Maximum Indebtedness of the Area, less financing fees, adjusted to account for inflation over time. This is necessary as you need to know the total value of projects in today’s dollars to be able to identify projects for the Plan. The inflation rate used in the analysis is 3% annual inflation on costs. This is a typical inflation rate used in our financial analysis. This rate can be adjusted based on the input of the locality. This is used in Table 1 and Table 9 of the full Feasibility Study.

“City” means the City of Newberg, Oregon.

“City Council” or “Council” means the Newberg City Council.

“Compound Annual Growth Rate” (CAGR) means the average growth rate for a value over a specific time period, accounting for the impacts of compound growth. In this report, it is most often used to refer to growth in assessed value.

“Exception Value” means the value of new assessed value growth in an urban renewal area.

“Feasibility Study” means the study to determine the boundary, potential projects, and financial capacity of a potential urban renewal area.

“Fiscal Year” means the year commencing on July 1 and closing on June 30 of the specified years.

“Fiscal Year Ending” means the fiscal year ending on June 30 of the specified years.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility property within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Growth rate” means the annual percentage growth expected in the Area. Three percent assessed value growth is the limit for existing properties. Growth above that is achieved through either substantial rehabilitation or new development. The average assessed value growth rates for Newberg and Yamhill County are shown in Table 8 of the full Feasibility Study.

“Increment value” means the assessed value of an urban renewal area that exceeds the initial assessed value of the area specified in the certified statement from the assessor (frozen base).

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness. The maximum indebtedness is the figure that is adopted by a city council

when an urban renewal plan is adopted. This is used in Table 1 and Table 9 of the full Feasibility Study.

“ORS” means the Oregon revised statutes and specifically Chapter 457, which relates to urban renewal.

“Revenue sharing” means sharing tax increment proceeds with affected taxing districts as defined in ORS 457.470.

“Study Area” means the area in the potential urban renewal area boundary.

“Tax increment financing,” “tax increment revenues,” or “TIF” mean the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan and allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“Truncation Loss” means the reduction in revenue that occurs when the “taxes to be raised” are converted into “taxes extended” through the calculation and imposition of the division of tax urban renewal rate. The tax urban renewal rate is “truncated” (i.e., rounded down) after the fourth decimal place, resulting in a minor loss of revenue.

“Urban renewal area” or “URA” means a blighted area included in an urban renewal plan.

“Total Net TIF” means the total amount of tax increment funds (taxes paid off increased assessed value) given the growth rate in the proposed Study Area. This is used in Table 1 and Table 9 of the full Feasibility Study.

II. Executive Summary

The City of Newberg, Oregon is conducting an urban renewal feasibility study (Feasibility Study) for an urban renewal area (Study Area) to serve the downtown and riverfront area. The purpose of this Feasibility Study is shown below with the results in bold following the purpose statements.

- determine if the Study Area boundary meets the limitations imposed under ORS 457 on acreage and assessed value in an urban renewal area,
 - **The Study Area boundary meets both the assessed value and acreage limitations as shown in Table 5 in Section VIII.**
- establish that blight occurs in the Study Area,
 - **The list of needed improvements in the Study Area indicate that blighting conditions exist in the Study Area. These conditions are sufficient to make the finding of blight in an ordinance adopting a potential urban renewal plan, further detailed in Section XIV.**
- examine the financial feasibility of urban renewal in the Study Area, and to
 - **The financial feasibility information indicates there are tax increment revenues that can assist in completing projects in the Study Area as shown in Tables 10-21 in Section XII and Section XIII.**
- examine the impacts on taxing districts as a result of the potential of creating an urban renewal area in Newberg.
 - **The impacts to the taxing districts are detailed for the different financial scenarios as shown in Tables 10-21 in Section XIII.**

The methods used for this Feasibility Study to establish potential maximum indebtedness and define impacts on the taxing jurisdictions included the following key steps:

1. Establish an Ad Hoc Urban Renewal Citizens Advisory Committee (CAC).
2. Define boundary options.
3. Identify funding available for projects.
4. Determine applicable tax rates.
5. Forecast growth in assessed value.
6. Calculate tax increment revenue and revenue sharing.
7. Compile list of potential projects.
8. Present Feasibility Study to CAC.
9. Present Feasibility Study to Newberg City Council.

This Feasibility Study provides the City of Newberg with baseline data to understand the financial capacity of an urban renewal area (URA). The consulting team analyzed four growth scenarios for projecting potential tax increment revenue proceeds for the Study Area. Summary information for each growth scenario is shown in Table 1. The terminology for this table is defined in the Section I Definitions of this document. The most important row in this table is the Capacity in 2020\$ for funds to be spent on projects in the Study Area. This can be directly compared to the dollars needed to complete projects in the Study Area. The table indicates the amount of dollars that are estimated to be available under differing growth scenarios. All scenarios indicate that there is funding that can be used to assist in completing projects in the Study Area. If it is determined to proceed with the creation of an urban renewal area, one of the growth scenarios will need to be selected as the appropriate scenario to use in the plan and report documents.

Table 1 – Preliminary Tax Increment Finance Forecast

Projected Annual Growth in AV	4%	5%	6%	7%
Avg Annual Exception AV (2020 \$)	\$1,700,000	\$4,100,000	\$7,400,000	\$11,700,000
Total Net TIF (Over 30 Years)	\$59,300,000	\$84,400,000	\$115,900,000	\$154,300,000
Maximum Indebtedness	\$50,300,000	\$72,000,000	\$99,300,000	\$132,800,000
Capacity (2020 \$)	\$27,900,000	\$39,400,000	\$53,700,000	\$71,100,000
Years 1-5	\$2,500,000	\$3,300,000	\$4,000,000	\$4,800,000
Years 6-10	\$3,900,000	\$5,100,000	\$6,600,000	\$8,100,000
Years 11-15	\$5,100,000	\$7,000,000	\$9,200,000	\$11,900,000
Years 16-20	\$5,200,000	\$7,500,000	\$10,200,000	\$13,700,000
Years 21-25	\$5,400,000	\$8,000,000	\$11,300,000	\$15,600,000
Years 26-30	\$5,700,000	\$8,500,000	\$12,400,000	\$17,100,000

Source: Tiberius Solutions

Urban renewal is not a new tax and does not increase property tax rates. The impact of tax increment financing is on the overlapping taxing districts. The summary information for direct impacts on taxing districts is shown in Table 2. Table 3 shows the indirect impacts to the Newberg School District 29 J and the Willamette Education Service District.

There are individual tables in this Feasibility Study that show the total impacts to each taxing district for a 30-year urban renewal area for each of the four assessed value growth scenarios. These are shown in Section XIII.

Table 2 – Total Estimated Direct Impacts to Taxing Districts

Annual Growth of AV	Yamhill County	Yamhill County Extension	Yamhill County Soil & Water	City of Newberg	Tualatin Valley Fire & Rescue	Chehalem Park & Recreation District	Portland Community College
4%	(\$12,080,969)	(\$210,450)	(\$165,923)	(\$10,830,306)	(\$7,148,746)	(\$4,254,001)	(\$1,325,508)
5%	(\$17,203,263)	(\$299,680)	(\$236,274)	(\$15,422,321)	(\$10,179,793)	(\$6,057,684)	(\$1,887,520)
6%	(\$23,622,189)	(\$411,498)	(\$324,433)	(\$21,176,739)	(\$13,978,104)	(\$8,317,943)	(\$2,591,796)
7%	(\$31,459,295)	(\$548,020)	(\$432,069)	(\$28,202,521)	(\$18,615,603)	(\$11,077,577)	(\$3,451,674)

Source: Tiberius Solutions

The Newberg School District 29J and Willamette Education Service District are not *directly* affected by the tax increment financing as their property tax revenues are allocated to the State School Fund. These amounts are shown in Table 3. Under current school funding law, per pupil funding amounts are established by the State Legislature and are funded through the State School Fund. The State School Fund has other funding sources in addition to property tax revenues. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues to achieve per-pupil funding targets.

Table 3 – Total Estimated Indirect Impacts to Education Taxing Districts

Annual Growth of AV	Newberg School District 29J	Willamette Education Service District
4%	(\$21,849,329)	(\$1,390,659)
5%	(\$31,113,377)	(\$1,980,294)
6%	(\$42,722,482)	(\$2,719,187)
7%	(\$56,896,469)	(\$3,621,328)

Source: Tiberius Solutions

A summary of the projects identified in master plans and area planning documents that overlap the proposed URA by City of Newberg staff is shown in Table 4. This table shows the major categories; the categories with individual projects is included in Attachment 8 of the full Feasibility Study. Administration is allocated assuming a six percent assessed value growth rate and a ten percent administration charge. The administration charge pays for staff time in completing the projects and administrative requirements including reporting requirements in the urban renewal plan over the thirty years of the life of the Plan. These are summary estimates only and could be re-evaluated in the preparation of an urban renewal plan.

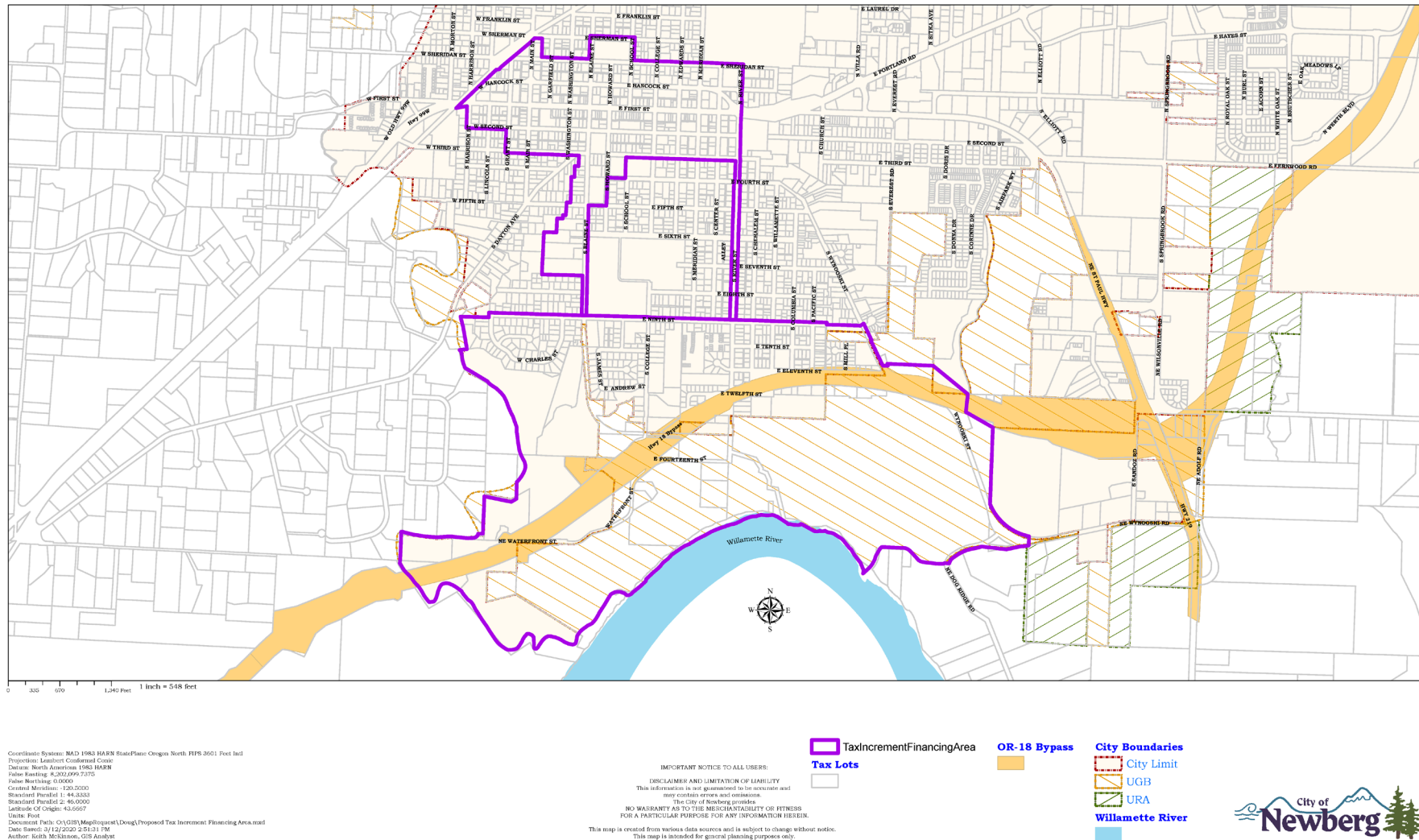
Table 4 – Potential Projects and Administration in the Study Area

Area	Total Estimated Cost
Downtown Improvement Plan	\$56,979,148 to \$58,739,073
Riverfront Master Plan	\$48,849,063
Administration	\$9,930,000
TOTAL:	\$115,758,211 to \$117,518,136

Source: City of Newberg

Figure 1 – Feasibility Study Boundary

Proposed Tax Increment Financing Area



III. Next Steps

This Urban Renewal Feasibility Study will be presented to the Newberg City Council. If the Council directs staff to pursue the development of an urban renewal plan, the following steps must be completed:

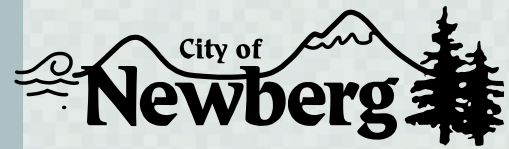
1. Establish an Urban Renewal Agency.
2. Continue work with the Citizens Advisory Committee.
3. Determine and implement a public input strategy.
4. Prepare an Urban Renewal Plan (Plan) pursuant to ORS 457.085 including goals and objectives and projects to pursue.
5. Decide on the projects to be included in the Plan.
6. Complete the Report¹ that accompanies the Plan. This Report must comply with ORS 457.085, both identifying existing conditions and establishing financial feasibility. A decision will be made on which assessed value growth scenario to use for the financial feasibility. In addition, there are two important considerations on boundary inclusion.
Determinations would be made on the timing of including properties in the Riverfront Area that have obsolete uses. If the properties are included before those uses are removed, it could negatively impact the assessed value in the potential URA.
There are properties in the potential URA that are either under construction or proposed for new development. The timing on inclusion of these properties is also important if the city wishes to capture the increased assessed value for the potential URA.
7. Present the draft Plan and Report to the Urban Renewal Agency for their review, and if desired, the Agency will pass a resolution to start the formal public review process.
8. Present to the Newberg Planning Commission for their finding of conformance of the Newberg Urban Renewal Plan with the Newberg Comprehensive Plan.
9. Present to the Yamhill County Commission. They must also adopt the urban renewal plan as there is property outside the Newberg city limits in the proposed boundary.
10. Consult and confer with affected taxing districts.
11. Conduct a public hearing in front of the Newberg City Council, advertised to a specific group as identified in 457.120. Review of a non-emergency ordinance.
12. Publish notice if the ordinance for the Plan is adopted.
13. Complete a legal description of the URA. This is done outside of the urban renewal plan consultant's contract. This legal description must be complete by the final action in front of City Council.
14. Timing of the adoption of a Plan is important. There are two important factors in timing.

The first is which tax roll will be used to establish the frozen base. If the Plan is adopted and the 30-day period for a non-emergency ordinance occurs prior to the certification of the FY 2021/2022 tax roll by the County Assessor (in early October), the frozen base that is established for the URA uses the FY 2020/2021 assessed values, based on values as of January 1, 2020. This potentially captures increases in assessed value growth as well as any new growth that will come on the tax roll in FY 2021/2022. If you do not adopt a plan by this timeframe, you will use property values as of January 1, 2021 as your frozen base. To meet the deadline of using January 2020 values for your frozen base, the Plan must be adopted by September 1, 2021.

¹ This is a separate report from the Feasibility Study and meets the requirements of ORS 457.085(3).

The second important timing factor is when the Urban Renewal Agency will begin tax increment collections. If the Plan is adopted prior to Jan 1, 2022, increment will be distributed in FYE 2023. (This will happen if you meet the prior deadline of September 1, 2021.) If the Plan is adopted after January 1, 2022, the first increment is distributed in FYE 2024. To meet this deadline, the Plan must be adopted by December 1, 2021. The ordinance adopting an urban renewal plan is a non-emergency ordinance which takes 30 days to go into effect, so if it is adopted by December 1 it will go into effect on December 31, 2021.

15. The process of preparing and adopting an Urban Renewal Plan and Report typically takes 6 - 8 months.



Newberg Urban Renewal Feasibility Study





June 30, 2020

Doug Rux
Community Development Director
City of Newberg
Newberg, Oregon

Dear Doug,

The Urban Renewal Feasibility Study for Newberg is attached. The study has been completed by Elaine Howard Consulting, LLC, Tiberius Solutions LLC, JLA Public Involvement and DKS. It identifies a potential urban renewal area boundary and shows that the potential urban renewal area could be adopted and comply with both the statutory acreage and assessed value limitations. It identifies blighting conditions that will allow for formation of an urban renewal agency. It identifies the potential amount of tax increment revenues that could be received and the resulting dollars available for projects in the urban renewal area over a 30-year duration given four different growth assumptions. It also identifies potential projects to be completed in the urban renewal area.

Thank you to your staff who has been very responsive and helpful in providing information for the completion of this study.

The next steps to consider, if the Newberg City Council decides to proceed, are identified in the study.

Sincerely,

A handwritten signature in blue ink that reads 'Elaine Howard'.

Elaine Howard, Principal
Elaine Howard Consulting, LLC
4763 SW Admiral Street
Portland, Oregon 97221

elainehowardconsulting@gmail.com
www.elainehowardconsulting.com

Table of Contents

I.	Definitions.....	1
II.	Executive Summary.....	3
III.	Background.....	6
IV.	Citizens Advisory Committee	8
V.	City Council Briefings.....	9
VI.	Planning Commission Briefings	10
VII.	Public Engagement.....	10
VIII.	Define Boundary Options.....	11
IX.	Potential Projects	13
X.	Determine Applicable Tax Rates	14
XI.	Forecast Growth in Assessed Value	15
XII.	Calculate Tax Increment Revenue and Revenue Sharing	17
XIII.	Impacts to Taxing Districts.....	19
XIV.	Blight Findings.....	32
XV.	Next Steps	33

The City of Newberg website also has videos explaining urban renewal which can be accessed at the following links:

What is Urban Renewal: <https://youtu.be/M8pRckGOdd0>

Why Use Urban Renewal: <https://youtu.be/iAiKj5XUn4A>

Where in the Urban Renewal Process is the City of Newberg: <https://youtu.be/M0lX7sOrNxM>

How Does Urban Renewal Impact Taxing Districts: <https://youtu.be/6AxrqYfeqfY>

How Does Urban Renewal Impact the School District: <https://youtu.be/kVIJrpSG2Lc>

How are TIF Funds Distributed to an Urban Renewal Agency: <https://youtu.be/OLb2-IQxMFU>

Urban Renewal Feasibility Study

SPRING
2020



What is urban renewal?

Urban renewal is a local government tool used to improve and revitalize areas within a city. This tool is currently used by 79 communities statewide to implement economic

development strategies and comprehensive plan goals. Urban renewal allows local governments to focus investments on a particular area to encourage public and private development. McMinnville, Carlton, and Dundee all use Urban Renewal.



How does it work?

In Oregon, "urban renewal" is the title of the program that authorizes the city to use tax increment financing. Tax increment financing is a tool that allows local governments to set aside

property taxes generated from new businesses and development in a specific area. It also creates guidelines for spending the money. Access to this funding enables governments to focus investments on projects that encourage public and private development.



Why is the city considering urban renewal?

Urban renewal has proven successful in reinvigorating communities across Oregon. The feasibility study will

help determine if using urban renewal in Newberg will help rejuvenate our downtown and waterfront area. Urban renewal in Newberg also aims to create better road connectivity across the city, improve bicycle and pedestrian safety, and update some downtown streets, making our city more enjoyable and accessible for community and family activities.



What is the source of the funding?

Urban renewal is not new money, instead it redirects money usually allocated for other taxing districts to the urban renewal agency. This shifts the impact of funding urban renewal to the taxing districts, not taxpayers.

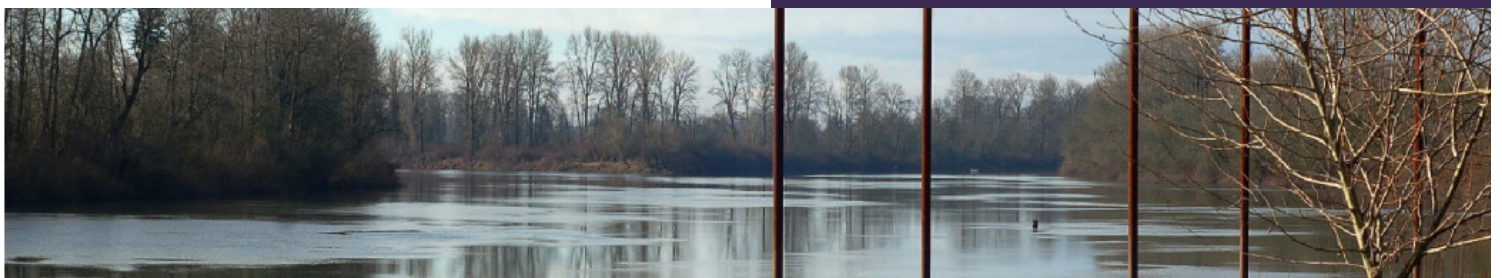
How is the money spent?

Urban renewal entities can do specified projects or activities under an adopted urban renewal plan which generally include:

- Construction or improvement of public facilities including streets, sidewalks, utilities, and parks.
- Streetscape improvements.
- Storefront improvements.
- Participation with developers for property improvement.
- Rehabilitation of existing buildings.

What will I pay?

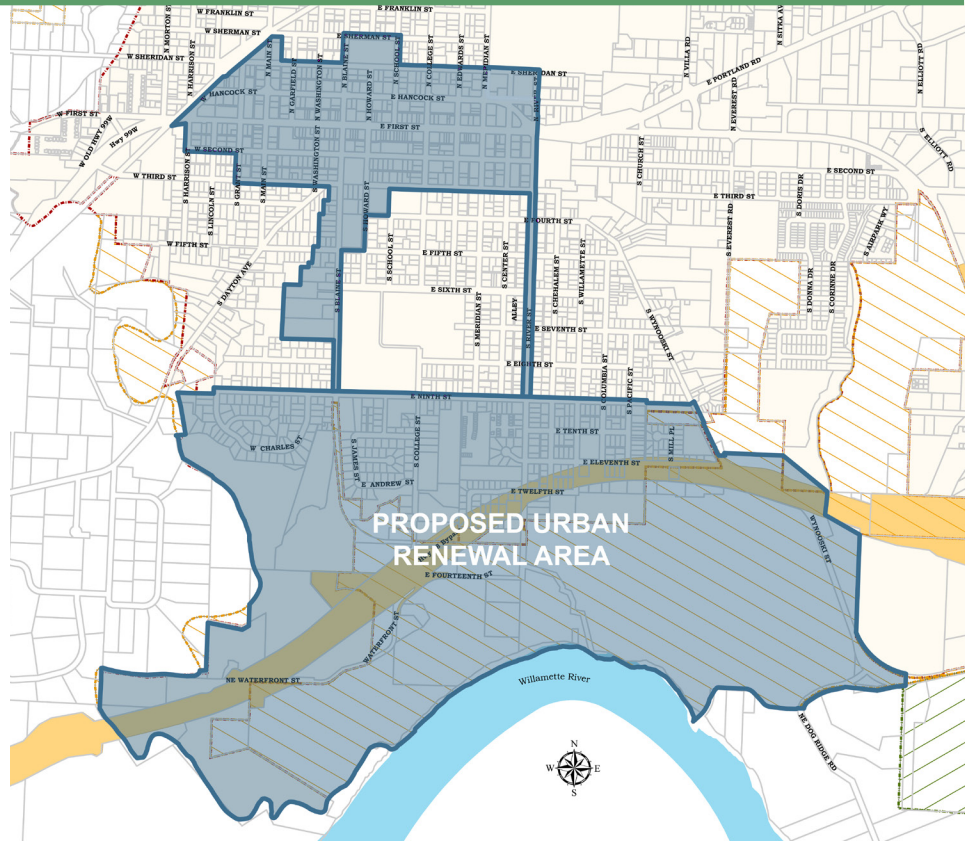
Property taxpayers will not see an increase in property taxes as a direct result of an urban renewal area. If an urban renewal area is adopted, all property taxpayers will see a line item on the property tax bill that shows the breakdown of taxes for urban renewal. Urban renewal funding is not a new tax or an increase in taxes, and it does not directly





Where did the idea for this urban renewal come from?

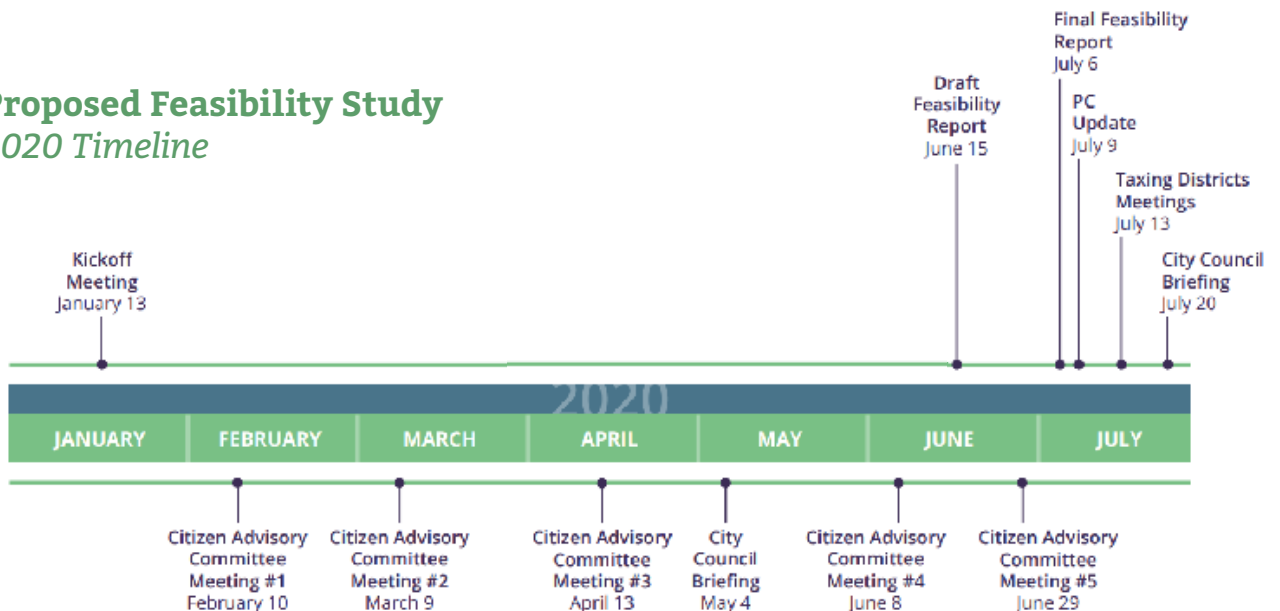
This urban renewal project is the result of years of outreach in the community while developing several plans that are shaping the future of our community, including the Newberg Downtown Improvement Plan, the Riverfront Master Plan, and the Newberg Community Visioning process. Urban renewal can help pay for infrastructure improvements already identified as needs by the community.



How can I get involved?

Join us at an open house or a citizen advisory committee meeting. To learn more, visit » newbergoregon.gov/urban-renewal

Proposed Feasibility Study 2020 Timeline



OR CONTACT THE CITY DIRECTLY »



Estudio de Renovación Urbana Factible



¿Qué es la renovación urbana?

La renovación urbana es una herramienta del gobierno local utilizada para mejorar y revitalizar áreas dentro de una ciudad. Esta herramienta es utilizada actualmente por 79 comunidades

en todo el estado para implementar estrategias de desarrollo económico y objetivos integrales del plan. La renovación urbana permite a los gobiernos locales centrar las inversiones en un área particular para alentar el desarrollo público y privado. McMinnville, Carlton y Dundee usan Renovación Urbana.



¿Como funciona?

En Oregon, "renovación urbana" es el título del programa que autoriza a la ciudad a utilizar el financiamiento de incremento de impuestos. El financiamiento de incremento de

impuestos es una herramienta que permite a los gobiernos locales reservar impuestos a la propiedad generados por nuevos negocios y desarrollo en un área específica. También crea pautas para gastar el dinero. El acceso a esta financiación permite a los gobiernos centrar las inversiones en proyectos que fomentan el desarrollo público y privado.



¿Por qué la ciudad está considerando la renovación urbana?

La renovación urbana ha demostrado ser exitosa en revitalizar las comunidades en todo Oregon. El estudio de factibilidad ayudará a determinar si el uso de la

renovación urbana en Newberg ayudará a rejuvenecer nuestro centro y nuestra zona costera. La renovación urbana en Newberg también tiene como objetivo crear una mejor conectividad vial en toda la ciudad, mejorar la seguridad de las bicicletas y los peatones, y actualizar algunas calles del centro, haciendo que nuestra ciudad sea más agradable y accesible para las actividades comunitarias y familiares.



¿Cuál es la fuente de la financiación?

La renovación urbana no es dinero nuevo, sino que redirige el dinero generalmente asignado para otros distritos fiscales a la agencia de renovación urbana. Esto desplaza el impacto de la financiación de la renovación urbana a los distritos fiscales, no a los contribuyentes.

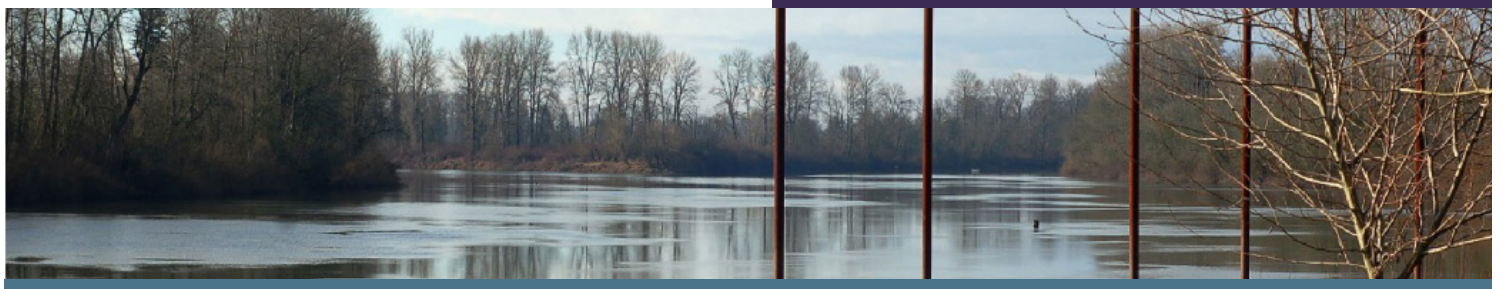
¿Cómo se gasta el dinero?

Las entidades de renovación urbana pueden realizar proyectos o actividades específicos bajo un plan de renovación urbana adoptado que generalmente incluye:

- Construcción o mejoramiento de instalaciones públicas, incluyendo calles, aceras, servicios públicos y parques.
- Mejoramiento del paisaje urbano.
- Mejoramiento de escaparates.
- Participación con desarrolladores para mejorar las propiedades.
- Rehabilitación de edificios existentes.

¿Qué pagaré?

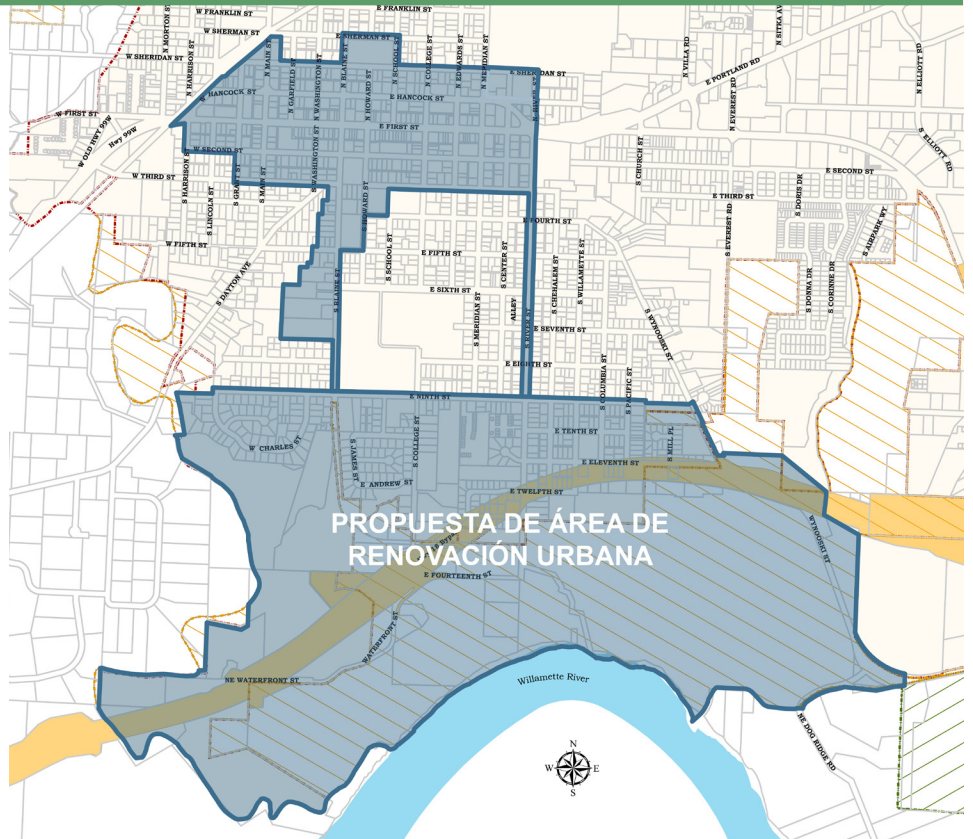
Los contribuyentes de la propiedad no verán un aumento en los impuestos a la propiedad como resultado directo de un área de renovación urbana. Si se adopta un área de renovación urbana, todos los contribuyentes de la propiedad verán una nota en la factura del impuesto a la propiedad que muestra el desglose de los impuestos para la renovación urbana. La financiación de la renovación urbana no es un nuevo impuesto o un aumento de los impuestos, y no desvía directamente el dinero de las escuelas.





¿De dónde surgió la idea de esta renovación urbana?

Este proyecto de renovación urbana es el resultado de años de extensión comunitaria mientras se desarrollan varios planes que están dando forma al futuro de nuestra comunidad, incluido el Plan de mejoramiento del centro urbano de Newberg, el Plan maestro de Riverfront y el proceso de Visión comunitaria de Newberg. La renovación urbana puede ayudar a pagar los mejoramientos de infraestructura ya identificadas como necesidades por el.

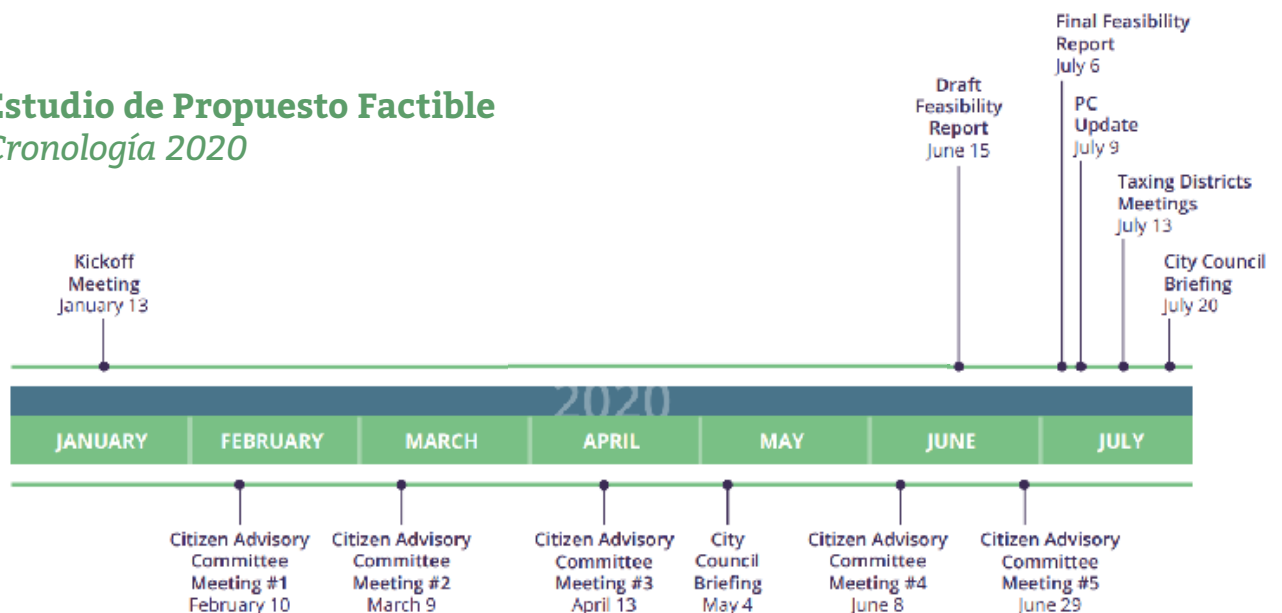


¿Cómo puedo involucrarme?

Únase a nosotros en una jornada de casa abiertas o en una reunión del comité asesor ciudadano.

Para obtener más información, visite » newbergoregon.gov/urban-renewal

Estudio de Propuesto Factible Cronología 2020



» O CONTACTE A LA CIUDAD DIRECTAMENTE «

I. Definitions

“Average Annual Exception Assessed Value” means the average amount of assessed value generated by new development or substantial rehabilitation that must occur each year in addition to assumed 3% growth from appreciation of existing property to achieve the stated assessed value growth rate for each scenario. This is used in Table 1 and Table 9.

“AV” means assessed value. This is the value on which property taxes are paid in Oregon.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“Capacity (2020\$)” means the financial capacity of the Area as stated in constant 2020 dollars. This is equal to the Maximum Indebtedness of the Area, less financing fees, adjusted to account for inflation over time. This is necessary as you need to know the total value of projects in today’s dollars to be able to identify projects for the Plan. The inflation rate used in the analysis is 3% annual inflation on costs. This is a typical inflation rate used in our financial analysis. This rate can be adjusted based on the input of the locality. This is used in Table 1 and Table 9.

“City” means the City of Newberg, Oregon.

“City Council” or “Council” means the Newberg City Council.

“Compound Annual Growth Rate” (CAGR) means the average growth rate for a value over a specific time period, accounting for the impacts of compound growth. In this report, it is most often used to refer to growth in assessed value.

“Exception Value” means the value of new assessed value growth in an urban renewal area.

“Feasibility Study” means the study to determine the boundary, potential projects, and financial capacity of a potential urban renewal area.

“Fiscal Year” means the year commencing on July 1 and closing on June 30 of the specified years.

“Fiscal Year Ending” means the fiscal year ending on June 30 of the specified years.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility property within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Growth rate” means the annual percentage growth expected in the Area. Three percent assessed value growth is the limit for existing properties. Growth above that is achieved through either substantial rehabilitation or new development. The average assessed value growth rates for Newberg and Yamhill County are shown in Table 8.

“Increment value” means the assessed value of an urban renewal area that exceeds the initial assessed value of the area specified in the certified statement from the assessor (frozen base).

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness. The maximum indebtedness is the figure that is adopted by a city council when an urban renewal plan is adopted. This is used in Table 1 and Table 9.

“ORS” means the Oregon revised statutes and specifically Chapter 457, which relates to urban renewal.

“Revenue sharing” means sharing tax increment proceeds with affected taxing districts as defined in ORS 457.470.

“Study Area” means the area in the potential urban renewal area boundary.

“Tax increment financing,” “tax increment revenues,” or “TIF” mean the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan and allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“Truncation Loss” means the reduction in revenue that occurs when the “taxes to be raised” are converted into “taxes extended” through the calculation and imposition of the division of tax urban renewal rate. The tax urban renewal rate is “truncated” (i.e., rounded down) after the fourth decimal place, resulting in a minor loss of revenue.

“Urban renewal area” or “URA” means a blighted area included in an urban renewal plan.

“Total Net TIF” means the total amount of tax increment funds (taxes paid off increased assessed value) given the growth rate in the proposed Study Area. This is used in Table 1 and Table 9.

II. Executive Summary

The City of Newberg, Oregon is conducting an urban renewal feasibility study (Feasibility Study) for an urban renewal area (Study Area) to serve the downtown and riverfront area. The purpose of this Feasibility Study is shown below with the results in bold following the purpose statements.

- determine if the Study Area boundary meets the limitations imposed under ORS 457 on acreage and assessed value in an urban renewal area,
 - **The Study Area boundary meets both the assessed value and acreage limitations as shown in Table 5 in Section VIII.**
- establish that blight occurs in the Study Area,
 - **The list of needed improvements in the Study Area indicate that blighting conditions exist in the Study Area. These conditions are sufficient to make the finding of blight in an ordinance adopting a potential urban renewal plan, further detailed in Section XIV.**
- examine the financial feasibility of urban renewal in the Study Area, and to
 - **The financial feasibility information indicates there are tax increment revenues that can assist in completing projects in the Study Area as shown in Tables 10-21 in Section XII and Section XIII.**
- examine the impacts on taxing districts as a result of the potential of creating an urban renewal area in Newberg.
 - **The impacts to the taxing districts are detailed for the different financial scenarios as shown in Tables 10-21 in Section XIII.**

The methods used for this Feasibility Study to establish potential maximum indebtedness and define impacts on the taxing jurisdictions included the following key steps:

1. Establish an Ad Hoc Urban Renewal Citizens Advisory Committee (CAC).
2. Define boundary options.
3. Identify funding available for projects.
4. Determine applicable tax rates.
5. Forecast growth in assessed value.
6. Calculate tax increment revenue and revenue sharing.
7. Compile list of potential projects.
8. Present Feasibility Study to CAC.
9. Present Feasibility Study to Newberg City Council.

This Feasibility Study provides the City of Newberg with baseline data to understand the financial capacity of an urban renewal area (URA). The consulting team analyzed four growth scenarios for projecting potential tax increment revenue proceeds for the Study Area. Summary information for each growth scenario is shown in Table 1. The terminology for this table is defined in the Section I Definitions of this document. The most important row in this table is the Capacity in 2020\$ for funds to be spent on projects in the Study Area. This can be directly compared to the dollars needed to complete projects in the Study Area. The table indicates the amount of dollars that are estimated to be available under differing growth scenarios. All scenarios indicate that there is funding that can be used to assist in completing projects in the Study Area. If it is determined to proceed with the creation of an urban renewal area, one of the growth scenarios will need to be selected as the appropriate scenario to use in the plan and report documents.

Table 1 – Preliminary Tax Increment Finance Forecast

Projected Annual Growth in AV	4%	5%	6%	7%
Avg Annual Exception AV (2020 \$)	\$1,700,000	\$4,100,000	\$7,400,000	\$11,700,000
Total Net TIF (Over 30 Years)	\$59,300,000	\$84,400,000	\$115,900,000	\$154,300,000
Maximum Indebtedness	\$50,300,000	\$72,000,000	\$99,300,000	\$132,800,000
Capacity (2020 \$)	\$27,900,000	\$39,400,000	\$53,700,000	\$71,100,000
Years 1-5	\$2,500,000	\$3,300,000	\$4,000,000	\$4,800,000
Years 6-10	\$3,900,000	\$5,100,000	\$6,600,000	\$8,100,000
Years 11-15	\$5,100,000	\$7,000,000	\$9,200,000	\$11,900,000
Years 16-20	\$5,200,000	\$7,500,000	\$10,200,000	\$13,700,000
Years 21-25	\$5,400,000	\$8,000,000	\$11,300,000	\$15,600,000
Years 26-30	\$5,700,000	\$8,500,000	\$12,400,000	\$17,100,000

Source: Tiberius Solutions

Urban renewal is not a new tax and does not increase property tax rates. The impact of tax increment financing is on the overlapping taxing districts. The summary information for direct impacts on taxing districts is shown in Table 2. Table 3 shows the indirect impacts to the Newberg School District 29 J and the Willamette Education Service District.

There are individual tables in this Feasibility Study that show the total impacts to each taxing district for a 30-year urban renewal area for each of the four assessed value growth scenarios. These are shown in Section XIII.

Table 2 – Total Estimated Direct Impacts to Taxing Districts

Annual Growth of AV	Yamhill County	Yamhill County Extension	Yamhill County Soil & Water	City of Newberg	Tualatin Valley Fire & Rescue	Chehalem Park & Recreation District	Portland Community College
4%	(\$12,080,969)	(\$210,450)	(\$165,923)	(\$10,830,306)	(\$7,148,746)	(\$4,254,001)	(\$1,325,508)
5%	(\$17,203,263)	(\$299,680)	(\$236,274)	(\$15,422,321)	(\$10,179,793)	(\$6,057,684)	(\$1,887,520)
6%	(\$23,622,189)	(\$411,498)	(\$324,433)	(\$21,176,739)	(\$13,978,104)	(\$8,317,943)	(\$2,591,796)
7%	(\$31,459,295)	(\$548,020)	(\$432,069)	(\$28,202,521)	(\$18,615,603)	(\$11,077,577)	(\$3,451,674)

Source: Tiberius Solutions

The Newberg School District 29J and Willamette Education Service District are not *directly* affected by the tax increment financing as their property tax revenues are allocated to the State School Fund. These amounts are shown in Table 3. Under current school funding law, per pupil funding amounts are established by the State Legislature and are funded through the State School Fund. The State School Fund has other funding sources in addition to property tax revenues. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues to achieve per-pupil funding targets.

Table 3 – Total Estimated Indirect Impacts to Education Taxing Districts

Annual Growth of AV	Newberg School District 29J	Willamette Education Service District
4%	(\$21,849,329)	(\$1,390,659)
5%	(\$31,113,377)	(\$1,980,294)
6%	(\$42,722,482)	(\$2,719,187)
7%	(\$56,896,469)	(\$3,621,328)

Source: Tiberius Solutions

A summary of the projects identified in master plans and area planning documents that overlap the proposed URA by City of Newberg staff is shown in Table 4. This table shows the major categories; the categories with individual projects is included in Attachment 8. Administration is allocated assuming a six percent assessed value growth rate and a ten percent administration charge. The administration charge pays for staff time in completing the projects and administrative requirements including reporting requirements in the urban renewal plan over the thirty years of the life of the Plan. These are summary estimates only and could be re-evaluated in the preparation of an urban renewal plan.

Table 4 – Potential Projects and Administration in the Study Area

Area	Total Estimated Cost
Downtown Improvement Plan	\$56,979,148 to \$58,739,073
Riverfront Master Plan	\$48,849,063
Administration	\$9,930,000
TOTAL:	\$115,758,211 to \$117,518,136

Source: City of Newberg

III. Background

The City of Newberg (City) has completed substantial planning as background to the preparation of the Urban Renewal Feasibility study, see Figure 1. This has included the *2016 Economic Development Strategy* (Updated in November 2019), *2016 Newberg Strategic Tourism Plan*, *2016 Newberg Downtown Improvement Plan*, *2016 Transportation System Plan*, *2017 Water Master Plan*, *2018 Wastewater Master Plan*, *2019 Newberg Housing Needs Analysis*, *2019 A NewBERG Community Visioning program*, *2019 Riverfront Master Plan*, and continuing activities to evaluate a possible urban growth boundary expansion through an Economic Opportunities Analysis. The *Economic Opportunities Analysis* and this *Urban Renewal Feasibility Study* are in progress. This planning has provided the background to determine the goals and potential projects in the potential urban renewal area. An urban renewal program was identified as an economic development tool within the *Economic Development Strategy*, *Newberg Downtown Improvement Plan*, *Newberg Housing Needs Analysis*, *A NewBERG*, and *Riverfront Master Plan*.

The process to determine if an urban renewal program is viable for Newberg involves the following:

1. Urban Renewal Feasibility Study (draft and final)
2. Continued input from the Citizens Advisory Committee
3. Public input
4. Establishment of an Urban Renewal Agency
5. Urban Renewal Plan and Report preparation
6. Urban Renewal Agency review
7. Confer and consult with overlapping taxing districts
8. Planning Commission review for conformance with Newberg Comprehensive Plan
9. Yamhill County review and approval of the urban renewal plan by resolution¹
10. City Council review and vote on non-emergency ordinance

¹ If there is property outside the city limits, the county must also approve an urban renewal plan and may do so by resolution.

Figure 1 - Planning Background

URBAN RENEWAL

What work has been done?

What determines which projects will be funded?

Where will the dollars go?

The Urban Renewal Feasibility Study is being conducted after years of the City of Newberg developing plans. The City of Newberg has engaged in multiple long-range planning projects to determine what projects matter to Newberg Residents and where money from a possible Urban Renewal Area should go. Previous plans also informs the City on what boundaries are being considered for an Urban Renewal Area.



Source: City of Newberg

IV. Citizens Advisory Committee

The Newberg City Council established an Ad Hoc Urban Renewal Citizens Advisory Committee (CAC) comprised of the following members:

John Bridges, Chair	Attorney
Francisco Stoller, Vice Chair	Real Estate Broker
Angel Aguilar	First Federal Savings and Loan Association
Shannon Buckmaster	CEO, Chehalem Valley Chamber of Commerce
Don Clements	Superintendent, Chehalem Park and Recreation District
Stephanie Findley	City Council
Don Griswold	Citizen
Patrick Johnson	City Council
Joe Morelock	Superintendent, Newberg Public Schools
Molly Olson	Executive Director, Newberg Downtown Coalition
Loni Parrish	Downtown Property Owner and Business Owner
Rick Rogers	City Council – Mayor, Ex-officio
Cassandra Ulven	Public Affairs Chief, Tualatin Valley Fire & Rescue

The CAC met five times in the preparation of this Feasibility Study:

January 23, 2020	Orientation meeting to the urban renewal feasibility study and plan and report process Attachment 2 background material provided to the Advisory Committee
February 10, 2020	Background and review of potential boundary, Urban Renewal at a Glance, Public Input Options (Community Engagement Toolbox), and the Urban Renewal Fact Sheet Attachment 3 - Urban Renewal at a Glance. Attachment 4 - Urban Renewal Community Engagement Toolbox Urban Renewal Feasibility Study Fact Sheet - located at the beginning of this document.
March 9, 2020	Boundary review and review of potential projects compiled from a number of master plans and area planning documents. Discussion on future Open House. The Citizens Advisory Committee finalized the proposed boundary at this meeting. Attachment 1 - Presentation materials from the meeting
April 13, 2020	Review and discuss the preliminary financial analysis information based on the proposed urban renewal area boundary. The discussion included: <ul style="list-style-type: none">• The statutory limitations on plan area and assessed value,• Historical assessed value growth for the County and City,• Maximum indebtedness estimates using 4, 5, 6 and 7% assessed value growth estimates,

- Impacts on taxing districts,
- Preliminary project cost estimates, and
- Public engagement

Attachment 2 - Presentation materials from the meeting
Attachment 3 - Initial Financial Summary memorandum

June 8, 2020	Review of updated project list and draft Feasibility Study Attachment 10 - Presentation materials from the meeting
June 29, 2020	Review of final Feasibility Study and recommendation to City Council. The CAC recommended the City Council accept the Urban Renewal Feasibility Study and establish an urban renewal agency. Attachment 11 - Presentation materials from the meeting

V. City Council Briefings

October 15, 2018	Adopted Resolution No. 2018-3503 authorizing the City Manager to expend \$100,000 from the Economic Development Revolving Loan Fund (EDRLF) for the purpose of conducting an urban renewal Feasibility, Urban Renewal Plan and public outreach
October 7, 2019	Background on urban renewal
November 4, 2019	Adopted Resolution No. 2019-3615 indicating the intent to seek reimbursement for expenditure of funds from Fund 14 Economic Development Fund for funds authorized by Resolution No. 2018-3503 to conduct an urban renewal feasibility study and plan
December 9, 2019	Adopted Resolution No. 2019-3623 authorizing the City Manager to enter into a professional services agreement with Elaine Howard Consulting, LLC to assist the City in conducting the urban renewal feasibility study
January 6, 2020	Request for Council Action was brought forward by the Mayor for appointment of members to the Ad Hoc Urban Renewal Citizens Advisory Committee for terms beginning January 2020 – April 2021
May 4, 2020	Briefing by staff and consultant team in City Council Work Session (materials shown in attachments already noted in CAC meetings)
July 6, 2020	Briefing by staff on City Council Goal 4) Create and Support an Urban Renewal Plan and Authority
July 20, 2020	Briefing by staff on draft Feasibility Study

VI. Planning Commission Briefings

May 14, 2020	Briefing by staff on City Council Work Session (materials shown in attachments already noted in CAC meetings plus Planning Commission Power Point Presentation)
July 9, 2020	Briefing by staff on draft Feasibility Study

VII. Public Engagement

A Fact Sheet was developed by JLA Public Involvement, included at the beginning of this document. This Fact Sheet has been translated into Spanish and both versions will be used by city staff on both the website and for handouts. A series of videos have been developed to explain the intricacies of urban renewal. A Public Open House was not held due to COVID-19 issues. If the City Council determines to move forward with the preparation of an urban renewal plan, future public engagement will be conducted. A full list of options is shown in Attachment 4.

VIII. Define Boundary Options

The CAC defined the boundary option as shown in Figure 2. It encompasses 599.73 acres and has an estimated \$152,610,424 in assessed value as determined by the Yamhill County Assessor's 2019/20 tax roll.

The boundary encompasses the downtown and the riverfront areas and two major transportation connections between the two areas (S Blaine Street and S River Street). It also encompasses property zoned for higher density uses along S Blaine Street.

ORS 457 limits the total amount of assessed value and acreage that can be included in urban renewal districts in a city the size of Newberg to 25% of acreage and 25% of assessed value. This potential URA does not exceed the assessed value and acreage statutory authority for urban renewal in Newberg, see Table 5. The assessed value of the proposed URA is based on fiscal year end (FYE) 2020 data.

Table 5 - Statutory Limitation on Assessed Value and Acreage

	Acreage	Assessed Value
Potential Urban Renewal Area	599.73	\$152,610,424
City of Newberg	3,719	\$2,037,958,279
Percent in URA	16.13%	7.49%

Source: City of Newberg and Yamhill County Assessor

In addition to limitation on the percentage of assessed value and acreage, there is a statutory limitation² on the amount of maximum indebtedness (MI) that may be set for a new urban renewal plan. The MI limitations are based on total assessed values of the city and given Statutory limitations on MI based on the assessed values for this potential URA are between \$142 and \$145 million.

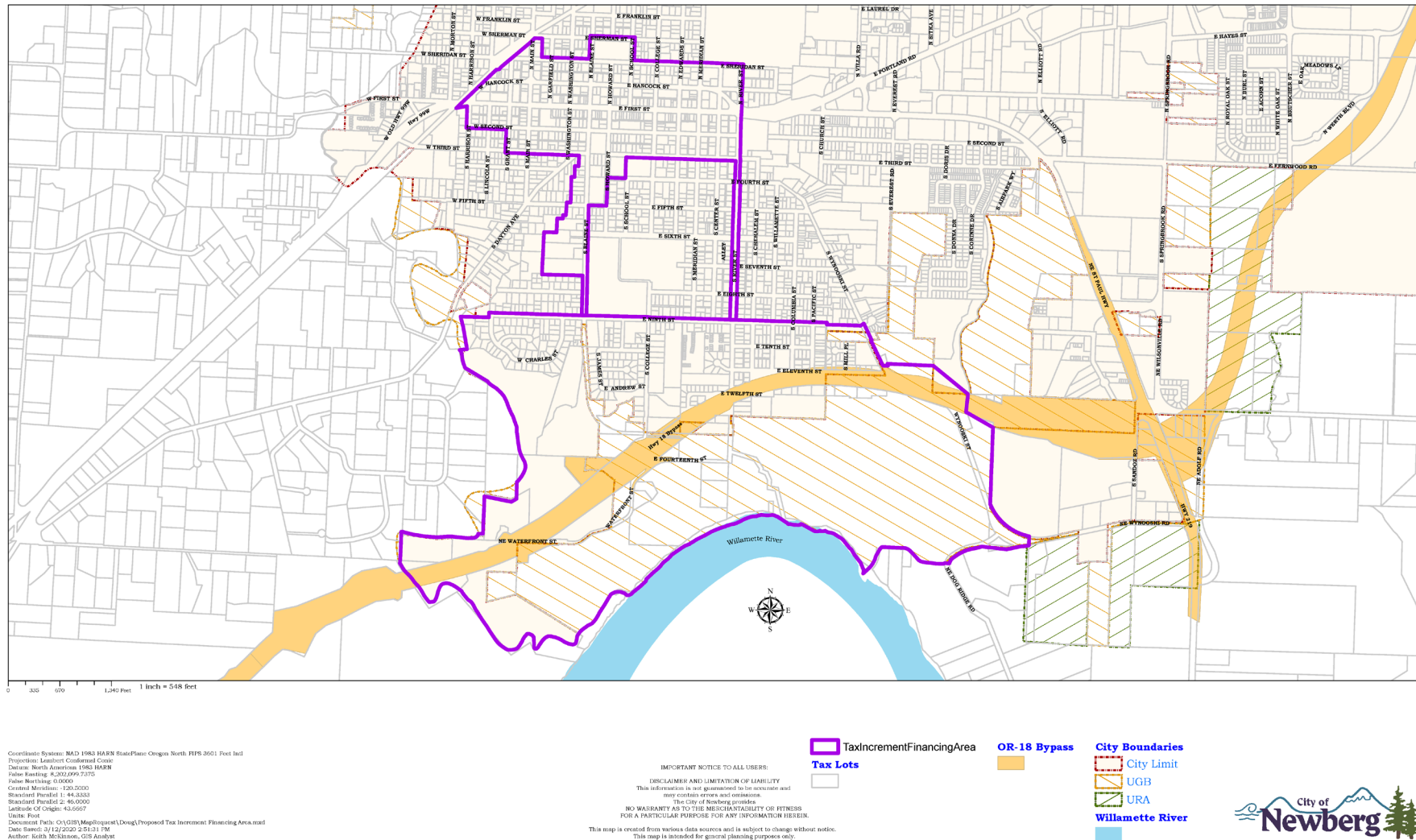
The timing of establishing an urban renewal area given boundary considerations is important. There are obsolete land uses on properties in the Riverfront Area, including buildings, machinery and equipment that are no longer in use but retain significant taxable assessed value. It is anticipated that most of the machinery and equipment will be removed and buildings demolished in the coming years. As a result of that, the assessed value of those properties will be reduced. If the assessed value is reduced after the properties are in an urban renewal area, it would have a significant negative impact on the tax increment collections for the area. Therefore, the City and consultant team in coordination with the county assessor will need to evaluate the timing on including these properties in an urban renewal area. This is an issue that would be pursued if the city determines to proceed with developing an urban renewal plan.

In addition, there are properties in the potential URA that are either under construction or proposed for new development. The timing on inclusion of these properties is also important if the city wishes to capture the increased assessed value for the potential URA.

² ORS 457.190(4)

Figure 2 – Feasibility Study Boundary

Proposed Tax Increment Financing Area



IX. Potential Projects

The potential projects shown in Table 6 – Projects by Category come from the Downtown Improvement Plan, Riverfront Master Plan and the City’s functional plans (Transportation, Water, Stormwater and Wastewater). The estimated costs have been updated by city staff using the Engineering News Record Seattle Construction Cost Index. Some additional costs were obtained from DKS Associates for undergrounding utilities along Second Street and ADA Ramps along S Blaine Street and E Ninth Street. A full list of potential projects is shown in Attachment 8. The costs of potential projects exceeds the financial capacity of the URA. Some of these projects may have other funding sources in addition to urban renewal, noted in Attachment 8. The Administration estimate assumes a six percent growth rate with a Maximum Indebtedness of \$99,300,000 and ten percent administration charge. If the City Council determines to move forward with the preparation of an urban renewal plan, a specific list of projects would be identified for urban renewal funding. This list would match the expected financial capacity of the URA or show the other potential funding sources for the projects.

Table 6 – Projects by Category

Downtown Improvement Plan	Estimated Costs
Public Transportation	\$36,998,850
Public Utility	\$10,794,017
Signage/Wayfinding/N/S Connections, Trolley, Parking	\$6,677,481 to \$8,437,406
Pedestrian Furniture	\$175,600
Building Façade	\$500,000
Second Street Utility Undergrounding	\$1,833,200
Subtotal	\$56,979,148 to \$58,739,073
Riverfront Master Plan	
Public Transportation	\$33,311,213
Public Utility	\$13,713,780
Riverfront Trails	\$1,824,070
Subtotal	\$48,849,063
Administration	\$9,930,000
TOTAL	\$115,758,211 to \$117,518,136

Source: City of Newberg

X. Determine Applicable Tax Rates

All properties within the boundary are located within tax code area 29 and 29.2. Tax code area 29.2 is not in the Newberg city limits. Details of the applicable permanent rate tax rate are shown below in Table 7. There are no general obligation (GO) bonds or local option levies impacted by the proposed boundary as Oregon statutes preclude new urban renewal areas from including any general obligation bond or local option levy tax rates in the calculation of TIF. Tax rate information was obtained from Yamhill County Assessor Summary Table 4a and the Yamhill County FYE 2020 Tax Book.

The Newberg School District 29J and the Willamette Regional Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the charts. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone because of the use of Tax Increment Financing are replaced, as determined by a funding formula at the State level with State School Fund revenues.

Table 7 - Applicable Tax Rates for Newberg Urban Renewal Feasibility Study, FYE20

Taxing District	Tax Code Area 29	Tax Code Area 29.2
Jurisdiction Name	Rate	Rate
Yamhill County	2.5775	2.5775
City of Newberg	2.5750	-
Yamhill County Soil and Water	0.0354	0.0354
Yamhill County Extension	0.0449	0.0449
Tualatin Valley Fire & Rescue	1.5252	1.5252
Chehalem Park & Rec District	0.9076	0.9076
Subtotal	7.6656	5.0906
Willamette Education Service District	0.2967	0.2967
Newberg School District 29J	4.6616	4.6616
Portland Community College	0.2828	0.2828
Subtotal	5.2411	5.2411
TOTAL	12.9067	10.3317

Source: Yamhill County Assessor Tax Book FYE 2020

XI. Forecast Growth in Assessed Value

As part of preparing financial projections, the historical growth rates for assessed value in the area are examined. Growth rates for assessed value vary over time, depending on market cycles and new development. In Oregon, assessed value appreciation on existing development is capped at 3.0% per year, which means any growth above 3.0% per year requires new development to occur.

Recent historical trends in the City of Newberg and Yamhill County were reviewed to provide information for determining the growth rate to use. Table 8 shows the historical growth in assessed value for both the City of Newberg and Yamhill County from FYE 2008 to FYE 2020. The annual assessed value (AV) growth rate in Yamhill County varies from 1.22% to 7.46%, with a compound annual growth rate (CAGR) from 2008-2020 of 4.30%. The City of Newberg annual assessed value growth varies from 1.09% per year to 7.41% per year with a citywide CAGR from 2008-2020 of 4.78%. This is also shown in Table 8 and Chart 1.

There is a growth in real market value (RMV) in Yamhill County starting in 2017. According to the Yamhill County Assessor, the real estate market in Yamhill County has been very strong since 2016. Additionally, the assessor's office converted to a new software system in 2017. The new software platform allowed for the completion of more data analysis than in the past. Due to the new software, the assessor's office was able to complete better statistical analysis to bring its real market value (RMV) data up to date.

Table 8 – Assessed Value Growth in the City of Newberg and Yamhill County

	Yamhill County		City of Newberg	
FYE	RMV	AV	RMV	AV
2008	12.95%	4.72%	19.07%	7.41%
2009	4.17%	7.46%	-1.29%	6.60%
2010	-3.24%	4.45%	-2.30%	7.26%
2011	-1.90%	3.93%	0.28%	5.70%
2012	-9.96%	1.22%	-10.83%	2.63%
2013	-3.03%	3.00%	-2.25%	3.36%
2014	2.75%	3.03%	0.92%	1.09%
2015	5.93%	3.92%	8.98%	5.27%
2016	6.23%	5.44%	4.58%	4.24%
2017	10.92%	4.33%	8.22%	4.95%
2018	33.30%	4.13%	21.24%	4.19%
2019	9.24%	4.68%	8.26%	2.67%
2020	8.10%	5.72%	13.80%	7.00%
CAGR	5.35%	4.30%	4.92%	4.78%

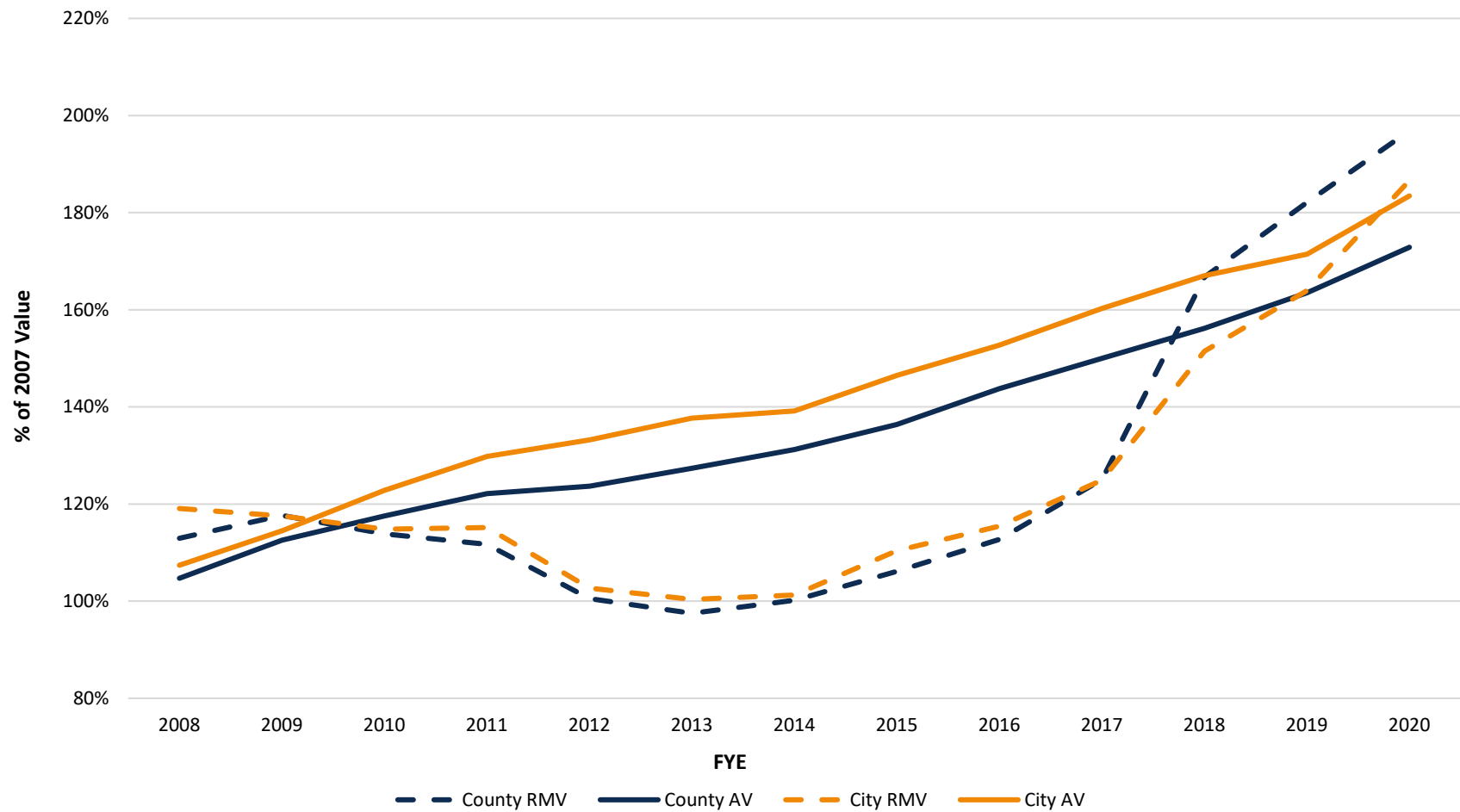
Source: Yamhill County Assessor, Tiberius Solutions

RMV - Real Market Value

AV - Assessed Value

CAGR – Compounded Average Annual Growth rate

Chart 1 – Historical Growth Information



Source: Yamhill County Assessor, Tiberius Solutions

XII. Calculate Tax Increment Revenue and Revenue Sharing

Calculating tax increment revenue is done by forecasting assessed value based on assumed assessed value growth and then subtracting the initial assessed value (the frozen base) to determine the “excess value” (also known as “increment value”). The excess value includes both assessed value from new development (exception value) and the annual appreciation of existing assessed values within the URA. This excess value is multiplied by the applicable tax rate to determine the total amount of tax increment revenue, also referred to as TIF. Then, the revenue sharing thresholds are applied to determine the portion of tax increment revenue that will be collected by the URA and the portion that will be shared with overlapping taxing districts.

The following tables show the projections of assessed value, tax increment revenues, adjustments (including discounts, delinquencies, compression, and rate truncation) and the portion of TIF projected to be received by the potential URA. Tax increment revenues would begin in FYE 2023 if an urban renewal plan is adopted by the Newberg City Council by December 1, 2021.³ If the URA is approved after that date, the first year of tax increment is delayed.

The amounts projected to be available for projects over incremental time periods are shown in Table 9. Definitions for terms used in Table 9 are in the Definitions section at the beginning of this document.

The City of Newberg entered into an agreement with Tualatin Valley Fire & Rescue in 2018 to provide service to the city. As part of that agreement, the city amended their charter to roll back their tax rate to \$2.50 while TVF&R established a rate of \$1.5252. The charter amendment allows the city to increase the tax rate by 3% annually, not to exceed their original rate of \$4.3827. The rate for the City of Newberg for FY 2019/20 is \$2.5750. This is the rate used in the financial forecasts in this study. The city has the ability to increase that rate by 3% annually. If the rate is increased, that would also increase the amounts collected through the division of tax revenues.

The difference between dollars for projects and maximum indebtedness is due to inflation increasing the project costs over time. In addition, financing fees are excluded from the reported capacity. If an urban renewal plan is drafted, the cost for projects to be accomplished in the URA will be identified in constant 2020\$. However, the actual cost of those projects increases over time. The URA is projected to last 30 years, so there is inflation throughout that time period. For example, a project estimated to cost \$1 million in 2020\$ will actually cost approximately \$1.3 million in year 10, using a 3% inflation rate.

The capacity is shown in 5-year increments. The amount available in the first years is smaller and grows as the incremental value grows.

³ An urban renewal area is adopted through a non-emergency ordinance which does not go into effect for thirty days after adoption.

Table 9 – Preliminary Tax Increment Finance Forecast

Projected Annual Growth in AV	4%	5%	6%	7%
Avg Annual Exception AV (2020 \$)	\$1,700,000	\$4,100,000	\$7,400,000	\$11,700,000
Total Net TIF (Over 30 Years)	\$59,300,000	\$84,400,000	\$115,900,000	\$154,300,000
Maximum Indebtedness	\$50,300,000	\$72,000,000	\$99,300,000	\$132,800,000
Capacity (2020 \$)	\$27,900,000	\$39,400,000	\$53,700,000	\$71,100,000
Years 1-5	\$2,500,000	\$3,300,000	\$4,000,000	\$4,800,000
Years 6-10	\$3,900,000	\$5,100,000	\$6,600,000	\$8,100,000
Years 11-15	\$5,100,000	\$7,000,000	\$9,200,000	\$11,900,000
Years 16-20	\$5,200,000	\$7,500,000	\$10,200,000	\$13,700,000
Years 21-25	\$5,400,000	\$8,000,000	\$11,300,000	\$15,600,000
Years 26-30	\$5,700,000	\$8,500,000	\$12,400,000	\$17,100,000

Source: Tiberius Solutions

XIII. Impacts to Taxing Districts

Tax increment financing through urban renewal is not finding “new” money. These tax revenues are generated from the existing property tax rates of other taxing districts that overlap the URA. An URA would impact these affected taxing districts by redirecting a portion of these property tax revenues to the URA. The impact to other taxing districts is measured in terms of “foregone revenue”. The impacts to taxing districts tables for each scenario summarize the amount of foregone revenue that would be caused by the proposed URA. The Newberg School District 29J and Willamette Education Service District are not *directly* affected by the tax increment financing as the property tax revenues are allocated to the State School Fund. Under current school funding law, per pupil funding amounts are established by the State Legislature and are funded through the State School Fund. The State School Fund has other funding sources in addition to property tax revenues. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues to achieve per-pupil funding targets.

The amount of foregone revenues is roughly equal to the amount of tax increment revenue needed to pay debt service on the maximum indebtedness.

In general, these impacts start off small and grow over time as the assessed value of the URA grows. For example, assuming 6% annual growth in assessed value as shown in Table 17, the City of Newberg is estimated to have a total impact of \$43,890 in FYE 2023 (the first year in which tax increment would be collected), and an impact of \$1,832,053 in FYE 2052 (the 30th year tax increment would be collected).

To the extent that urban renewal investment is successful in stimulating new taxable development, not all of the foregone revenues should truly be categorized as impacts to taxing districts. Successful URAs cause new development to occur, above and beyond the level that would have occurred without urban renewal. In these situations, the property taxes would not have existed but for the URA’s targeted investments, so even though these tax revenues show up as tax increment revenue and as foregone revenues, they really should not be counted as a negative impact to taxing districts. Note that the analysis was **not** conducted at the detailed level required to estimate the portion of tax increment revenue in the proposed URA that would likely be generated by new development dependent upon urban renewal investment.

The tables below show both the estimated TIF revenue and projected impacts to taxing districts by assessed value percentage growth in each of the four scenarios. There are three tables for each scenario, the first is a tax increment revenue projection and the next two are estimated impacts to the taxing districts.

Table 10 - Projected TIF Revenues over a 30 Year Period – 4% Growth

Assessed Value				Tax Rate	Tax Increment Finance				
FYE	Total	Frozen Base	Increment - Used		Gross TIF	Adjustments	Net TIF (Current Year)	Net TIF (Prior Year)	Net TIF (Total)
2023	\$ 171,665,973	\$ 158,714,840	\$ 12,951,133	\$ 12.6424	\$ 163,733	\$ (8,187)	\$ 155,546	\$ -	\$ 155,546
2024	\$ 178,532,612	\$ 158,714,840	\$ 19,817,772	\$ 12.6424	\$ 250,544	\$ (12,527)	\$ 238,016	\$ 2,333	\$ 240,350
2025	\$ 185,673,916	\$ 158,714,840	\$ 26,959,076	\$ 12.6424	\$ 340,827	\$ (17,041)	\$ 323,785	\$ 3,570	\$ 327,355
2026	\$ 193,100,872	\$ 158,714,840	\$ 34,386,032	\$ 12.6424	\$ 434,721	\$ (21,736)	\$ 412,985	\$ 4,857	\$ 417,842
2027	\$ 200,824,906	\$ 158,714,840	\$ 42,110,066	\$ 12.6424	\$ 532,371	\$ (26,619)	\$ 505,752	\$ 6,195	\$ 511,947
2028	\$ 208,857,903	\$ 158,714,840	\$ 50,143,063	\$ 12.6424	\$ 633,927	\$ (31,696)	\$ 602,231	\$ 7,586	\$ 609,817
2029	\$ 217,212,219	\$ 158,714,840	\$ 58,497,379	\$ 12.6424	\$ 739,545	\$ (36,977)	\$ 702,568	\$ 9,033	\$ 711,602
2030	\$ 225,900,706	\$ 158,714,840	\$ 67,185,866	\$ 12.6424	\$ 849,388	\$ (42,469)	\$ 806,919	\$ 10,539	\$ 817,458
2031	\$ 234,936,735	\$ 158,714,840	\$ 76,221,895	\$ 12.6424	\$ 963,625	\$ (48,181)	\$ 915,444	\$ 12,104	\$ 927,548
2032	\$ 244,334,204	\$ 158,714,840	\$ 85,619,364	\$ 12.6424	\$ 1,082,432	\$ (54,122)	\$ 1,028,310	\$ 13,732	\$ 1,042,042
2033	\$ 254,107,574	\$ 158,714,840	\$ 95,392,734	\$ 12.6424	\$ 1,205,990	\$ (60,300)	\$ 1,145,691	\$ 15,425	\$ 1,161,115
2034	\$ 264,271,877	\$ 158,714,840	\$ 105,557,037	\$ 12.6424	\$ 1,334,491	\$ (66,725)	\$ 1,267,766	\$ 17,185	\$ 1,284,952
2035	\$ 274,842,750	\$ 158,714,840	\$ 116,127,910	\$ 12.6424	\$ 1,468,132	\$ (73,407)	\$ 1,394,725	\$ 19,017	\$ 1,413,742
2036	\$ 285,836,461	\$ 158,714,840	\$ 127,121,621	\$ 12.6424	\$ 1,607,118	\$ (80,356)	\$ 1,526,762	\$ 20,921	\$ 1,547,683
2037	\$ 297,269,919	\$ 158,714,840	\$ 138,555,079	\$ 12.6424	\$ 1,751,664	\$ (87,583)	\$ 1,664,081	\$ 22,901	\$ 1,686,983
2038	\$ 309,160,716	\$ 158,714,840	\$ 150,445,876	\$ 12.6424	\$ 1,901,992	\$ (95,100)	\$ 1,806,893	\$ 24,961	\$ 1,831,854
2039	\$ 321,527,143	\$ 158,714,840	\$ 162,812,303	\$ 12.6424	\$ 2,058,333	\$ (102,917)	\$ 1,955,416	\$ 27,103	\$ 1,982,520
2040	\$ 334,388,228	\$ 158,714,840	\$ 175,673,388	\$ 12.6424	\$ 2,220,928	\$ (111,046)	\$ 2,109,881	\$ 29,331	\$ 2,139,213
2041	\$ 347,763,757	\$ 158,714,840	\$ 189,048,917	\$ 12.6424	\$ 2,390,026	\$ (119,501)	\$ 2,270,525	\$ 31,648	\$ 2,302,173
2042	\$ 361,674,306	\$ 158,714,840	\$ 202,959,466	\$ 12.6424	\$ 2,565,888	\$ (128,294)	\$ 2,437,594	\$ 34,058	\$ 2,471,652
2043	\$ 376,141,278	\$ 158,714,840	\$ 217,426,438	\$ 12.6424	\$ 2,748,785	\$ (137,439)	\$ 2,611,346	\$ 36,564	\$ 2,647,910
2044	\$ 391,186,930	\$ 158,714,840	\$ 232,472,090	\$ 12.6424	\$ 2,938,998	\$ (146,950)	\$ 2,792,048	\$ 39,170	\$ 2,831,218
2045	\$ 406,834,407	\$ 158,714,840	\$ 248,119,567	\$ 12.6424	\$ 3,136,819	\$ (156,841)	\$ 2,979,978	\$ 41,881	\$ 3,021,859
2046	\$ 423,107,783	\$ 158,714,840	\$ 264,392,943	\$ 12.6424	\$ 3,342,553	\$ (167,128)	\$ 3,175,425	\$ 44,700	\$ 3,220,125
2047	\$ 440,032,094	\$ 158,714,840	\$ 281,317,254	\$ 12.6424	\$ 3,556,516	\$ (177,826)	\$ 3,378,691	\$ 47,631	\$ 3,426,322
2048	\$ 457,633,377	\$ 158,714,840	\$ 298,918,537	\$ 12.6424	\$ 3,779,038	\$ (188,952)	\$ 3,590,086	\$ 50,680	\$ 3,640,767
2049	\$ 475,938,711	\$ 158,714,840	\$ 317,223,871	\$ 12.6424	\$ 4,010,461	\$ (200,523)	\$ 3,809,938	\$ 53,851	\$ 3,863,789
2050	\$ 494,976,261	\$ 158,714,840	\$ 336,261,421	\$ 12.6424	\$ 4,251,141	\$ (212,557)	\$ 4,038,584	\$ 57,149	\$ 4,095,733
2051	\$ 514,775,312	\$ 158,714,840	\$ 356,060,472	\$ 12.6424	\$ 4,501,448	\$ (225,072)	\$ 4,276,375	\$ 60,579	\$ 4,336,954
2052	\$ 535,366,324	\$ 158,714,840	\$ 376,651,484	\$ 12.6424	\$ 4,761,767	\$ (238,088)	\$ 4,523,678	\$ 64,146	\$ 4,587,824
Total					\$ 61,523,201	\$ (3,076,160)	\$ 58,447,041	\$ 808,850	\$ 59,255,892

Source: Tiberius Solutions

Table 11 – Direct Impacts to Taxing Districts, 4%

FYE	Yamhill County	Yamhill County Extension Service	Yamhill County Soil & Water	City of Newberg	Tualatin Valley Fire & Rescue	Chehalem Park & Recreation	Portland Community College
2023	\$ (31,712)	\$ (552)	\$ (436)	\$ (28,429)	\$ (18,765)	\$ (11,167)	\$ (3,479)
2024	\$ (49,002)	\$ (854)	\$ (673)	\$ (43,929)	\$ (28,996)	\$ (17,255)	\$ (5,376)
2025	\$ (66,741)	\$ (1,163)	\$ (917)	\$ (59,831)	\$ (39,493)	\$ (23,501)	\$ (7,323)
2026	\$ (85,189)	\$ (1,484)	\$ (1,170)	\$ (76,370)	\$ (50,409)	\$ (29,997)	\$ (9,347)
2027	\$ (104,375)	\$ (1,818)	\$ (1,434)	\$ (93,570)	\$ (61,762)	\$ (36,753)	\$ (11,452)
2028	\$ (124,328)	\$ (2,166)	\$ (1,708)	\$ (111,457)	\$ (73,570)	\$ (43,779)	\$ (13,641)
2029	\$ (145,080)	\$ (2,527)	\$ (1,993)	\$ (130,061)	\$ (85,849)	\$ (51,086)	\$ (15,918)
2030	\$ (166,662)	\$ (2,903)	\$ (2,289)	\$ (149,408)	\$ (98,620)	\$ (58,686)	\$ (18,286)
2031	\$ (189,107)	\$ (3,294)	\$ (2,597)	\$ (169,530)	\$ (111,901)	\$ (66,589)	\$ (20,749)
2032	\$ (212,449)	\$ (3,701)	\$ (2,918)	\$ (190,456)	\$ (125,714)	\$ (74,809)	\$ (23,310)
2033	\$ (236,726)	\$ (4,124)	\$ (3,251)	\$ (212,219)	\$ (140,079)	\$ (83,357)	\$ (25,973)
2034	\$ (261,973)	\$ (4,564)	\$ (3,598)	\$ (234,853)	\$ (155,019)	\$ (92,247)	\$ (28,743)
2035	\$ (288,231)	\$ (5,021)	\$ (3,959)	\$ (258,392)	\$ (170,557)	\$ (101,493)	\$ (31,624)
2036	\$ (315,538)	\$ (5,497)	\$ (4,334)	\$ (282,873)	\$ (186,716)	\$ (111,109)	\$ (34,620)
2037	\$ (343,939)	\$ (5,991)	\$ (4,724)	\$ (308,333)	\$ (203,521)	\$ (121,109)	\$ (37,737)
2038	\$ (373,475)	\$ (6,506)	\$ (5,129)	\$ (334,811)	\$ (220,998)	\$ (131,509)	\$ (40,977)
2039	\$ (404,192)	\$ (7,041)	\$ (5,551)	\$ (362,349)	\$ (239,175)	\$ (142,326)	\$ (44,347)
2040	\$ (436,138)	\$ (7,598)	\$ (5,990)	\$ (390,988)	\$ (258,079)	\$ (153,575)	\$ (47,853)
2041	\$ (469,362)	\$ (8,176)	\$ (6,446)	\$ (420,772)	\$ (277,739)	\$ (165,274)	\$ (51,498)
2042	\$ (503,915)	\$ (8,778)	\$ (6,921)	\$ (451,748)	\$ (298,185)	\$ (177,441)	\$ (55,289)
2043	\$ (539,850)	\$ (9,404)	\$ (7,414)	\$ (483,963)	\$ (319,449)	\$ (190,094)	\$ (59,232)
2044	\$ (577,223)	\$ (10,055)	\$ (7,928)	\$ (517,467)	\$ (341,564)	\$ (203,254)	\$ (63,332)
2045	\$ (616,090)	\$ (10,732)	\$ (8,462)	\$ (552,311)	\$ (364,563)	\$ (216,940)	\$ (67,597)
2046	\$ (656,512)	\$ (11,436)	\$ (9,017)	\$ (588,548)	\$ (388,482)	\$ (231,174)	\$ (72,032)
2047	\$ (698,551)	\$ (12,169)	\$ (9,594)	\$ (626,235)	\$ (413,358)	\$ (245,977)	\$ (76,644)
2048	\$ (742,272)	\$ (12,930)	\$ (10,195)	\$ (665,429)	\$ (439,229)	\$ (261,372)	\$ (81,441)
2049	\$ (787,741)	\$ (13,722)	\$ (10,819)	\$ (706,192)	\$ (466,135)	\$ (277,383)	\$ (86,430)
2050	\$ (835,030)	\$ (14,546)	\$ (11,469)	\$ (748,584)	\$ (494,117)	\$ (294,034)	\$ (91,618)
2051	\$ (884,209)	\$ (15,403)	\$ (12,144)	\$ (792,673)	\$ (523,219)	\$ (311,351)	\$ (97,014)
2052	\$ (935,356)	\$ (16,294)	\$ (12,846)	\$ (838,525)	\$ (553,484)	\$ (329,361)	\$ (102,626)
Total	\$ (12,080,969)	\$ (210,450)	\$ (165,923)	\$ (10,830,306)	\$ (7,148,746)	\$ (4,254,001)	\$ (1,325,508)

Source: Tiberius Solutions

Table 12 - Indirect Impacts to Taxing Districts 4%

FYE	SD 29J	Willamette Regional ESD
2023	\$ (57,354)	\$ (3,650)
2024	\$ (88,624)	\$ (5,641)
2025	\$ (120,705)	\$ (7,683)
2026	\$ (154,070)	\$ (9,806)
2027	\$ (188,769)	\$ (12,015)
2028	\$ (224,857)	\$ (14,312)
2029	\$ (262,388)	\$ (16,700)
2030	\$ (301,420)	\$ (19,185)
2031	\$ (342,013)	\$ (21,768)
2032	\$ (384,230)	\$ (24,455)
2033	\$ (428,136)	\$ (27,250)
2034	\$ (473,798)	\$ (30,156)
2035	\$ (521,287)	\$ (33,179)
2036	\$ (570,675)	\$ (36,322)
2037	\$ (622,038)	\$ (39,591)
2038	\$ (675,456)	\$ (42,991)
2039	\$ (731,011)	\$ (46,527)
2040	\$ (788,788)	\$ (50,205)
2041	\$ (848,877)	\$ (54,029)
2042	\$ (911,368)	\$ (58,006)
2043	\$ (976,359)	\$ (62,143)
2044	\$ (1,043,950)	\$ (66,445)
2045	\$ (1,114,245)	\$ (70,919)
2046	\$ (1,187,351)	\$ (75,572)
2047	\$ (1,263,382)	\$ (80,411)
2048	\$ (1,342,454)	\$ (85,444)
2049	\$ (1,424,689)	\$ (90,678)
2050	\$ (1,510,213)	\$ (96,122)
2051	\$ (1,599,158)	\$ (101,783)
2052	\$ (1,691,661)	\$ (107,670)
Total	\$ (21,849,329)	\$ (1,390,659)

Source: Tiberius Solutions

Note that the foregone revenue for the School District and Education Service District does not have a direct impact on school funding, as funding is equalized at the State level.

Table 13- Projected TIF Revenues over a 30 Year Period – 5% Growth

Assessed Value				Tax Rate	Tax Increment Finance				
FYE	Total	Frozen Base	Increment - Used		Gross TIF	Adjustments	Net TIF (Current Year)	Net TIF (Prior Year)	Net TIF (Total)
2023	\$ 181,761,458	\$ 161,767,051	\$ 19,994,407	\$ 12.6424	\$ 252,777	\$ (12,639)	\$ 240,138	\$ -	\$ 240,138
2024	\$ 192,667,145	\$ 161,767,051	\$ 30,900,094	\$ 12.6424	\$ 390,650	\$ (19,533)	\$ 371,118	\$ 3,602	\$ 374,720
2025	\$ 204,227,173	\$ 161,767,051	\$ 42,460,122	\$ 12.6424	\$ 536,797	\$ (26,840)	\$ 509,957	\$ 5,567	\$ 515,523
2026	\$ 216,480,803	\$ 161,767,051	\$ 54,713,752	\$ 12.6424	\$ 691,711	\$ (34,586)	\$ 657,126	\$ 7,649	\$ 664,775
2027	\$ 229,469,651	\$ 161,767,051	\$ 67,702,600	\$ 12.6424	\$ 855,921	\$ (42,796)	\$ 813,125	\$ 9,857	\$ 822,982
2028	\$ 243,237,831	\$ 161,767,051	\$ 81,470,780	\$ 12.6424	\$ 1,029,984	\$ (51,499)	\$ 978,484	\$ 12,197	\$ 990,681
2029	\$ 257,832,101	\$ 161,767,051	\$ 96,065,050	\$ 12.6424	\$ 1,214,490	\$ (60,724)	\$ 1,153,765	\$ 14,677	\$ 1,168,443
2030	\$ 273,302,028	\$ 161,767,051	\$ 111,534,977	\$ 12.6424	\$ 1,410,066	\$ (70,503)	\$ 1,339,563	\$ 17,306	\$ 1,356,869
2031	\$ 289,700,150	\$ 161,767,051	\$ 127,933,099	\$ 12.6424	\$ 1,617,377	\$ (80,869)	\$ 1,536,509	\$ 20,093	\$ 1,556,602
2032	\$ 307,082,160	\$ 161,767,051	\$ 145,315,109	\$ 12.6424	\$ 1,837,127	\$ (91,856)	\$ 1,745,271	\$ 23,048	\$ 1,768,318
2033	\$ 325,507,088	\$ 161,767,051	\$ 163,740,037	\$ 12.6424	\$ 2,070,062	\$ (103,503)	\$ 1,966,559	\$ 26,179	\$ 1,992,738
2034	\$ 345,037,513	\$ 161,767,051	\$ 183,270,462	\$ 12.6424	\$ 2,316,973	\$ (115,849)	\$ 2,201,124	\$ 29,498	\$ 2,230,622
2035	\$ 365,739,764	\$ 161,767,051	\$ 203,972,713	\$ 12.6424	\$ 2,578,698	\$ (128,935)	\$ 2,449,763	\$ 33,017	\$ 2,482,780
2036	\$ 387,684,149	\$ 161,767,051	\$ 225,917,098	\$ 12.6424	\$ 2,856,127	\$ (142,806)	\$ 2,713,321	\$ 36,746	\$ 2,750,067
2037	\$ 410,945,198	\$ 161,767,051	\$ 249,178,147	\$ 12.6424	\$ 3,150,202	\$ (157,510)	\$ 2,992,692	\$ 40,700	\$ 3,033,392
2038	\$ 435,601,910	\$ 161,767,051	\$ 273,834,859	\$ 12.6424	\$ 3,461,921	\$ (173,096)	\$ 3,288,825	\$ 44,890	\$ 3,333,715
2039	\$ 461,738,024	\$ 161,767,051	\$ 299,970,973	\$ 12.6424	\$ 3,792,344	\$ (189,617)	\$ 3,602,726	\$ 49,332	\$ 3,652,059
2040	\$ 489,442,305	\$ 161,767,051	\$ 327,675,254	\$ 12.6424	\$ 4,142,591	\$ (207,130)	\$ 3,935,462	\$ 54,041	\$ 3,989,503
2041	\$ 518,808,843	\$ 161,767,051	\$ 357,041,792	\$ 12.6424	\$ 4,513,854	\$ (225,693)	\$ 4,288,161	\$ 59,032	\$ 4,347,193
2042	\$ 549,937,373	\$ 161,767,051	\$ 388,170,322	\$ 12.6424	\$ 4,907,392	\$ (245,370)	\$ 4,662,023	\$ 64,322	\$ 4,726,345
2043	\$ 582,933,616	\$ 161,767,051	\$ 421,166,565	\$ 12.6424	\$ 5,324,543	\$ (266,227)	\$ 5,058,316	\$ 69,930	\$ 5,128,246
2044	\$ 617,909,633	\$ 161,767,051	\$ 456,142,582	\$ 12.6424	\$ 5,766,723	\$ (288,336)	\$ 5,478,386	\$ 75,875	\$ 5,554,261
2045	\$ 654,984,209	\$ 161,767,051	\$ 493,217,158	\$ 12.6424	\$ 6,235,433	\$ (311,772)	\$ 5,923,661	\$ 82,176	\$ 6,005,837
2046	\$ 694,283,262	\$ 161,767,051	\$ 532,516,211	\$ 12.6424	\$ 6,732,266	\$ (336,613)	\$ 6,395,653	\$ 88,855	\$ 6,484,508
2047	\$ 735,940,257	\$ 161,767,051	\$ 574,173,206	\$ 12.6424	\$ 7,258,909	\$ (362,945)	\$ 6,895,964	\$ 95,935	\$ 6,991,899
2048	\$ 780,096,672	\$ 161,767,051	\$ 618,329,621	\$ 12.6424	\$ 7,817,151	\$ (390,858)	\$ 7,426,293	\$ 103,439	\$ 7,529,733
2049	\$ 826,902,473	\$ 161,767,051	\$ 665,135,422	\$ 12.6424	\$ 8,408,887	\$ (420,444)	\$ 7,988,443	\$ 111,394	\$ 8,099,837
2050	\$ 876,516,621	\$ 161,767,051	\$ 714,749,570	\$ 12.6424	\$ 9,036,127	\$ (451,806)	\$ 8,584,321	\$ 119,827	\$ 8,704,148
2051	\$ 929,107,618	\$ 161,767,051	\$ 767,340,567	\$ 12.6424	\$ 9,701,002	\$ (485,050)	\$ 9,215,952	\$ 128,765	\$ 9,344,717
2052	\$ 984,854,075	\$ 161,767,051	\$ 823,087,024	\$ 12.6424	\$ 10,405,769	\$ (520,288)	\$ 9,885,481	\$ 138,239	\$ 10,023,720
Total					\$ 120,313,875	\$ (6,015,694)	\$ 114,298,181	\$ 1,566,191	\$ 115,864,371

Source: Tiberius Solutions

Table 14- Direct Impacts to Taxing Districts, 5%

FYE	Yamhill County	Yamhill County Extension Service	Yamhill County Soil & Water	City of Newberg	Tualatin Valley Fire & Rescue	Chehalem Park & Recreation	Portland Community College
2023	\$ (48,959)	\$ (853)	\$ (672)	\$ (43,890)	\$ (28,971)	\$ (17,240)	\$ (5,372)
2024	\$ (76,397)	\$ (1,331)	\$ (1,049)	\$ (68,488)	\$ (45,207)	\$ (26,901)	\$ (8,382)
2025	\$ (105,104)	\$ (1,831)	\$ (1,444)	\$ (94,223)	\$ (62,194)	\$ (37,010)	\$ (11,532)
2026	\$ (135,533)	\$ (2,361)	\$ (1,861)	\$ (121,502)	\$ (80,200)	\$ (47,724)	\$ (14,871)
2027	\$ (167,788)	\$ (2,923)	\$ (2,304)	\$ (150,418)	\$ (99,286)	\$ (59,082)	\$ (18,409)
2028	\$ (201,978)	\$ (3,518)	\$ (2,774)	\$ (181,069)	\$ (119,518)	\$ (71,121)	\$ (22,161)
2029	\$ (238,220)	\$ (4,150)	\$ (3,272)	\$ (213,558)	\$ (140,963)	\$ (83,883)	\$ (26,137)
2030	\$ (276,636)	\$ (4,819)	\$ (3,799)	\$ (247,997)	\$ (163,695)	\$ (97,410)	\$ (30,352)
2031	\$ (317,357)	\$ (5,528)	\$ (4,359)	\$ (284,503)	\$ (187,792)	\$ (111,749)	\$ (34,820)
2032	\$ (360,521)	\$ (6,280)	\$ (4,951)	\$ (323,199)	\$ (213,333)	\$ (126,948)	\$ (39,556)
2033	\$ (406,275)	\$ (7,077)	\$ (5,580)	\$ (364,216)	\$ (240,408)	\$ (143,059)	\$ (44,576)
2034	\$ (454,775)	\$ (7,922)	\$ (6,246)	\$ (407,695)	\$ (269,107)	\$ (160,137)	\$ (49,897)
2035	\$ (506,184)	\$ (8,818)	\$ (6,952)	\$ (453,782)	\$ (299,527)	\$ (178,240)	\$ (55,538)
2036	\$ (560,678)	\$ (9,767)	\$ (7,700)	\$ (502,635)	\$ (331,773)	\$ (197,428)	\$ (61,517)
2037	\$ (618,442)	\$ (10,773)	\$ (8,494)	\$ (554,418)	\$ (365,954)	\$ (217,768)	\$ (67,855)
2038	\$ (679,671)	\$ (11,840)	\$ (9,335)	\$ (609,309)	\$ (402,186)	\$ (239,329)	\$ (74,573)
2039	\$ (744,574)	\$ (12,970)	\$ (10,226)	\$ (667,493)	\$ (440,591)	\$ (262,183)	\$ (81,694)
2040	\$ (813,372)	\$ (14,169)	\$ (11,171)	\$ (729,169)	\$ (481,301)	\$ (286,408)	\$ (89,242)
2041	\$ (886,297)	\$ (15,439)	\$ (12,173)	\$ (794,544)	\$ (524,454)	\$ (312,086)	\$ (97,243)
2042	\$ (963,597)	\$ (16,786)	\$ (13,234)	\$ (863,843)	\$ (570,195)	\$ (339,306)	\$ (105,725)
2043	\$ (1,045,536)	\$ (18,213)	\$ (14,360)	\$ (937,299)	\$ (618,682)	\$ (368,159)	\$ (114,715)
2044	\$ (1,132,391)	\$ (19,726)	\$ (15,553)	\$ (1,015,162)	\$ (670,077)	\$ (398,742)	\$ (124,245)
2045	\$ (1,224,458)	\$ (21,330)	\$ (16,817)	\$ (1,097,698)	\$ (724,556)	\$ (431,161)	\$ (134,346)
2046	\$ (1,322,048)	\$ (23,030)	\$ (18,157)	\$ (1,185,185)	\$ (782,304)	\$ (465,525)	\$ (145,053)
2047	\$ (1,425,494)	\$ (24,832)	\$ (19,578)	\$ (1,277,922)	\$ (843,516)	\$ (501,951)	\$ (156,403)
2048	\$ (1,535,146)	\$ (26,742)	\$ (21,084)	\$ (1,376,223)	\$ (908,402)	\$ (540,562)	\$ (168,434)
2049	\$ (1,651,378)	\$ (28,767)	\$ (22,680)	\$ (1,480,422)	\$ (977,180)	\$ (581,490)	\$ (181,187)
2050	\$ (1,774,584)	\$ (30,913)	\$ (24,373)	\$ (1,590,873)	\$ (1,050,085)	\$ (624,874)	\$ (194,705)
2051	\$ (1,905,182)	\$ (33,188)	\$ (26,166)	\$ (1,707,951)	\$ (1,127,365)	\$ (670,860)	\$ (209,034)
2052	\$ (2,043,615)	\$ (35,600)	\$ (28,068)	\$ (1,832,053)	\$ (1,209,281)	\$ (719,606)	\$ (224,223)
Total	\$ (23,622,189)	\$ (411,498)	\$ (324,433)	\$ (21,176,739)	\$ (13,978,104)	\$ (8,317,943)	\$ (2,591,796)

Source: Tiberius Solutions

Table 15 - Indirect Impacts to Taxing Districts, 5%

FYE	SD 29J	Willamette Regional ESD
2023	\$ (88,546)	\$ (5,636)
2024	\$ (138,170)	\$ (8,794)
2025	\$ (190,088)	\$ (12,099)
2026	\$ (245,121)	\$ (15,601)
2027	\$ (303,457)	\$ (19,314)
2028	\$ (365,292)	\$ (23,250)
2029	\$ (430,838)	\$ (27,422)
2030	\$ (500,316)	\$ (31,844)
2031	\$ (573,963)	\$ (36,531)
2032	\$ (652,029)	\$ (41,500)
2033	\$ (734,779)	\$ (46,767)
2034	\$ (822,494)	\$ (52,350)
2035	\$ (915,471)	\$ (58,268)
2036	\$ (1,014,028)	\$ (64,541)
2037	\$ (1,118,498)	\$ (71,190)
2038	\$ (1,229,236)	\$ (78,238)
2039	\$ (1,346,618)	\$ (85,709)
2040	\$ (1,471,043)	\$ (93,628)
2041	\$ (1,602,933)	\$ (102,023)
2042	\$ (1,742,738)	\$ (110,921)
2043	\$ (1,890,930)	\$ (120,353)
2044	\$ (2,048,014)	\$ (130,351)
2045	\$ (2,214,523)	\$ (140,949)
2046	\$ (2,391,022)	\$ (152,183)
2047	\$ (2,578,111)	\$ (164,091)
2048	\$ (2,776,426)	\$ (176,713)
2049	\$ (2,986,640)	\$ (190,093)
2050	\$ (3,209,466)	\$ (204,275)
2051	\$ (3,445,662)	\$ (219,308)
2052	\$ (3,696,030)	\$ (235,244)
Total	\$ (42,722,482)	\$ (2,719,187)

Source: Tiberius Solutions

Note that the foregone revenue for the School District and Education Service District does not have a direct impact on school funding, as funding is equalized at the State level.

Table 16- Projected TIF Revenues over a 30 Year Period – 6% Growth

Assessed Value						Tax Increment Finance				
FYE	Total	Frozen Base	Increment - Used	Tax Rate		Gross TIF	Adjustments	Net TIF (Current Year)	Net TIF (Prior Year)	Net TIF (Total)
2023	\$ 181,761,458	\$ 161,767,051	\$ 19,994,407	\$ 12.6424	\$ 252,777	\$ (12,639)	\$ 240,138	\$ -	\$ 240,138	
2024	\$ 192,667,145	\$ 161,767,051	\$ 30,900,094	\$ 12.6424	\$ 390,650	\$ (19,533)	\$ 371,118	\$ 3,602	\$ 374,720	
2025	\$ 204,227,173	\$ 161,767,051	\$ 42,460,122	\$ 12.6424	\$ 536,797	\$ (26,840)	\$ 509,957	\$ 5,567	\$ 515,523	
2026	\$ 216,480,803	\$ 161,767,051	\$ 54,713,752	\$ 12.6424	\$ 691,711	\$ (34,586)	\$ 657,126	\$ 7,649	\$ 664,775	
2027	\$ 229,469,651	\$ 161,767,051	\$ 67,702,600	\$ 12.6424	\$ 855,921	\$ (42,796)	\$ 813,125	\$ 9,857	\$ 822,982	
2028	\$ 243,237,831	\$ 161,767,051	\$ 81,470,780	\$ 12.6424	\$ 1,029,984	\$ (51,499)	\$ 978,484	\$ 12,197	\$ 990,681	
2029	\$ 257,832,101	\$ 161,767,051	\$ 96,065,050	\$ 12.6424	\$ 1,214,490	\$ (60,724)	\$ 1,153,765	\$ 14,677	\$ 1,168,443	
2030	\$ 273,302,028	\$ 161,767,051	\$ 111,534,977	\$ 12.6424	\$ 1,410,066	\$ (70,503)	\$ 1,339,563	\$ 17,306	\$ 1,356,869	
2031	\$ 289,700,150	\$ 161,767,051	\$ 127,933,099	\$ 12.6424	\$ 1,617,377	\$ (80,869)	\$ 1,536,509	\$ 20,093	\$ 1,556,602	
2032	\$ 307,082,160	\$ 161,767,051	\$ 145,315,109	\$ 12.6424	\$ 1,837,127	\$ (91,856)	\$ 1,745,271	\$ 23,048	\$ 1,768,318	
2033	\$ 325,507,088	\$ 161,767,051	\$ 163,740,037	\$ 12.6424	\$ 2,070,062	\$ (103,503)	\$ 1,966,559	\$ 26,179	\$ 1,992,738	
2034	\$ 345,037,513	\$ 161,767,051	\$ 183,270,462	\$ 12.6424	\$ 2,316,973	\$ (115,849)	\$ 2,201,124	\$ 29,498	\$ 2,230,622	
2035	\$ 365,739,764	\$ 161,767,051	\$ 203,972,713	\$ 12.6424	\$ 2,578,698	\$ (128,935)	\$ 2,449,763	\$ 33,017	\$ 2,482,780	
2036	\$ 387,684,149	\$ 161,767,051	\$ 225,917,098	\$ 12.6424	\$ 2,856,127	\$ (142,806)	\$ 2,713,321	\$ 36,746	\$ 2,750,067	
2037	\$ 410,945,198	\$ 161,767,051	\$ 249,178,147	\$ 12.6424	\$ 3,150,202	\$ (157,510)	\$ 2,992,692	\$ 40,700	\$ 3,033,392	
2038	\$ 435,601,910	\$ 161,767,051	\$ 273,834,859	\$ 12.6424	\$ 3,461,921	\$ (173,096)	\$ 3,288,825	\$ 44,890	\$ 3,333,715	
2039	\$ 461,738,024	\$ 161,767,051	\$ 299,970,973	\$ 12.6424	\$ 3,792,344	\$ (189,617)	\$ 3,602,726	\$ 49,332	\$ 3,652,059	
2040	\$ 489,442,305	\$ 161,767,051	\$ 327,675,254	\$ 12.6424	\$ 4,142,591	\$ (207,130)	\$ 3,935,462	\$ 54,041	\$ 3,989,503	
2041	\$ 518,808,843	\$ 161,767,051	\$ 357,041,792	\$ 12.6424	\$ 4,513,854	\$ (225,693)	\$ 4,288,161	\$ 59,032	\$ 4,347,193	
2042	\$ 549,937,373	\$ 161,767,051	\$ 388,170,322	\$ 12.6424	\$ 4,907,392	\$ (245,370)	\$ 4,662,023	\$ 64,322	\$ 4,726,345	
2043	\$ 582,933,616	\$ 161,767,051	\$ 421,166,565	\$ 12.6424	\$ 5,324,543	\$ (266,227)	\$ 5,058,316	\$ 69,930	\$ 5,128,246	
2044	\$ 617,909,633	\$ 161,767,051	\$ 456,142,582	\$ 12.6424	\$ 5,766,723	\$ (288,336)	\$ 5,478,386	\$ 75,875	\$ 5,554,261	
2045	\$ 654,984,209	\$ 161,767,051	\$ 493,217,158	\$ 12.6424	\$ 6,235,433	\$ (311,772)	\$ 5,923,661	\$ 82,176	\$ 6,005,837	
2046	\$ 694,283,262	\$ 161,767,051	\$ 532,516,211	\$ 12.6424	\$ 6,732,266	\$ (336,613)	\$ 6,395,653	\$ 88,855	\$ 6,484,508	
2047	\$ 735,940,257	\$ 161,767,051	\$ 574,173,206	\$ 12.6424	\$ 7,258,909	\$ (362,945)	\$ 6,895,964	\$ 95,935	\$ 6,991,899	
2048	\$ 780,096,672	\$ 161,767,051	\$ 618,329,621	\$ 12.6424	\$ 7,817,151	\$ (390,858)	\$ 7,426,293	\$ 103,439	\$ 7,529,733	
2049	\$ 826,902,473	\$ 161,767,051	\$ 665,135,422	\$ 12.6424	\$ 8,408,887	\$ (420,444)	\$ 7,988,443	\$ 111,394	\$ 8,099,837	
2050	\$ 876,516,621	\$ 161,767,051	\$ 714,749,570	\$ 12.6424	\$ 9,036,127	\$ (451,806)	\$ 8,584,321	\$ 119,827	\$ 8,704,148	
2051	\$ 929,107,618	\$ 161,767,051	\$ 767,340,567	\$ 12.6424	\$ 9,701,002	\$ (485,050)	\$ 9,215,952	\$ 128,765	\$ 9,344,717	
2052	\$ 984,854,075	\$ 161,767,051	\$ 823,087,024	\$ 12.6424	\$ 10,405,769	\$ (520,288)	\$ 9,885,481	\$ 138,239	\$ 10,023,720	
Total						\$ 120,313,875	\$ (6,015,694)	\$ 114,298,181	\$ 1,566,191	\$ 115,864,371

Source: Tiberius Solutions

Table 17- Direct Impacts to Taxing Districts, 6%

	Yamhill County	Yamhill County Extension Service	Yamhill County Soil & Water	City of Newberg	Tualatin Valley Fire & Rescue	Chehalem Park & Recreation	Portland Community College
2023	\$ (48,959)	\$ (853)	\$ (672)	\$ (43,890)	\$ (28,971)	\$ (17,240)	\$ (5,372)
2024	\$ (76,397)	\$ (1,331)	\$ (1,049)	\$ (68,488)	\$ (45,207)	\$ (26,901)	\$ (8,382)
2025	\$ (105,104)	\$ (1,831)	\$ (1,444)	\$ (94,223)	\$ (62,194)	\$ (37,010)	\$ (11,532)
2026	\$ (135,533)	\$ (2,361)	\$ (1,861)	\$ (121,502)	\$ (80,200)	\$ (47,724)	\$ (14,871)
2027	\$ (167,788)	\$ (2,923)	\$ (2,304)	\$ (150,418)	\$ (99,286)	\$ (59,082)	\$ (18,409)
2028	\$ (201,978)	\$ (3,518)	\$ (2,774)	\$ (181,069)	\$ (119,518)	\$ (71,121)	\$ (22,161)
2029	\$ (238,220)	\$ (4,150)	\$ (3,272)	\$ (213,558)	\$ (140,963)	\$ (83,883)	\$ (26,137)
2030	\$ (276,636)	\$ (4,819)	\$ (3,799)	\$ (247,997)	\$ (163,695)	\$ (97,410)	\$ (30,352)
2031	\$ (317,357)	\$ (5,528)	\$ (4,359)	\$ (284,503)	\$ (187,792)	\$ (111,749)	\$ (34,820)
2032	\$ (360,521)	\$ (6,280)	\$ (4,951)	\$ (323,199)	\$ (213,333)	\$ (126,948)	\$ (39,556)
2033	\$ (406,275)	\$ (7,077)	\$ (5,580)	\$ (364,216)	\$ (240,408)	\$ (143,059)	\$ (44,576)
2034	\$ (454,775)	\$ (7,922)	\$ (6,246)	\$ (407,695)	\$ (269,107)	\$ (160,137)	\$ (49,897)
2035	\$ (506,184)	\$ (8,818)	\$ (6,952)	\$ (453,782)	\$ (299,527)	\$ (178,240)	\$ (55,538)
2036	\$ (560,678)	\$ (9,767)	\$ (7,700)	\$ (502,635)	\$ (331,773)	\$ (197,428)	\$ (61,517)
2037	\$ (618,442)	\$ (10,773)	\$ (8,494)	\$ (554,418)	\$ (365,954)	\$ (217,768)	\$ (67,855)
2038	\$ (679,671)	\$ (11,840)	\$ (9,335)	\$ (609,309)	\$ (402,186)	\$ (239,329)	\$ (74,573)
2039	\$ (744,574)	\$ (12,970)	\$ (10,226)	\$ (667,493)	\$ (440,591)	\$ (262,183)	\$ (81,694)
2040	\$ (813,372)	\$ (14,169)	\$ (11,171)	\$ (729,169)	\$ (481,301)	\$ (286,408)	\$ (89,242)
2041	\$ (886,297)	\$ (15,439)	\$ (12,173)	\$ (794,544)	\$ (524,454)	\$ (312,086)	\$ (97,243)
2042	\$ (963,597)	\$ (16,786)	\$ (13,234)	\$ (863,843)	\$ (570,195)	\$ (339,306)	\$ (105,725)
2043	\$ (1,045,536)	\$ (18,213)	\$ (14,360)	\$ (937,299)	\$ (618,682)	\$ (368,159)	\$ (114,715)
2044	\$ (1,132,391)	\$ (19,726)	\$ (15,553)	\$ (1,015,162)	\$ (670,077)	\$ (398,742)	\$ (124,245)
2045	\$ (1,224,458)	\$ (21,330)	\$ (16,817)	\$ (1,097,698)	\$ (724,556)	\$ (431,161)	\$ (134,346)
2046	\$ (1,322,048)	\$ (23,030)	\$ (18,157)	\$ (1,185,185)	\$ (782,304)	\$ (465,525)	\$ (145,053)
2047	\$ (1,425,494)	\$ (24,832)	\$ (19,578)	\$ (1,277,922)	\$ (843,516)	\$ (501,951)	\$ (156,403)
2048	\$ (1,535,146)	\$ (26,742)	\$ (21,084)	\$ (1,376,223)	\$ (908,402)	\$ (540,562)	\$ (168,434)
2049	\$ (1,651,378)	\$ (28,767)	\$ (22,680)	\$ (1,480,422)	\$ (977,180)	\$ (581,490)	\$ (181,187)
2050	\$ (1,774,584)	\$ (30,913)	\$ (24,373)	\$ (1,590,873)	\$ (1,050,085)	\$ (624,874)	\$ (194,705)
2051	\$ (1,905,182)	\$ (33,188)	\$ (26,166)	\$ (1,707,951)	\$ (1,127,365)	\$ (670,860)	\$ (209,034)
2052	\$ (2,043,615)	\$ (35,600)	\$ (28,068)	\$ (1,832,053)	\$ (1,209,281)	\$ (719,606)	\$ (224,223)
Total	\$ (23,622,189)	\$ (411,498)	\$ (324,433)	\$ (21,176,739)	\$ (13,978,104)	\$ (8,317,943)	\$ (2,591,796)

Source: Tiberius Solutions

Table 18 – Indirect Impacts to Taxing Districts, 6%

	Willamette Regional ESD	Portland Community College
2023	\$ (5,636)	\$ (5,372)
2024	\$ (8,794)	\$ (8,382)
2025	\$ (12,099)	\$ (11,532)
2026	\$ (15,601)	\$ (14,871)
2027	\$ (19,314)	\$ (18,409)
2028	\$ (23,250)	\$ (22,161)
2029	\$ (27,422)	\$ (26,137)
2030	\$ (31,844)	\$ (30,352)
2031	\$ (36,531)	\$ (34,820)
2032	\$ (41,500)	\$ (39,556)
2033	\$ (46,767)	\$ (44,576)
2034	\$ (52,350)	\$ (49,897)
2035	\$ (58,268)	\$ (55,538)
2036	\$ (64,541)	\$ (61,517)
2037	\$ (71,190)	\$ (67,855)
2038	\$ (78,238)	\$ (74,573)
2039	\$ (85,709)	\$ (81,694)
2040	\$ (93,628)	\$ (89,242)
2041	\$ (102,023)	\$ (97,243)
2042	\$ (110,921)	\$ (105,725)
2043	\$ (120,353)	\$ (114,715)
2044	\$ (130,351)	\$ (124,245)
2045	\$ (140,949)	\$ (134,346)
2046	\$ (152,183)	\$ (145,053)
2047	\$ (164,091)	\$ (156,403)
2048	\$ (176,713)	\$ (168,434)
2049	\$ (190,093)	\$ (181,187)
2050	\$ (204,275)	\$ (194,705)
2051	\$ (219,308)	\$ (209,034)
2052	\$ (235,244)	\$ (224,223)
Total	\$ (2,719,187)	\$ (2,591,796)

Source: Tiberius Solutions

Note that the foregone revenue for the School District and Education Service District does not have a direct impact on school funding, as funding is equalized at the State level.

Table 19- Projected TIF Revenues over a 30 Year Period – 7% Growth

Assessed Value					Tax Rate	Tax Increment Finance				
FYE	Total	Frozen Base	Increment - Used			Gross TIF	Adjustments	Net TIF (Current Year)	Net TIF (Prior Year)	Net TIF (Total)
2023	\$ 186,954,332	\$ 163,293,154	\$ 23,661,178		\$ 12.6424	\$ 299,133	\$ (14,957)	\$ 284,177	\$ -	\$ 284,177
2024	\$ 200,041,134	\$ 163,293,154	\$ 36,747,980		\$ 12.6424	\$ 464,582	\$ (23,229)	\$ 441,352	\$ 4,263	\$ 445,615
2025	\$ 214,044,012	\$ 163,293,154	\$ 50,750,858		\$ 12.6424	\$ 641,611	\$ (32,081)	\$ 609,530	\$ 6,620	\$ 616,151
2026	\$ 229,027,093	\$ 163,293,154	\$ 65,733,939		\$ 12.6424	\$ 831,033	\$ (41,552)	\$ 789,481	\$ 9,143	\$ 798,624
2027	\$ 245,058,989	\$ 163,293,154	\$ 81,765,835		\$ 12.6424	\$ 1,033,714	\$ (51,686)	\$ 982,028	\$ 11,842	\$ 993,870
2028	\$ 262,213,118	\$ 163,293,154	\$ 98,919,964		\$ 12.6424	\$ 1,250,583	\$ (62,529)	\$ 1,188,054	\$ 14,730	\$ 1,202,784
2029	\$ 280,568,035	\$ 163,293,154	\$ 117,274,881		\$ 12.6424	\$ 1,482,632	\$ (74,132)	\$ 1,408,501	\$ 17,821	\$ 1,426,321
2030	\$ 300,207,797	\$ 163,293,154	\$ 136,914,643		\$ 12.6424	\$ 1,730,925	\$ (86,546)	\$ 1,644,379	\$ 21,128	\$ 1,665,507
2031	\$ 321,222,342	\$ 163,293,154	\$ 157,929,188		\$ 12.6424	\$ 1,996,599	\$ (99,830)	\$ 1,896,769	\$ 24,666	\$ 1,921,435
2032	\$ 343,707,905	\$ 163,293,154	\$ 180,414,751		\$ 12.6424	\$ 2,280,870	\$ (114,043)	\$ 2,166,826	\$ 28,452	\$ 2,195,278
2033	\$ 367,767,458	\$ 163,293,154	\$ 204,474,304		\$ 12.6424	\$ 2,585,039	\$ (129,252)	\$ 2,455,788	\$ 32,502	\$ 2,488,290
2034	\$ 393,511,179	\$ 163,293,154	\$ 230,218,025		\$ 12.6424	\$ 2,910,501	\$ (145,525)	\$ 2,764,976	\$ 36,837	\$ 2,801,813
2035	\$ 421,056,961	\$ 163,293,154	\$ 257,763,807		\$ 12.6424	\$ 3,258,745	\$ (162,937)	\$ 3,095,808	\$ 41,475	\$ 3,137,282
2036	\$ 450,530,949	\$ 163,293,154	\$ 287,237,795		\$ 12.6424	\$ 3,631,366	\$ (181,568)	\$ 3,449,798	\$ 46,437	\$ 3,496,235
2037	\$ 482,068,117	\$ 163,293,154	\$ 318,774,963		\$ 12.6424	\$ 4,030,071	\$ (201,504)	\$ 3,828,567	\$ 51,747	\$ 3,880,314
2038	\$ 515,812,885	\$ 163,293,154	\$ 352,519,731		\$ 12.6424	\$ 4,456,684	\$ (222,834)	\$ 4,233,850	\$ 57,429	\$ 4,291,279
2039	\$ 551,919,787	\$ 163,293,154	\$ 388,626,633		\$ 12.6424	\$ 4,913,161	\$ (245,658)	\$ 4,667,503	\$ 63,508	\$ 4,731,011
2040	\$ 590,554,174	\$ 163,293,154	\$ 427,261,020		\$ 12.6424	\$ 5,401,591	\$ (270,080)	\$ 5,131,512	\$ 70,013	\$ 5,201,524
2041	\$ 631,892,967	\$ 163,293,154	\$ 468,599,813		\$ 12.6424	\$ 5,924,211	\$ (296,211)	\$ 5,628,001	\$ 76,973	\$ 5,704,974
2042	\$ 676,125,473	\$ 163,293,154	\$ 512,832,319		\$ 12.6424	\$ 6,483,415	\$ (324,171)	\$ 6,159,244	\$ 84,420	\$ 6,243,664
2043	\$ 723,454,256	\$ 163,293,154	\$ 560,161,102		\$ 12.6424	\$ 7,081,763	\$ (354,088)	\$ 6,727,675	\$ 92,389	\$ 6,820,064
2044	\$ 774,096,054	\$ 163,293,154	\$ 610,802,900		\$ 12.6424	\$ 7,721,995	\$ (386,100)	\$ 7,335,895	\$ 100,915	\$ 7,436,811
2045	\$ 828,282,776	\$ 163,293,154	\$ 664,989,622		\$ 12.6424	\$ 8,407,044	\$ (420,352)	\$ 7,986,692	\$ 110,038	\$ 8,096,730
2046	\$ 886,262,570	\$ 163,293,154	\$ 722,969,416		\$ 12.6424	\$ 9,140,046	\$ (457,002)	\$ 8,683,043	\$ 119,800	\$ 8,802,844
2047	\$ 948,300,950	\$ 163,293,154	\$ 785,007,796		\$ 12.6424	\$ 9,924,358	\$ (496,218)	\$ 9,428,140	\$ 130,246	\$ 9,558,385
2048	\$ 1,014,682,018	\$ 163,293,154	\$ 851,388,864		\$ 12.6424	\$ 10,763,572	\$ (538,179)	\$ 10,225,393	\$ 141,422	\$ 10,366,815
2049	\$ 1,085,709,759	\$ 163,293,154	\$ 922,416,605		\$ 12.6424	\$ 11,661,531	\$ (583,077)	\$ 11,078,454	\$ 153,381	\$ 11,231,835
2050	\$ 1,161,709,442	\$ 163,293,154	\$ 998,416,288		\$ 12.6424	\$ 12,622,346	\$ (631,117)	\$ 11,991,229	\$ 166,177	\$ 12,157,406
2051	\$ 1,243,029,104	\$ 163,293,154	\$ 1,079,735,950		\$ 12.6424	\$ 13,650,420	\$ (682,521)	\$ 12,967,899	\$ 179,868	\$ 13,147,767
2052	\$ 1,330,041,142	\$ 163,293,154	\$ 1,079,514,065		\$ 12.6424	\$ 13,647,614	\$ (682,381)	\$ 12,965,234	\$ 194,518	\$ 13,159,752
Total						\$ 160,227,155	\$ (8,011,358)	\$ 152,215,797	\$ 2,088,758	\$ 154,304,555

Source: Tiberius Solutions

Note: Revenue sharing is shown for the final year of tax increment in this scenario.

Table 20- Direct Impacts to Taxing Districts, 7%

FYE	Yamhill County	Yamhill County Extension Service	Yamhill County Soil & Water	City of Newberg	Tualatin Valley Fire & Rescue	Chehalem Park & Recreation	Portland Community College
2023	\$ (57,937)	\$ (1,009)	\$ (796)	\$ (51,939)	\$ (34,284)	\$ (20,401)	\$ (6,357)
2024	\$ (90,851)	\$ (1,583)	\$ (1,248)	\$ (81,446)	\$ (53,760)	\$ (31,991)	\$ (9,968)
2025	\$ (125,620)	\$ (2,188)	\$ (1,725)	\$ (112,615)	\$ (74,334)	\$ (44,234)	\$ (13,783)
2026	\$ (162,822)	\$ (2,836)	\$ (2,236)	\$ (145,966)	\$ (96,348)	\$ (57,334)	\$ (17,865)
2027	\$ (202,628)	\$ (3,530)	\$ (2,783)	\$ (181,651)	\$ (119,902)	\$ (71,350)	\$ (22,232)
2028	\$ (245,221)	\$ (4,272)	\$ (3,368)	\$ (219,835)	\$ (145,106)	\$ (86,348)	\$ (26,905)
2029	\$ (290,795)	\$ (5,066)	\$ (3,994)	\$ (260,691)	\$ (172,074)	\$ (102,396)	\$ (31,906)
2030	\$ (339,560)	\$ (5,915)	\$ (4,664)	\$ (304,408)	\$ (200,930)	\$ (119,567)	\$ (37,256)
2031	\$ (391,738)	\$ (6,824)	\$ (5,380)	\$ (351,184)	\$ (231,806)	\$ (137,940)	\$ (42,981)
2032	\$ (447,569)	\$ (7,797)	\$ (6,147)	\$ (401,235)	\$ (264,843)	\$ (157,600)	\$ (49,107)
2033	\$ (507,307)	\$ (8,837)	\$ (6,967)	\$ (454,789)	\$ (300,192)	\$ (178,635)	\$ (55,661)
2034	\$ (571,228)	\$ (9,951)	\$ (7,845)	\$ (512,092)	\$ (338,016)	\$ (201,143)	\$ (62,674)
2035	\$ (639,623)	\$ (11,142)	\$ (8,785)	\$ (573,407)	\$ (378,488)	\$ (225,227)	\$ (70,179)
2036	\$ (712,805)	\$ (12,417)	\$ (9,790)	\$ (639,013)	\$ (421,793)	\$ (250,996)	\$ (78,208)
2037	\$ (791,110)	\$ (13,781)	\$ (10,865)	\$ (709,212)	\$ (468,129)	\$ (278,569)	\$ (86,800)
2038	\$ (874,897)	\$ (15,241)	\$ (12,016)	\$ (784,325)	\$ (517,708)	\$ (308,072)	\$ (95,993)
2039	\$ (964,549)	\$ (16,802)	\$ (13,247)	\$ (864,695)	\$ (570,758)	\$ (339,641)	\$ (105,829)
2040	\$ (1,060,476)	\$ (18,473)	\$ (14,565)	\$ (950,692)	\$ (627,522)	\$ (373,419)	\$ (116,354)
2041	\$ (1,163,118)	\$ (20,261)	\$ (15,975)	\$ (1,042,708)	\$ (688,259)	\$ (409,562)	\$ (127,616)
2042	\$ (1,272,945)	\$ (22,175)	\$ (17,483)	\$ (1,141,166)	\$ (753,248)	\$ (448,235)	\$ (139,666)
2043	\$ (1,390,460)	\$ (24,222)	\$ (19,097)	\$ (1,246,515)	\$ (822,786)	\$ (489,615)	\$ (152,560)
2044	\$ (1,516,202)	\$ (26,412)	\$ (20,824)	\$ (1,359,239)	\$ (897,191)	\$ (533,891)	\$ (166,356)
2045	\$ (1,650,745)	\$ (28,756)	\$ (22,672)	\$ (1,479,854)	\$ (976,805)	\$ (581,267)	\$ (181,118)
2046	\$ (1,794,706)	\$ (31,264)	\$ (24,649)	\$ (1,608,912)	\$ (1,061,992)	\$ (631,959)	\$ (196,913)
2047	\$ (1,948,744)	\$ (33,947)	\$ (26,765)	\$ (1,747,003)	\$ (1,153,142)	\$ (686,200)	\$ (213,814)
2048	\$ (2,113,565)	\$ (36,818)	\$ (29,028)	\$ (1,894,761)	\$ (1,250,673)	\$ (744,237)	\$ (231,898)
2049	\$ (2,289,923)	\$ (39,890)	\$ (31,450)	\$ (2,052,863)	\$ (1,355,030)	\$ (806,337)	\$ (251,247)
2050	\$ (2,478,627)	\$ (43,178)	\$ (34,042)	\$ (2,222,031)	\$ (1,466,693)	\$ (872,784)	\$ (271,952)
2051	\$ (2,680,540)	\$ (46,695)	\$ (36,815)	\$ (2,403,041)	\$ (1,586,172)	\$ (943,883)	\$ (294,105)
2052	\$ (2,682,983)	\$ (46,738)	\$ (36,849)	\$ (2,405,232)	\$ (1,587,618)	\$ (944,743)	\$ (294,373)
Total	\$ (31,459,295)	\$ (548,020)	\$ (432,069)	\$ (28,202,521)	\$ (18,615,603)	\$ (11,077,577)	\$ (3,451,674)

Source: Tiberius Solutions

Table 21 – Indirect Impacts to Taxing Districts, 7%

FYE	Willamette Regional ESD	Portland Community College
2023	\$ (6,669)	\$ (6,357)
2024	\$ (10,458)	\$ (9,968)
2025	\$ (14,460)	\$ (13,783)
2026	\$ (18,743)	\$ (17,865)
2027	\$ (23,325)	\$ (22,232)
2028	\$ (28,228)	\$ (26,905)
2029	\$ (33,474)	\$ (31,906)
2030	\$ (39,087)	\$ (37,256)
2031	\$ (45,094)	\$ (42,981)
2032	\$ (51,520)	\$ (49,107)
2033	\$ (58,397)	\$ (55,661)
2034	\$ (65,755)	\$ (62,674)
2035	\$ (73,628)	\$ (70,179)
2036	\$ (82,052)	\$ (78,208)
2037	\$ (91,066)	\$ (86,800)
2038	\$ (100,711)	\$ (95,993)
2039	\$ (111,031)	\$ (105,829)
2040	\$ (122,073)	\$ (116,354)
2041	\$ (133,888)	\$ (127,616)
2042	\$ (146,531)	\$ (139,666)
2043	\$ (160,058)	\$ (152,560)
2044	\$ (174,532)	\$ (166,356)
2045	\$ (190,020)	\$ (181,118)
2046	\$ (206,591)	\$ (196,913)
2047	\$ (224,323)	\$ (213,814)
2048	\$ (243,296)	\$ (231,898)
2049	\$ (263,597)	\$ (251,247)
2050	\$ (285,319)	\$ (271,952)
2051	\$ (308,561)	\$ (294,105)
2052	\$ (308,842)	\$ (294,373)
Total	\$ (3,621,328)	\$ (3,451,674)

Source: Tiberius Solutions

Note that the foregone revenue for the School District and Education Service District does not have a direct impact on school funding, as funding is equalized at the State level.

XIV. Blight Findings

ORS 457.010 defines blight and states that “A blighted area is characterized by the existence of one or more of the following conditions”. In ORS 457.010, a full list of blighting conditions follows the general statement. The blight conditions that exist in the feasibility study area are “(e) The existence of inadequate streets and other rights of way, open spaces and utilities” and “(g) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.”

The projects identified in Section IX of this Feasibility Study identify projects from Master Plans and area planning documents to be considered in the Area. These projects constitute blight conditions as defined by ORS 457.010. The official blight findings would be made in a future ordinance adopting the urban renewal plan. However, these blight findings are sufficient to allow for the creation of an urban renewal agency.

XV. Next Steps

This Urban Renewal Feasibility Study will be presented to the Newberg City Council. If the Council directs staff to pursue the development of an urban renewal plan, the following steps must be completed:

1. Establish an Urban Renewal Agency.
2. Continue work with the Citizens Advisory Committee.
3. Determine and implement a public input strategy.
4. Prepare an Urban Renewal Plan (Plan) pursuant to ORS 457.085 including goals and objectives and projects to pursue.
5. Decide on the projects to be included in the Plan.
6. Complete the Report⁴ that accompanies the Plan. This Report must comply with ORS 457.085, both identifying existing conditions and establishing financial feasibility. A decision will be made on which assessed value growth scenario to use for the financial feasibility. In addition, there are two important considerations on boundary inclusion.

Determinations would be made on the timing of including properties in the Riverfront Area that have obsolete uses. If the properties are included before those uses are removed, it could negatively impact the assessed value in the potential URA.

There are properties in the potential URA that are either under construction or proposed for new development. The timing on inclusion of these properties is also important if the city wishes to capture the increased assessed value for the potential URA.

7. Present the draft Plan and Report to the Urban Renewal Agency for their review, and if desired, the Agency will pass a resolution to start the formal public review process.
8. Present to the Newberg Planning Commission for their finding of conformance of the Newberg Urban Renewal Plan with the Newberg Comprehensive Plan.
9. Present to the Yamhill County Commission. They must also adopt the urban renewal plan as there is property outside the Newberg city limits in the proposed boundary.
10. Consult and confer with affected taxing districts.
11. Conduct a public hearing in front of the Newberg City Council, advertised to a specific group as identified in 457.120. Review of a non-emergency ordinance.
12. Publish notice if the ordinance for the Plan is adopted.
13. Complete a legal description of the URA. This is done outside of the urban renewal plan consultant's contract. This legal description must be complete by the final action in front of City Council.
14. Timing of the adoption of a Plan is important. There are two important factors in timing.

The first is which tax roll will be used to establish the frozen base. If the Plan is adopted and the 30-day period for a non-emergency ordinance occurs prior to the certification of the FY 2021/2022 tax roll by the County Assessor (in early October), the frozen base that is established for the URA uses the FY 2020/2021 assessed values, based on values as of January 1, 2020. This potentially captures increases in assessed value growth as well as any new growth that will come on the tax roll in FY 2021/2022. If you do not adopt a plan by this timeframe, you will use property values as of January 1, 2021 as your frozen base. To meet the deadline of using January 2020 values for your frozen base, the Plan must be adopted by September 1, 2021.

⁴ This is a separate report from the Feasibility Study and meets the requirements of ORS 457.085(3).

The second important timing factor is when the Urban Renewal Agency will begin tax increment collections. If the Plan is adopted prior to Jan 1, 2022, increment will be distributed in FYE 2023. (This will happen if you meet the prior deadline of September 1, 2021.) If the Plan is adopted after January 1, 2022, the first increment is distributed in FYE 2024. To meet this deadline, the Plan must be adopted by December 1, 2021. The ordinance adopting an urban renewal plan is a non-emergency ordinance which takes 30 days to go into effect, so if it is adopted by December 1 it will go into effect on December 31, 2021.

15. The process of preparing and adopting an Urban Renewal Plan and Report typically takes 6 - 8 months.

Attachments

- Attachment 1 Background materials on Urban Renewal, Enterprise Zone, Vertical Housing Zone, Federal Opportunity Zone
- Attachment 2 Background material provided to the CAC on January 23, 2020
- Attachment 3 Urban Renewal at a Glance
- Attachment 4 Newberg Urban Renewal Area Community Engagement Toolbox
- Attachment 5 Presentation materials from CAC meeting 2 March 9
- Attachment 6 Presentation materials from CAC meeting 3 April 13
- Attachment 7 Initial Financial Summary memorandum
- Attachment 8 Potential Projects
- Attachment 9 Presentation Materials from Council briefing May 4
- Attachment 10 Presentation Materials from CAC meeting 4 June 8
- Attachment 11 Presentation Materials from CAC meeting 5 June 29

Please note that many of the attachments contain working versions of data, including boundaries and financial analysis. The most current data is contained in the body of this Feasibility Study.

Attachment 1

Background Information

What is Urban Renewal?

Urban renewal is a state-sanctioned program used by over 70 cities and counties in Oregon to help them implement adopted plans to revitalize specified areas within their jurisdiction. Urban renewal, through the provision of tax increment financing, can provide for capital improvements such as parks, water and wastewater infrastructure, parking facilities, and transportation improvements that stimulate private investment and attract new businesses, jobs, and residents. It can also be used to assist with development activities that are approved in an urban renewal plan, such as storefront improvement loans, property acquisition, and site preparation.

In Oregon, planning and analysis associated with the creation of an URA is guided by state statute (ORS Chapter 457). The statutes stipulate that URA plans must find the proposed URA is eligible for urban renewal because of existing *blight*, typified by conditions such as deteriorated buildings and lack of adequate infrastructure. The plan must also contain authorized urban renewal projects, a limit on the expenditures, specific provisions regarding acquisition and disposition of land, and provisions regarding how the plan may be amended in the future.

What is Tax Increment Revenue?

Tax increment financing is the primary funding tool used within URAs. Tax increment revenue is generated within a URA when the assessed value within that area is 'frozen' (often called the *frozen base*). Any taxes generated within that area from growth in assessed value (*excess value*) through either appreciation or new investment becomes the *increment*. Expected new development and substantial rehabilitation is termed *exception value* and becomes part of the excess value. Taxing jurisdictions continue to collect tax income from the frozen base. Taxes off the assessed value above the frozen base is allocated to the URA. This is a two-step process. First, the assessor determines the increase in value above the frozen base and the taxes that would be generated off that increase in value; then, the assessor assigns a portion of that amount to each property tax bill in the City of Newberg. This is called *division of taxes*. This does not mean individual property tax bills increase, it only means a portion of their tax bill is allocated to the urban renewal agency for use in the URA. The taxes are distributed in this way due to a legal decision in *Shilo Inn Portland/205, LLC v. Multnomah County, City of Portland and the Portland Development Commission* (April 18, 2002).

The URA then can obtain loans or issue bonds to pay for identified public improvements and/or investments in private projects that are in the public interest. The tax increment is used to pay debt service on these projects.

What is Maximum Indebtedness?

Maximum indebtedness (MI) is the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness nor interest paid on debt. This is the total amount that can be spent from tax increment proceeds for projects, programs and administration during the life of an urban renewal plan.

What is Revenue Sharing?

In 2009, the Oregon Legislature enacted HB 3056, which, among other things, established a system of revenue sharing for URAs. These revenue sharing provisions only apply to URAs after

2009 and older URAs that have been amended to increase maximum indebtedness since 2009. When URAs attain certain thresholds of annual tax revenue, some of this tax revenue is released from the URA and shared with the other taxing districts.

When tax revenues reach 10% of the URA's maximum indebtedness, then a portion of the TIF above that level is shared with overlapping taxing districts (specifically 25% of the TIF above this threshold remains with the URA, and the remaining 75% of TIF is returned to taxing districts). Additionally, when TIF revenues for the URA reach 12.5% of the maximum indebtedness, TIF revenues for the URA are capped at that amount, with all TIF revenues above 12.5% of maximum indebtedness being shared with overlapping taxing districts.

The analysis for the study area indicates only the 7% scenario would begin revenue sharing in a projected 30-year lifetime of the URA.

How does Oregon Property Tax Work?

Citizen initiatives have changed the way that property taxes are raised in Oregon and have limited the growth of assessed value and property tax revenues for taxing jurisdictions. Measure 5, passed in 1990, introduced tax rate limits. Measure 50 passed in 1996, cut taxes, introduced assessed value growth limits, and replaced most dollar-limited *levies* (an amount) with permanent tax *rate limits*.

Measure 5 introduced limits on the taxes paid by individual properties. It imposed limits of \$5 per \$1,000 of real market value for school taxes and \$10 per \$1,000 of real market value for general government taxes. These limits apply to all property taxes, other than those levied to repay voter-approved general obligation bonds.

Under Measure 50, most levies were replaced by permanent limits on tax rates. The permanent rate limit is fixed and does not change from year to year. In addition to the permanent rate, taxing districts may impose general obligation bond levies and local option levies. The sum of all the tax rates (including permanent rates, local option levy rates, and rates for bonds and other levies) of all taxing districts in a given levy code area is known as the *consolidated tax rate*.

In 2019 the City of Newberg entered into an agreement with Tualatin Valley Fire & Rescue to provide service to the city. As part of that agreement, the city amended their charter to roll back their tax rate to \$2.50, while TVF&R established a rate of \$1.5252. The charter amendment allowed the city a 3% annual increase not to exceed their original rate of \$4.3827. The current City of Newberg rate is \$2.5750.

Property Taxes and School Funding

Although schools levy property taxes, these local property tax revenues do not have a *direct* impact on funding for local school districts. This is because the state "equalizes" school funding using a formula that takes into account property tax revenue generated at the local school district level, and revenue from the state's coffers generated by the statewide income tax, Oregon Lottery, and intergovernmental revenues.

Allocation of state revenues to local school districts comes in the form of "general purpose grants." The primary driver of the state allocation is the number of students in each district. The state multiplies the number of students by the general-purpose grant, with some adjustments for teacher experience and other factors. **Regardless of local property tax collections, each school district still receives the same amount of funding per student, with state funding making up the difference between local property tax revenues and the general-purpose grant amount.**

What is Compression?

Some jurisdictions in Oregon do not receive the full amount of property taxes that should be levied, due to “compression,” which occurs as a result of the rate limits enacted by Measure 5. These rate limits apply to the *real market value* of properties, rather than to the assessed value. If taxes to be raised on an individual property exceed the Measure 5 limits (\$5 per \$1,000 of real market value for education, or \$10 per \$1,000 of real market value for general government), and the difference between the real market value and the assessed value is not great enough, then the tax bill for that property is reduced or “compressed.” Compression loss means some properties pay less in taxes than are calculated by the product of the assessed value and consolidated tax rate.

Due to the tax rates relative to the Measure 5 limits, general government taxing districts could experience compression. The general government tax rates shown in Table 2 do not exceed the \$10 per \$1,000 of real market value limitation. However, the education rates shown in Table 2 do slightly exceed the limitation of \$5 per \$1,000 of real market value. The City of Newberg does not experience significant compression losses, with only \$.89 of compression losses in tax year 2019/20. Yamhill County also experienced very minimal compression losses of \$27.07 in tax year 2019/20.

Urban renewal can have an impact on compression losses because urban renewal changes the effective tax rates of an area. Urban renewal is sometimes referred to as *division of taxes*. That means that a portion of the taxes that would go to a jurisdiction like the City of Newberg is instead divided off and sent to an urban renewal agency. The process that the County Assessor uses to collect tax increment revenues for URAs results in a portion of each taxing jurisdictions tax rate being carved off and turned into a new urban renewal tax rate. A side effect of this process is that education districts that are impacted by urban renewal have their rates reduced a small amount, and that amount is added to the general government side of the compression equation.

This means an URA in Newberg could also help to reduce compression losses for education districts.

What are Enterprise Zones?

It is important to understand Enterprise Zones in relation to urban renewal areas because Enterprise Zones provide for a reduction in property tax revenues and this directly impacts revenues collected for the URA.

In May 2014, the City of Newberg received approval for a designated enterprise zone from Business Oregon. The purpose of the enterprise zone is to encourage traded-sector business development by offering limited-time property tax relief (3 to 5 years) on the value of new investments. A map showing areas of Newberg where the enterprise zone is located is below. Businesses within the enterprise zone may qualify for this program.

The City of Newberg understands the importance of supporting local businesses. A healthy business sector is a key component to having a healthy community overall. The city is excited to have secured this enterprise zone designation. It is a great addition to the community’s economic development “toolbox” and another way in which the city helps its local businesses stay competitive in a fast-changing, global economy.

Some of the area in this URA feasibility study is also in an Enterprise Zone (Newberg Enterprise Zone map, Figure 1). If properties begin using these benefits, it will have an impact on projected tax increment revenues as Enterprise Zone benefits are tax abatements.

The following information is from the Business Oregon website. *In exchange for locating or expanding into any enterprise zone, eligible (generally non-retail) businesses receive total exemption from the property taxes normally assessed on new plant and equipment. Subject to local authorization, timely filings and criteria the benefits include:*

- *Construction-in-Process Enterprise Zone Exemption—For up to two years before qualified property is placed in service, it can be exempt from local taxes, which can cover more property than the regular exemption for commercial facilities under construction.*
- *Three to five consecutive years of full relief from property taxes on qualified property, after it is in service.*
- *Depending on the zone, local incentives also may be available.*

Criteria for Qualifying Projects

For the basic, three-year enterprise zone exemption period, the business needs to:

- *increase full-time, permanent employment of the firm inside the enterprise zone by the greater of one new job or 10% (or less with special-case local sponsor waivers);*
- *generally have no concurrent job losses outside the zone boundary inside Oregon;*
- *maintain minimum employment level during the exemption period;*
- *enter into a first-source agreement with local job training providers; and*
- *satisfy any additional local condition that has been established (only) in an urban zone.*

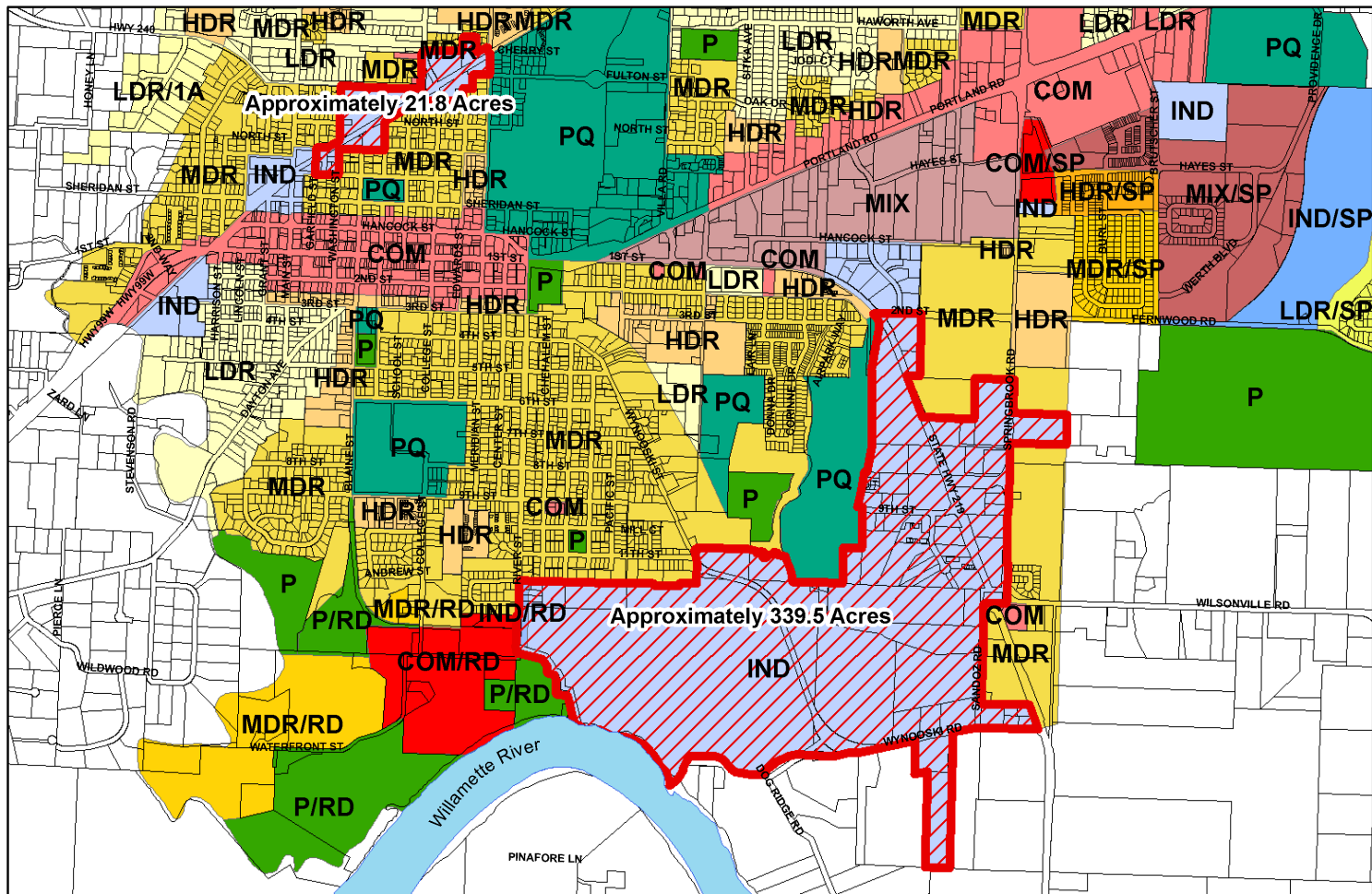
Criteria for extended tax abatement (for a total of four or five years of exemption)

This includes the criteria for the three-year enterprise zone exemption as well as the following:

- *compensation of new workers must be at or above 150% of the county average wage as set at the time of authorization.*
- *there needs to be local approval by written agreement with the local zone sponsor (city, port and county, or tribe); and*
- *the company also must satisfy additional requirements that the local zone sponsor may reasonably request in the agreement.*

Figure 1 - Enterprise Zone in Newberg

Newberg Enterprise Zone Boundaries



What is a Vertical Housing Zone?

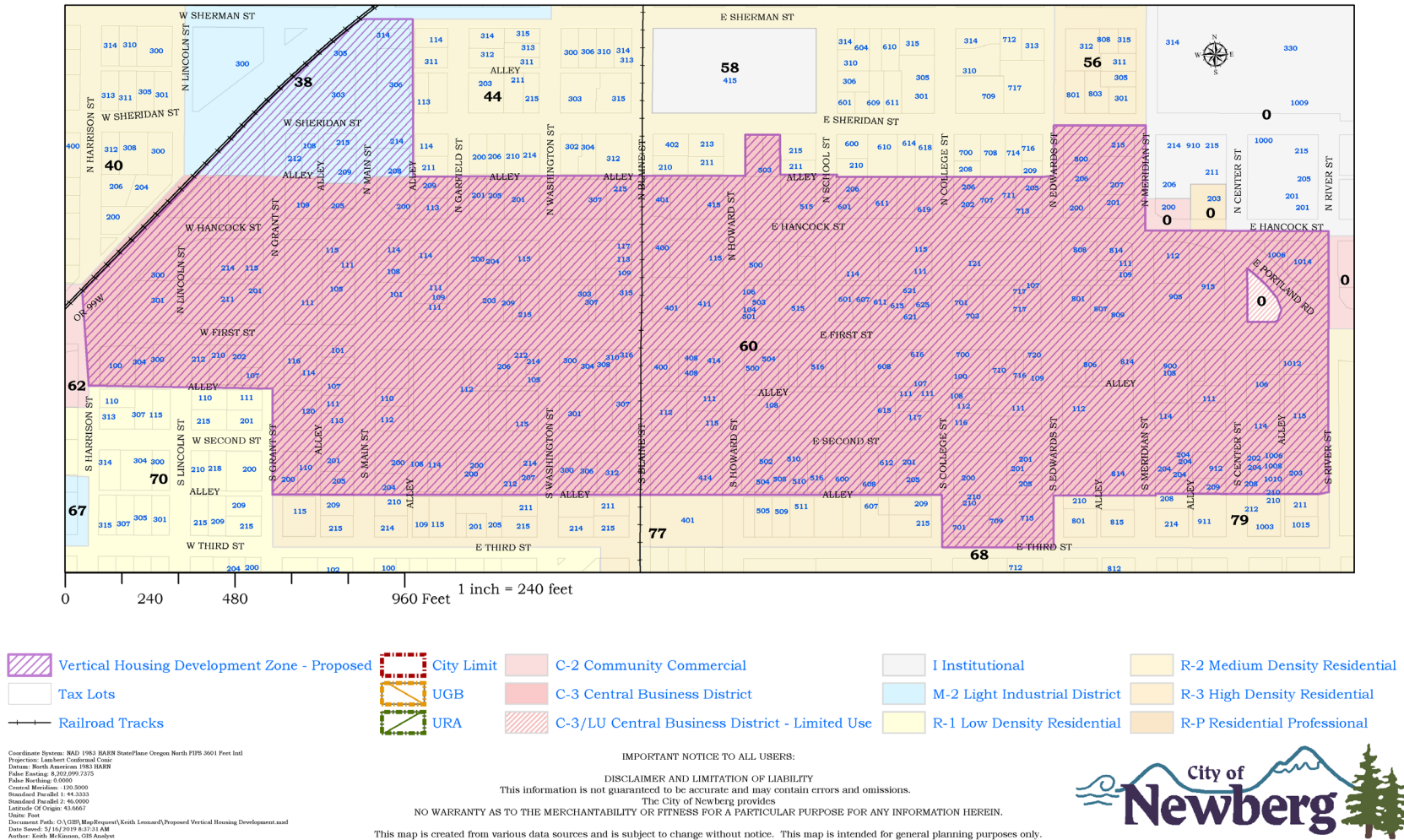
It is important to understand Vertical Housing Zones in relation to urban renewal areas because Vertical Housing Zones provide for a reduction in property tax revenues and this directly impacts revenues collected for the urban renewal area.

Implementation of a Vertical Housing Zone was recommended as part of the Newberg Downtown Improvement Plan and Housing Needs Analysis. That chapter to the Newberg Municipal Code is presently being drafted. The 2017 State Legislature gave administration of Vertical Housing Development Zones (VHDZs) to cities and counties with the passage of Senate Bill 310. The bill lays out more standards to address equity and prescribe a broad implementation outline for cities and counties. Ultimately, cities and counties have the authority to administer the program differently than the Oregon Department of Housing and Community Services, however the law is specific about certain aspects of zone creation and project approval. New zones may be created and administered by the city or county in which it lies. VHDZs encourage mixed-use residential development by allowing a partial property tax exemption in designated areas within a city.

Figure 2 – Proposed Vertical Housing Zone in Newberg shows a potential Vertical Housing Zone for Newberg. This is yet to be adopted by the City Council.

Figure 2 – Proposed Vertical Housing Zone in Newberg

Vertical Housing Development Zone - Proposed



What is a Federal Opportunity Zone?

A Federal Opportunity Zone will not negatively impact property tax collections but may provide an additional tool for incentivizing development in an urban renewal area. The following is taken from the City of Newberg website¹:

“In 2018, the U.S. Treasury made opportunity zone designations across the country to encourage long-term investments through a federal tax incentive. Governor Brown's nomination resulted in Newberg and 85 other qualified opportunity zones in Oregon.

Opportunity Zone is a designation created by the Tax Cuts and Jobs Act of 2017 allowing for certain investments to have tax advantages. Opportunity Zones can deliver significant tax savings on medium- to long-term investments in economically disadvantaged communities. This new tax incentive pertains to both the capital gains invested initially through a qualified opportunity fund, as well as capital gains earned for the investor from businesses or projects in a zone.

Each zone consists of an entire census tract, as established for the decennial U.S. Census. Tracts vary in size but generally align with population density meeting the definition of a "low income community" in terms of median family incomes or poverty rates.

The designations are in effect until December 31, 2028, and offer a predictable basis for private investment decisions over several years.

An investor who realizes certain capital gain income may reinvest the capital gain in an Opportunity Fund within 180 days.

In order to qualify, the Opportunity Fund needs to invest more than 90% of its assets in Qualified Opportunity Zone Property that is located in an Opportunity Zone. The property must be significantly improved, which means it must be an original use or the basis of the property must be doubled of the basis of the non-land assets. Capital gain taxes are deferred for investments reinvested into investments in these zones and, if the investment is held for ten years, all capital gains on the new investment are waived.

An investor will need to invest in an Opportunity Fund by the end of 2019 in order to meet the seven-year holding period and be able to exclude 15% of the deferred capital gain. An investor may exclude 10% of the deferred capital gain by investing in an Opportunity Fund by the end of 2021 in order to meet the five-year holding period.

Opportunity Zones now allow an investor to defer capital gains taxes by trading one asset with another asset in a different asset class.

What are the Tax Advantages?

¹ <https://www.newbergoregon.gov/economicdevelopment/page/newberg-secures-opportunity-zone-designation>

The private capital for projects or businesses in a qualified opportunity zone arise primarily from the unrealized gains of U.S. taxpayers—that is, the increased value of assets (stocks, land, etc.) since they were originally purchased by the individual or corporation currently holding the asset. When an asset is sold and the gains realized, an income tax liability is normally generated.

With the opportunity zone incentive, gains that are transferred into a qualified opportunity fund within 180 days of being realized will have their tax liability delayed or deferred until December 31, 2026, at the latest. The taxpayer decides how much of his/her newly realized gains to invest, when to sell or exit that investment, or even whether to invest other moneys alongside.

In addition to deferring income taxes, by the time the investment of tax deferred gains in the opportunity zone is sold or the end of 2026, whichever is earlier:

The amount subject to taxes shrinks by 10%—in that the basis in the investment increases—if the investment has been held for at least five years.

If held for at least seven years in total, the basis increases by an additional 5% pts (15% in total).

The amount subject to taxes is effectively the fair market value of the investment, if it has declined in value.

If the investment of tax deferred gains appreciates after having been held for at least 10 years, then those new capital gains earned in the zone are themselves completely tax free. Otherwise, the net income or proceeds generated by a zone investment are taxable.

Investors

Investors seeking to maximize the after tax return on their tax deferred gains could put money into qualified opportunity zones anywhere in the country, or they might be able to choose qualified opportunity funds that have a regional or other type of emphasis. Despite sharing some common geography, these tax benefits work quite differently from New Market Tax Credits, or for that matter, from any other federal program or incentive. Certain critical details, however, will depend on near term guidelines from the Internal Revenue Service (IRS).

The City of Newberg understands the importance of supporting local businesses. A healthy business sector is a key component to having a healthy community overall. The city is excited to have secured this opportunity zone designation. It is a great addition to our community's economic development "toolbox" and another way in which the city helps our local businesses stay competitive in a fast-changing, global economy."

TAX INCREMENT FINANCING (TIF)

Ad Hoc Urban Renewal Citizens Advisory Committee

January 23, 2020

Orientation

Topics of Presentation

- What is Tax Increment Financing (aka urban renewal) – Does not increase property taxes, redistribution of existing taxes paid
- History of Tax Increment Financing in Oregon
- History of Tax Increment Financing in Newberg
- Why consider a Tax Increment Financing program in Newberg
- Steps and Process to creating a Tax Increment Financing program in Newberg

What is Tax Increment Financing?

- Tax Increment Financing (aka urban renewal) addresses the issue of blighted areas that impairs economic values and tax revenues through actions such as acquisition, conservation, rehabilitation, redevelopment, clearance, re-planning and preparation for rebuilding of blighted areas. Activities can include streets, sewer, water, housing, parks, sidewalks, façade programs, repair/rehabilitation of buildings, etc.
- Allows for the use of tax increment financing to finance improvement projects.
- Allows for special powers to buy and assemble sites for development or redevelopment, if that is desired.
- Allows for special flexibility in working with private parties to complete development projects.

History of Tax Increment Financing (TIF) In Oregon

1949 - U.S. Housing Act marked the beginning of what became known as “modern urban renewal”.

1950 - A California constitutional amendment authorizing TIF was approved.

1951 - California legislature enacted implementing legislation.

1951 - The Oregon legislature passed an urban renewal law. This enabling legislation authorized only housing authorities to act as urban renewal agencies, but was expanded in 1957 to include city councils, county commissions, or separate boards appointed by these governing bodies. Purpose was to access federal funds.

History of Tax Increment Financing In Oregon

1960 - Oregon voters approved a constitutional amendment on TIF.

1961 – The Oregon legislature enacted implementing legislation. (Modeled after CA)

1979 – Oregon legislature substantially rewrote Oregon urban renewal statutes. Expanded permissible uses of TIF, Expanded the definition of “blight”, Improved public scrutiny of renewal efforts with annual reports, Required approval of an urban renewal plan by non-emergency ordinance, Restricted the percentage of a municipality’s assessed value and land area.

1990 - Voters approved Measure 5. (impacted TIF statewide)

1997 - Voters passed Measure 47. (impacted TIF statewide)

History of Tax Increment Financing In Oregon

2001 – Oregon Supreme Court “Shilo Case”. (changed categorization of school taxes for TIF)

2003 - HB 2187 was passed at the request of the Oregon Department of Revenue (DOR) for statutory changes related to the implementation of the Supreme Court decision in the Shilo case.

2003 - HB 2589 was passed, adding urban renewal agencies to housing authorities as agencies that may choose to not disclose records that are submitted by applicants for loans, grants, and tax credits.

2006 - Voter approval of Ballot Measure 39, which, as stated in the official title, “Prohibits Public Body From Condemning Private Real Property if Intends to Convey to Private Party”.

History of Tax Increment Financing In Oregon

2007 - HB 2140 substantially changed the application of prevailing wage laws to public-private development projects.

2009 - HB 3056 significantly changed TIF law with, Initial Maximum Indebtedness Limits, Maximum Indebtedness Increases, Revenue Sharing, Concurrence, Underlevy, Indebtedness v. Maximum Indebtedness, Annual Reports.

2009 – Cooperation Agreement, good until 2017 (relates to HB 3056).

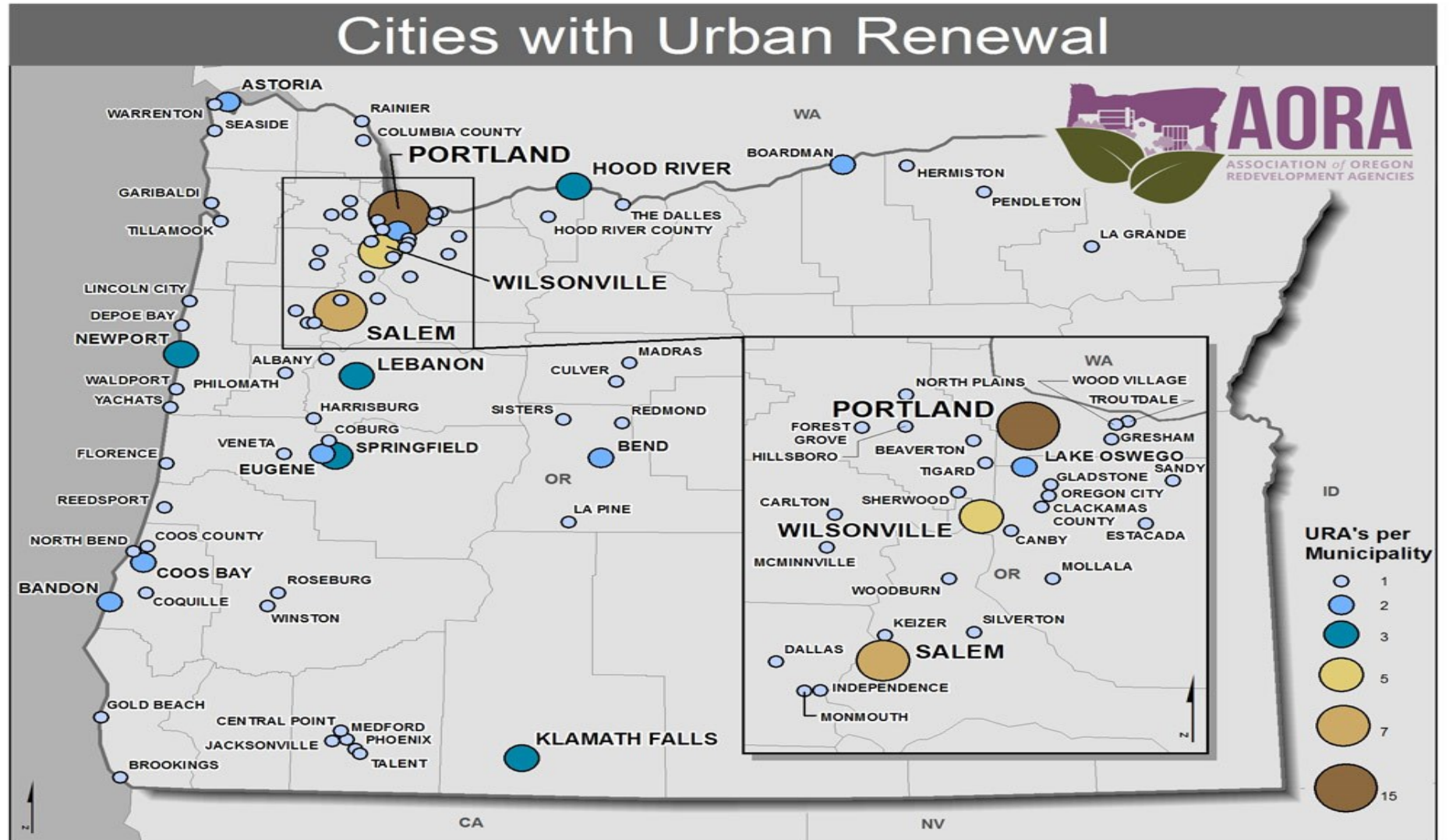
2019 – HB 2175 modified what constitutes a public building, clarified adding additional land to a district, modified what's to be included in a report, and modifications to standard and reduced rate plans.

TIF Programs Operating in Oregon?

175

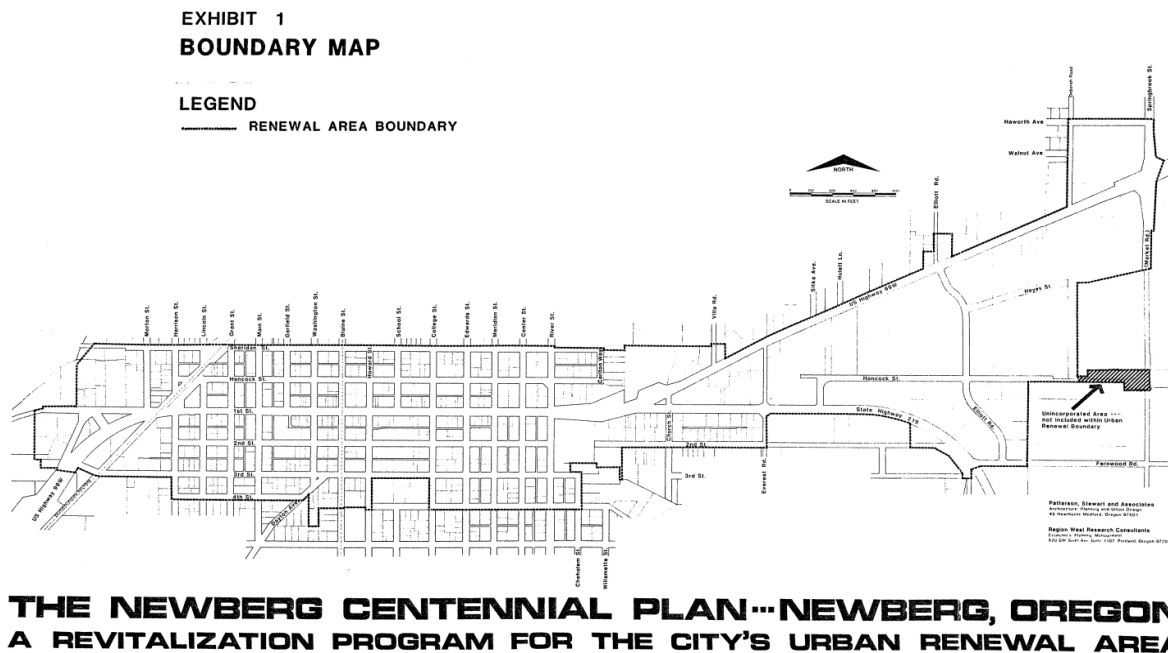
Districts
Statewide

3 in Yamhill
County



Past Efforts for Tax Increment Financing (TIF) in Newberg

1982 – Centennial Redevelopment Agency & Plan approved by Ord. No. 1982-2090 & Ord. No. 1982-2107



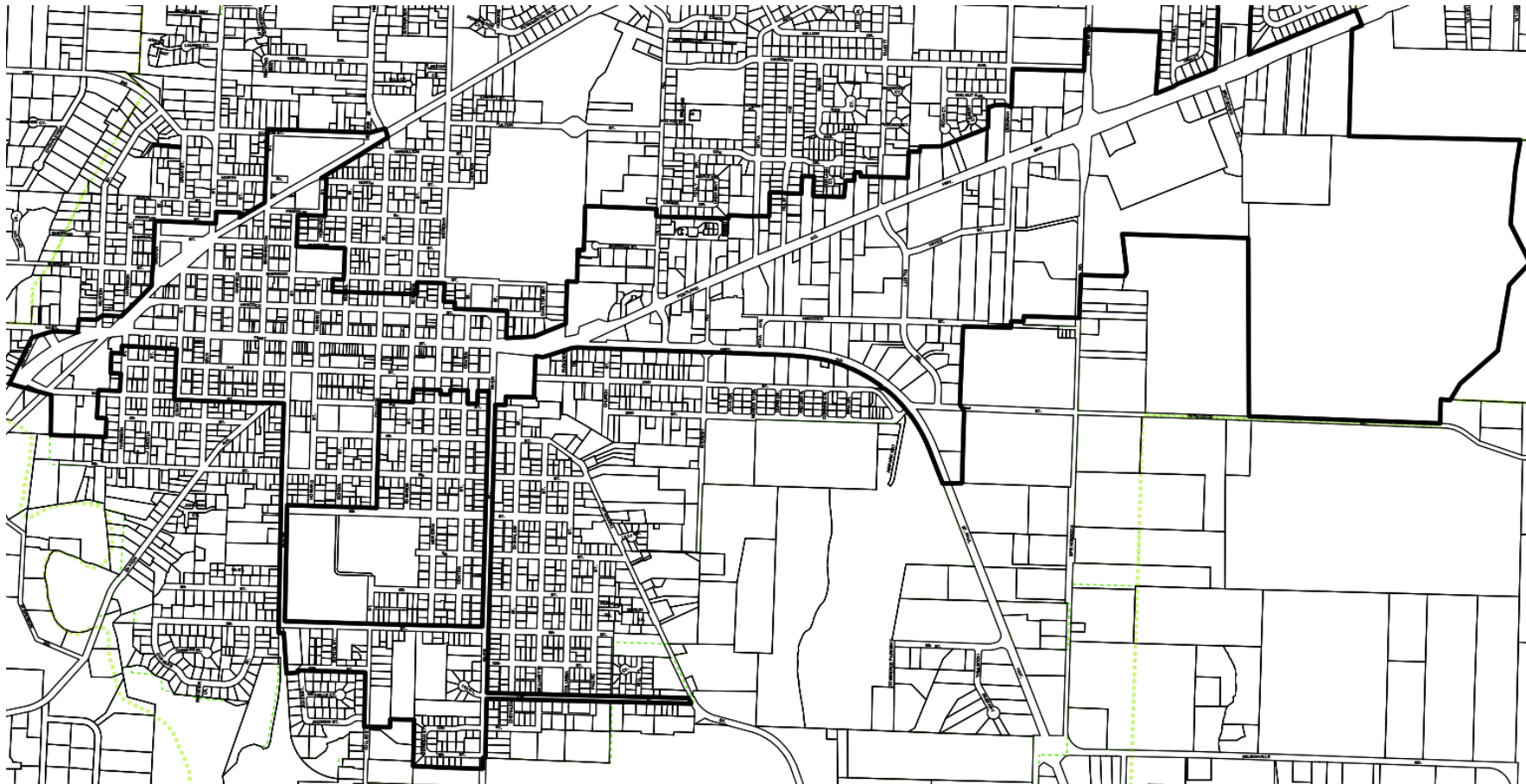
Terminated by Initiative
Petition Ord. No. 1983-2172

Yes – 2397 (70.4%)

No – 1006 (29.6%)

Past Efforts for Tax Increment Financing (TIF) in Newberg

2001 Newberg Urban Renewal Agency and Plan approved by Ord. No. 2001-2557 & Ord. No. 2001-2560



Terminated by Initiative
Petition Ord. No. 2002-2575

Yes – 3092 (57.38%)

No – 2297 (46.62%)

Why Consider a Tax Increment Financing (TIF) Program in Newberg Now?

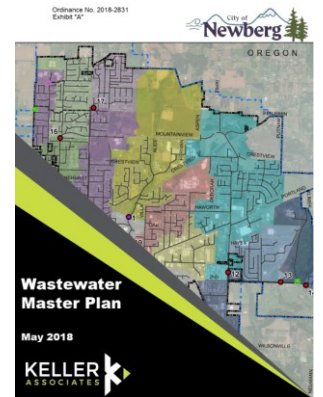
- Newberg Economic Development Strategy (2016)
- Newberg Strategic Tourism Strategy (2016)
- Newberg Downtown Improvement Plan (2016)
- Newberg Transportation System Plan (2016)

NEWBERG ECONOMIC
DEVELOPMENT STRATEGY
Executive Summary
March 31, 2016



Why Consider a Tax Increment Financing (TIF) Program in Newberg Now? (con't)

- Newberg Water Master Plan (2017)
- Newberg Wastewater Master Plan (2018)
- Newberg 2030 program – UGB Expansion (2016/20)
- Riverfront Master Plan (2019)
- Community Visioning (2019)



Newberg
2030

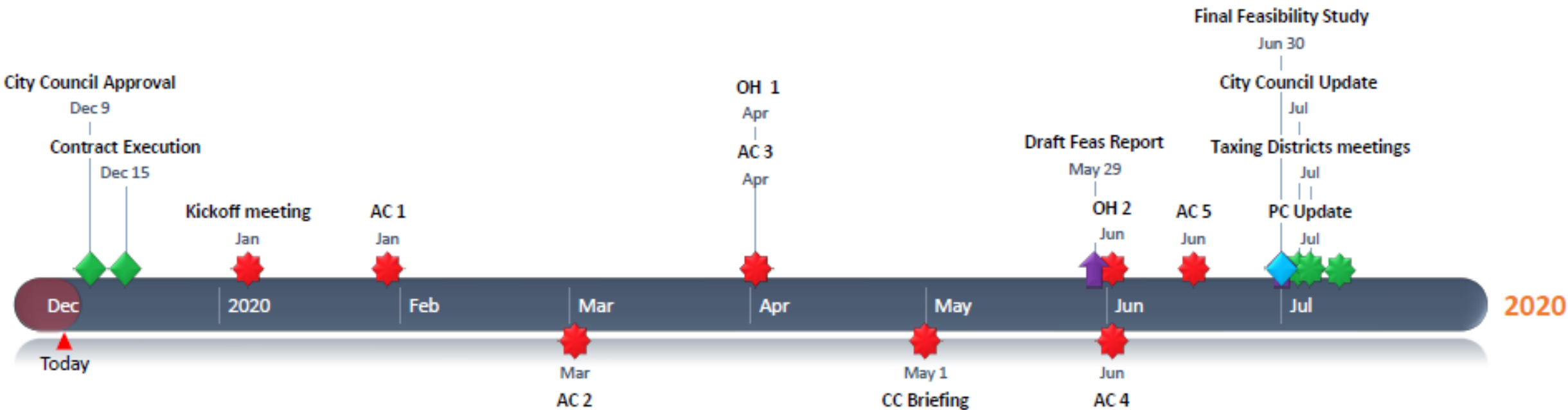


Steps/Time/Cost to Creating a TIF Program

- Preliminary Feasibility Study – Phase 1
- Creating an Urban Renewal Agency – Phase 2
- Urban Renewal Plan & Report – Phase 3
 - 15 - 16 months to work through the steps (may be longer)
 - Cost: approximately \$100,000

Timeline

Newberg Urban Renewal Feasibility Study Timeline



Proposed Meeting Dates

UR CAC

February 10, 2020

March 9, 2020

April 13, 2020

June 8, 2020

June 29, 2020

Open Houses

April 13, 2020 - Open House #1

June 8, 2020 – Open House #2

Preliminary Feasibility Studies

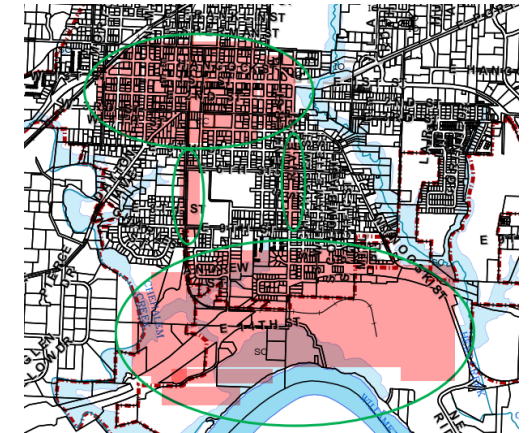
- Public Involvement – engage public in evaluation
- Area Boundary – maximum 25% of City limit area
- Blight – defined by ORS 457.010
- Preliminary Projects – draw from existing plans within the boundary
- Comprehensive Plan Review – review goals and policies
- Financial Analysis – maximum 25% City assessed value, there are limits on maximum indebtedness that can be established
- Impacts on Taxes Imposed by Overlapping Tax Districts

Creating an Urban Renewal Agency

- City Council activates agency by ordinance
- Establishing a Board – ORS 457.035 – can be either a governing body (City Council), Board or Commission, or Housing Authority
- Advisory Committee – not required but suggested

Urban Renewal Plan

- Public Involvement
- Area Boundary
- Blight
- Goals & Objectives
- Projects to be Funded

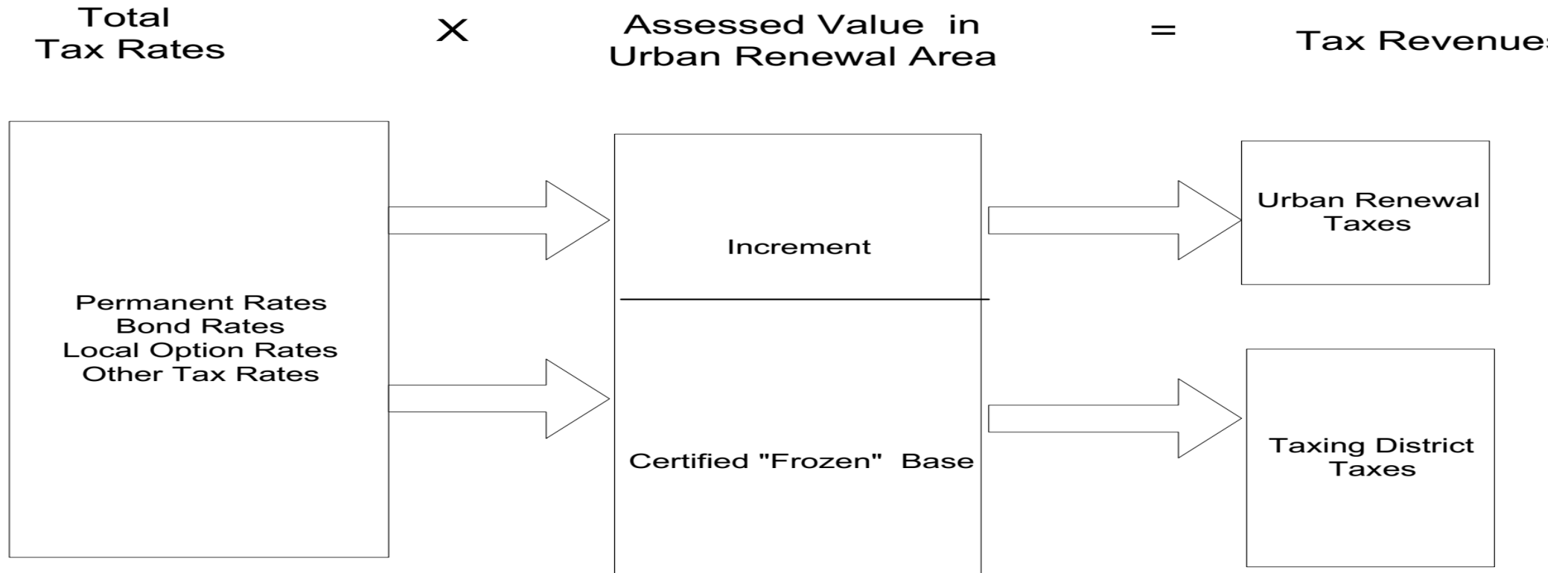


Urban Renewal Plan (con't)

- Comprehensive Plan and Economic Development Plan Review
- Procedural Requirements for Approval of a Plan
- Urban Renewal Report
- Finance

Financing

Urban Renewal Taxes for New Urban Renewal Plans



Financing (con't)

- Maximum indebtedness (maximum amount of debt that can be incurred)
- Revenue sharing with Overlapping Taxing Districts (OTD's)
- Does not increase property taxes, redistribution of existing taxes paid
- How to fund the feasibility study & plan/report

Financing (con't)

Figure 2. Revenue Sharing

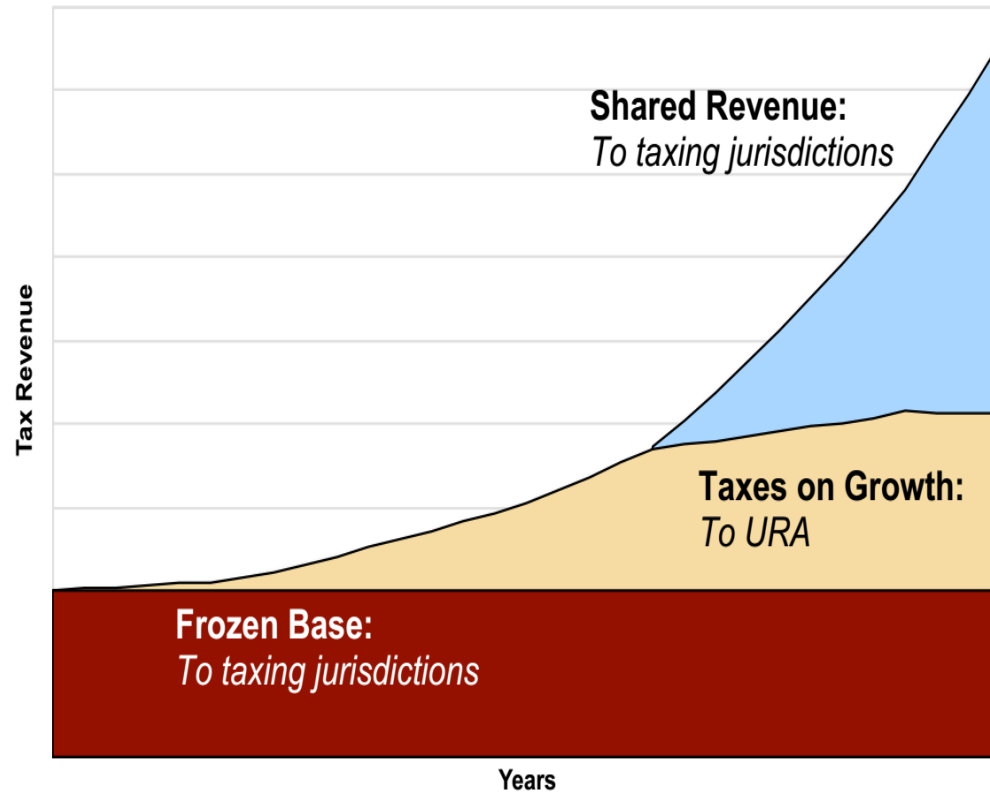
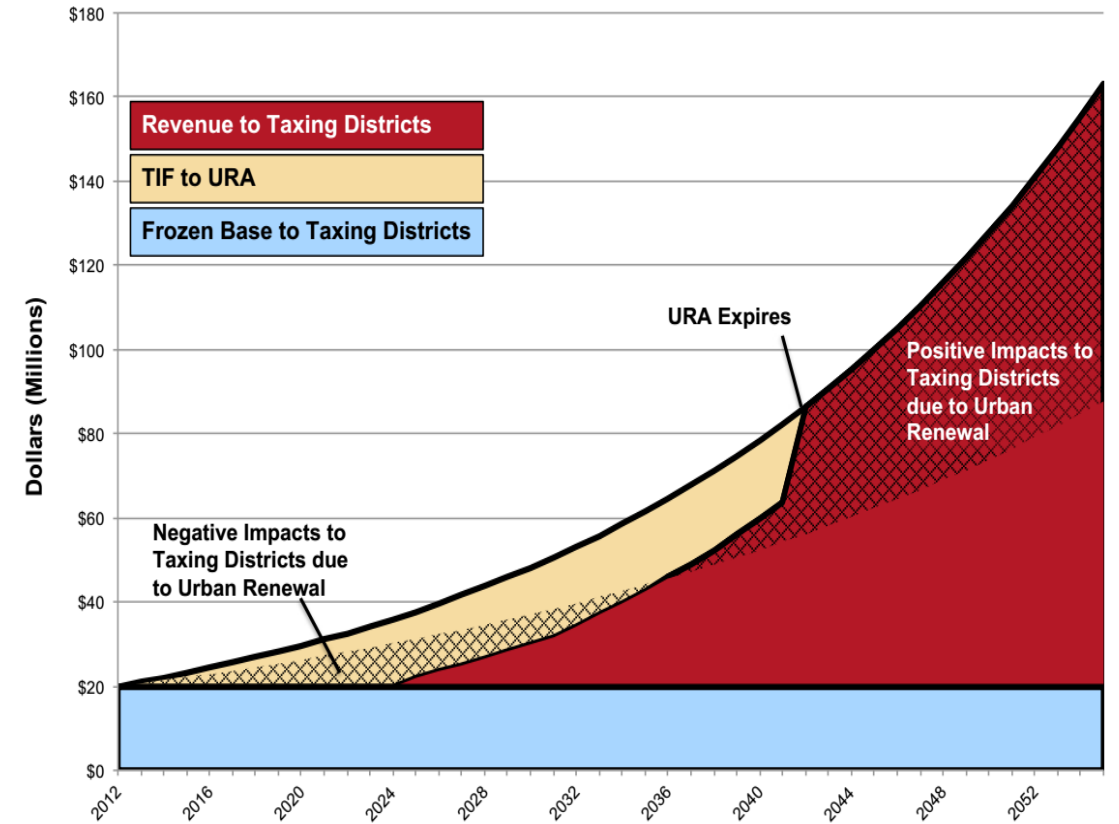


Figure 3. Impact on Taxing Districts



Referendum Process

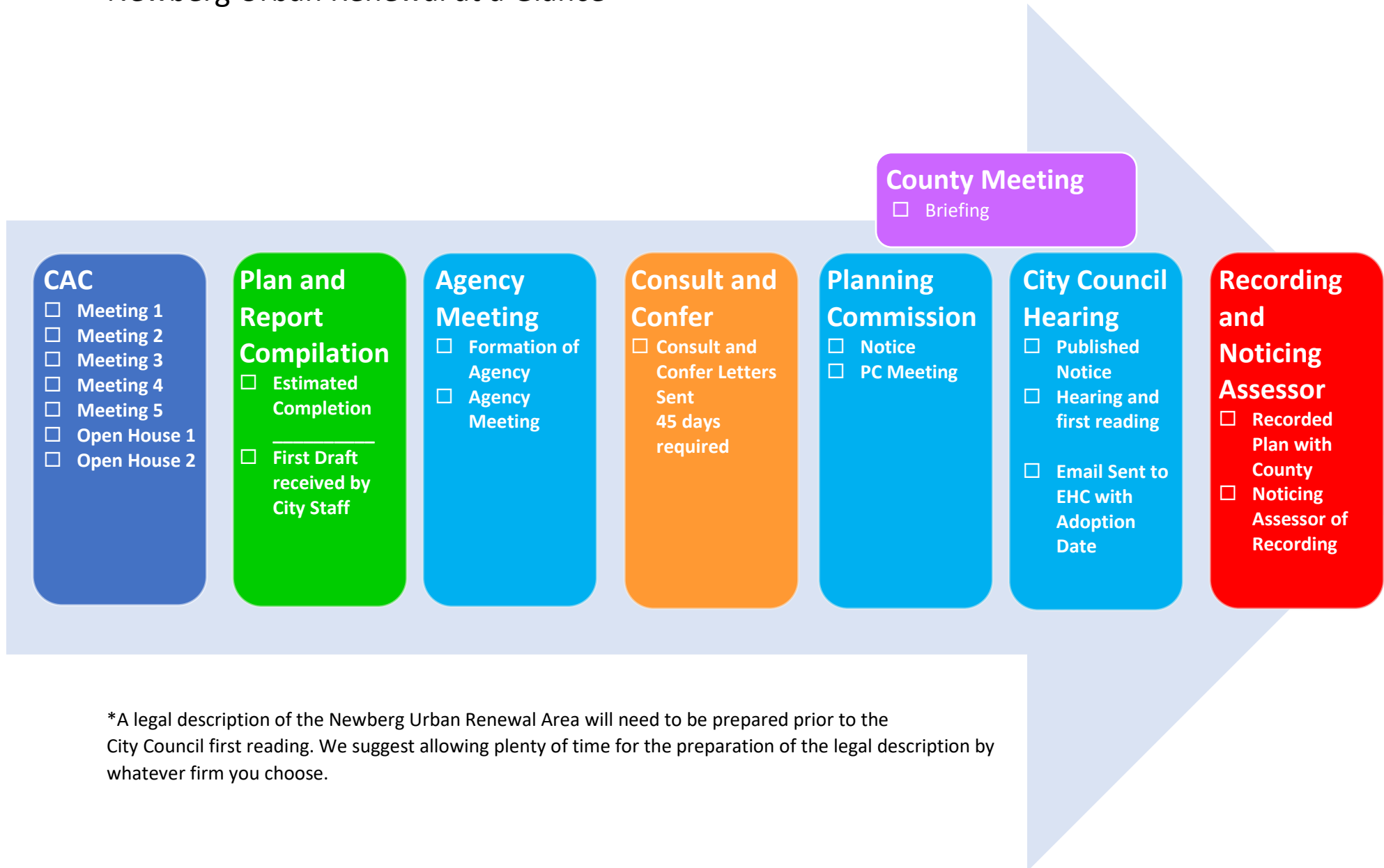
- An ordinance adopting an urban renewal plan is subject to referendum per ORS 457.120(3)(d)
- Referendums are subject to the requirements of ORS 250
- After October 3, 1979, any urban renewal plan purported to be adopted in conformance with applicable legal requirements shall be conclusively presumed valid for all purposes 90 days after adoption of the plan by ordinance of the governing body of the municipality. No direct or collateral attack on the action may thereafter be commenced (ORS 457.435)

Next Steps

- Urban Renewal Feasibility Study, CAC Meetings, Open Houses

Questions?

Newberg Urban Renewal at a Glance



Newberg Urban Renewal at a Glance

Citizens Advisory Committee

<u>Meeting 1</u>	<u>February 10, 2020</u>
<u>Meeting 2</u>	<u>March 9, 2020</u>
<u>Meeting 3</u>	<u>April 13, 2020</u>
<u>Open House 1</u>	<u>April 13, 2020</u>
<u>Meeting 4</u>	<u>June 8, 2020</u>
<u>Open House 2</u>	<u>June 8, 2020</u>
<u>Meeting 5</u>	<u>June 29, 2020</u>
<u>Description</u>	

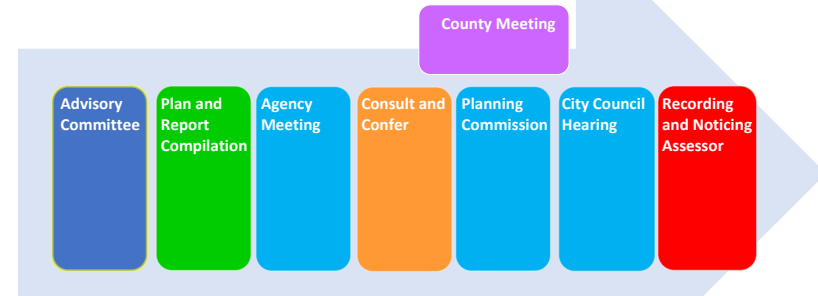
The Advisory Committee more than fulfills the public input requirements set forth by ORS 457. There are 5 meetings in the Feasibility Study stage and an additional 3 meetings if the decision is made to develop an urban renewal plan and report.

Two Open Houses are scheduled for the Feasibility stage.

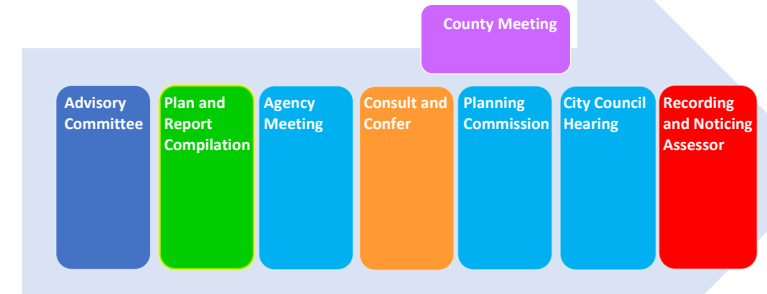
Materials Provided by Elaine Howard Consulting, LLC

We will provide the following; however we do request you print any handout materials:

- PowerPoints which summarize the relevant information for each meeting.
- Agendas for each meeting.
- Urban Renewal FAQ handouts.
- Financial handouts.



Plan and Report Compilation



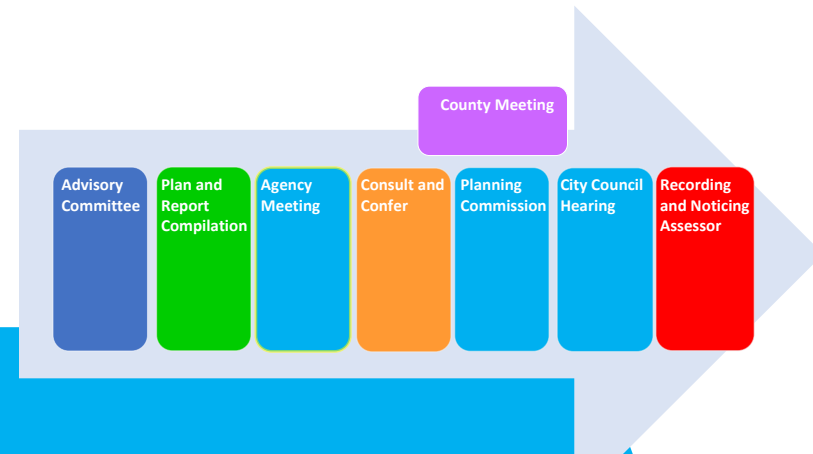
Description

Compiling the Urban Renewal Plan and Report is the most time-consuming task that Elaine Howard Consulting, LLC performs in terms of weeks or months on the timeline. It is not necessarily time-consuming because of the hours we spend compiling the Plan and Report, but moreover it is time-consuming because we must coordinate with city staff, assessor, local utilities, taxing districts, etc. The more quickly we can get the necessary information the more quickly the Plan and Report are compiled. Below is a list of questions we will ask and documents we will need.

Questions and Documents

1. What is the total acreage of the City of Newberg?
2. Can your City Council adopt an Urban Renewal Plan in one meeting? (Newberg is two)
3. Does the City of Newberg have a separate Fire District? YES
4. We will eventually need to know all the capital projects from the following generic master plans that are INSIDE the proposed Urban Renewal Boundary (this is for existing conditions/blight findings):
 - a. Transportation System Plan
 - b. Water Master Plan
 - c. Stormwater Master Plan
 - d. Wastewater Sewer Master Plan
 - e. Parks and Open Space Master Plan (or any specific park master plan in the URA)
 - f. Other Utilities Master Plans (for example, fiber optics)
 - g. Comprehensive Plan
 - h. Economic Development Plan (if applicable)

Newberg Urban Renewal at a Glance



Agency Meeting

Description

The Urban Renewal Agency Meeting has the role of sending out the draft Urban Renewal Plan and Report for "public review". "Public review" means review by the City of Newberg Planning Commission for the Urban Renewal Plan's conformance to the City of Newberg's Comprehensive Plan, briefing to the County Commission and a formal hearing in front of Newberg City Council to review an ordinance adopting the Urban Renewal Plan. The Agency Meeting is just the first step in this process and is really just the Agency putting their seal of approval on the draft version of the Plan and Report.

Will Elaine Howard Consulting, LLC Attend this Meeting?

Yes, we will send at least one representative to give a presentation summarizing the staff report. The presentation also includes an urban renewal 101 as an introduction.

Agency Creation

The Urban Renewal Agency must be established by City Council. **This must be done by non-emergency ordinance, and thus must be done 30 days prior to your initial Agency meeting.**

Materials Provided by Elaine Howard Consulting, LLC

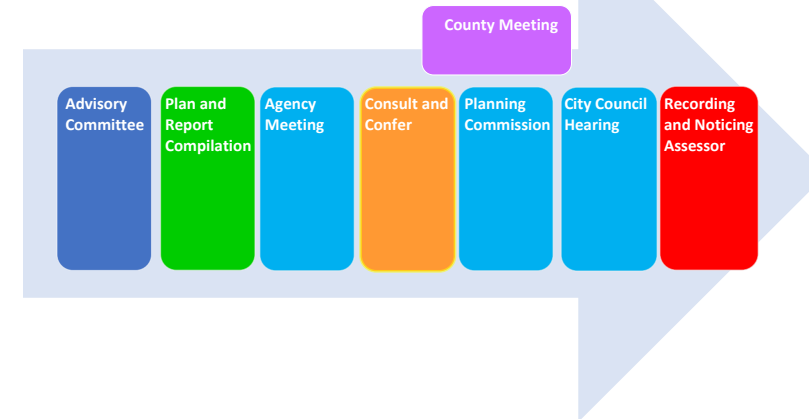
We will provide the following materials. Any documents provided will be in word format, and City staff must transition them to City templates.

- Draft Agency creation ordinance.
- The draft the Urban Renewal Plan and Report and
- An Urban Renewal Agency Staff Report with a suggested motion for sending the Plan and Report out to public review.
- A PowerPoint presentation containing an Urban Renewal 101 and a summary of the Urban Renewal Plan.

Are there noticing requirements for the Agency Meeting?

There are none in ORS 457. However, we recommend noticing as you would a City Council meeting.

Newberg Urban Renewal at a Glance



Consult and Confer

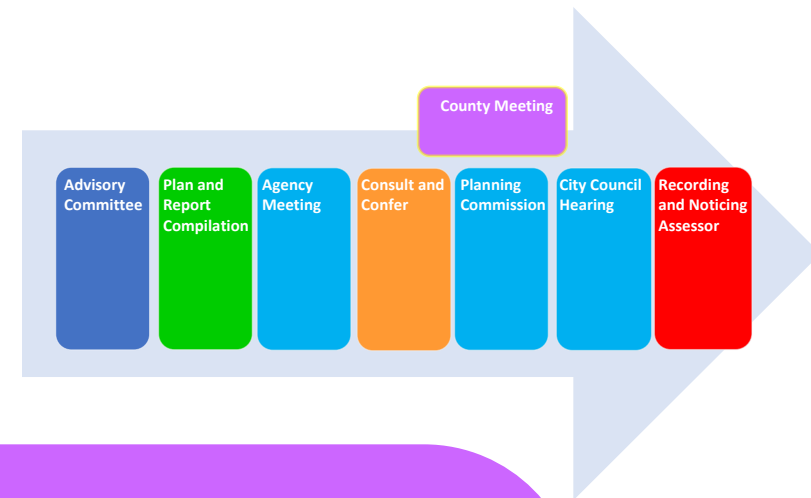
Consult and Confer is the formal process of notifying and receiving input from the overlapping taxing districts impacted by the Urban Renewal Plan. Typically, the same draft of the Plan and Report that is reviewed at the Agency Meeting is sent to all the overlapping taxing districts with a cover letter letting them know how to provide their input and the process by which they can expect a response from the City Council. There is usually a set date by which responses must be received in order to be considered. There is a required 45 day notification period for the taxing districts.

Materials Provided by Elaine Howard Consulting, LLC

We will provide the following:

- The draft Urban Renewal Plan and Report.
- Cover letters for the taxing districts.
- (If needed) Contact information for taxing districts.

Newberg Urban Renewal at a Glance



County Meeting

Description

The role the County plays in the public review process of an Urban Renewal Plan varies based on whether there is unincorporated County property in the given Urban Renewal Boundary. If there are properties in unincorporated areas, Yamhill County must also approve the urban renewal plan. In any case, you must provide a briefing with the County Commissioners highlighting the maximum indebtedness (statute requires you mention this).

Will Elaine Howard Consulting, LLC Attend this Meeting?

We will attend.

Materials Provided by Elaine Howard Consulting, LLC

We will provide the following materials. Any text materials will be supplied in default word format, and County staff must transition them to County templates

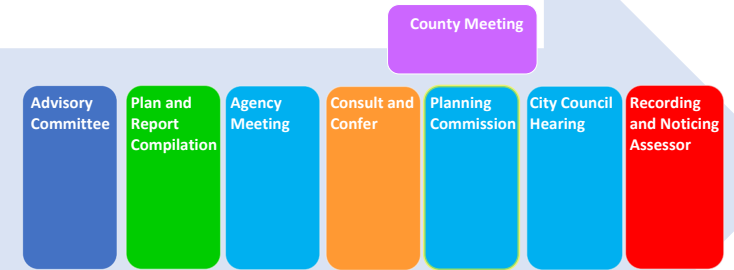
- If needed, a draft of the Urban Renewal Plan updated with changes from the Agency Meeting.
- Draft resolution for County consideration if there are unincorporated properties.
- A County Commission memo that summarizes the Plan and Report. In many cases the County Consult and Confer Letter will suffice. The memo will also highlight the maximum indebtedness per ORS 457.
- A PowerPoint presentation containing the following elements: 1) an Urban Renewal 101 (if necessary) 2) a summary of the Urban Renewal Plan and Report.

Are there noticing requirements for the County Meeting?

The requirements for noticing the County meeting are up to the County. There are no requirements designated in ORS 457.

Newberg Urban Renewal at a Glance

Planning Commission



Description

The Newberg Planning Commission will have a rather narrow scope when it comes to the public review process concerning the Urban Renewal Plan and Report. The Planning Commission's role in the public review process is to determine whether the Urban Renewal Plan is in conformance with the City of Newberg's Comprehensive Plan. There is an entire section in the Urban Renewal Plan devoted to findings concerning the Urban Renewal Plan's conformance to the Comprehensive Plan. That section, and the projects section, should be the major focus of the Planning Commission's evaluation of the Urban Renewal Plan.

Will Elaine Howard Consulting, LLC Attend this Meeting?

Yes, we will send at least one representative to give a presentation summarizing the staff report. The presentation also includes an urban renewal 101 as an introduction for any concerned citizens attending the meeting.

Materials Provided by Elaine Howard Consulting, LLC

We will provide the following materials. Any text materials will be supplied in default word format, and City staff must transition them to City templates

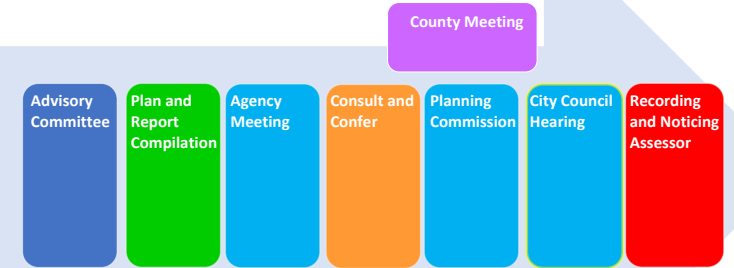
- If needed, a draft of the Urban Renewal Plan updated with changes from the Agency Meeting.
- A Planning Commission staff report with a suggested motion that encompasses the role of the Planning Commission according to state statute ORS 457. The staff report will also summarize the relevant sections of the draft Urban Renewal Plan and Report (conformance to City of Newberg's Comprehensive Plan and Projects) and the advisory committee and public input processes that led to the compilation of the Urban Renewal Plan and Report.
- We will also provide a PowerPoint presentation containing the following elements: 1) an Urban Renewal 101 2) a summary of the Urban Renewal Plan and Report and 3) a summary of the conformance to Comprehensive Plan findings.

Are there noticing requirements for the Planning Commission Meeting?

Noticing the Planning Commission meeting is not required in ORS 457. Because there are no noticing requirements for the Planning Commission meeting, the noticing audience is up to City staff. We recommend noticing just as you would notice any other Planning Commission meeting.

Newberg Urban Renewal at a Glance

City Council



Description

The Newberg City Council, according to statute, will hold a hearing to consider an ordinance adopting the Newberg Urban Renewal Plan. Adopting this ordinance typically requires two readings. In the City of Newberg this takes two meetings. By this time the Newberg Urban Renewal Plan and Report should be in final draft form, barring any last-minute dramatics at the City Council hearing. The City Council will open a hearing, take testimony, deliberate, then vote on adoption OR move to a second reading and vote. One caveat that must be remembered is the fact that any response from a taxing district received as a part of the consultant confer process must be addressed in the ordinance considered by City Council.

Will Elaine Howard Consulting, LLC Attend this Meeting?

Yes, we will send at least one representative to give a presentation summarizing the staff report and the Newberg Urban Renewal Plan and Report. The presentation also includes an Urban Renewal 101 as an introduction for any concerned citizens attending the hearing.

Materials Provided by Elaine Howard Consulting, LLC

We will provide the following materials. Any text materials will be supplied in default word format, and City staff must transition them to City templates

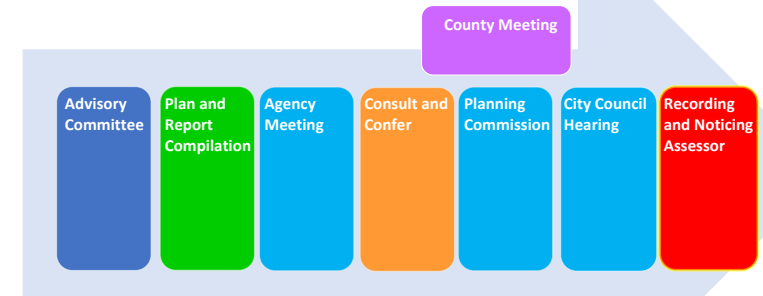
- The draft the Newberg Urban Renewal Plan and Report, updated with any changes requested at the Agency and Planning Commission Meetings, and
- An Ordinance for Adoption of the Plan by City Council.
- A City Council staff report. The staff report will summarize the most relevant sections of the Newberg Urban Renewal Plan and Report and the advisory committee and public input processes that led to the compilation of the Newberg Urban Renewal Plan and Report.
- A PowerPoint presentation containing an Urban Renewal 101 and a summary of the Newberg Urban Renewal Plan and Report.
- A notice that conforms to the requirements of ORS 457.120.

Are there noticing requirements for the City Council Meeting?

Yes, the City Council hearing considering the ordinance for adoption must be noticed in a specific manner. As mentioned earlier, we will provide you with a notice containing very specific language that conforms to state statute ORS 457. Please do not alter the language in the notice unless you ask us first, as the language is *very* specific. The notice must be published according to ORS 457.120 which specifically states: As for where to publish the notice of adoption, according to ORS 457.120 (a) Owners of real property that is located in the municipality;(b) Electors registered in the municipality;(c) Sewer, water, electric or other utility customers in the municipality; or(d) Postal patrons in the municipality.

You must also notice adoption four days after plan adoption of the Plan according to ORS 457.115 as follows, “Notice of adoption of an urban renewal plan shall be published in the newspaper having the greatest circulation in the municipality and which is published within the municipality. If no newspaper is published within the municipality, the required notice shall be published in the newspaper having greatest circulation within the municipality published nearest to the municipality.”

Newberg Urban Renewal at a Glance



Recording with County, Transmit to Assessor

Description

Once City Council has adopted the Newberg Urban Renewal Plan, City staff will need to record the Plan with the County Recording Office 30 days later, or more easily on the above date. Staff MUST also notify the Assessor of the adoption and recording of the plan. Transmitting your Plan with the Assessor involves sending a copy of the final Plan and Report and a cover letter to the assessor by a certain date. This is especially important for plans that are adopted near the end of the year, as missing your recording and notice date could delay your first year of tax increment proceeds by one year. We will reiterate, you must 1) record the Plan with the County Recording Office and 2) transmit to the Assessor to ensure your first year TIF revenues arrive without a hitch.

Will Elaine Howard Consulting, LLC participate in the Recording?

Yes and no, we will provide materials for you, but you will have to send them to the assessor by the proper date.

Materials Provided by Elaine Howard Consulting, LLC

We will provide the following:

- The final draft the Newberg Urban Renewal Plan and Report.
- A cover letter for Recording.
- A cover letter for Assessor notice.



ATTACHMENT 4

Newberg Urban Renewal Area

Community Engagement Toolbox

Prepared for:

City of Newberg

Newberg, OR

Prepared by:



JLA Public Involvement, Inc.
921 SW Washington Street, Suite 570
Portland, OR 97205

January 2020

Introduction

Beginning early 2020 and lasting through the spring of 2021, the City of Newberg will develop a feasibility study to create an Urban Renewal Area. The areas to be studied include Downtown Newberg and the Riverfront, with connections along S. Blaine Street and S. River Street. The work will build in recently adopted comprehensive plans including the Newberg Downtown Improvement Plan and the Riverfront Master Plan.

This Community Engagement Toolbox is living document that will help the process with outreach goals, messaging, stakeholder identification, and selecting the best communications tools and methods. Clearly communicating with the public, stakeholders, community and neighborhood groups and organizations, and both in and out-commuters about what an Urban Renewal Area is, what it is not, and how it will function and benefit the area will be key to a successful process.

Communications Goals

The communications and outreach goals for the City of Newberg Urban Renewal Process are to:

- Communicate complete, accurate, understandable, and timely information to the public throughout the project.
- Providing accurate project information in all available avenues to help dispel urban renewal myths and false information.

Community Demographics

As of July 1, 2014, the City of Newberg had a population of 22,765, according to Portland State University's Population Research Center. By Newberg's own estimates, laid out in their Newberg Comp. Plan, the population will reach 28,250 by 2020. More than 7,000 people commute out of Newberg everyday and more than 6,000 people commute into Newberg everyday. It will be important to engage the outbound and inbound commuters, as well as residents and property owners in the potential Urban Renewal Area.

Key Stakeholders

Public engagement efforts seek to inform and engage large employers, businesses, jurisdictions, organizations, community groups, and individuals of the project. The following are key stakeholders to engage throughout the public process.

Major Stakeholders:

- Newberg Booster Club
- Newberg Downtown Coalition
- Chehalem Valley Chamber of Commerce
- Newberg School District
- Chehalem Aquatic and Fitness Center
- Tualatin Valley Fire and Rescue
- City of Newberg employees and elected officials, including Parks and Recreation
- All businesses in the potential Urban Renewal Area
- All property owners in the potential Urban Renewal Area
- Inbound Commuters
- Outbound Commuters
- Newberg Graphic Editorial Staff
- Yamhill Valley News Register Editorial Staff
- Community, Faith-Based, and Neighborhood Organizations

Note: *This list is not exhaustive of all stakeholders.*

Communications Toolbox

It is important to be strategic and thoughtful when choosing communication tools and methods. Picking the right communications tools for the right audience will be the most effective way to reach our audience, help them understand urban renewal areas, and make informed decisions. For this project, dispelling common myths about Urban Renewal programs will be important, and social media has been identified as a tool to help spread messages through online communications channels. In addition, on-the-ground communications tools are still an effective way to educate and engage communities. The following communications toolbox includes proposed methods to keep stakeholders engaged and informed of project activities throughout the life of the project.

**Note that there are budget restrictions and not every tool in the toolbox can be created for the Newberg Urban Renewal Project. As a team we can select the best suite of communications tools for the project's needs. They are in order of most useful to least useful. In addition, these are only cost estimates. Depending on which tools are selected, certain efficiencies could happen allowing us to create more communications tools.*

Tool	Description	Purpose and Audience	Cost Estimate
Fact Sheet	<p>A project factsheet will inform community members about the purpose of the project, provide a brief description of urban renewal and how to learn more, the project timeline and opportunities to provide feedback, and project contact information.</p> <p>The factsheet can be updated three times for each of the three key public outreach phases and will clearly outline why public input is being sought and how it has been incorporated into the project to date.</p> <p>It is recommended that the project factsheet be translated into Spanish.</p>	Basic project information, suitable for all interested parties and to be used at all engagement points	<p><i>Cost Estimate for JLA staff: \$3000;</i></p> <p><i>Any and all communications tools can be translated into Spanish and other languages for additional cost.</i></p>

Project Website	<p>A dedicated project website will be developed to provide one location for all project information. The website will be dynamic and provide project overview information, links to surveys and a general comment form, an overview video, a schedule of events and contact information.</p> <p>Website should include page in Spanish, directing people to Newberg's Spanish-language engagement specialist for more information.</p>	<p>Provides overview of project information suitable for all audiences; regular project news/updates; and repository/library of all project-related information to promote transparency</p>	<p><i>Cost Estimate for JLA staff: \$2,000</i></p> <p><i>This estimate can be lowered if the City would like to create the website and the Consultant team populates it with content.</i></p>
Mailer	<p>A postcard mailed to the projected urban renewal area to explain the facts about the Urban Renewal designation and benefits it can provide. Sending accurate information to people's mailboxes, as well as providing direction to where the public can find more information, could head off misinformation before it begins.</p>	<p>All addresses in the proposed urban renewal area</p>	<p><i>Cost Estimate for JLA staff to design: \$1000</i></p> <p><i>(City of Newberg to assume mailing costs)</i></p>
Online Surveys	<p>Understanding public opinion and input on urban renewal is at the heart of this project. Two community surveys will be both informative and provide a format to provide feedback at key project milestones. Online engagement is a proven way to engage populations on their time (including inbound and outbound commuters), rather than requiring people to come to an in-person open house.</p> <p>Surveys will be promoted through the communications channels outlined in this toolbox.</p>	<p>All interested parties.</p>	<p><i>Cost Estimate for JLA staff: \$3,000 per survey</i></p>

Video Series	<p>We would recommend two short, social media friendly videos be produced to support this effort, including a project overview video that describes what the project is, why it matters and how people can get involved. The second video will focus on Urban Renewal 101. This video will help explain this complex and nuanced subject to the stakeholder community.</p> <p>It is standard practice for JLA to add ADA subtitles to videos. If desired, JLA could add subtitles and/or narration in multiple languages. This is relatively inexpensive and an excellent way to engage multicultural community members online.</p> <p>We have found great success in making videos available on the project website, social media and during public meetings and presentations, with videos often being viewed thousands of times.</p>	<p>Videos appropriate for all interested parties. Main audience would be people accessing information online. Secondary use would be during project presentations.</p>	<p>\$5,000 or less (depending on the number and style of videos made)</p>
Social Media Program	<p>An engaging social media plan and content for use by the city will include eye-catching graphics, videos and promotion of online surveys to get people interested in and encourage participation in this important effort.</p> <p>Option: Purchase ads on Facebook and Instagram to increase visibility of the campaign and reach specific audiences.</p>	<p>All interested parties</p>	<p><i>Cost Estimate for JLA staff to develop: \$2000</i></p>

Poster	<p>An eye catching project poster to be distributed to area businesses, library, community center, city hall, and other community gathering spaces across the projected urban renewal area. Poster will raise awareness, provide basic information to mitigate any misinformation and provide notification of input opportunities.</p> <p>Poster will include information in Spanish, leading to more information on the website.</p>	Raise awareness and dispel misinformation among a broad variety of Newberg stakeholders	<p><i>Cost Estimate for JLA staff to design: \$1000</i></p> <p><i>(City of Newberg to assume distribution costs)</i></p>
Community Briefing PowerPoint for Project Team Presentations	<p>Clearly communicating to community organizations, neighborhood associations, agencies, and other internal and external stakeholders will be key to dispel urban renewal myths and misinformation. Streamlining a communications packet for community briefings will help clearly communicate what an urban renewal district is and isn't. Community Briefing PowerPoint can be used in conjunction with fact sheets, project videos, and other communication tools.</p>	Community groups, organizations, internal City of Newberg stakeholders	<p><i>Cost Estimate for JLA staff edit and streamline messaging in PowerPoint: \$2000</i></p>
Media Releases	<p>Engaging with media outlets to clearly state project goals, outcomes, and milestones will be key in communicating with the general public. JLA will write, edit, streamline, project media releases. City of Newberg will issue releases and serve as media point of contact.</p>	Newberg Graphic and Yamhill Valley News Register	<p><i>Cost Estimate for JLA staff to review and edit project milestone media releases: \$200 (per release)</i></p>

Other Potential Communications Tools	<ul style="list-style-type: none"> • Eye-catching sidewalk decals • Magnets • Bookmarks • Virtual Urban Renewal Area Tour • Doorhangers • Stickers 		
---	--	--	--

Easy to compare cost estimates:

Tool	Cost Estimate
Fact Sheet	<i>\$3000</i>
Project Website	<i>\$2,000</i>
Mailer	<i>\$1000</i>
Online Surveys	<i>\$3,000</i>
Video Series	<i>\$5,000 or less</i>
Social Media Program	<i>\$2000</i>
Poster	<i>\$1000</i>
PowerPoint	<i>\$2000</i>
Media Releases	<i>\$200</i>
Other Potential Communications Tools	Estimates can be given on a case-by-base basis

NEWBERG AD HOC URBAN RENEWAL CITIZENS ADVISORY COMMITTEE

Meeting 2
March 9, 2020



AGENDA

March 9

5:30 – 7:00

1. Call to order
2. Roll Call
3. Consent Calendar
4. New Business
5. Public Comment
6. Items from staff
7. Items from committee members
8. Adjournment

NEW BUSINESS

- ❖ Considerations for Boundary decisions
- ❖ Revised Maps
- ❖ Boundary discussion
- ❖ Open House – April 13, 2020
 - Advertising
 - Content
 - UR 101 slide show
 - 2 page public information piece
 - Maps
 - Process

URBAN RENEWAL

What work has been done?

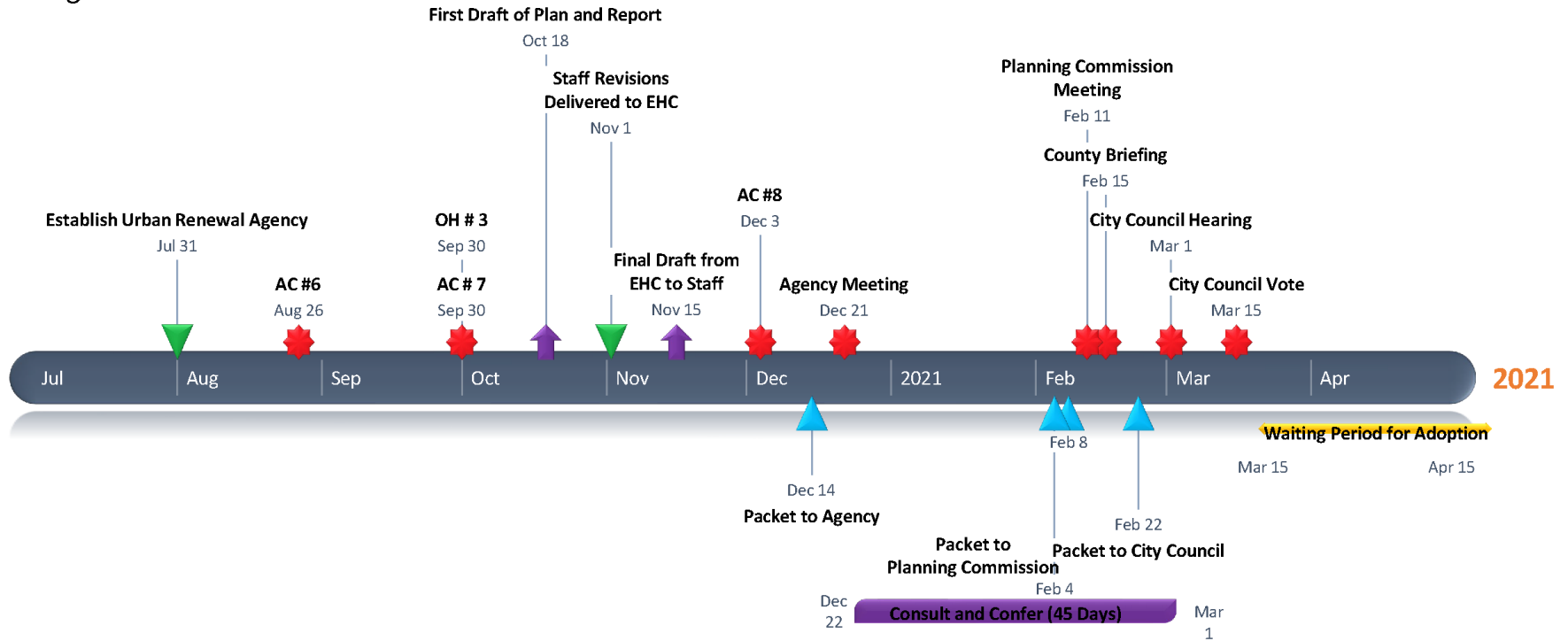
What determines which projects will be funded?

Where will the dollars go?

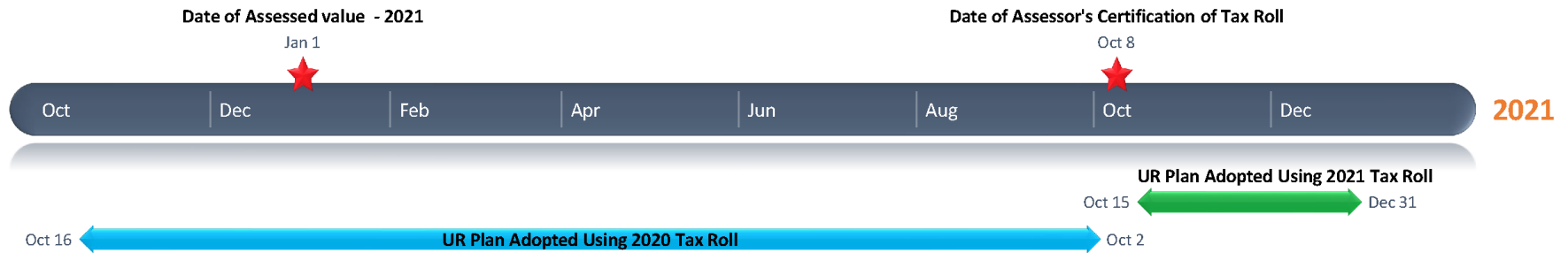
The Urban Renewal Feasibility Study is being conducted after years of the City of Newberg developing plans. The City of Newberg has engaged in multiple long-range planning projects to determine what projects matter to Newberg Residents and where money from a possible Urban Renewal Area should go. Previous plans also informs the City on what boundaries are being considered for an Urban Renewal Area.



Newberg Urban Renewal Plan Timeline



Newberg Urban Renewal Timing



FACTS ON BOUNDARY ADJUSTMENTS

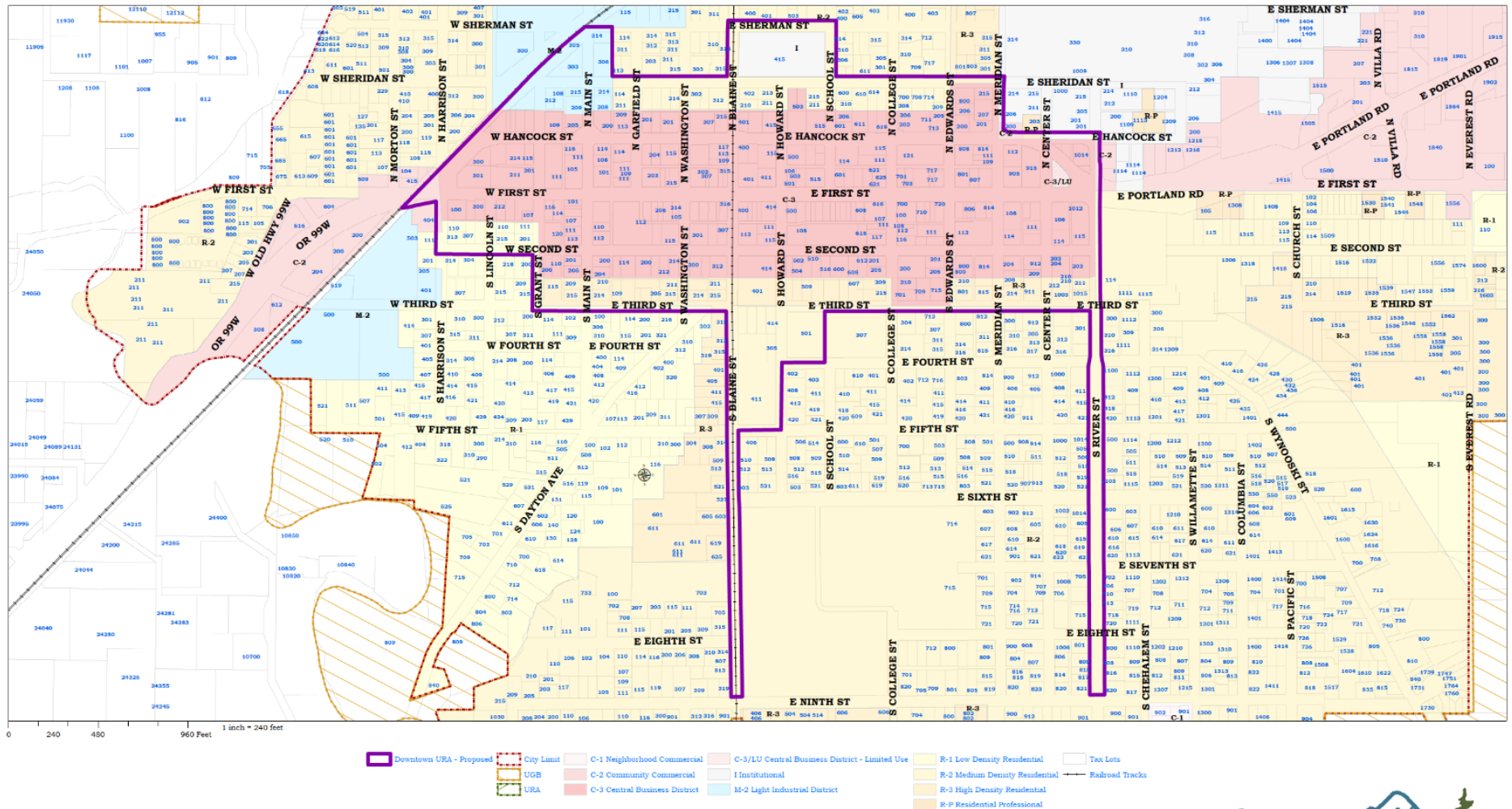
1. Increases limited to 20% of original boundary. There is no provision for increasing this amount.
2. Any increase of property above 1% of existing boundary is a substantial amendment, meaning same process as original adoption of an urban renewal area.
 - a) Public input
 - b) Agency
 - c) Review
 - d) Consult and confer with taxing districts
 - e) Planning Commission
 - f) City Council hearing and vote on non-emergency ordinance

STRATEGY ON BOUNDARY

1. Identify the most ideal final boundary
2. As part of the feasibility study:
 - a) Identify acreage of Riverfront Area minus
 - i. Areas outside of UGB
 - ii. Rogers Landing
 - iii. Water Treatment Plant property
 - b) Identify timing issues with this boundary
 - i. Assessed value of improvements
 - ii. Machinery and equipment
 - iii. Timing of potential new development
 - c) Identify strategies for dealing with timing issues

CONSIDERTIONS FOR BOUNDARY HANDOUT

Downtown Urban Renewal Area - Proposed

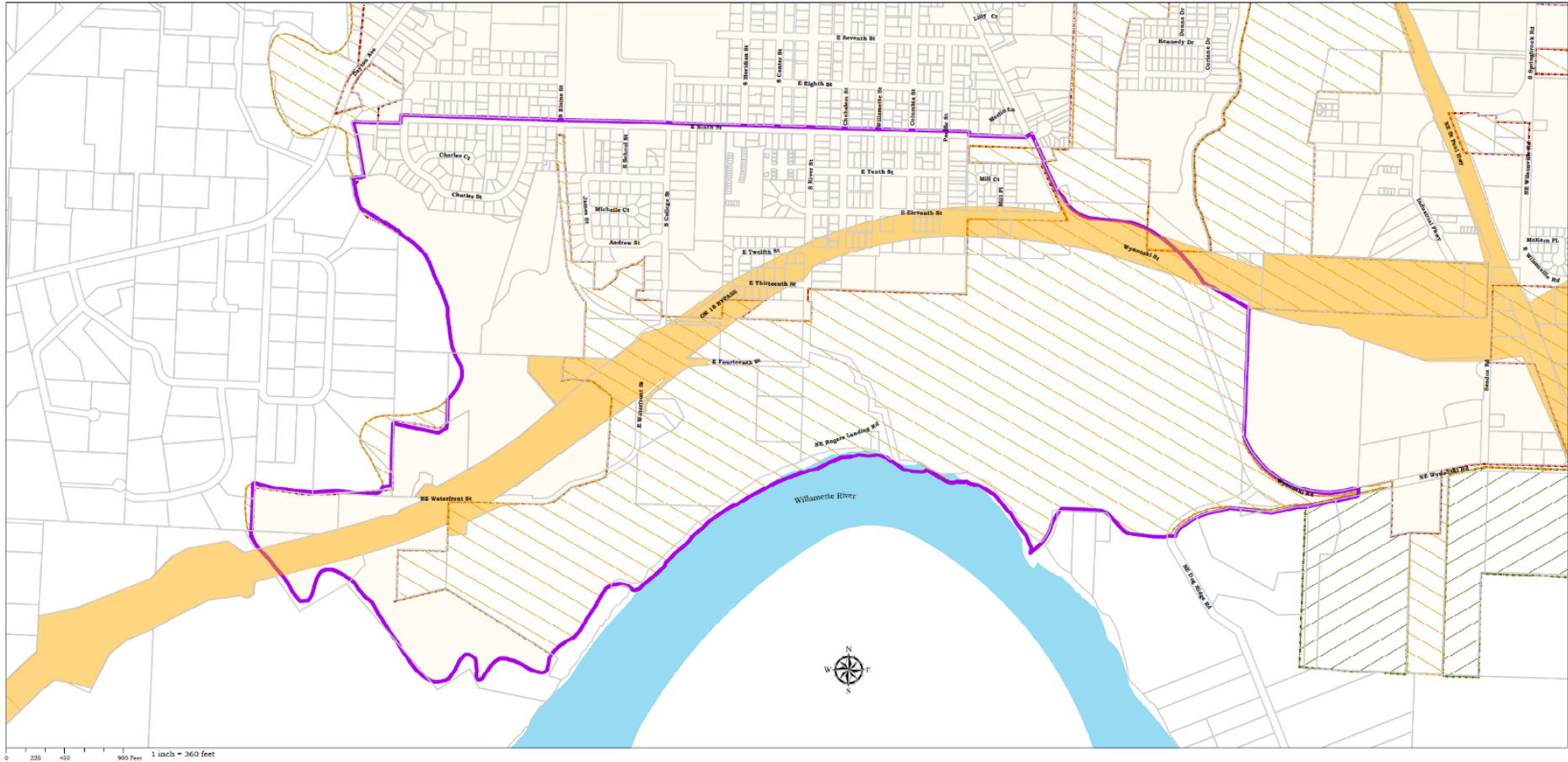


Prepared by: Elaine Howard
 Date: 10/1/2023
 Project: Downtown Urban Renewal Area - Proposed
 City: Newberg
 County: Clatsop
 State: Oregon
 Map Scale: 1 inch = 240 feet
 Map Date: 10/1/2023
 Map By: Elaine Howard
 Map For: Elaine Howard Consulting LLC
 Map For: City of Newberg
 Map For: Clatsop County
 Map For: State of Oregon

DISCLAIMER NOTICE TO ALL USERS
 DISCLAIMER AND LIMITATION OF LIABILITY
 This information is not guaranteed to be accurate and may contain errors and omissions.
 NO WARRANTY AS TO THE ACCURACY OR FITNESS FOR A PARTICULAR PURPOSE FOR ANY INFORMATION PROVIDED.
 This map is created from various data sources and is subject to change without notice. This map is intended for general planning purposes only.



Proposed Riverfront Urban Renewal Area



Coordinate System: NAD 1983 HARN StatePlane Oregon North FIPS 3601 Feet Int
 Projection: Lambert Conformal Conic
 Datum: North American 1983 HARN
 False Easting: 8,202,099.7376
 False Northing: 5,000
 Central Meridian: -120.5000
 Standard Parallel 1: 44.3333
 Standard Parallel 2: 46.0000
 Latitude Of Origin: 43.0000
 Units: Feet
 Document Path: C:\GIS\MapRequest\City\1\Riverfront Master Plan.mxd
 Date Saved: 2/20/2020 3:45:09 PM
 Author: Keith McKinnon, GIS Analyst

IMPORTANT NOTICE TO ALL USERS:
DISCLAIMER AND LIMITATION OF LIABILITY
 This information is not guaranteed to be accurate and may contain errors and omissions.
 The City of Newberg provides
NO WARRANTY AS TO THE MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE FOR ANY INFORMATION HEREIN.
 This map is created from various data sources and is subject to change without notice.
 This map is intended for general planning purposes only.

Tax Lots



OR-18 Bypass



Proposed Riverfront URA



City Boundaries

City Limit

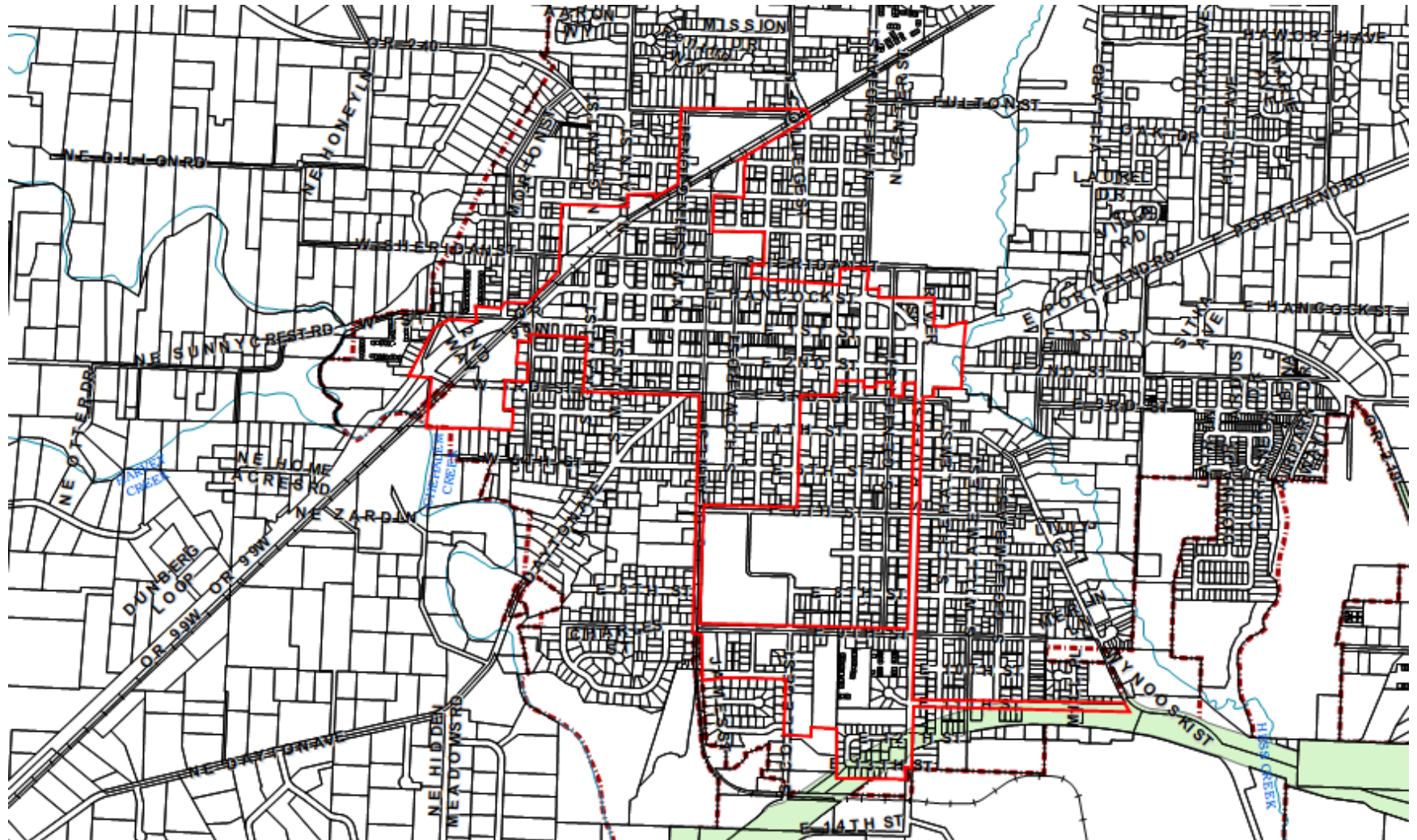
UGB

URA

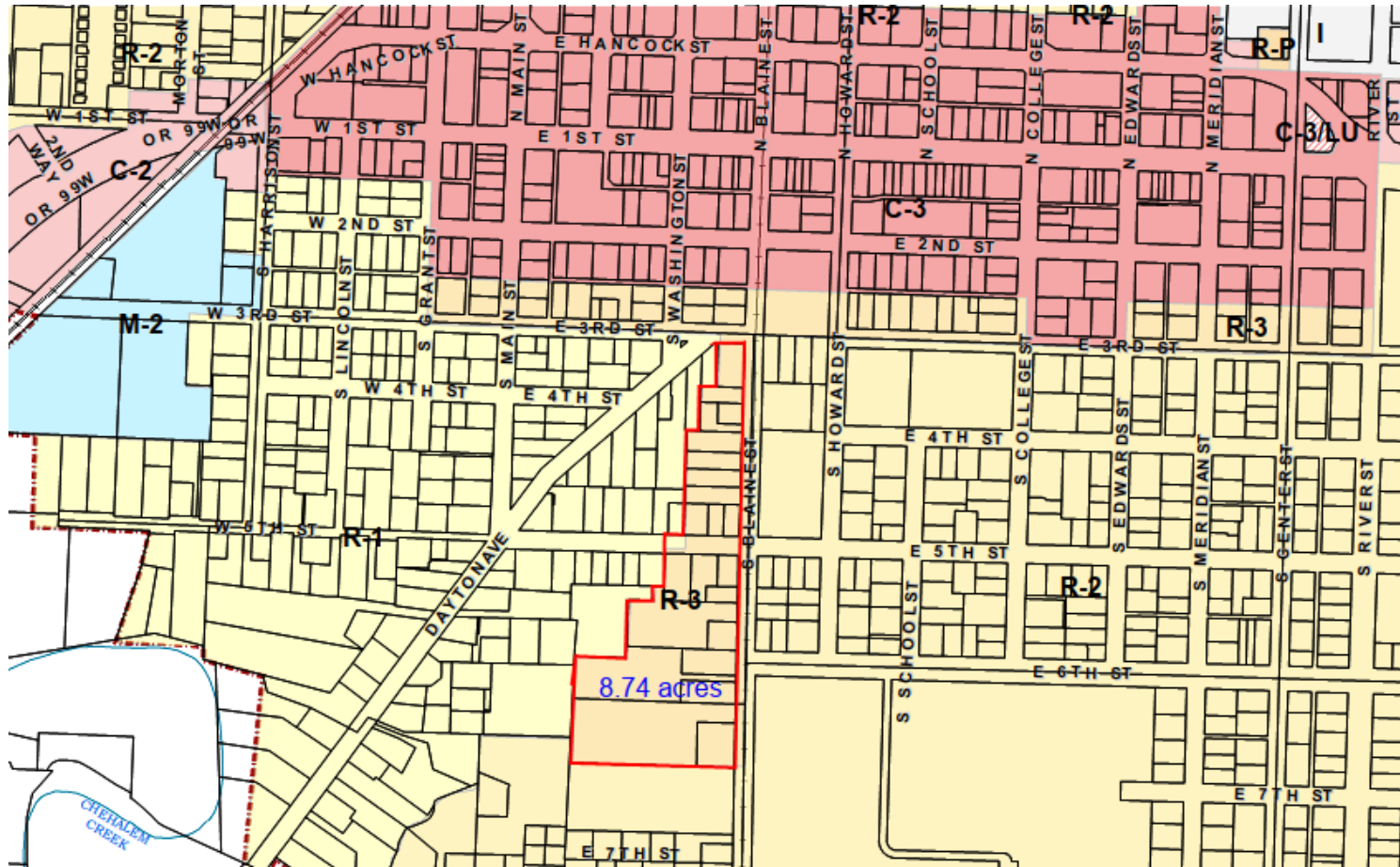
Willamette River



2001 URBAN RENEWAL AREA - PARTIAL



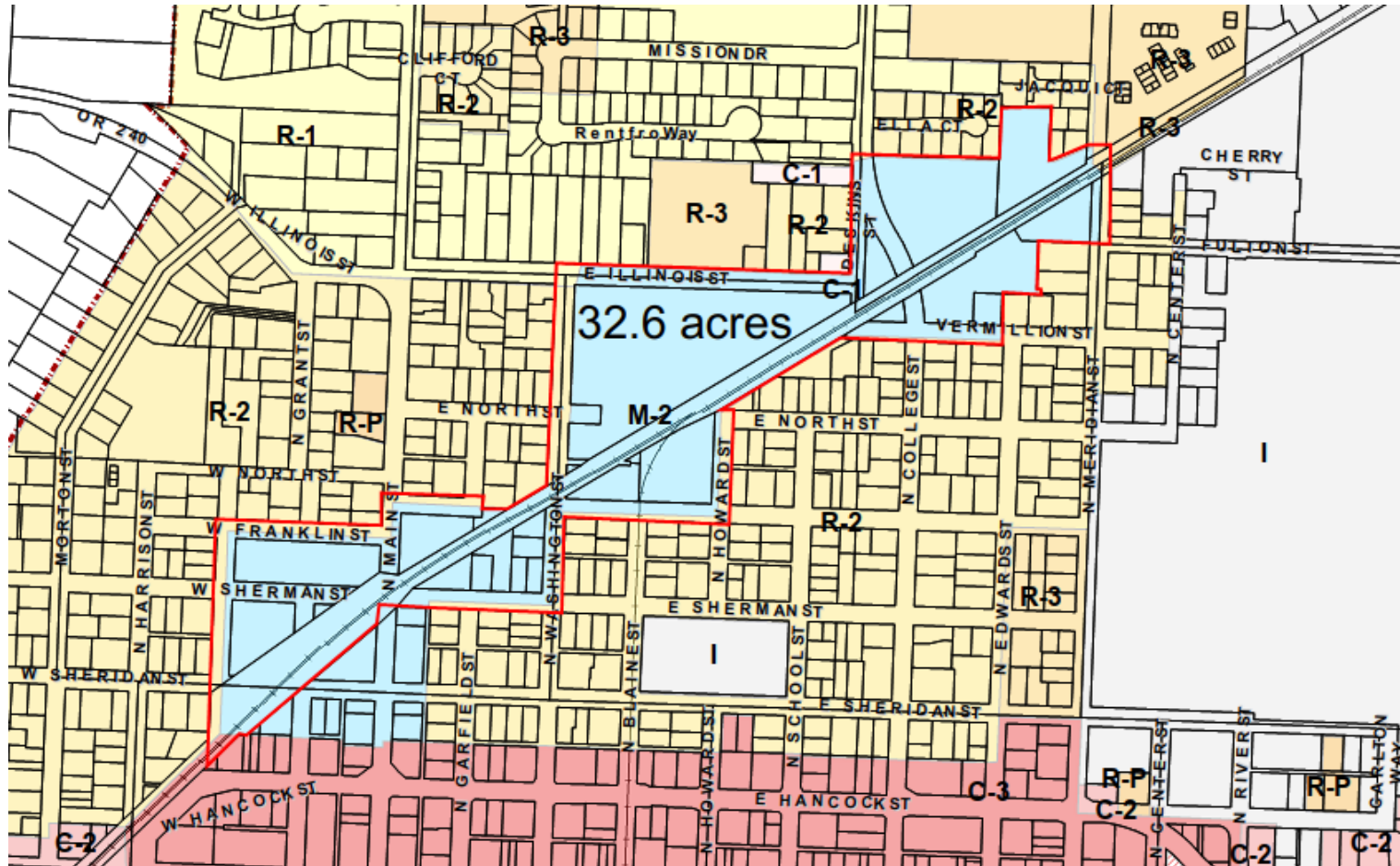
BLAINE STREET HIGH DENSITY RESIDENTIAL



ISSUES

1. Undersized Water Lines
2. Wastewater Lines
3. Sidewalks
4. ADA Ramps

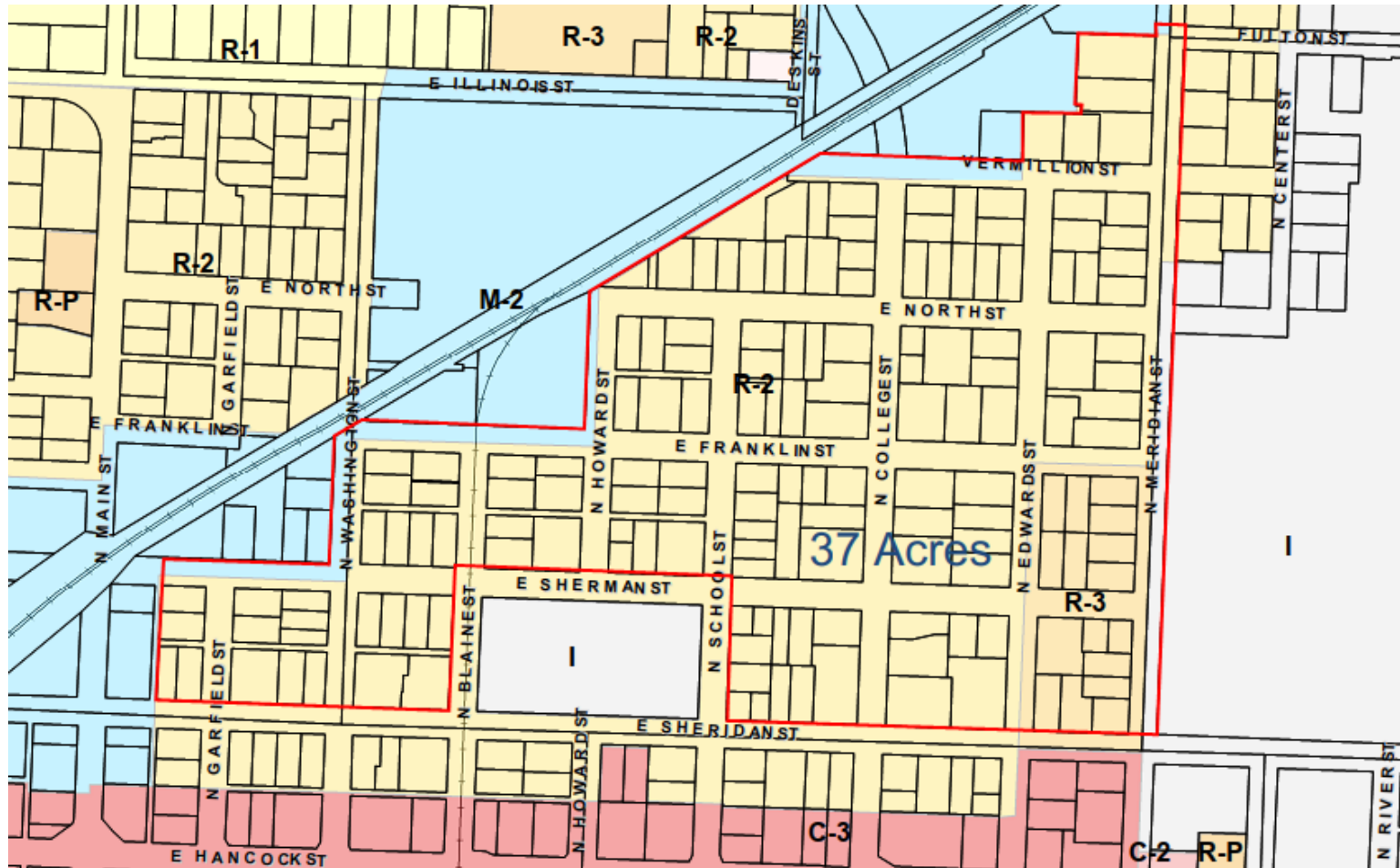
INDUSTRIAL ALONG RAIL ROAD LINE



ISSUES

1. Undersized Water Lines
2. Wastewater Lines
3. Sidewalks
4. ADA Ramps

RESIDENTIAL NORTH OF DOWNTOWN

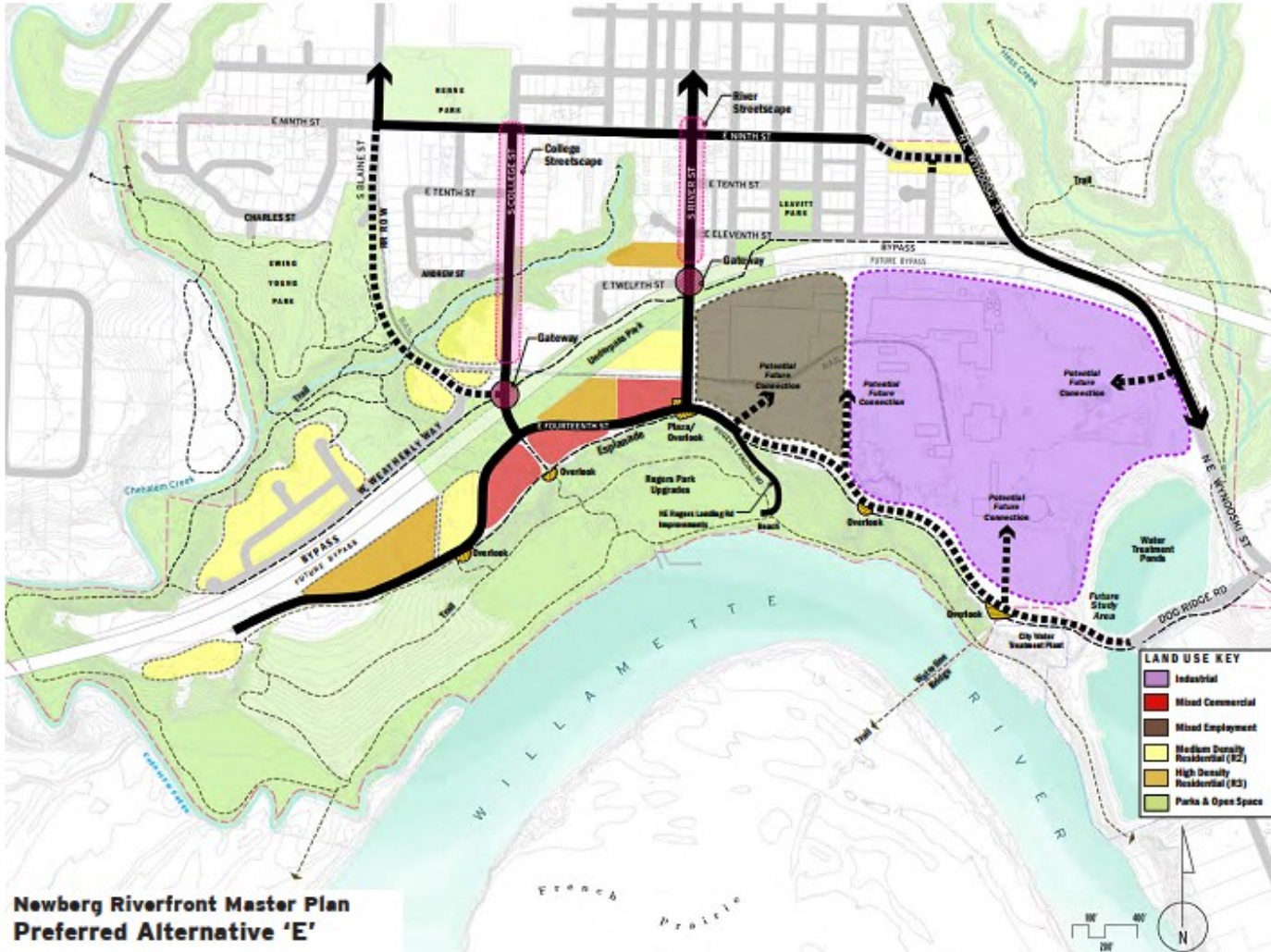


ISSUES

1. Undersized Water Lines
2. Wastewater Lines
3. Sidewalks
4. ADA Ramps

BOUNDARY DISCUSSION

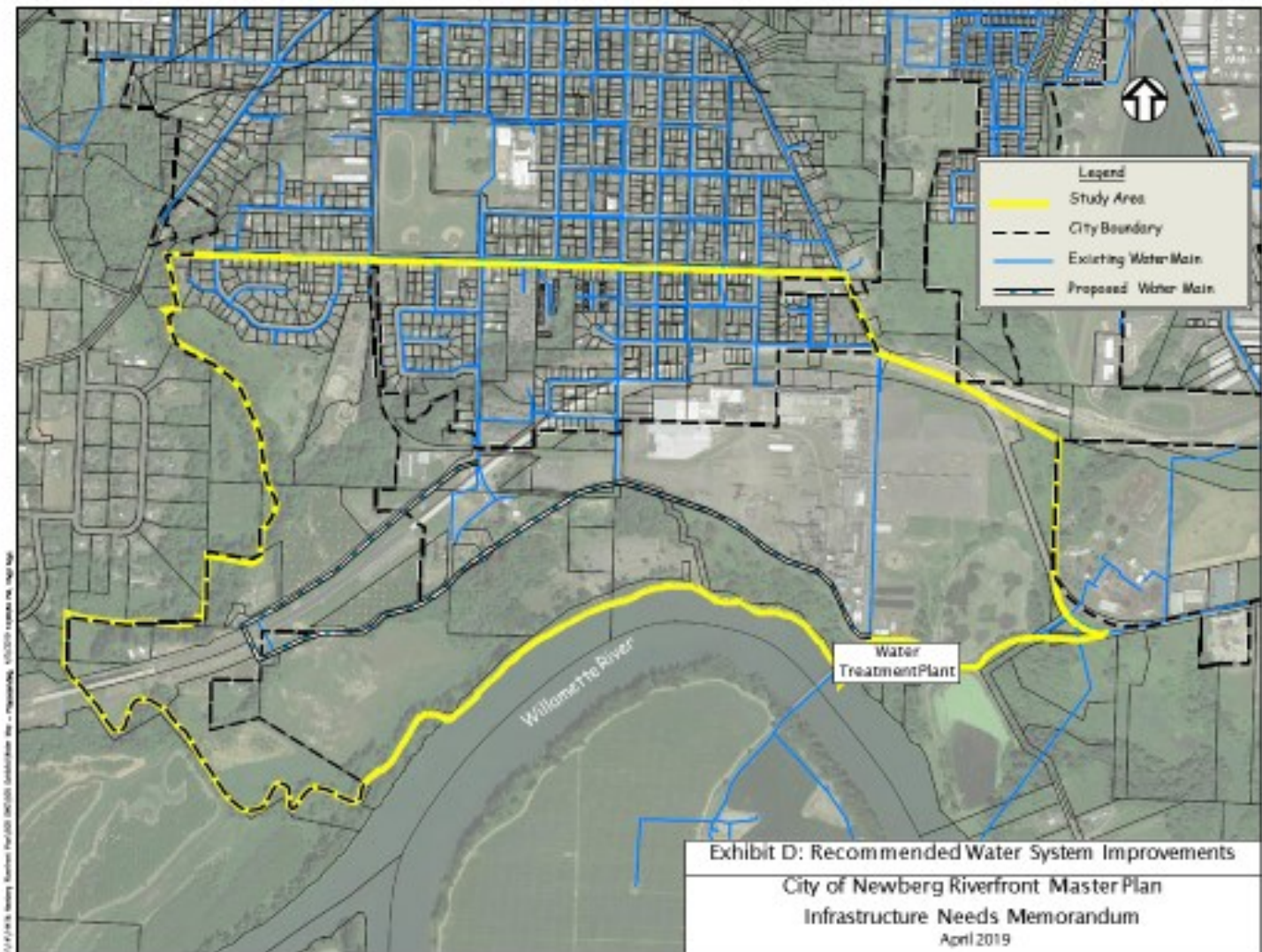
POTENTIAL PROJECTS - RIVERFRONT



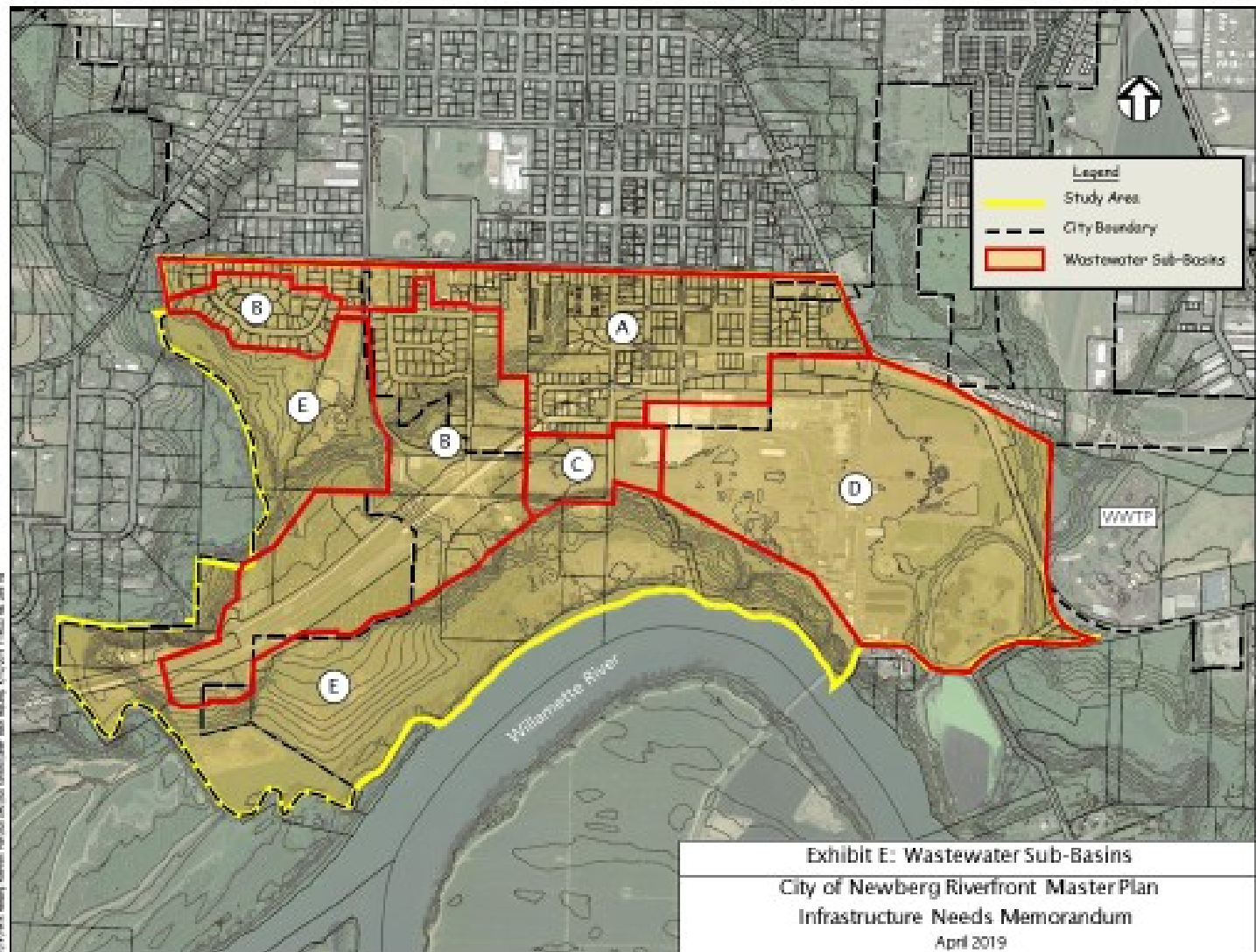
Newberg Riverfront Master Plan Preferred Alternative 'E'

January 2019

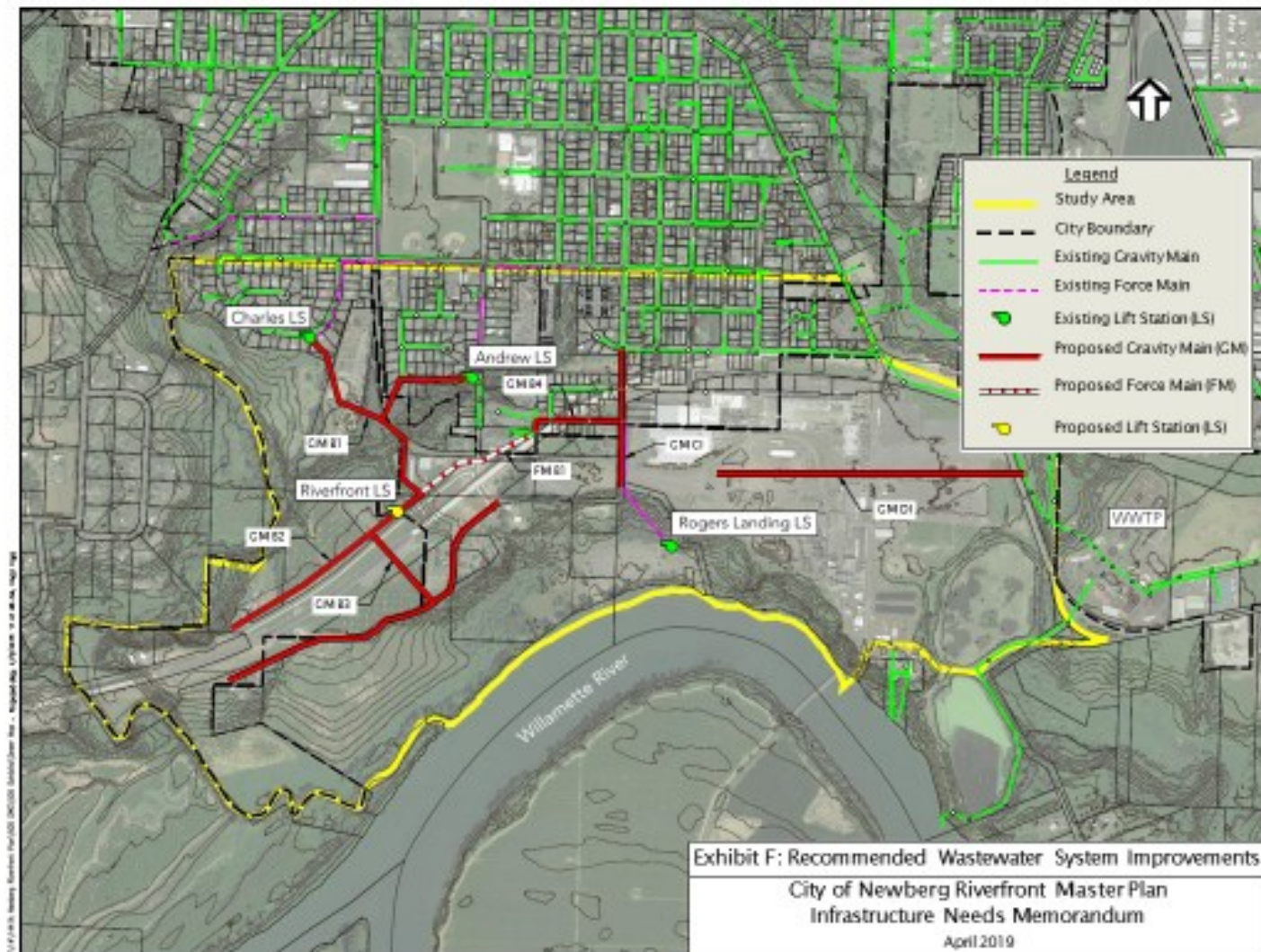
POTENTIAL PROJECTS - RIVERFRONT



POTENTIAL PROJECTS - RIVERFRONT



POTENTIAL PROJECTS - RIVERFRONT



POTENTIAL PROJECTS - RIVERFRONT TRANSPORTATION

S Blaine Street Extension - E Ninth St to S College St - \$1,800,000

Rogers Landing Rd Extension - Willamette River to UGB - \$1,400,000

S College Street Improvements - S Ninth St to E Fourteenth St - \$2,925,000

S River Street Improvements - S First St to Bypass - \$3,200,000

S River Street Improvements - Bypass to Rogers Landing Rd - \$1,215,000

Wynooski St Improvements - S River St to Bypass - \$4,400,000

E Ninth St Sidewalks - S Blaine St to S River St - \$86,000

E Fourteenth St Sidewalks - S College St to S River St - \$83,000

E Eleventh St Sidewalks - S River St to Wynooski - \$78,000

POTENTIAL PROJECTS – RIVERFRONT TRANSPORTATION

E Ninth St Bike Boulevard - S Blaine St to S River Street - \$118,000

E Eleventh St Bike Boulevard - East of S River Street - \$120,000

N Blaine/E Hancock Signal - \$900,000

N Blaine/E First Signal - \$900,000

E Ninth Street Connection - S Pacific Street to Wynooski St - \$562,500

Mill Place Extension - E Ninth Street (Connection) to South Terminus - \$180,000

Rail Crossing Improvements Crossing No. 40A-000.60
(College Street) - \$450,000

Rail Crossing Improvements Crossing No. 40A-000.40 (River Street) - \$415,000

POTENTIAL PROJECTS - RIVERFRONT TRANSPORTATION

E Fourteenth Street - S College St to S River St (Sidewalks in TSP Project P09)
\$640,000

Waterfront Street - S College St to UGB - \$2,160,000

E Fourteenth Street Extension - S River St to NE Dog Ridge Rd - \$3,060,000

E Industrial St (1) - E Fourteenth St Ext to Wynooski St - \$2,868,750

S Industrial St (2) - Bypass to E Fourteenth St Ext - \$1,338,750

S Industrial St (3) - E Industrial St (1) to E Fourteenth St Ext - \$1,434,375

Ninth Street Sidewalks/ADA Ramps – TBD

NE Wynooski Road ½ Street Improvement – TBD

NE Dog Ridge Road ½ Street Improvement - TBD

POTENTIAL PROJECTS – RIVERFRONT WATER/WASTEWATER/STORMWATER

Water Main - \$2,372,490

Riverfront Lift Station* - \$770,000

Force Main B1* - \$119,000

Gravity Main B1 - \$832,000

Gravity Main B2 - \$512,000

Gravity Main B3 - \$1,088,000

Gravity Main B4* - \$505,000

Gravity Main C1 - \$160,000

Gravity Main D1 - \$840,000

Stormwater Mains - \$5,040,000

POTENTIAL PROJECTS - RIVERFRONT TRAILS

Ewing Young Park Nature Trail - \$339,000

Hess Creek Nature Trail - \$226,000

Chehalem Creek Urban Multi-Use Trail - \$480,810

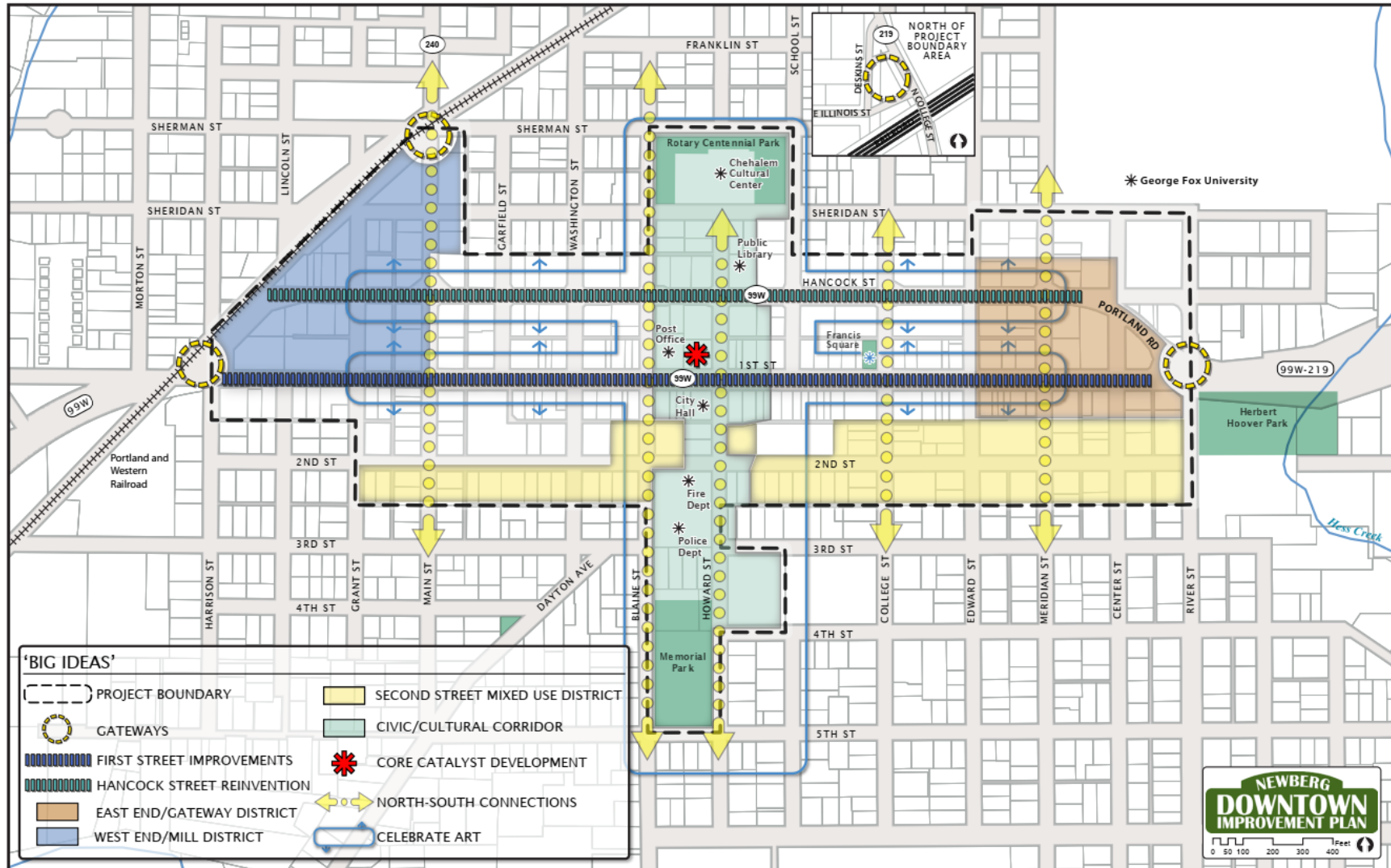
S River Street to S College Street Urban Multi-Use Trail – \$97,200

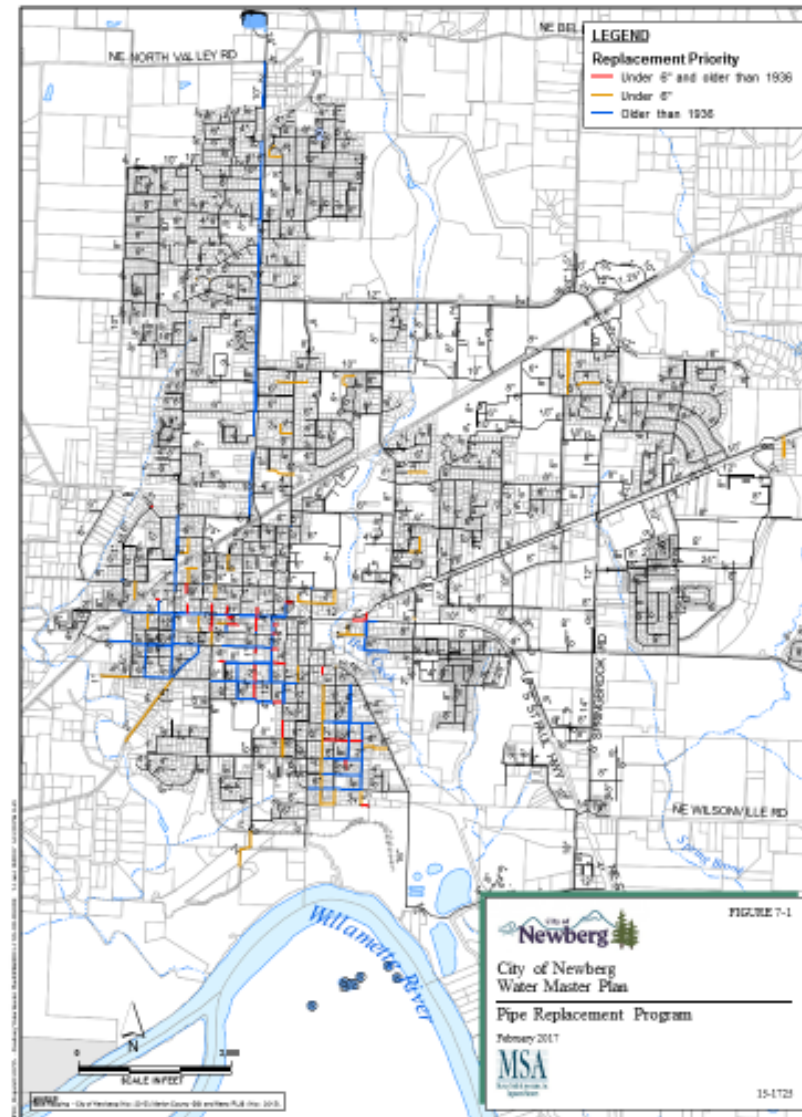
Esplanade West of S River Street Urban Multi-Use Trail - \$152,000

Esplanade South of Mill Urban Multi-Use Trail – \$394,000

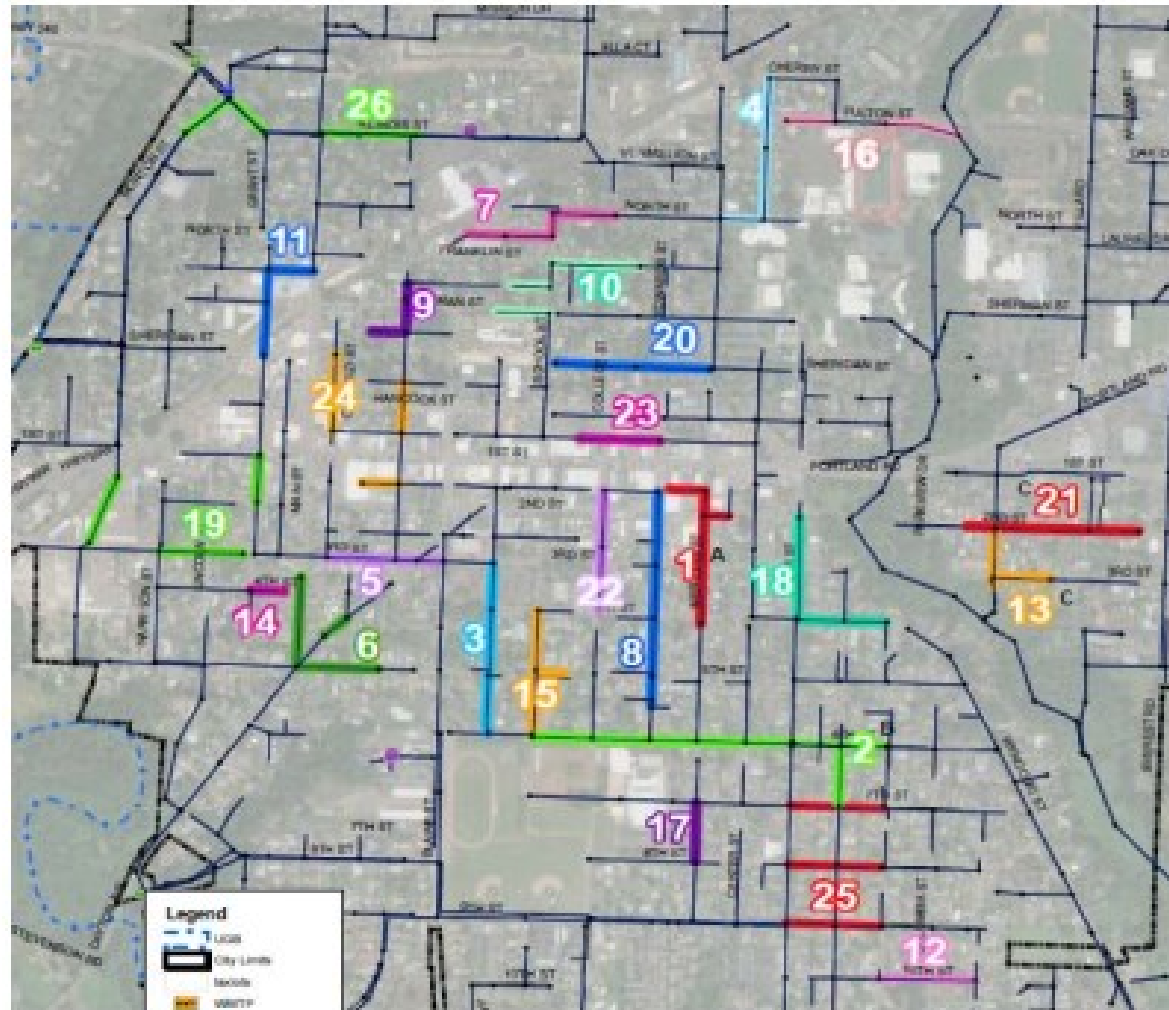
Roger Landing Road Urban Multi-Use Trail - \$117,000

POTENTIAL PROJECTS – DOWNTOWN

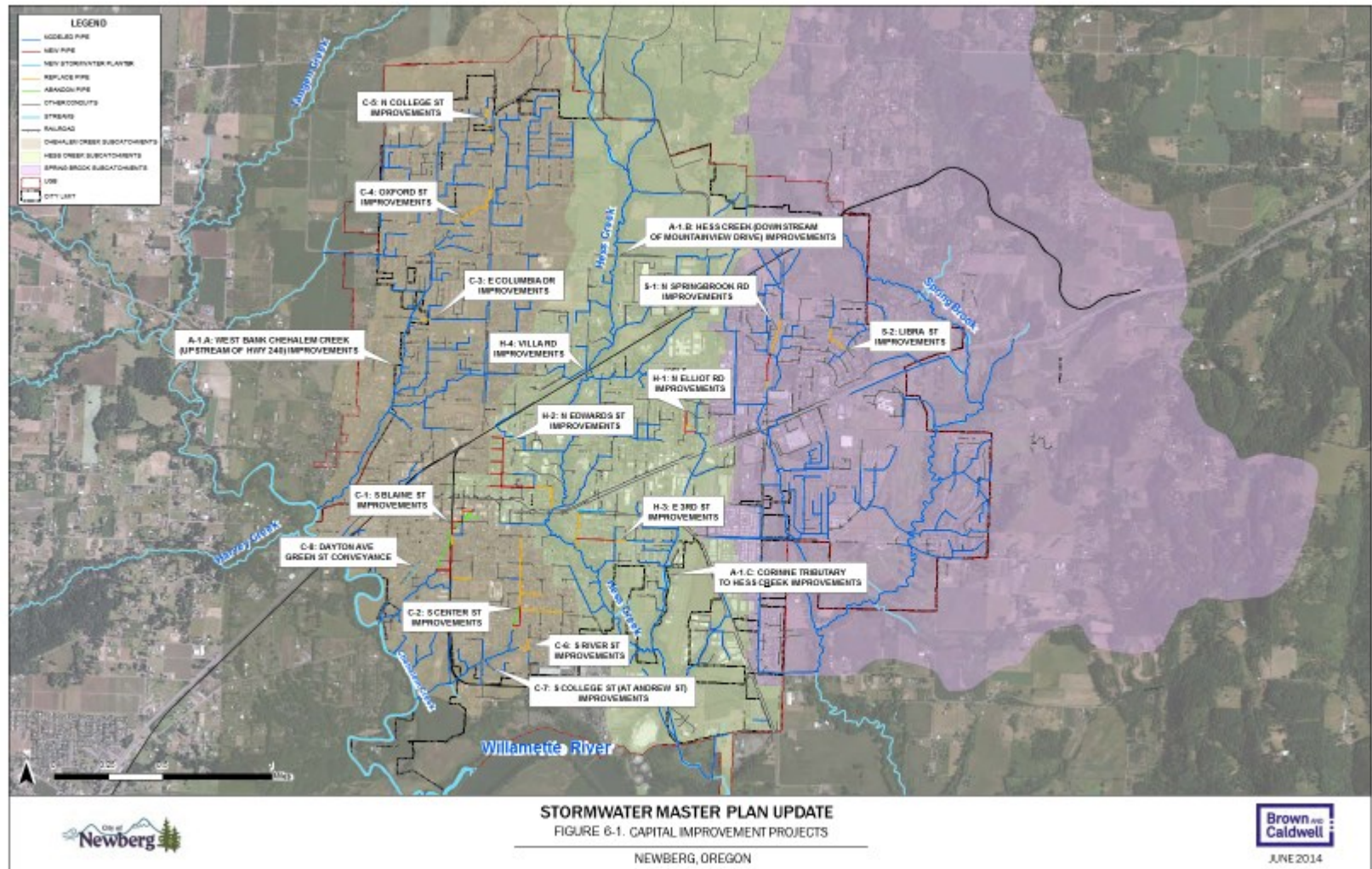




POTENTIAL PROJECTS – DOWNTOWN WASTEWATER (I&I)



POTENTIAL PROJECTS – DOWNTOWN STORMWATER



POTENTIAL PROJECTS DOWNTOWN TRANSPORTATION

Hancock Street Road Diet (College to Garfield) - \$2,650,000

First Street Road Diet (Harrison to River) - \$9,275,000

Second Street (Grant to River) - \$846,000

River Street (1/2 block south of Second to Sheridan) - \$682,623

Center Street (1/2 block south of Second to Sheridan) - \$796,394

Meridian Street (1/2 block south of Second to Sheridan) - \$796,394

Edwards Street (1/2 block south of Second to Sheridan) - \$796,394

College Street (1/2 Block south of Second to 1/2 block north of
Hancock) \$682,623

POTENTIAL PROJECTS DOWNTOWN TRANSPORTATION

School Street (First Street to Sherman) - \$455,082

Howard Street (Fifth to First) - \$682,623

Howard Street (First to Sheridan) Festival Street - \$1,980,000

Blain Street (Fifth to Sherman) - \$1,365,246

Washington Street (1/2 block south Second to 1/2 block north
Hancock) - \$682,623

Garfield Street (First to 1/2 block north Hancock) - \$341,312

Main Street (1/2 block south Second to Rail Road Tracks) - \$1,023,935

Grant Street (1/2 block south of Second to Rail Road Tracks) - \$796,394

Lincoln Street (1/2 block south of First) - \$113,771

POTENTIAL PROJECTS DOWNTOWN TRANSPORTATION/WATER/ WASTEWATER/STORMWATER

Harrison Street (1/2 block south of First) – \$113,771

Sheridan (Rail Road tracks to 1/2 block east of Main) - \$341,312

Sheridan (Edwards to River) - \$682,623

Water Line Replacement M-1 – \$552,000

Water Line Replacement (various) - \$3,101,000

Wastewater Line Replacement S River Street – \$2,764,000

Inflow/Infiltration Projects - \$1,398,800

Stormwater Line Replacement - S Blaine Street
Improvements \$1,161,000

POTENTIAL PROJECTS DOWNTOWN

Streetscape & Wayfinding Plan - \$120,000

East End Gateway - \$350,000

Secondary Gateway - \$120,000

Artwalk - \$100,000

North/South Connections Refinement Study - \$100,000

Trolley Feasibility Study - \$75,000

POTENTIAL PROJECTS DOWNTOWN

BID or EID - \$40,000

Signage (yearly) - \$5,000

Pedestrian Furniture/Trash Cans/etc. - TBD


Undergrounding Second Street Utilities – TBD

Building Façade Program - TBD

OPEN HOUSE

- ❖ Advertising
- ❖ Content
- ❖ UR 101 slide show
- ❖ 2 page public information piece
- ❖ Maps
- ❖ Process

NEWBERG AD HOC URBAN RENEWAL CITIZENS ADVISORY COMMITTEE



AGENDA

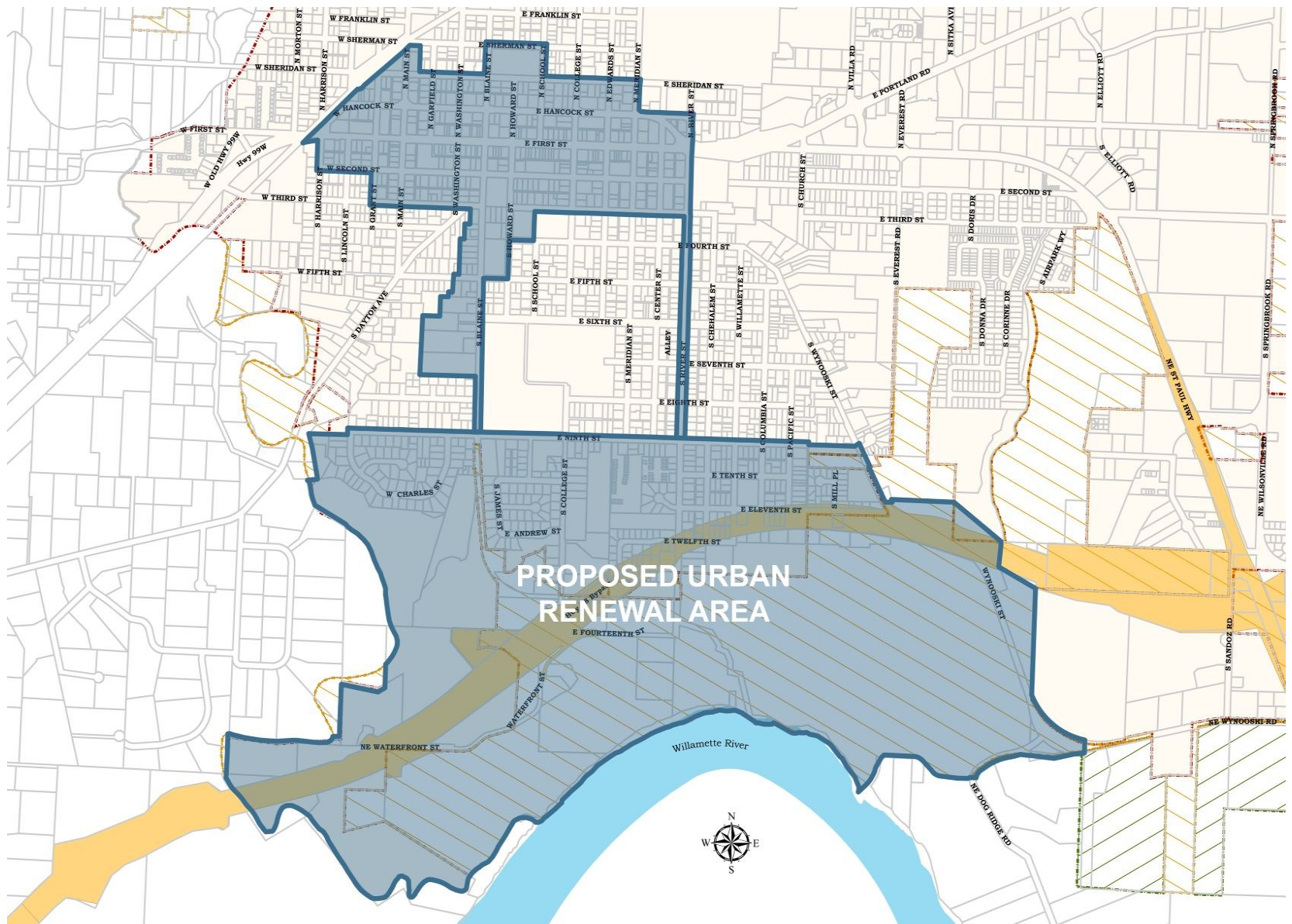
April 13, 2020
5:30 – 7:00

1. Call to order
2. Roll call
3. Public comments
4. Approval of minutes
5. New Business
6. Items from
committee members
7. Adjournment

- Financial Analysis
- Open House

NEW BUSINESS



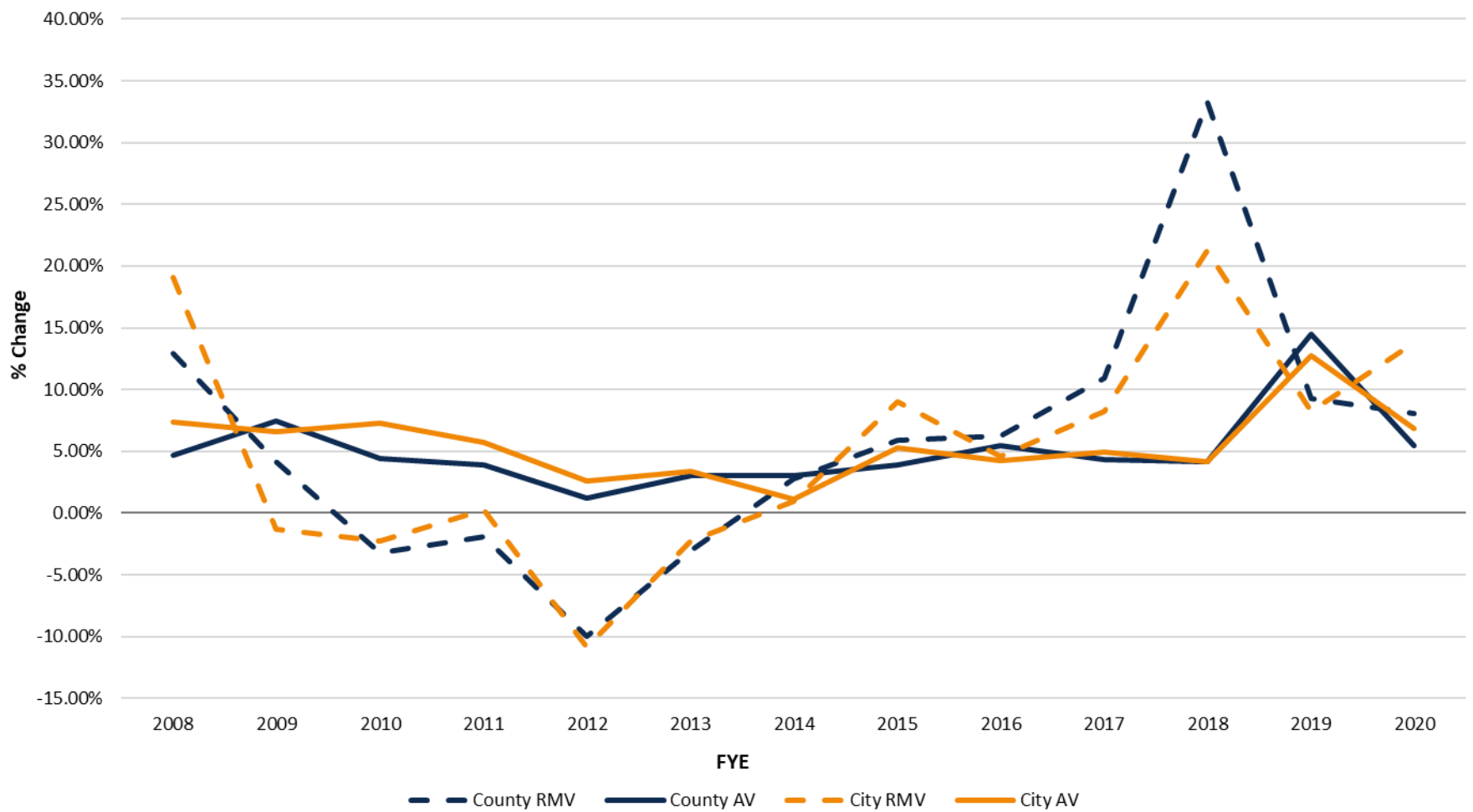


STATUTORY LIMITATIONS

	Acreage	Assessed Value
Potential Urban Renewal Area	622.72	\$159,550,623
City of Newberg	3,799.92	\$2,037,958,279
Percent in URA	16.74%	7.80%

HISTORICAL GROWTH

	County Real Market Value	County Assessed Value	City Real Market Value	City Assessed Value
2008	12.95%	4.72%	19.07%	7.41%
2009	4.17%	7.46%	-1.29%	6.60%
2010	-3.24%	4.45%	-2.30%	7.26%
2011	-1.90%	3.93%	0.28%	5.70%
2012	-9.96%	1.22%	-10.83%	2.63%
2013	-3.03%	3.00%	-2.25%	3.36%
2014	2.75%	3.03%	0.92%	1.09%
2015	5.93%	3.92%	8.98%	5.27%
2016	6.23%	5.44%	4.58%	4.24%
2017	10.92%	4.33%	8.22%	4.95%
2018	33.30%	4.13%	21.24%	4.19%
2019	9.24%	14.52%	8.26%	12.76%
2020	8.10%	5.45%	13.80%	6.84%
AAGR		5.04%		5.5%



FINANCIAL PROJECTIONS

Growth Rate	4%	5%	6%	7%
Avg Annual Exception AV (2020 \$)	\$ 1,800,000	\$ 4,300,000	\$ 7,700,000	\$ 12,300,000
Total Net TIF	\$ 62,000,000	\$ 88,300,000	\$ 121,200,000	\$ 161,500,000
Maximum Indebtedness	\$ 52,700,000	\$ 75,300,000	\$ 104,000,000	\$ 138,900,000
Capacity (2020 \$)	\$ 29,200,000	\$ 41,200,000	\$ 56,200,000	\$ 74,400,000
Years 1-5	\$ 2,700,000	\$ 3,400,000	\$ 4,200,000	\$ 5,100,000
Years 6-10	\$ 4,100,000	\$ 5,400,000	\$ 6,800,000	\$ 8,400,000
Years 11-15	\$ 5,300,000	\$ 7,300,000	\$ 9,600,000	\$ 12,400,000
Years 16-20	\$ 5,500,000	\$ 7,800,000	\$ 10,800,000	\$ 14,300,000
Years 21-25	\$ 5,700,000	\$ 8,300,000	\$ 11,800,000	\$ 16,300,000
Years 26-30	\$ 5,900,000	\$ 8,900,000	\$ 12,900,000	\$ 17,900,000

STATUTORY LIMITATIONS ON MAXIMUM INDEBTEDNESS

Based on total MI, estimated between \$146M and \$148M

OVERALL IMPACTS TO TAXING DISTRICTS

AAGR	Yamhill County	Yamhill County Extension Service	Yamhill County Soil & Water	City of Newberg	TVF&R	Chehalem Park & Rec	Subtotal General Government
4%	\$ (12,630,370)	\$ (220,021)	\$ (173,468)	\$ (11,379,174)	\$ (7,473,847)	\$ (4,447,458)	\$ (36,324,340)
5%	\$ (17,985,608)	\$ (313,309)	\$ (247,019)	\$ (16,203,908)	\$ (10,642,735)	\$ (6,333,167)	\$ (51,725,746)
6%	\$ (24,696,445)	\$ (430,212)	\$ (339,187)	\$ (22,249,954)	\$ (14,613,780)	\$ (8,696,215)	\$ (71,025,793)
7%	\$ (32,889,004)	\$ (572,926)	\$ (451,705)	\$ (29,630,937)	\$ (19,461,614)	\$ (11,581,013)	\$ (94,587,198)

AAGR	SD 29J	ESD	PCC	Subtotal Education	Total General Gov/Education
4%	\$ (22,842,962)	\$ (1,453,901)	\$ (1,385,788)	\$ (25,682,652)	\$ (62,006,991)
5%	\$ (32,528,307)	\$ (2,070,351)	\$ (1,973,358)	\$ (36,572,016)	\$ (88,297,763)
6%	\$ (44,665,354)	\$ (2,842,846)	\$ (2,709,662)	\$ (50,217,862)	\$ (121,243,655)
7%	\$ (59,482,204)	\$ (3,785,904)	\$ (3,608,539)	\$ (66,876,648)	\$ (161,463,846)

PRELIMINARY PROJECT COSTS

Downtown Improvement Plan Planning Level Cost Estimates Updated to 2020 Dollars									
Public Transportation Infrastructure									\$28,299,467
Public Utility Infrastructure (Water, Wastewater and Storm)									\$8,943,218
SIGNAGE & WAYFINDING, NORTH/SOUTH CONNECTIONS, DOWNTOWN TROLLEY, URBAN RENEWAL, ECONOMIC OR BUSINESS DISTRICT, DOWNTOWN DEVELOPMENT OMBUDSMAN, PARKING									\$1,260,675
Downtown Improvement Plan Area Project Costs									\$38,503,360
Riverfront Master Plan Update Planning Level Cost Estimates Updated to 2020 Dollars									
<i>These planning level cost estimates will be further refined with future updates to the City Transportation System Plan (TSP) and City master plans for Water, Wastewater and Storm.</i>									
Public Transportation Infrastructure									\$34,029,425
Public Utility Infrastructure (Water, Wastewater and Storm)									\$13,713,780
Riverfront Trails									\$1,824,070
Riverfront Master Plan Area Project Costs									\$49,567,275
GRAND TOTAL - URBAN RENEWAL PROJECT COST ESTIMATES - 2020**									\$88,070,635
**Does not currently include project costs for: <ol style="list-style-type: none"> 1) Undergrounding Overhead Utilities - Second Street, S Grant Street to S River Street 2) ADA Curb Ramps - S Blaine Street, E First Street to E Ninth Street 3) ADA Curb Ramps - E Ninth Street, S Blaine Street to S Pacific Street 4) ADA Curb Ramps - Intersections Around Scott Leavitt Park, E Eleventh Street, S Willamette Street, S Columbia Street, E Tenth Street 5) Pedestrian Furniture, Trash Cans, etc. 6) Building Façade Program 									

OPEN HOUSE #1 DISCUSSION

1. Date
2. Format
3. Information: UR 101

NEXT STEPS

- | | |
|--------------------------|---------|
| 1. Open House #1 | TBD |
| 2. City Council Briefing | May 4 |
| 3. CAC Meeting #4 | June 8 |
| 4. Open House #2 | TBD |
| 5. CAC Meeting #5 | June 29 |

Draft Feasibility Study June 15

MEMO

TO: Doug Rux, Newberg Community Development Director

FROM: Elaine Howard and Nick Popenuk of Tiberius Solutions LLC

RE: Citizen Advisory Committee Meeting 3

DATE: April 3, 2020

The information in this memorandum has been prepared as briefing material for the Newberg Urban Renewal Citizens Advisory Committee meeting on April 13, 2020.

Boundary

The Newberg Urban Renewal Citizens Advisory Committee approved the Urban Renewal Feasibility Study boundary option as shown in Figure 1. It encompasses 622.72 acres, and approximately \$159,550,623 in assessed value in FY 2019/20.

ORS 457 limits the total amount of assessed value and acreage that can be included in urban renewal districts in a city the size of Newberg to 25% of acreage and 25% of assessed value. This potential URA does not exceed the assessed value and acreage statutory authority for urban renewal in Newberg, see Table 1. The assessed value of the proposed URA is based on fiscal year end (FYE) 2020 data. The total assessed value is an estimate as there are personal property and industrial accounts in the Area that may alter the total frozen base. However, as shown in Table 1, even if the initial assessed value (frozen base) increases, Newberg will still be well below their statutory limitation.

Figure 1 – Newberg Urban Renewal Feasibility Study Area

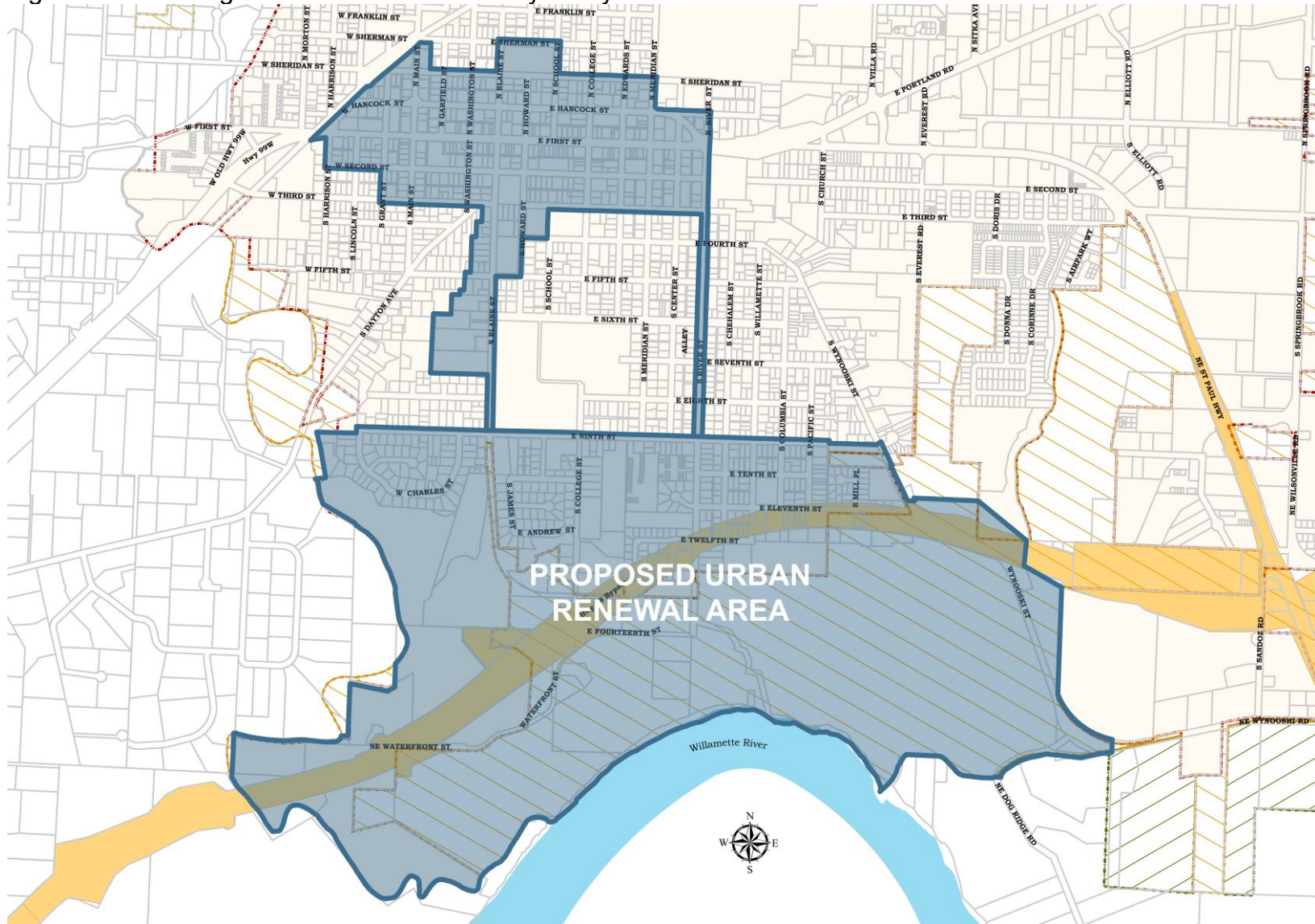


Table 1 - Statutory Limitation on Assessed Value and Acreage

	Acreage	Assessed Value
Potential Urban Renewal Area	622.72	\$159,550,623
City of Newberg	3,799.92	\$2,037,958,279
Percent in URA	16.74%	7.80%

Source: City of Newberg, Yamhill County Assessor and Tiberius Solutions

Historical Assessed Value Growth

As part of preparing financial projections, the historical growth rates are examined. Growth rates for assessed value vary over time, depending on market cycles and new development. In Oregon, appreciation on existing development is capped at 3.0% per year, which means any growth above 3.0% per year requires new development to occur.

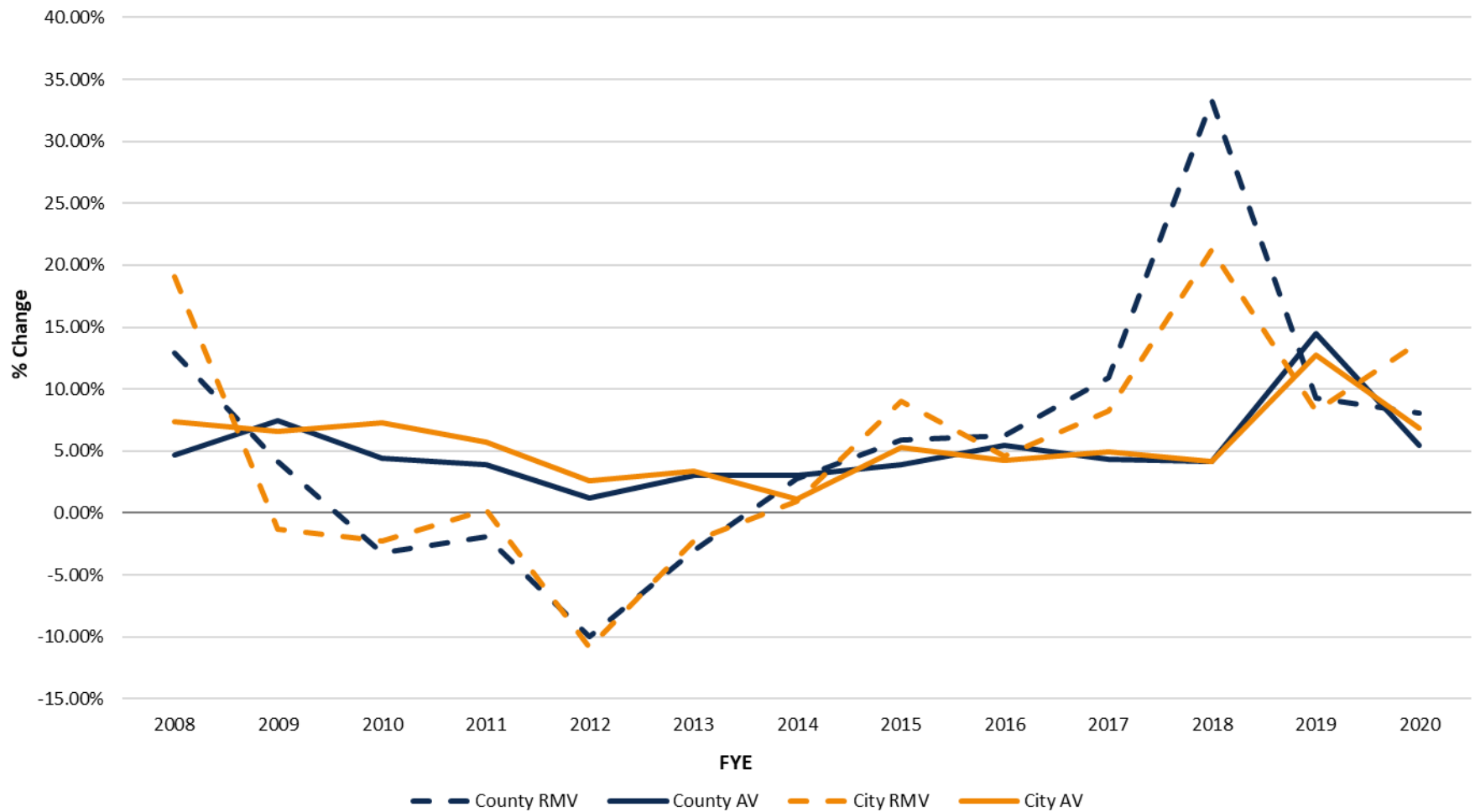
Recent historical trends in the City of Newberg and Yamhill County were reviewed to provide information for determining the growth rate to use. Table 2 shows the historical growth in assessed value for both the City of Newberg and Yamhill County from FYE 2008 to FYE 2020. The annual growth rate in Yamhill County varies from 1.22% to 14.52%, with an average annual growth rate (AAGR) from 2008-2020 of 5.04%. The City of Newberg annual growth varies from 1.09% per year to 12.76% per year with a city wide AAGR from 2008-2020 of 5.5%. This is also shown in a graphic in Chart 1.

Table 2 – Assessed Value Growth in the City of Newberg and Yamhill County

FYE	County Real Market Value	County Assessed Value	City Real Market Value	City Assessed Value
2008	12.95%	4.72%	19.07%	7.41%
2009	4.17%	7.46%	-1.29%	6.60%
2010	-3.24%	4.45%	-2.30%	7.26%
2011	-1.90%	3.93%	0.28%	5.70%
2012	-9.96%	1.22%	-10.83%	2.63%
2013	-3.03%	3.00%	-2.25%	3.36%
2014	2.75%	3.03%	0.92%	1.09%
2015	5.93%	3.92%	8.98%	5.27%
2016	6.23%	5.44%	4.58%	4.24%
2017	10.92%	4.33%	8.22%	4.95%
2018	33.30%	4.13%	21.24%	4.19%
2019	9.24%	14.52%	8.26%	12.76%
2020	8.10%	5.45%	13.80%	6.84%
AAGR		5.04%		5.5%

Source: Yamhill County Assessor, Tiberius Solutions AAGR – Average Annual Growth rate

Chart 1 – Historical Growth Information



Source: Yamhill County Assessor, Tiberius Solutions

Maximum Indebtedness Estimates and Money Available for Projects

Given the assessed value information, applicable tax rates, and historical growth information, Tiberius Solutions prepared 4 scenarios for review for financial capacity of the Area, shown in Table 3. These scenarios are based on a 30 year urban renewal area. The scenarios have 4, 5, 6 and 7% assessed value growth assumptions. There is expected new development in the Area, but that development is not specifically guaranteed, so the growth rates are a more general way to forecast the financial capacity of the Area. Input from the Citizens Advisory Committee in addition to input from City staff on these financial forecasts will be forwarded to the City Council for their review. A final determination on which growth scenario to use must be made prior to preparing an urban renewal plan and report.

Definitions for terms used in Table 3:

Growth rate: the annual percentage growth expected in the Area. Three percent assessed value growth is the limit for existing properties. Growth above that is achieved through either substantial rehabilitation or new development. The average assessed value growth rate in Newberg and Yamhill County is shown in Table 2.

Average Annual Exception Assessed Value: The assessed value amount of new development or substantial rehabilitation that must occur to achieve growth over the 3% statutory limitation.

Total Net TIF: The total amount of tax increment funds (taxes paid off increased assessed value) given the growth rate.

Maximum Indebtedness (MI): The statutory limitation on urban renewal. This is the total amount of funds to be spent on projects, programs, and administration over the life of the Plan. The maximum indebtedness is the figure that is adopted by a city council when an urban renewal plan is adopted.

Capacity (2020\$): This takes the total MI and brings it to 2020\$. This is necessary as you need to know the total value of projects in today's dollars to be able to identify projects for the Plan. The inflation rate used in the analysis is 3% annual inflation on costs. This is a typical inflation rate used in our financial analysis. This rate can be adjusted based on the input of the locality.

The difference between dollars for projects and maximum indebtedness is due to inflation increasing the project costs over time. If an urban renewal plan is drafted, the cost for projects to be accomplished in the URA will be identified in constant 2020\$. However, the actual cost of those projects increases over time. The urban renewal area is projected to last 30 years, so there is inflation during that full time period. For example, a project estimated to cost \$1 million in 2020\$ will actually cost approximately \$1.3 million in year 10, using a 3% inflation rate.

The capacity is shown in 5 year increments. The amount available in the first years is smaller and grows as the incremental value grows.

Table 3 – Preliminary Tax Increment Finance Forecast

Growth Rate	4%	5%	6%	7%
Avg Annual Exception AV (2020 \$)	\$ 1,800,000	\$ 4,300,000	\$ 7,700,000	\$ 12,300,000
Total Net TIF	\$ 62,000,000	\$ 88,300,000	\$ 121,200,000	\$ 161,500,000
Maximum Indebtedness	\$ 52,700,000	\$ 75,300,000	\$ 104,000,000	\$ 138,900,000
Capacity (2020 \$)	\$ 29,200,000	\$ 41,200,000	\$ 56,200,000	\$ 74,400,000
Years 1-5	\$ 2,700,000	\$ 3,400,000	\$ 4,200,000	\$ 5,100,000
Years 6-10	\$ 4,100,000	\$ 5,400,000	\$ 6,800,000	\$ 8,400,000
Years 11-15	\$ 5,300,000	\$ 7,300,000	\$ 9,600,000	\$ 12,400,000
Years 16-20	\$ 5,500,000	\$ 7,800,000	\$ 10,800,000	\$ 14,300,000
Years 21-25	\$ 5,700,000	\$ 8,300,000	\$ 11,800,000	\$ 16,300,000
Years 26-30	\$ 5,900,000	\$ 8,900,000	\$ 12,900,000	\$ 17,900,000

Source: Tiberius Solutions

Impacts on Taxing Districts

These tax revenues are generated from the existing property tax rates of other taxing districts that overlap the URA. An URA would impact these affected taxing districts by redirecting a portion of these property tax revenues to the URA. The impact to other taxing districts is measured in terms of “foregone revenue”. Table 4 and Table 5 summarize the total amount of foregone revenue under each scenario (4, 5, 6 and 7% assessed value growth). Note that the foregone revenue for the Newberg School District 29J and Willamette Regional Education Service District has an indirect impact on school funding, as funding is equalized at the State level and the formula includes resources in addition to property tax revenues.

The amount of foregone revenues is roughly equal to the amount of tax increment revenue needed to pay debt service on the maximum indebtedness.

In general, these impacts start off very small, and grow over time as the assessed value of the URA grows. For example, in Table 6, the 4% growth scenario, the City of Newberg is estimated to have a total impact of only \$29,870 in FYE 2023 (the first year in which tax increment would be collected), and an impact of \$881,020 in FYE 2052 (the 30th year tax increment would be collected).

To the extent that urban renewal investment is successful in stimulating new taxable development, not all of the foregone revenues should truly be categorized as impacts to taxing districts. Successful URAs cause new development to occur, above and beyond the level that would have occurred without urban renewal. In these situations, the property taxes would not have existed but for the URA’s targeted investments.

Table 4 and Table 5 show the total impacts to each taxing district for a 30 year Plan of the 4 scenarios. Table 6, Table 7, Table 8, Table 9, Table 10, Table 11, Table 12, and Table 13 show the annual estimated impacts for the four scenarios.

Table 4 – Total Estimated Impacts to General Government Taxing Districts

AAGR	Yamhill County	Yamhill County Extension Service	Yamhill County Soil & Water	City of Newberg	TVF&R	Chehalem Park & Rec	Subtotal General Government
4%	\$ (12,630,370)	\$ (220,021)	\$ (173,468)	\$ (11,379,174)	\$ (7,473,847)	\$ (4,447,458)	\$ (36,324,340)
5%	\$ (17,985,608)	\$ (313,309)	\$ (247,019)	\$ (16,203,908)	\$ (10,642,735)	\$ (6,333,167)	\$ (51,725,746)
6%	\$ (24,696,445)	\$ (430,212)	\$ (339,187)	\$ (22,249,954)	\$ (14,613,780)	\$ (8,696,215)	\$ (71,025,793)
7%	\$ (32,889,004)	\$ (572,926)	\$ (451,705)	\$ (29,630,937)	\$ (19,461,614)	\$ (11,581,013)	\$ (94,587,198)

Source: Tiberius Solutions, LLC

Table 5 – Total Estimated Impacts to Education Taxing Districts

AAGR	SD 29J	ESD	PCC	Subtotal Education	Total General Gov/Education
4%	\$ (22,842,962)	\$ (1,453,901)	\$ (1,385,788)	\$ (25,682,652)	\$ (62,006,991)
5%	\$ (32,528,307)	\$ (2,070,351)	\$ (1,973,358)	\$ (36,572,016)	\$ (88,297,763)
6%	\$ (44,665,354)	\$ (2,842,846)	\$ (2,709,662)	\$ (50,217,862)	\$ (121,243,655)
7%	\$ (59,482,204)	\$ (3,785,904)	\$ (3,608,539)	\$ (66,876,648)	\$ (161,463,846)

Source: Tiberius Solutions, LLC

Table 6 - Estimated Impacts to Taxing Districts, General Government 4% Growth

FYE	Yamhill County Permanent	Yamhill County Extension Service Permanent	Yamhill County Soil & Water Permanent	City of Newberg Permanent	Tualatin Valley Fire & Rescue Permanent	Chehalem Park & Recreation Permanent	Subtotal Gen. Govt.
2023	\$ (33,155)	\$ (578)	\$ (455)	\$ (29,870)	\$ (19,619)	\$ (11,675)	\$ (95,351)
2024	\$ (51,230)	\$ (892)	\$ (704)	\$ (46,155)	\$ (30,315)	\$ (18,039)	\$ (147,336)
2025	\$ (69,776)	\$ (1,215)	\$ (958)	\$ (62,864)	\$ (41,289)	\$ (24,570)	\$ (200,672)
2026	\$ (89,063)	\$ (1,551)	\$ (1,223)	\$ (80,240)	\$ (52,702)	\$ (31,361)	\$ (256,140)
2027	\$ (109,121)	\$ (1,901)	\$ (1,499)	\$ (98,312)	\$ (64,571)	\$ (38,424)	\$ (313,828)
2028	\$ (129,982)	\$ (2,264)	\$ (1,785)	\$ (117,106)	\$ (76,915)	\$ (45,770)	\$ (373,823)
2029	\$ (151,678)	\$ (2,642)	\$ (2,083)	\$ (136,652)	\$ (89,753)	\$ (53,409)	\$ (436,218)
2030	\$ (174,241)	\$ (3,035)	\$ (2,393)	\$ (156,980)	\$ (103,105)	\$ (61,354)	\$ (501,108)
2031	\$ (197,706)	\$ (3,444)	\$ (2,715)	\$ (178,121)	\$ (116,990)	\$ (69,617)	\$ (568,594)
2032	\$ (222,111)	\$ (3,869)	\$ (3,051)	\$ (200,108)	\$ (131,431)	\$ (78,211)	\$ (638,780)
2033	\$ (247,491)	\$ (4,311)	\$ (3,399)	\$ (222,974)	\$ (146,450)	\$ (87,148)	\$ (711,773)
2034	\$ (273,887)	\$ (4,771)	\$ (3,762)	\$ (246,755)	\$ (162,069)	\$ (96,442)	\$ (787,686)
2035	\$ (301,339)	\$ (5,249)	\$ (4,139)	\$ (271,487)	\$ (178,313)	\$ (106,109)	\$ (866,635)
2036	\$ (329,888)	\$ (5,747)	\$ (4,531)	\$ (297,209)	\$ (195,207)	\$ (116,162)	\$ (948,742)
2037	\$ (359,580)	\$ (6,264)	\$ (4,939)	\$ (323,959)	\$ (212,776)	\$ (126,617)	\$ (1,034,134)
2038	\$ (390,459)	\$ (6,802)	\$ (5,363)	\$ (351,779)	\$ (231,049)	\$ (137,490)	\$ (1,122,941)
2039	\$ (422,573)	\$ (7,361)	\$ (5,804)	\$ (380,712)	\$ (250,052)	\$ (148,798)	\$ (1,215,301)
2040	\$ (455,972)	\$ (7,943)	\$ (6,262)	\$ (410,803)	\$ (269,815)	\$ (160,559)	\$ (1,311,355)
2041	\$ (490,707)	\$ (8,548)	\$ (6,739)	\$ (442,097)	\$ (290,369)	\$ (172,790)	\$ (1,411,251)
2042	\$ (526,832)	\$ (9,177)	\$ (7,236)	\$ (474,642)	\$ (311,745)	\$ (185,510)	\$ (1,515,142)
2043	\$ (564,401)	\$ (9,832)	\$ (7,752)	\$ (508,490)	\$ (333,976)	\$ (198,739)	\$ (1,623,190)
2044	\$ (603,473)	\$ (10,512)	\$ (8,288)	\$ (543,691)	\$ (357,097)	\$ (212,497)	\$ (1,735,560)
2045	\$ (644,108)	\$ (11,220)	\$ (8,846)	\$ (580,301)	\$ (381,142)	\$ (226,806)	\$ (1,852,424)
2046	\$ (686,368)	\$ (11,957)	\$ (9,427)	\$ (618,375)	\$ (406,149)	\$ (241,687)	\$ (1,973,963)
2047	\$ (730,319)	\$ (12,722)	\$ (10,030)	\$ (657,972)	\$ (432,156)	\$ (257,163)	\$ (2,100,363)
2048	\$ (776,028)	\$ (13,518)	\$ (10,658)	\$ (699,153)	\$ (459,204)	\$ (273,258)	\$ (2,231,819)
2049	\$ (823,565)	\$ (14,346)	\$ (11,311)	\$ (741,981)	\$ (487,333)	\$ (289,997)	\$ (2,368,534)
2050	\$ (873,004)	\$ (15,208)	\$ (11,990)	\$ (786,522)	\$ (516,588)	\$ (307,406)	\$ (2,510,717)
2051	\$ (924,420)	\$ (16,103)	\$ (12,696)	\$ (832,845)	\$ (547,013)	\$ (325,511)	\$ (2,658,588)
2052	\$ (977,893)	\$ (17,035)	\$ (13,431)	\$ (881,020)	\$ (578,655)	\$ (344,340)	\$ (2,812,373)
Total	\$ (12,630,370)	\$ (220,021)	\$ (173,468)	\$ (11,379,174)	\$ (7,473,847)	\$ (4,447,458)	\$ (36,324,340)

Source: Tiberius Solutions, LLC

Table 7 - Estimated Impacts to Taxing Districts, Education 4% Growth

	SD 29J	Willamette Regional ESD	Portland Community	Subtotal	Total Gen. Govt. & Education
FYE	Permanent	Permanent	Permanent	Education	
2023	\$ (59,963)	\$ (3,816)	\$ (3,638)	\$ (67,417)	\$ (162,768)
2024	\$ (92,654)	\$ (5,897)	\$ (5,621)	\$ (104,172)	\$ (251,508)
2025	\$ (126,195)	\$ (8,032)	\$ (7,656)	\$ (141,882)	\$ (342,554)
2026	\$ (161,077)	\$ (10,252)	\$ (9,772)	\$ (181,101)	\$ (437,241)
2027	\$ (197,354)	\$ (12,561)	\$ (11,973)	\$ (221,888)	\$ (535,716)
2028	\$ (235,083)	\$ (14,962)	\$ (14,261)	\$ (264,307)	\$ (638,129)
2029	\$ (274,320)	\$ (17,460)	\$ (16,642)	\$ (308,422)	\$ (744,639)
2030	\$ (315,127)	\$ (20,057)	\$ (19,117)	\$ (354,302)	\$ (855,410)
2031	\$ (357,567)	\$ (22,758)	\$ (21,692)	\$ (402,017)	\$ (970,611)
2032	\$ (401,704)	\$ (25,568)	\$ (24,370)	\$ (451,641)	\$ (1,090,421)
2033	\$ (447,606)	\$ (28,489)	\$ (27,154)	\$ (503,250)	\$ (1,215,023)
2034	\$ (495,345)	\$ (31,528)	\$ (30,051)	\$ (556,923)	\$ (1,344,609)
2035	\$ (544,993)	\$ (34,688)	\$ (33,062)	\$ (612,743)	\$ (1,479,378)
2036	\$ (596,627)	\$ (37,974)	\$ (36,195)	\$ (670,796)	\$ (1,619,538)
2037	\$ (650,327)	\$ (41,392)	\$ (39,453)	\$ (731,171)	\$ (1,765,305)
2038	\$ (706,174)	\$ (44,946)	\$ (42,841)	\$ (793,961)	\$ (1,916,902)
2039	\$ (764,255)	\$ (48,643)	\$ (46,364)	\$ (859,263)	\$ (2,074,563)
2040	\$ (824,660)	\$ (52,488)	\$ (50,029)	\$ (927,176)	\$ (2,238,531)
2041	\$ (887,481)	\$ (56,486)	\$ (53,840)	\$ (997,806)	\$ (2,409,057)
2042	\$ (952,814)	\$ (60,644)	\$ (57,803)	\$ (1,071,262)	\$ (2,586,404)
2043	\$ (1,020,761)	\$ (64,969)	\$ (61,925)	\$ (1,147,655)	\$ (2,770,845)
2044	\$ (1,091,426)	\$ (69,467)	\$ (66,212)	\$ (1,227,105)	\$ (2,962,664)
2045	\$ (1,164,917)	\$ (74,144)	\$ (70,671)	\$ (1,309,732)	\$ (3,162,156)
2046	\$ (1,241,348)	\$ (79,009)	\$ (75,307)	\$ (1,395,665)	\$ (3,369,627)
2047	\$ (1,320,836)	\$ (84,068)	\$ (80,130)	\$ (1,485,034)	\$ (3,585,397)
2048	\$ (1,403,504)	\$ (89,330)	\$ (85,145)	\$ (1,577,979)	\$ (3,809,798)
2049	\$ (1,489,479)	\$ (94,802)	\$ (90,361)	\$ (1,674,641)	\$ (4,043,175)
2050	\$ (1,578,892)	\$ (100,493)	\$ (95,785)	\$ (1,775,170)	\$ (4,285,887)
2051	\$ (1,671,882)	\$ (106,411)	\$ (101,426)	\$ (1,879,720)	\$ (4,538,308)
2052	\$ (1,768,592)	\$ (112,567)	\$ (107,293)	\$ (1,988,452)	\$ (4,800,825)
Total	\$ (22,842,962)	\$ (1,453,901)	\$ (1,385,788)	\$ (25,682,652)	\$ (62,006,991)

Source: Tiberius Solutions, LLC

Note that the foregone revenue for the School District and Education Service District does not have a direct impact on school funding, as funding is equalized at the State level.

Table 8 - Estimated Impacts to Taxing Districts, General Government 5% Growth

FYE	Yamhill County Permanent	Yamhill County Extension Service Permanent	Yamhill County Soil & Water Permanent	City of Newberg Permanent	Tualatin Valley Fire & Rescue Permanent	Chehalem Park & Recreation Permanent	Subtotal Gen. Govt.
2023	\$ (42,047)	\$ (732)	\$ (577)	\$ (37,882)	\$ (24,881)	\$ (14,806)	\$ (120,925)
2024	\$ (65,291)	\$ (1,137)	\$ (897)	\$ (58,823)	\$ (38,635)	\$ (22,990)	\$ (187,773)
2025	\$ (89,374)	\$ (1,557)	\$ (1,227)	\$ (80,520)	\$ (52,886)	\$ (31,471)	\$ (257,034)
2026	\$ (114,661)	\$ (1,997)	\$ (1,575)	\$ (103,302)	\$ (67,849)	\$ (40,375)	\$ (329,758)
2027	\$ (141,212)	\$ (2,460)	\$ (1,939)	\$ (127,223)	\$ (83,560)	\$ (49,724)	\$ (406,119)
2028	\$ (169,091)	\$ (2,946)	\$ (2,322)	\$ (152,340)	\$ (100,057)	\$ (59,541)	\$ (486,297)
2029	\$ (198,364)	\$ (3,455)	\$ (2,724)	\$ (178,713)	\$ (117,379)	\$ (69,849)	\$ (570,484)
2030	\$ (229,100)	\$ (3,991)	\$ (3,147)	\$ (206,405)	\$ (135,567)	\$ (80,672)	\$ (658,881)
2031	\$ (261,374)	\$ (4,553)	\$ (3,590)	\$ (235,481)	\$ (154,664)	\$ (92,036)	\$ (751,698)
2032	\$ (295,261)	\$ (5,143)	\$ (4,055)	\$ (266,011)	\$ (174,716)	\$ (103,968)	\$ (849,155)
2033	\$ (330,842)	\$ (5,763)	\$ (4,544)	\$ (298,068)	\$ (195,771)	\$ (116,497)	\$ (951,486)
2034	\$ (368,202)	\$ (6,414)	\$ (5,057)	\$ (331,727)	\$ (217,879)	\$ (129,653)	\$ (1,058,933)
2035	\$ (407,431)	\$ (7,097)	\$ (5,596)	\$ (367,070)	\$ (241,092)	\$ (143,466)	\$ (1,171,752)
2036	\$ (448,621)	\$ (7,815)	\$ (6,161)	\$ (404,179)	\$ (265,465)	\$ (157,970)	\$ (1,290,212)
2037	\$ (491,870)	\$ (8,568)	\$ (6,755)	\$ (443,144)	\$ (291,057)	\$ (173,199)	\$ (1,414,595)
2038	\$ (537,282)	\$ (9,359)	\$ (7,379)	\$ (484,057)	\$ (317,929)	\$ (189,190)	\$ (1,545,197)
2039	\$ (584,964)	\$ (10,190)	\$ (8,034)	\$ (527,016)	\$ (346,145)	\$ (205,980)	\$ (1,682,330)
2040	\$ (635,031)	\$ (11,062)	\$ (8,722)	\$ (572,123)	\$ (375,771)	\$ (223,610)	\$ (1,826,319)
2041	\$ (687,601)	\$ (11,978)	\$ (9,444)	\$ (619,485)	\$ (406,878)	\$ (242,121)	\$ (1,977,507)
2042	\$ (742,799)	\$ (12,940)	\$ (10,202)	\$ (669,216)	\$ (439,541)	\$ (261,558)	\$ (2,136,255)
2043	\$ (800,758)	\$ (13,949)	\$ (10,998)	\$ (721,433)	\$ (473,837)	\$ (281,966)	\$ (2,302,940)
2044	\$ (861,614)	\$ (15,009)	\$ (11,834)	\$ (776,260)	\$ (509,848)	\$ (303,395)	\$ (2,477,960)
2045	\$ (925,513)	\$ (16,122)	\$ (12,711)	\$ (833,829)	\$ (547,659)	\$ (325,895)	\$ (2,661,731)
2046	\$ (992,607)	\$ (17,291)	\$ (13,633)	\$ (894,277)	\$ (587,361)	\$ (349,521)	\$ (2,854,690)
2047	\$ (1,063,056)	\$ (18,518)	\$ (14,600)	\$ (957,747)	\$ (629,048)	\$ (374,328)	\$ (3,057,297)
2048	\$ (1,137,027)	\$ (19,807)	\$ (15,616)	\$ (1,024,390)	\$ (672,820)	\$ (400,375)	\$ (3,270,034)
2049	\$ (1,214,696)	\$ (21,160)	\$ (16,683)	\$ (1,094,365)	\$ (718,780)	\$ (427,724)	\$ (3,493,408)
2050	\$ (1,296,249)	\$ (22,581)	\$ (17,803)	\$ (1,167,840)	\$ (767,038)	\$ (456,441)	\$ (3,727,951)
2051	\$ (1,381,880)	\$ (24,072)	\$ (18,979)	\$ (1,244,988)	\$ (817,709)	\$ (486,593)	\$ (3,974,221)
2052	\$ (1,471,793)	\$ (25,639)	\$ (20,214)	\$ (1,325,993)	\$ (870,913)	\$ (518,254)	\$ (4,232,805)
Total	\$ (17,985,608)	\$ (313,309)	\$ (247,019)	\$ (16,203,908)	\$ (10,642,735)	\$ (6,333,167)	\$ (51,725,746)

Source: Tiberius Solutions, LLC

Table 9 - Estimated Impacts to Taxing Districts, Education 5% Growth

	SD 29J	Willamette Regional ESD	Portland Community College	Subtotal	Total Gen. Govt & Education
FYE	Permanent	Permanent	Permanent	Education	
2023	\$ (76,045)	\$ (4,840)	\$ (4,613)	\$ (85,498)	\$ (206,423)
2024	\$ (118,083)	\$ (7,516)	\$ (7,164)	\$ (132,762)	\$ (320,535)
2025	\$ (161,639)	\$ (10,288)	\$ (9,806)	\$ (181,732)	\$ (438,766)
2026	\$ (207,372)	\$ (13,199)	\$ (12,580)	\$ (233,151)	\$ (562,909)
2027	\$ (255,392)	\$ (16,255)	\$ (15,494)	\$ (287,141)	\$ (693,260)
2028	\$ (305,813)	\$ (19,464)	\$ (18,552)	\$ (343,830)	\$ (830,127)
2029	\$ (358,756)	\$ (22,834)	\$ (21,764)	\$ (403,354)	\$ (973,838)
2030	\$ (414,345)	\$ (26,372)	\$ (25,137)	\$ (465,853)	\$ (1,124,735)
2031	\$ (472,714)	\$ (30,087)	\$ (28,678)	\$ (531,478)	\$ (1,283,176)
2032	\$ (534,001)	\$ (33,988)	\$ (32,396)	\$ (600,384)	\$ (1,449,540)
2033	\$ (598,352)	\$ (38,084)	\$ (36,300)	\$ (672,736)	\$ (1,624,221)
2034	\$ (665,921)	\$ (42,384)	\$ (40,399)	\$ (748,704)	\$ (1,807,637)
2035	\$ (736,869)	\$ (46,900)	\$ (44,703)	\$ (828,472)	\$ (2,000,223)
2036	\$ (811,364)	\$ (51,641)	\$ (49,222)	\$ (912,227)	\$ (2,202,439)
2037	\$ (889,584)	\$ (56,620)	\$ (53,967)	\$ (1,000,171)	\$ (2,414,766)
2038	\$ (971,714)	\$ (61,847)	\$ (58,950)	\$ (1,092,512)	\$ (2,637,709)
2039	\$ (1,057,952)	\$ (67,336)	\$ (64,182)	\$ (1,189,469)	\$ (2,871,799)
2040	\$ (1,148,501)	\$ (73,099)	\$ (69,675)	\$ (1,291,275)	\$ (3,117,594)
2041	\$ (1,243,577)	\$ (79,151)	\$ (75,443)	\$ (1,398,171)	\$ (3,375,678)
2042	\$ (1,343,408)	\$ (85,505)	\$ (81,499)	\$ (1,510,411)	\$ (3,646,667)
2043	\$ (1,448,230)	\$ (92,176)	\$ (87,858)	\$ (1,628,264)	\$ (3,931,205)
2044	\$ (1,558,293)	\$ (99,182)	\$ (94,535)	\$ (1,752,009)	\$ (4,229,969)
2045	\$ (1,673,859)	\$ (106,537)	\$ (101,546)	\$ (1,881,942)	\$ (4,543,673)
2046	\$ (1,795,203)	\$ (114,261)	\$ (108,908)	\$ (2,018,371)	\$ (4,873,061)
2047	\$ (1,922,615)	\$ (122,370)	\$ (116,637)	\$ (2,161,622)	\$ (5,218,919)
2048	\$ (2,056,397)	\$ (130,885)	\$ (124,753)	\$ (2,312,035)	\$ (5,582,069)
2049	\$ (2,196,868)	\$ (139,826)	\$ (133,275)	\$ (2,469,969)	\$ (5,963,377)
2050	\$ (2,344,363)	\$ (149,213)	\$ (142,223)	\$ (2,635,799)	\$ (6,363,751)
2051	\$ (2,499,233)	\$ (159,070)	\$ (151,618)	\$ (2,809,922)	\$ (6,784,143)
2052	\$ (2,661,846)	\$ (169,420)	\$ (161,483)	\$ (2,992,750)	\$ (7,225,555)
Total	\$ (32,528,307)	\$ (2,070,351)	\$ (1,973,358)	\$ (36,572,016)	\$ (88,297,763)

Source: Tiberius Solutions, LLC

Note that the foregone revenue for the School District and Education Service District does not have a direct impact on school funding, as funding is equalized at the State level.

Table 10 - Estimated Impacts to Taxing Districts, General Government 6% Growth

	Yamhill County	Yamhill County Extension Service	Yamhill County Soil & Water	City of Newberg	Tualatin Valley Fire & Rescue	Chehalem Park & Recreation	Subtotal
FYE	Permanent	Permanent	Permanent	Permanent	Permanent	Permanent	Gen. Govt.
2023	\$ (51,185)	\$ (892)	\$ (703)	\$ (46,115)	\$ (30,288)	\$ (18,024)	\$ (147,206)
2024	\$ (79,871)	\$ (1,391)	\$ (1,097)	\$ (71,959)	\$ (47,263)	\$ (28,125)	\$ (229,706)
2025	\$ (109,884)	\$ (1,914)	\$ (1,509)	\$ (98,998)	\$ (65,022)	\$ (38,693)	\$ (316,020)
2026	\$ (141,697)	\$ (2,468)	\$ (1,946)	\$ (127,660)	\$ (83,847)	\$ (49,895)	\$ (407,513)
2027	\$ (175,418)	\$ (3,056)	\$ (2,409)	\$ (158,041)	\$ (103,801)	\$ (61,769)	\$ (504,495)
2028	\$ (211,163)	\$ (3,678)	\$ (2,900)	\$ (190,245)	\$ (124,953)	\$ (74,356)	\$ (607,296)
2029	\$ (249,053)	\$ (4,339)	\$ (3,421)	\$ (224,381)	\$ (147,374)	\$ (87,698)	\$ (716,265)
2030	\$ (289,216)	\$ (5,038)	\$ (3,972)	\$ (260,566)	\$ (171,140)	\$ (101,840)	\$ (831,772)
2031	\$ (331,789)	\$ (5,780)	\$ (4,557)	\$ (298,921)	\$ (196,332)	\$ (116,831)	\$ (954,210)
2032	\$ (376,916)	\$ (6,566)	\$ (5,177)	\$ (339,578)	\$ (223,035)	\$ (132,721)	\$ (1,083,993)
2033	\$ (424,751)	\$ (7,399)	\$ (5,834)	\$ (382,674)	\$ (251,341)	\$ (149,565)	\$ (1,221,564)
2034	\$ (475,456)	\$ (8,282)	\$ (6,530)	\$ (428,356)	\$ (281,345)	\$ (167,420)	\$ (1,367,389)
2035	\$ (529,204)	\$ (9,219)	\$ (7,268)	\$ (476,779)	\$ (313,149)	\$ (186,345)	\$ (1,521,964)
2036	\$ (586,176)	\$ (10,211)	\$ (8,051)	\$ (528,108)	\$ (346,861)	\$ (206,407)	\$ (1,685,813)
2037	\$ (646,566)	\$ (11,263)	\$ (8,880)	\$ (582,516)	\$ (382,597)	\$ (227,672)	\$ (1,859,494)
2038	\$ (710,580)	\$ (12,378)	\$ (9,759)	\$ (640,188)	\$ (420,476)	\$ (250,212)	\$ (2,043,594)
2039	\$ (778,435)	\$ (13,560)	\$ (10,691)	\$ (701,321)	\$ (460,628)	\$ (274,106)	\$ (2,238,741)
2040	\$ (850,361)	\$ (14,813)	\$ (11,679)	\$ (766,122)	\$ (503,189)	\$ (299,433)	\$ (2,445,597)
2041	\$ (926,603)	\$ (16,141)	\$ (12,726)	\$ (834,811)	\$ (548,304)	\$ (326,279)	\$ (2,664,864)
2042	\$ (1,007,419)	\$ (17,549)	\$ (13,836)	\$ (907,621)	\$ (596,126)	\$ (354,736)	\$ (2,897,288)
2043	\$ (1,093,084)	\$ (19,041)	\$ (15,013)	\$ (984,800)	\$ (646,817)	\$ (384,901)	\$ (3,143,656)
2044	\$ (1,183,889)	\$ (20,623)	\$ (16,260)	\$ (1,066,610)	\$ (700,550)	\$ (416,876)	\$ (3,404,807)
2045	\$ (1,280,142)	\$ (22,300)	\$ (17,582)	\$ (1,153,328)	\$ (757,506)	\$ (450,769)	\$ (3,681,627)
2046	\$ (1,382,170)	\$ (24,077)	\$ (18,983)	\$ (1,245,249)	\$ (817,880)	\$ (486,696)	\$ (3,975,055)
2047	\$ (1,490,320)	\$ (25,961)	\$ (20,468)	\$ (1,342,686)	\$ (881,877)	\$ (524,778)	\$ (4,286,090)
2048	\$ (1,604,960)	\$ (27,958)	\$ (22,043)	\$ (1,445,968)	\$ (949,713)	\$ (565,145)	\$ (4,615,787)
2049	\$ (1,726,477)	\$ (30,075)	\$ (23,712)	\$ (1,555,448)	\$ (1,021,619)	\$ (607,934)	\$ (4,965,265)
2050	\$ (1,855,286)	\$ (32,319)	\$ (25,481)	\$ (1,671,496)	\$ (1,097,840)	\$ (653,291)	\$ (5,335,713)
2051	\$ (1,991,823)	\$ (34,698)	\$ (27,356)	\$ (1,794,508)	\$ (1,178,634)	\$ (701,369)	\$ (5,728,387)
2052	\$ (2,136,552)	\$ (37,219)	\$ (29,344)	\$ (1,924,900)	\$ (1,264,275)	\$ (752,332)	\$ (6,144,621)
Total	\$ (24,696,445)	\$ (430,212)	\$ (339,187)	\$ (22,249,954)	\$ (14,613,780)	\$ (8,696,215)	\$ (71,025,793)

Source: Tiberius Solutions, LLC

Table 11 - Estimated Impacts to Taxing Districts, Education 6% Growth

	SD 29J	Willamette Regional ESD	Portland Community College	Subtotal	Total Gen. Govt & Education
FYE	Permanent	Permanent	Permanent	Education	
2023	\$ (92,572)	\$ (5,892)	\$ (5,616)	\$ (104,080)	\$ (251,287)
2024	\$ (144,453)	\$ (9,194)	\$ (8,763)	\$ (162,411)	\$ (392,117)
2025	\$ (198,733)	\$ (12,649)	\$ (12,056)	\$ (223,438)	\$ (539,458)
2026	\$ (256,269)	\$ (16,311)	\$ (15,547)	\$ (288,126)	\$ (695,639)
2027	\$ (317,257)	\$ (20,193)	\$ (19,247)	\$ (356,696)	\$ (861,191)
2028	\$ (381,905)	\$ (24,307)	\$ (23,169)	\$ (429,380)	\$ (1,036,676)
2029	\$ (450,431)	\$ (28,669)	\$ (27,326)	\$ (506,426)	\$ (1,222,690)
2030	\$ (523,069)	\$ (33,292)	\$ (31,732)	\$ (588,093)	\$ (1,419,865)
2031	\$ (600,065)	\$ (38,193)	\$ (36,403)	\$ (674,661)	\$ (1,628,871)
2032	\$ (681,681)	\$ (43,387)	\$ (41,355)	\$ (766,423)	\$ (1,850,417)
2033	\$ (768,194)	\$ (48,894)	\$ (46,603)	\$ (863,691)	\$ (2,085,255)
2034	\$ (859,898)	\$ (54,731)	\$ (52,166)	\$ (966,795)	\$ (2,334,184)
2035	\$ (957,104)	\$ (60,917)	\$ (58,064)	\$ (1,076,085)	\$ (2,598,049)
2036	\$ (1,060,142)	\$ (67,476)	\$ (64,314)	\$ (1,191,932)	\$ (2,877,746)
2037	\$ (1,169,363)	\$ (74,427)	\$ (70,940)	\$ (1,314,731)	\$ (3,174,224)
2038	\$ (1,285,137)	\$ (81,796)	\$ (77,964)	\$ (1,444,897)	\$ (3,488,491)
2039	\$ (1,407,857)	\$ (89,607)	\$ (85,409)	\$ (1,582,873)	\$ (3,821,614)
2040	\$ (1,537,941)	\$ (97,886)	\$ (93,301)	\$ (1,729,128)	\$ (4,174,725)
2041	\$ (1,675,829)	\$ (106,663)	\$ (101,666)	\$ (1,884,158)	\$ (4,549,022)
2042	\$ (1,821,991)	\$ (115,966)	\$ (110,533)	\$ (2,048,489)	\$ (4,945,777)
2043	\$ (1,976,923)	\$ (125,827)	\$ (119,932)	\$ (2,222,681)	\$ (5,366,337)
2044	\$ (2,141,150)	\$ (136,279)	\$ (129,895)	\$ (2,407,324)	\$ (5,812,131)
2045	\$ (2,315,232)	\$ (147,359)	\$ (140,456)	\$ (2,603,046)	\$ (6,284,673)
2046	\$ (2,499,758)	\$ (159,104)	\$ (151,650)	\$ (2,810,511)	\$ (6,785,567)
2047	\$ (2,695,355)	\$ (171,553)	\$ (163,516)	\$ (3,030,424)	\$ (7,316,514)
2048	\$ (2,902,689)	\$ (184,749)	\$ (176,094)	\$ (3,263,532)	\$ (7,879,319)
2049	\$ (3,122,462)	\$ (198,737)	\$ (189,427)	\$ (3,510,626)	\$ (8,475,892)
2050	\$ (3,355,422)	\$ (213,565)	\$ (203,560)	\$ (3,772,546)	\$ (9,108,259)
2051	\$ (3,602,359)	\$ (229,282)	\$ (218,540)	\$ (4,050,181)	\$ (9,778,568)
2052	\$ (3,864,113)	\$ (245,942)	\$ (234,420)	\$ (4,344,474)	\$ (10,489,096)
Total	\$ (44,665,354)	\$ (2,842,846)	\$ (2,709,662)	\$ (50,217,862)	\$ (121,243,655)

Source: Tiberius Solutions, LLC

Note that the foregone revenue for the School District and Education Service District does not have a direct impact on school funding, as funding is equalized at the State level.

Table 12 - Estimated Impacts to Taxing Districts, General Government 7% Growth

	Yamhill County		Yamhill County		Tualatin Valley	Chehalem Park &	
	Yamhill County	Extension Service	Soil & Water	City of Newberg	Fire & Rescue	Recreation	Subtotal
FYE	Permanent	Permanent	Permanent	Permanent	Permanent	Permanent	Gen. Govt.
2023	\$ (60,572)	\$ (1,055)	\$ (832)	\$ (54,572)	\$ (35,843)	\$ (21,329)	\$ (174,203)
2024	\$ (94,983)	\$ (1,655)	\$ (1,305)	\$ (85,573)	\$ (56,205)	\$ (33,446)	\$ (273,166)
2025	\$ (131,332)	\$ (2,288)	\$ (1,804)	\$ (118,322)	\$ (77,714)	\$ (46,245)	\$ (377,705)
2026	\$ (170,226)	\$ (2,965)	\$ (2,338)	\$ (153,363)	\$ (100,729)	\$ (59,941)	\$ (489,563)
2027	\$ (211,843)	\$ (3,690)	\$ (2,910)	\$ (190,857)	\$ (125,355)	\$ (74,595)	\$ (609,251)
2028	\$ (256,373)	\$ (4,466)	\$ (3,521)	\$ (230,976)	\$ (151,705)	\$ (90,275)	\$ (737,316)
2029	\$ (304,020)	\$ (5,296)	\$ (4,175)	\$ (273,903)	\$ (179,900)	\$ (107,053)	\$ (874,347)
2030	\$ (355,002)	\$ (6,184)	\$ (4,876)	\$ (319,835)	\$ (210,068)	\$ (125,005)	\$ (1,020,969)
2031	\$ (409,553)	\$ (7,134)	\$ (5,625)	\$ (368,982)	\$ (242,347)	\$ (144,214)	\$ (1,177,855)
2032	\$ (467,923)	\$ (8,151)	\$ (6,427)	\$ (421,569)	\$ (276,887)	\$ (164,767)	\$ (1,345,723)
2033	\$ (530,378)	\$ (9,239)	\$ (7,284)	\$ (477,837)	\$ (313,844)	\$ (186,759)	\$ (1,525,342)
2034	\$ (597,205)	\$ (10,403)	\$ (8,202)	\$ (538,045)	\$ (353,388)	\$ (210,290)	\$ (1,717,534)
2035	\$ (668,711)	\$ (11,649)	\$ (9,184)	\$ (602,466)	\$ (395,700)	\$ (235,469)	\$ (1,923,179)
2036	\$ (745,221)	\$ (12,982)	\$ (10,235)	\$ (671,398)	\$ (440,974)	\$ (262,410)	\$ (2,143,220)
2037	\$ (827,087)	\$ (14,408)	\$ (11,359)	\$ (745,154)	\$ (489,418)	\$ (291,237)	\$ (2,378,664)
2038	\$ (914,684)	\$ (15,934)	\$ (12,562)	\$ (824,073)	\$ (541,252)	\$ (322,082)	\$ (2,630,588)
2039	\$ (1,008,413)	\$ (17,567)	\$ (13,850)	\$ (908,517)	\$ (596,715)	\$ (355,087)	\$ (2,900,148)
2040	\$ (1,108,703)	\$ (19,314)	\$ (15,227)	\$ (998,872)	\$ (656,060)	\$ (390,401)	\$ (3,188,576)
2041	\$ (1,216,013)	\$ (21,183)	\$ (16,701)	\$ (1,095,552)	\$ (719,559)	\$ (428,188)	\$ (3,497,195)
2042	\$ (1,330,835)	\$ (23,183)	\$ (18,278)	\$ (1,198,999)	\$ (787,503)	\$ (468,619)	\$ (3,827,417)
2043	\$ (1,453,694)	\$ (25,323)	\$ (19,965)	\$ (1,309,687)	\$ (860,203)	\$ (511,881)	\$ (4,180,754)
2044	\$ (1,585,153)	\$ (27,613)	\$ (21,771)	\$ (1,428,124)	\$ (937,993)	\$ (558,171)	\$ (4,558,825)
2045	\$ (1,725,815)	\$ (30,064)	\$ (23,703)	\$ (1,554,851)	\$ (1,021,227)	\$ (607,701)	\$ (4,963,361)
2046	\$ (1,876,323)	\$ (32,686)	\$ (25,770)	\$ (1,690,449)	\$ (1,110,288)	\$ (660,699)	\$ (5,396,214)
2047	\$ (2,037,366)	\$ (35,491)	\$ (27,982)	\$ (1,835,540)	\$ (1,205,583)	\$ (717,406)	\$ (5,859,367)
2048	\$ (2,209,683)	\$ (38,493)	\$ (30,348)	\$ (1,990,786)	\$ (1,307,549)	\$ (778,083)	\$ (6,354,941)
2049	\$ (2,394,061)	\$ (41,705)	\$ (32,881)	\$ (2,156,899)	\$ (1,416,653)	\$ (843,007)	\$ (6,885,205)
2050	\$ (2,591,346)	\$ (45,141)	\$ (35,590)	\$ (2,334,641)	\$ (1,533,393)	\$ (912,476)	\$ (7,452,588)
2051	\$ (2,802,441)	\$ (48,818)	\$ (38,489)	\$ (2,524,825)	\$ (1,658,306)	\$ (986,807)	\$ (8,059,687)
2052	\$ (2,804,045)	\$ (48,846)	\$ (38,511)	\$ (2,526,269)	\$ (1,659,255)	\$ (987,372)	\$ (8,064,298)
Total	\$ (32,889,004)	\$ (572,926)	\$ (451,705)	\$ (29,630,937)	\$ (19,461,614)	\$ (11,581,013)	\$ (94,587,198)

Source: Tiberius Solutions, LLC

Table 13 - Estimated Impacts to Taxing Districts, Education 7% Growth

	SD 29J	Willamette Regional ESD	Portland Community College	Subtotal	Total Gen. Govt & Education
FYE	Permanent	Permanent	Permanent	Education	
2023	\$ (109,549)	\$ (6,973)	\$ (6,646)	\$ (123,168)	\$ (297,370)
2024	\$ (171,783)	\$ (10,934)	\$ (10,421)	\$ (193,138)	\$ (466,304)
2025	\$ (237,524)	\$ (15,118)	\$ (14,410)	\$ (267,052)	\$ (644,757)
2026	\$ (307,867)	\$ (19,595)	\$ (18,677)	\$ (346,139)	\$ (835,702)
2027	\$ (383,134)	\$ (24,386)	\$ (23,243)	\$ (430,763)	\$ (1,040,013)
2028	\$ (463,669)	\$ (29,511)	\$ (28,129)	\$ (521,310)	\$ (1,258,626)
2029	\$ (549,842)	\$ (34,996)	\$ (33,357)	\$ (618,195)	\$ (1,492,542)
2030	\$ (642,048)	\$ (40,865)	\$ (38,950)	\$ (721,863)	\$ (1,742,832)
2031	\$ (740,707)	\$ (47,144)	\$ (44,936)	\$ (832,787)	\$ (2,010,642)
2032	\$ (846,273)	\$ (53,863)	\$ (51,340)	\$ (951,476)	\$ (2,297,199)
2033	\$ (959,228)	\$ (61,053)	\$ (58,192)	\$ (1,078,473)	\$ (2,603,815)
2034	\$ (1,080,090)	\$ (68,745)	\$ (65,525)	\$ (1,214,360)	\$ (2,931,894)
2035	\$ (1,209,413)	\$ (76,976)	\$ (73,370)	\$ (1,359,759)	\$ (3,282,938)
2036	\$ (1,347,788)	\$ (85,784)	\$ (81,765)	\$ (1,515,336)	\$ (3,658,556)
2037	\$ (1,495,849)	\$ (95,207)	\$ (90,747)	\$ (1,681,803)	\$ (4,060,467)
2038	\$ (1,654,275)	\$ (105,291)	\$ (100,358)	\$ (1,859,923)	\$ (4,490,512)
2039	\$ (1,823,790)	\$ (116,080)	\$ (110,642)	\$ (2,050,512)	\$ (4,950,659)
2040	\$ (2,005,171)	\$ (127,624)	\$ (121,645)	\$ (2,254,441)	\$ (5,443,017)
2041	\$ (2,199,250)	\$ (139,977)	\$ (133,419)	\$ (2,472,646)	\$ (5,969,841)
2042	\$ (2,406,913)	\$ (153,194)	\$ (146,017)	\$ (2,706,125)	\$ (6,533,542)
2043	\$ (2,629,113)	\$ (167,337)	\$ (159,497)	\$ (2,955,948)	\$ (7,136,701)
2044	\$ (2,866,867)	\$ (182,469)	\$ (173,921)	\$ (3,223,258)	\$ (7,782,083)
2045	\$ (3,121,264)	\$ (198,661)	\$ (189,354)	\$ (3,509,280)	\$ (8,472,640)
2046	\$ (3,393,469)	\$ (215,986)	\$ (205,868)	\$ (3,815,323)	\$ (9,211,537)
2047	\$ (3,684,728)	\$ (234,524)	\$ (223,537)	\$ (4,142,789)	\$ (10,002,157)
2048	\$ (3,996,375)	\$ (254,360)	\$ (242,444)	\$ (4,493,178)	\$ (10,848,120)
2049	\$ (4,329,837)	\$ (275,584)	\$ (262,673)	\$ (4,868,095)	\$ (11,753,300)
2050	\$ (4,686,642)	\$ (298,294)	\$ (284,319)	\$ (5,269,255)	\$ (12,721,843)
2051	\$ (5,068,423)	\$ (322,593)	\$ (307,480)	\$ (5,698,497)	\$ (13,758,184)
2052	\$ (5,071,323)	\$ (322,778)	\$ (307,656)	\$ (5,701,757)	\$ (13,766,054)
Total	\$ (59,482,204)	\$ (3,785,904)	\$ (3,608,539)	\$ (66,876,648)	\$ (161,463,846)

Source: Tiberius Solutions, LLC

Note that the foregone revenue for the School District and Education Service District does not have a direct impact on school funding, as funding is equalized at the State level.

Preliminary Estimated Costs of Projects

The evaluation of the alternatives and time frames for urban renewal is a balancing act of maximum indebtedness, impacts to taxing districts and ability to complete projects in the Area. The preliminary projects identified in Master Plans for the Area are shown in Table 14. Note that these do not include projects costs for a number of categories.

Table 14 – Preliminary Projects and Estimated Costs

Downtown Improvement Plan Planning Level Cost Estimates Updated to 2020 Dollars									
Public Transportation Infrastructure									\$28,299,467
Public Utility Infrastructure (Water, Wastewater and Storm)									\$8,943,218
SIGNAGE & WAYFINDING, NORTH/SOUTH CONNECTIONS, DOWNTOWN TROLLEY, URBAN RENEWAL, ECONOMIC OR BUSINESS DISTRICT, DOWNTOWN DEVELOPMENT OMBUDSMAN, PARKING									\$1,260,675
Downtown Improvement Plan Area Project Costs									\$38,503,360
Riverfront Master Plan Update Planning Level Cost Estimates Updated to 2020 Dollars									
<i>These planning level cost estimates will be further refined with future updates to the City Transportation System Plan (TSP) and City master plans for Water, Wastewater and Storm.</i>									
Public Transportation Infrastructure									\$34,029,425
Public Utility Infrastructure (Water, Wastewater and Storm)									\$13,713,780
Riverfront Trails									\$1,824,070
Riverfront Master Plan Area Project Costs									\$49,567,275
GRAND TOTAL - URBAN RENEWAL PROJECT COST ESTIMATES - 2020**									\$88,070,635
**Does not currently include project costs for:									
1) Undergrounding Overhead Utilities - Second Street, S Grant Street to S River Street									
2) ADA Curb Ramps - S Blaine Street, E First Street to E Ninth Street									
3) ADA Curb Ramps - E Ninth Street, S Blaine Street to S Pacific Street									
4) ADA Curb Ramps - Intersections Around Scott Leavitt Park, E Eleventh Street, S Willamette Street, S Columbia Street, E Tenth Street									
5) Pedestrian Furniture, Trash Cans, etc.									
6) Building Façade Program									

Source: City of Newberg

Potential Urban Renewal Projects

Riverfront Master Plan		Other Potential Funding Sources		
Public Transportation Infrastructure	Estimated Cost	City System Development Charges	Grants	Other Potential Sources
S Blaine Street Extension - E Ninth St to S College St	\$1,970,914	100%		
Rogers Landing Rd Extension - Willamette River to UGB	\$1,423,494	100%		Yamhill County
S College Street Improvements - S Ninth St to E Fourteenth St	\$2,954,250	Note 1	ODOT Safe Routes to School	Developer
S River Street Improvements - S First St to Bypass	\$3,637,818	35%	ODOT Safe Routes to School	Developer
S River Street Improvements - Bypass to Rogers Landing Rd	\$1,227,150	Note 1		Developer
Wynooski St Improvements - S River St to Bypass (*reduced to Ninth to Eleventh: +/-650 ft.)	\$918,292	61%		Developer, Yamhill County
E Ninth St Sidewalks - S Blaine St to S River St	\$86,860	57%		Developer
E Fourteenth St Sidewalks - S College St to S River St	\$83,830	34%		Developer
E Eleventh St Sidewalks - S River St to Wynooski	\$78,780	34%		Developer
E Ninth St Bike Boulevard -S Blaine St to S River Street	\$120,190	57%		
E Eleventh St Bike Boulevard - East of S River Street	\$122,210	34%		Developer
N Blaine/E Hancock Signal	\$909,000	Note 1		Developer
N Blaine/E First Signal	\$909,000	Note 1		Developer
E Ninth St Sidewalks - S Blaine St to Charles St	\$55,550	Note 1	ODOT Safe Routes to School	Developer
E Ninth Street Connection - S Pacific Street to Wynooski St	\$568,125	Note 1		Developer

Note 1: Project not in current City of Newberg Infrastructure Master Plan

Note 2: Project in 2016 Transportation System Plan, no added capacity

Riverfront Master Plan		Other Potential Funding Sources		
Mill Place Extension - E Ninth Street (Connection) to South Terminus	\$181,800	Note 1		Developer
Rail Crossing Improvements Crossing No. 40A-000.60 (College Street)	\$454,500	Note 1		Developer, LID, Cost Recovery Agreement
Rail Crossing Improvements Crossing No. 40A-000.40 (River Street)	\$419,150	Note 1		Developer, LID, Cost Recovery Agreement
E Fourteenth Street - S College St to S River St (Sidewalks in TSP Project P09)	\$646,400	Note 1		Developer
Waterfront Street - S College St to UGB	\$2,181,600	Note 1		Developer, Yamhill County
E Fourteenth Street Extension - S River St to NE Dog Ridge Rd	\$3,090,600	Note 1		Developer, ODOT Immediate Opportunity Fund
E Industrial St (1) - E Fourteenth St Ext to Wyooski St	\$2,897,438	Note 1		Developer, ODOT Immediate Opportunity Fund
S Industrial St (2) - Bypass to E Fourteenth St Ext	\$1,352,138	Note 1		Developer, ODOT Immediate Opportunity Fund
S Industrial St (3) - E Industrial St (1) to E Fourteenth St Ext	\$1,448,719	Note 1		Developer, ODOT Immediate Opportunity Fund
Wyooski Street - Bypass to NE Dog Ridge Road	\$1,942,988	Note 1		Developer, ODOT Immediate Opportunity Fund
NE Dog Ridge Road -E Fourteenth Street Extension to Wyooski Street	\$1,448,719	Note 1		Developer, Yamhill County
ADA Curb Ramps - E Ninth Street, S Blaine Street to S Pacific Street (DKS)	\$1,587,900	Note 1	ODOT Safe Routes to School	Developer

Note 1: Project not in current City of Newberg Infrastructure Master Plan

Note 2: Project in 2016 Transportation System Plan, no added capacity

Riverfront Master Plan		Other Potential Funding Sources		
ADA Curb Ramps - Intersections Around Scott Leavitt Park, E Eleventh Street, S Willamette Street, S Columbia Street, E Tenth Street (DKS)	\$593,800	Note 1		Developer
Subtotal	\$33,311,213			
Riverfront Trails		City System Development Charges	Grants	Other Potential Sources
Ewing Young Park Nature Trail	\$342,390	Note 1	State Parks	CPRD SDC
Hess Creek Nature Trail	\$228,260	Note 1	State Parks	CPRD SDC
Chehalem Creek Urban Multi-Use Trail	\$485,618	Note 1	State Parks	CPRD SDC
S River Street to S College Street Urban Multi-Use Trail	\$98,172	Note 1	State Parks, ODOT Connect Oregon	CPRD SDC
Esplanade West of S River Street Urban Multi-Use Trail	\$153,520	Note 1	State Parks, ODOT Connect Oregon	CPRD SDC
Esplanade South of Mill Urban Multi- Use Trail	\$397,940	Note 1	State Parks, ODOT Connect Oregon	CPRD SDC
Roger Landing Road Urban Multi-Use Trail	\$118,170	Note 1	State Parks	CPRD SDC
Subtotal	\$1,824,070			
Public Utility Infrastructure				
Water	\$3,749,120	Note 1		Developer
Wastewater	\$4,874,260	Note 1 on some projects		Developer
Stormwater	\$5,090,400	Note 1		Developer
Subtotal	\$13,713,780			
TOTAL	\$48,849,063			

Note 1: Project not in current City of Newberg Infrastructure Master Plan
Note 2: Project in 2016 Transportation System Plan, no added capacity

Downtown Improvement Plan		Other Potential Funding Sources		
Public Transportation Infrastructure	Estimated costs	City System Development Charges	Grants	Other Potential Sources
Hancock Street Road Diet	\$1,260,780	Note 2		LID
First Street Road Diet	\$11,599,678	Note 1		LID
Second Street Road Diet	\$1,192,251	Note 1		Developer
River Street	\$399,334	Note 1		Developer
Center Street	\$1,064,892	Note 1		Developer
Meridian Street	\$1,064,892	Note 1		Developer
Edwards Street	\$1,064,892	Note 1		Developer
College Street	\$1,064,892	Note 1		Developer
School Street	\$532,446	Note 1		Developer
Howard Street - 1	\$798,669	Note 1		Developer
Howard Street - 2	\$2,317,035	Note 1		Developer
Blaine Street - 1	\$532,446	Note 1		Developer
Washington Street	\$1,064,892	Note 1		Developer
Garfield Street	\$532,446	Note 1		Developer
Main Street	\$1,331,115	Note 1		Developer
Grant Street	\$1,064,892	Note 1		Developer
Lincoln Street	\$266,223	Note 1		Developer
Harrison Street	\$266,223	Note 1		Developer
Sheridan Street - 1	\$399,334	Note 1	City Sidewalk Grant Program	Developer

Note 1: Project not in current City of Newberg Infrastructure Master Plan

Note 2: Project in 2016 Transportation System Plan, no added capacity

Downtown Improvement Plan			Other Potential Funding Sources	
Sheridan Street - 2	\$798,669	Note 1	City Sidewalk Grant Program	Developer
Third Street - 1	\$1,064,892	Note 1	City Sidewalk Grant Program	Developer
Third Street - 2	\$798,669	Note 1	City Sidewalk Grant Program	Developer
Sherman Street	\$1,597,338	Note 1		Developer
Blaine Street - 2	\$2,369,250	15%		Developer
ADA Curb Ramps	\$1,052,700	Note 1	ODOT Safe Routes to Schools	Developer
N College Hwy 219	\$1,500,000	Note 1		Developer
Subtotal	\$36,998,850			
Public Utility Infrastructure				
Wastewater				
River Street	\$2,929,840	12%		
other projects	\$1,848,958	50%		
Water				
Downtown	\$629,280	34%		
other projects	\$4,476,381	0%	(One project not in Master Plan)	
Stormwater	\$909,558	5%		
Subtotal	\$10,794,017			

Note 1: Project not in current City of Newberg Infrastructure Master Plan
Note 2: Project in 2016 Transportation System Plan, no added capacity

Downtown Improvement Plan		Other Potential Funding Sources		
Signage & Wayfinding				
Streetscape & Wayfinding Plan	\$140,400	Note 1		
East End Gateway	\$409,500	Note 1		
Secondary Gateway	\$140,400	Note 1		
Artwalk	\$117,000	Note 1		
Wayfinding	\$350,000	Note 1		
West End Gateway	\$393,900	Note 1		
Northwest Gateway	\$135,100	Note 1		
Subtotal	\$1,686,300			
North/South Connections	\$117,000	Note 1		
Downtown Trolley	\$87,750	Note 1		
Parking				
Surface	\$2,672,056	Note 1		
Parking Structure	\$2,070,500 to \$3,830,425	Note 1		
Subtotal	\$4,786,431 to \$6,546,356			

Note 1: Project not in current City of Newberg Infrastructure Master Plan
Note 2: Project in 2016 Transportation System Plan, no added capacity

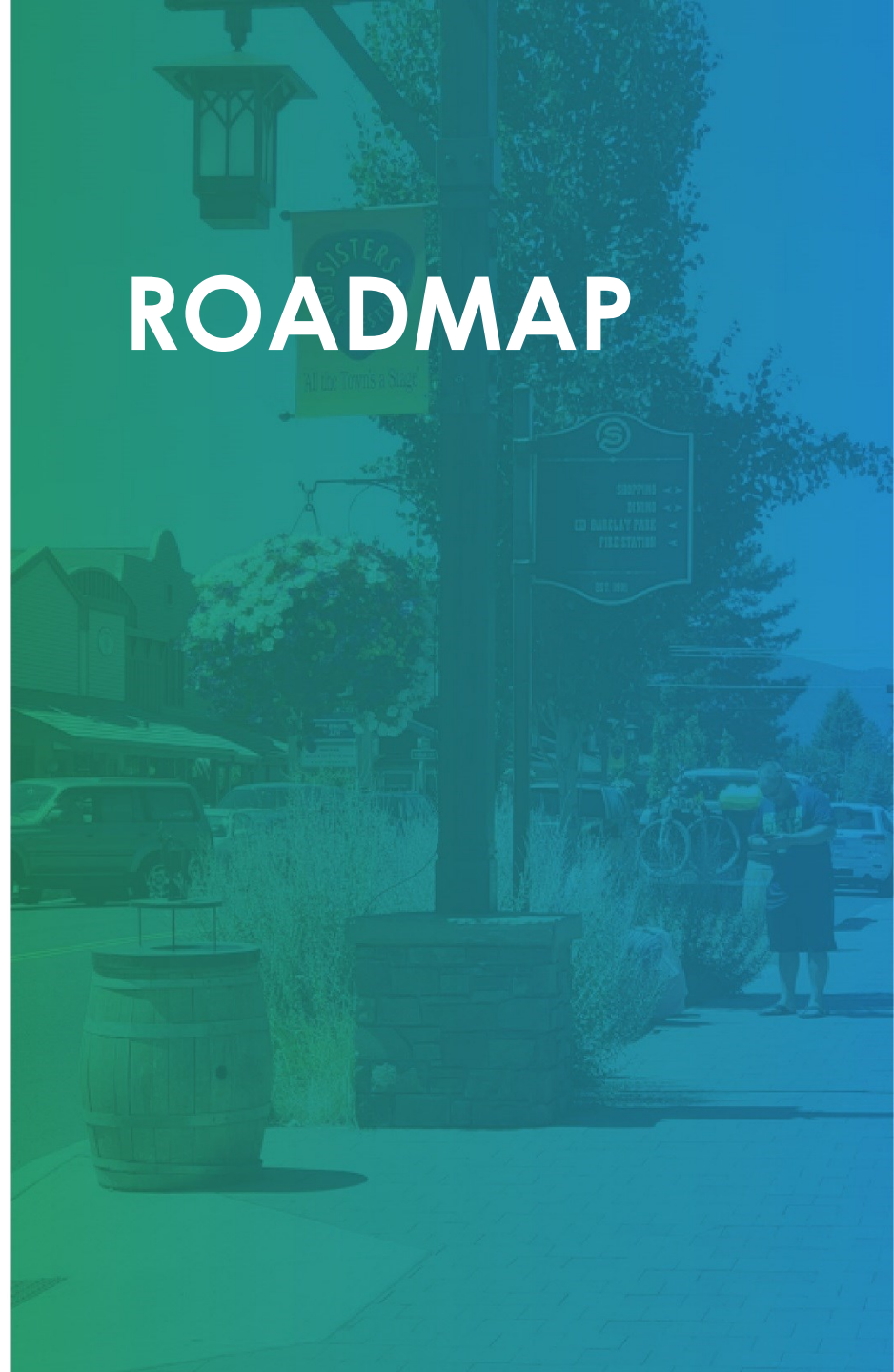
Downtown Improvement Plan		Other Potential Funding Sources		
Pedestrian Furniture	\$175,600	Note 1		
Building Façade Program	\$500,000	Note 1		State Historic Preservation Office
Second Street Utility Undergrounding	\$1,833,200	Note 1		
TOTAL	\$56,979,148 to \$58,739,073			

Note 1: Project not in current City of Newberg Infrastructure Master Plan
Note 2: Project in 2016 Transportation System Plan, no added capacity

NEWBERG CITY COUNCIL BRIEFING

- Background
- CAC
- Boundary
- Financial Analysis
- Potential Projects
- Next Steps

ROADMAP



URBAN RENEWAL

What work has been done?

What determines which projects will be funded?

Where will the dollars go?

The Urban Renewal Feasibility Study is being conducted after years of the City of Newberg developing plans. The City of Newberg has engaged in multiple long-range planning projects to determine what projects matter to Newberg Residents and where money from a possible Urban Renewal Area should go. Previous plans also informs the City on what boundaries are being considered for an Urban Renewal Area.

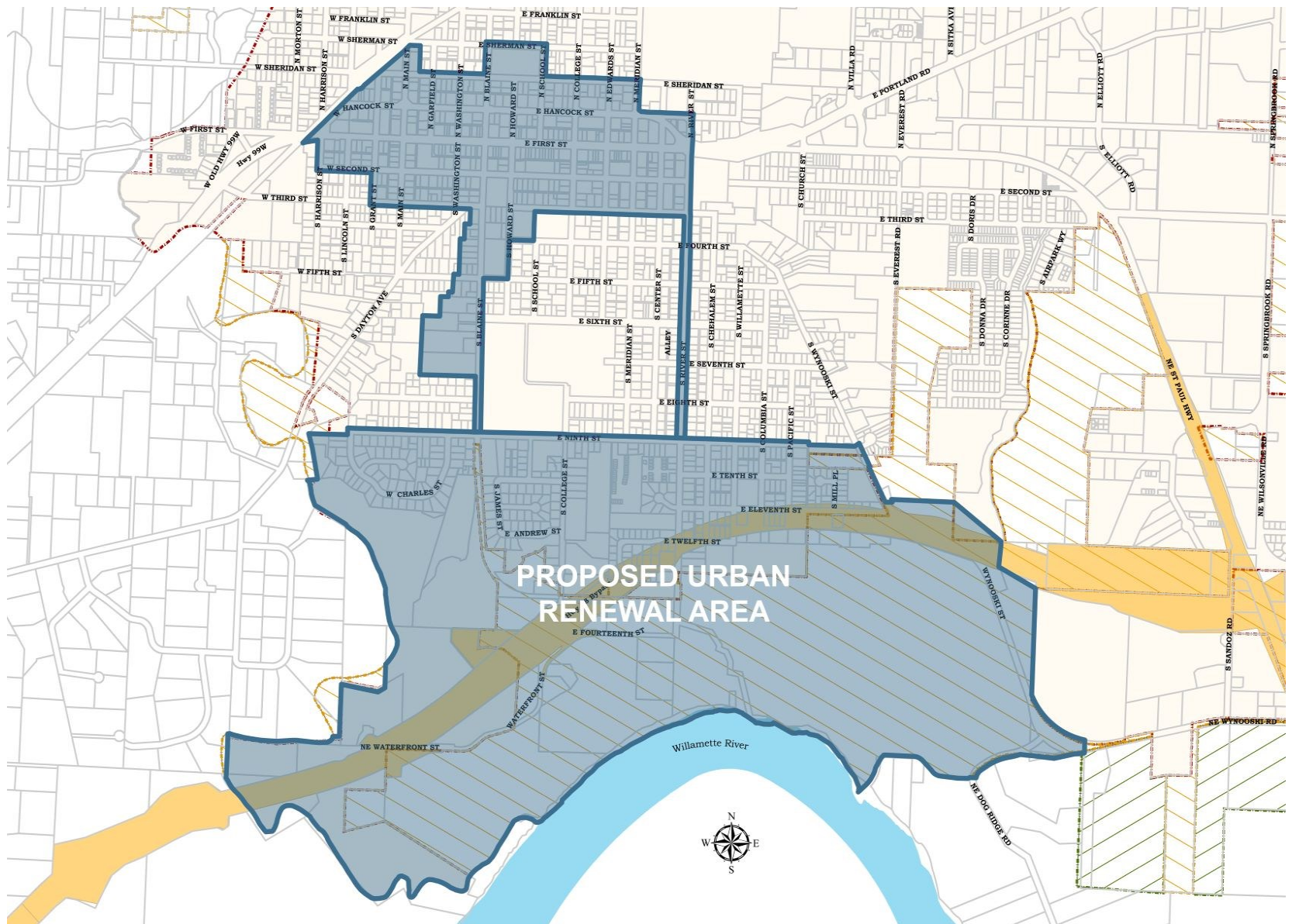


FEASIBILITY STUDY COMPONENTS

1. Boundary
2. Blight per statutory requirements - underdevelopment and infrastructure needs
3. Financial Sidebars
4. Potential Projects
5. Statutory limitations
6. Next steps

NEWBERG AD HOC URBAN RENEWAL CITIZENS ADVISORY COMMITTEE

1. Met three times
2. Input on
 - ☐ Boundary
 - ☐ Review of potential projects
 - ☐ Review of financial analysis
 - ☐ Input on Public Information/Input

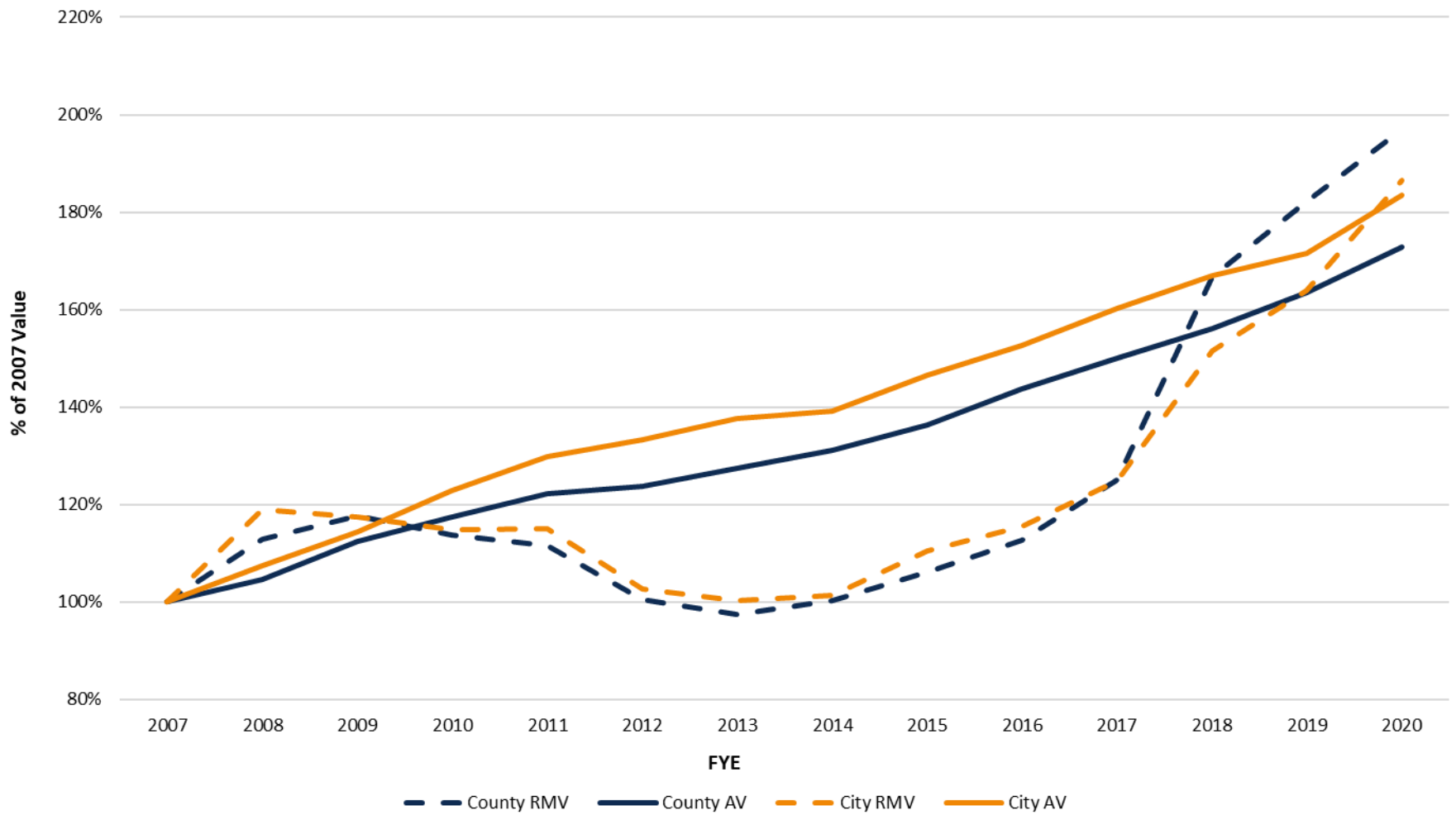


STATUTORY LIMITATIONS

	Acreage	Assessed Value
Potential Urban Renewal Area	622.72	\$159,550,623
City of Newberg	3,799.92	\$2,037,958,279
Percent in URA	16.74%	7.80%

HISTORICAL GROWTH

	County Real Market Value	County Assessed Value	City Real Market Value	City Assessed Value
2008	12.95%	4.72%	19.07%	7.41%
2009	4.17%	7.46%	-1.29%	6.60%
2010	-3.24%	4.45%	-2.30%	7.26%
2011	-1.90%	3.93%	0.28%	5.70%
2012	-9.96%	1.22%	-10.83%	2.63%
2013	-3.03%	3.00%	-2.25%	3.36%
2014	2.75%	3.03%	0.92%	1.09%
2015	5.93%	3.92%	8.98%	5.27%
2016	6.23%	5.44%	4.58%	4.24%
2017	10.92%	4.33%	8.22%	4.95%
2018	33.30%	4.13%	21.24%	4.19%
2019	9.24%	4.68%	8.26%	2.67%
2020	8.10%	5.72%	13.80%	7.00%
AAGR		4.30%		4.78%



FINANCIAL PROJECTIONS

Growth Rate	4%	5%	6%	7%
Avg Annual Exception AV (2020 \$)	\$ 1,800,000	\$ 4,300,000	\$ 7,700,000	\$ 12,300,000
Total Net TIF	\$ 62,000,000	\$ 88,300,000	\$ 121,200,000	\$ 161,500,000
Maximum Indebtedness	\$ 52,700,000	\$ 75,300,000	\$ 104,000,000	\$ 138,900,000
Capacity (2020 \$)	\$ 29,200,000	\$ 41,200,000	\$ 56,200,000	\$ 74,400,000
Years 1-5	\$ 2,700,000	\$ 3,400,000	\$ 4,200,000	\$ 5,100,000
Years 6-10	\$ 4,100,000	\$ 5,400,000	\$ 6,800,000	\$ 8,400,000
Years 11-15	\$ 5,300,000	\$ 7,300,000	\$ 9,600,000	\$ 12,400,000
Years 16-20	\$ 5,500,000	\$ 7,800,000	\$ 10,800,000	\$ 14,300,000
Years 21-25	\$ 5,700,000	\$ 8,300,000	\$ 11,800,000	\$ 16,300,000
Years 26-30	\$ 5,900,000	\$ 8,900,000	\$ 12,900,000	\$ 17,900,000

STATUTORY LIMITATIONS ON MAXIMUM INDEBTEDNESS

Based on total MI, estimated between \$146M and \$148M

OVERALL IMPACTS TO TAXING DISTRICTS

AAGR	Yamhill County	Yamhill County Extension Service	Yamhill County Soil & Water	City of Newberg	TVF&R	Chehalem Park & Rec	Subtotal General Government
4%	\$ (12,630,370)	\$ (220,021)	\$ (173,468)	\$ (11,379,174)	\$ (7,473,847)	\$ (4,447,458)	\$ (36,324,340)
5%	\$ (17,985,608)	\$ (313,309)	\$ (247,019)	\$ (16,203,908)	\$ (10,642,735)	\$ (6,333,167)	\$ (51,725,746)
6%	\$ (24,696,445)	\$ (430,212)	\$ (339,187)	\$ (22,249,954)	\$ (14,613,780)	\$ (8,696,215)	\$ (71,025,793)
7%	\$ (32,889,004)	\$ (572,926)	\$ (451,705)	\$ (29,630,937)	\$ (19,461,614)	\$ (11,581,013)	\$ (94,587,198)

AAGR	SD 29J	ESD	PCC	Subtotal Education	Total General Gov/Education
4%	\$ (22,842,962)	\$ (1,453,901)	\$ (1,385,788)	\$ (25,682,652)	\$ (62,006,991)
5%	\$ (32,528,307)	\$ (2,070,351)	\$ (1,973,358)	\$ (36,572,016)	\$ (88,297,763)
6%	\$ (44,665,354)	\$ (2,842,846)	\$ (2,709,662)	\$ (50,217,862)	\$ (121,243,655)
7%	\$ (59,482,204)	\$ (3,785,904)	\$ (3,608,539)	\$ (66,876,648)	\$ (161,463,846)

Schools and the ESD are funded through the State School fund on a per pupil allocation. Urban renewal anywhere in the state impacts revenues in the State School Fund. The legislature determines the per pupil allocation and the funding sources. There are other funding sources for the State School Fund in addition to property tax revenues.

PRELIMINARY PROJECT COSTS

Downtown Improvement Plan Planning Level Cost Estimates Updated to 2020 Dollars									
Public Transportation Infrastructure									\$28,299,467
Public Utility Infrastructure (Water, Wastewater and Storm)									\$8,943,218
SIGNAGE & WAYFINDING, NORTH/SOUTH CONNECTIONS, DOWNTOWN TROLLEY, URBAN RENEWAL, ECONOMIC OR BUSINESS DISTRICT, DOWNTOWN DEVELOPMENT OMBUDSMAN, PARKING									\$1,260,675
Downtown Improvement Plan Area Project Costs									\$38,503,360
Riverfront Master Plan Update Planning Level Cost Estimates Updated to 2020 Dollars									
<i>These planning level cost estimates will be further refined with future updates to the City Transportation System Plan (TSP) and City master plans for Water, Wastewater and Storm.</i>									
Public Transportation Infrastructure									\$34,029,425
Public Utility Infrastructure (Water, Wastewater and Storm)									\$13,713,780
Riverfront Trails									\$1,824,070
Riverfront Master Plan Area Project Costs									\$49,567,275
GRAND TOTAL - URBAN RENEWAL PROJECT COST ESTIMATES - 2020**									\$88,070,635
**Does not currently include project costs for: <ol style="list-style-type: none"> 1) Undergrounding Overhead Utilities - Second Street, S Grant Street to S River Street 2) ADA Curb Ramps - S Blaine Street, E First Street to E Ninth Street 3) ADA Curb Ramps - E Ninth Street, S Blaine Street to S Pacific Street 4) ADA Curb Ramps - Intersections Around Scott Leavitt Park, E Eleventh Street, S Willamette Street, S Columbia Street, E Tenth Street 5) Pedestrian Furniture, Trash Cans, etc. 6) Building Façade Program 									

PUBLIC INFORMATION AND INPUT #1

1. Online
2. Information: UR 101
3. Two page handout

PUBLIC INFORMATION



Urban Renewal Feasibility Study

SPRING
2020



What is urban renewal?

Urban renewal is a local government tool used to improve and revitalize areas within a city. This tool is currently used by 79 communities statewide to implement economic development strategies and comprehensive plan goals. Urban renewal allows local governments to focus investments on a particular area to encourage public and private development. McMinnville, Carlton, and Dundee all use Urban Renewal.



How does it work?

In Oregon, "urban renewal" is the title of the program that authorizes the city to use tax increment financing. Tax increment financing is a tool that allows local governments to set aside property taxes generated from new businesses and development in a specific area. It also creates guidelines for spending the money. Access to this funding enables governments to focus investments on projects that encourage public and private development.



Why is the city considering urban renewal?

Urban renewal has proven successful in reinvigorating communities across Oregon. The feasibility study will help determine if using urban renewal in Newberg will help rejuvenate our downtown and waterfront area. Urban renewal in Newberg also aims to create better road connectivity across the city, improve bicycle and pedestrian safety, and update some downtown streets, making our city more enjoyable and accessible for community and family activities.



What is the source of the funding?

Urban renewal is not new money, instead it redirects money usually allocated for other taxing districts to the urban renewal agency. This shifts the impact of funding urban renewal to the taxing districts, not taxpayers.

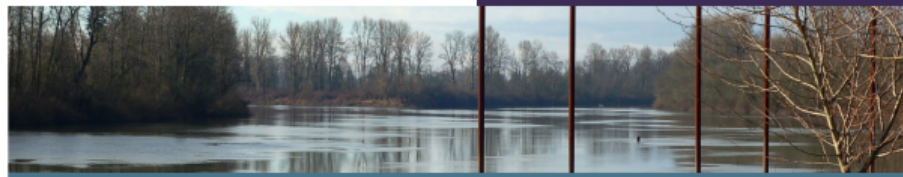
How is the money spent?

Urban renewal entities can do specified projects or activities under an adopted urban renewal plan which generally include:

- Construction or improvement of public facilities including streets, sidewalks, utilities, and parks.
- Streetscape improvements.
- Storefront improvements.
- Participation with developers for property improvement.
- Rehabilitation of existing buildings.

What will I pay?

Property taxpayers will not see an increase in property taxes as a direct result of an urban renewal area. If an urban renewal area is adopted, all property taxpayers will see a line item on the property tax bill that shows the breakdown of taxes for urban renewal. Urban renewal funding is not a new tax or an increase in taxes, and it does not directly divert money from schools.

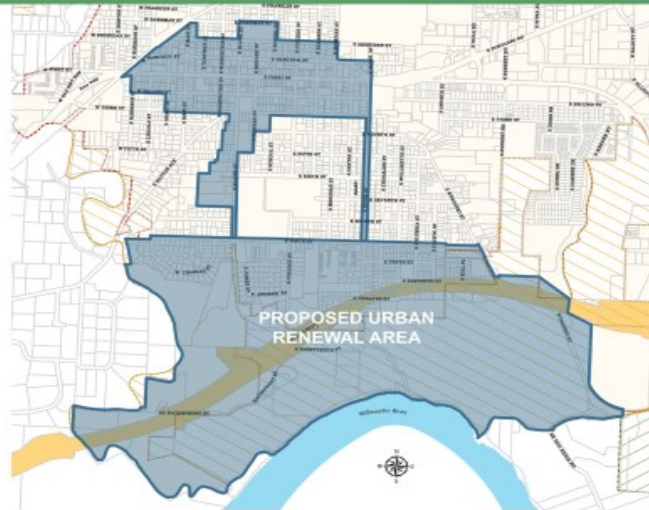


PUBLIC INFORMATION



Where did the idea for this urban renewal come from?

This urban renewal project is the result of years of outreach in the community while developing several plans that are shaping the future of our community, including the Newberg Downtown Improvement Plan, the Riverfront Master Plan, and the Newberg Community Visioning process. Urban renewal can help pay for infrastructure improvements already identified as needs by the community.

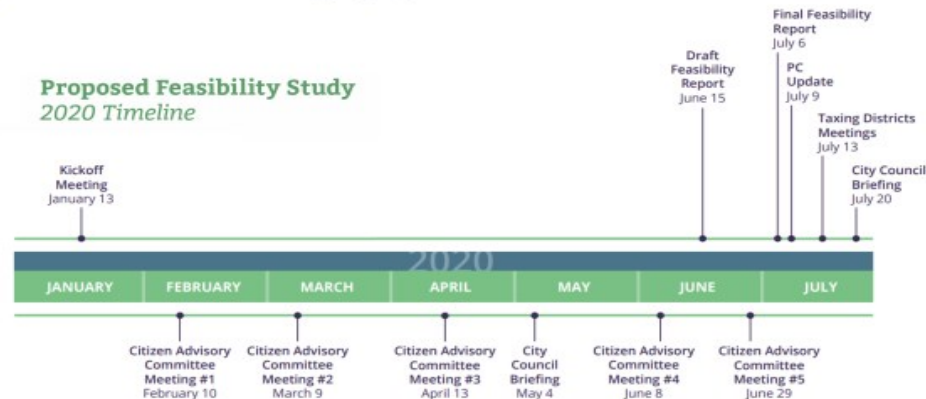


How can I get involved?

Join us at an open house or a citizen advisory committee meeting. To learn more, visit » newbergoregon.gov/urban-renewal

Proposed Feasibility Study 2020 Timeline

OR CONTACT THE CITY DIRECTLY »



NEXT STEPS

- | | |
|----------------------------------|---------|
| 1. Public Information #1 | Online |
| 2. CAC Meeting #4 | June 8 |
| 3. Public Input #2 | TBD |
| 4. CAC Meeting #5 | June 29 |
| 5. Final Feasibility Study to CC | July 20 |



NEWBERG AD HOC URBAN RENEWAL CITIZENS ADVISORY COMMITTEE



AGENDA

June 8, 2020
5:30 – 7:00

1. Call to order
2. Roll call
3. Consent calendar
4. New business
5. Public comments
6. Items from staff
7. Items from committee members
8. Adjournment

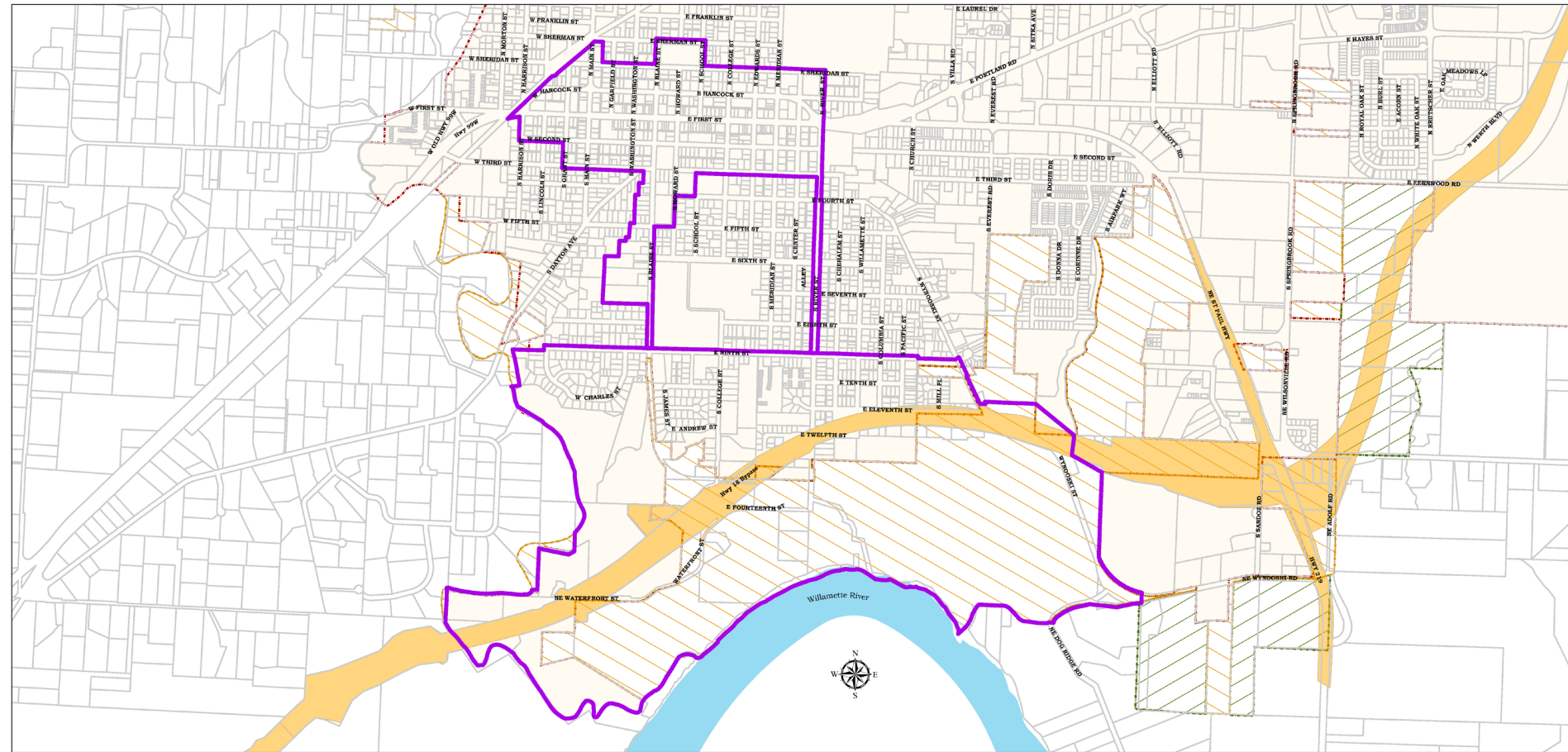
NEW BUSINESS

1. City Council and Planning Commission briefing update
2. Boundary Modification
3. Projects Updates
 - ☐ Projects
 - ☐ Administration
4. Draft Feasibility Study

CITY COUNCIL AND PLANNING COMMISSION BRIEFINGS

1. City Council May 4
2. Planning Commission May 14

Proposed Tax Increment Financing Area




Coordinate System: NAD 1983 HARN StatePlane Oregon North FIPS 3601 Feet Int
 Projection: Lambert Conformal Conic
 Datum: North American 1983 HARN
 False Easting: 8,202,099.7375
 False Northing: 0.0000
 Central Meridian: -120.5000
 Standard Parallel 1: 44.2434
 Standard Parallel 2: 46.0000
 Latitude Of Origin: 43.6667
 Units: Foot
 Document Path: C:\GIS\MapRequest\Doug\Proposed Taxation Financing Area.mxd
 Date Stamp: 3/12/2020 2:51:31
 Author: Keith McKinnon, GIS Analyst

IMPORTANT NOTICE TO ALL USERS:

DISCLAIMER AND LIMITATION OF LIABILITY
This information is not guaranteed to be accurate and may contain errors and omissions.
The City of Newberg provides
NO WARRANTY AS TO THE MERCHANTABILITY OR FITNESS
FOR A PARTICULAR PURPOSE FOR ANY INFORMATION HEREIN.

This map is created from various data sources and is subject to change without notice.
This map is intended for general planning purposes only.

 TaxIncrementFinancingArea

OR-18 Bypass

City Boundaries

 City Limit

Willamette River



STATUTORY LIMITATIONS

	Acreage	Assessed Value
Potential Urban Renewal Area	599.73	\$152,610,424
City of Newberg	3,799.92	\$2,037,958,279
Percent in URA	16.13%	7.49%

PRELIMINARY PROJECT COSTS BY CATEGORY

Downtown Improvement Plan	Estimated Costs
Public Transportation	\$36,998,850
Public Utility	\$10,794,017
Signage/Wayfinding/N/S Connections, Trolley, Parking	\$6,677,481 to \$8,437,406
Pedestrian Furniture	\$175,600
Building Façade	\$500,000
Second Street Utility Undergrounding	\$1,833,200
Subtotal	\$56,979,148 to \$58,739,073
Riverfront Master Plan	
Public Transportation	\$33,311,213
Public Utility	\$13,713,780
Riverfront Trails	\$1,824,070
Subtotal	\$48,849,063
Administration	\$9,930,000
TOTAL	\$115,758,211 to \$117,518,136

FINANCIAL PROJECTIONS

Projected Annual Growth in AV	4%	5%	6%	7%
Avg Annual Exception AV (2020 \$)	\$1,700,000	\$4,100,000	\$7,400,000	\$11,700,000
Total Net TIF (Over 30 Years)	\$59,300,000	\$84,400,000	\$115,900,000	\$154,300,000
Maximum Indebtedness	\$50,300,000	\$72,000,000	\$99,300,000	\$132,800,000
Capacity (2020 \$)	\$27,900,000	\$39,400,000	\$53,700,000	\$71,100,000
Years 1-5	\$2,500,000	\$3,300,000	\$4,000,000	\$4,800,000
Years 6-10	\$3,900,000	\$5,100,000	\$6,600,000	\$8,100,000
Years 11-15	\$5,100,000	\$7,000,000	\$9,200,000	\$11,900,000
Years 16-20	\$5,200,000	\$7,500,000	\$10,200,000	\$13,700,000
Years 21-25	\$5,400,000	\$8,000,000	\$11,300,000	\$15,600,000
Years 26-30	\$5,700,000	\$8,500,000	\$12,400,000	\$17,100,000

PROJECTS - SEE PACKET

DRAFT FEASIBILITY STUDY

VIDEOS

What is Urban Renewal?

Why Use Urban Renewal?

Where in the Urban Renewal Process is the City of Newberg?

How does Urban Renewal Impact Taxing Districts?

How does Urban Renewal Impact the School District?

How are TIF Funds Distributed to an Urban Renewal Agency?

NEXT STEPS

- | | |
|-------------------------------|---------|
| 1. CAC Meeting #5 | June 29 |
| 2. Planning Commission Update | July 9 |
| 3. Taxing Districts Meeting | July 13 |
| 4. City Council Briefing | July 6 |



NEWBERG AD HOC URBAN RENEWAL CITIZENS ADVISORY COMMITTEE





AGENDA

June 29, 2020
5:30 – 7:00

1. Call to order
2. Roll call
3. Consent calendar
4. New business
5. Public comments
6. Items from staff
7. Items from committee members
8. Adjournment

NEW BUSINESS

1. Draft Feasibility Study
2. Recommendation to City Council
3. Update on Public Input
Farmers' Market
Videos

DRAFT FEASIBILITY STUDY



Newberg Urban Renewal Feasibility Study Executive Summary



Newberg Urban Renewal Feasibility Study



CAC RECOMMENDATION

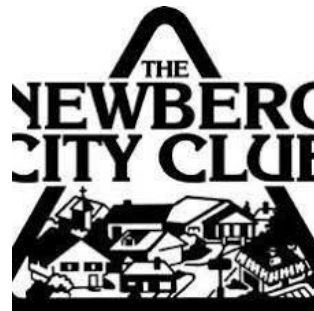
Recommendation Options:

1. The Ad Hoc Urban Renewal Citizens Advisory Committee recommends the City Council accept the Urban Renewal Feasibility Study and establish an urban renewal agency
2. The Ad Hoc Urban Renewal Citizens Advisory Committee recommends the City Council not accept the Urban Renewal Feasibility Study as urban renewal is not feasible in Newberg

FARMERS' MARKET/CIVIC ORGANIZATIONS



Kiwanis[®]
CLUB OF NEWBERG



VIDEOS

What is Urban Renewal?

Why Use Urban Renewal?

Where in the Urban Renewal Process is the City of Newberg?

How does Urban Renewal Impact Taxing Districts?

How does Urban Renewal Impact the School District?

How are TIF Funds Distributed to an Urban Renewal Agency?



NEXT STEPS

1. City Council Goal Briefing July 6
2. Planning Commission Update July 9
3. Taxing Districts Meeting July 13
4. Presentation of Feasibility Study July 20
& Action on CAC
Recommendation



July 9, 2020

City of Newberg
Doug Rux, Community Development Director
P.O. Box 970
414 E. First Street
Newberg, OR 97132

Dear Doug,

Thank you for your communication about the city's recent activities related to an urban renewal feasibility study. We have appreciated the opportunity to have a representative on your Ad Hoc Urban Renewal Citizens' Advisory Committee.

Chief Ulven has kept me updated on the committee's activities and the city's previous planning efforts to improve the downtown and riverfront area near the former mill site. We will also share information about the status of Newberg's process with our board of directors as part of an annual district-wide economic and community development report in August.

I'd like to reinforce a sentiment expressed by Chief Ulven about our desire for the Newberg Urban Renewal Plan to include revenue sharing. We would also like there to be plan performance metrics including periodic financial analysis and updated projections for tax increment finance revenues to evaluate the ability of the revenues to achieve or exceed the plan's maximum indebtedness by the anticipated expiration date. If revenues are exceeding projections, we would like the plan to allow for the option to return portions of the plan area to the tax rolls early or shorten the plan's duration altogether.

We are supportive of and grateful for the city's efforts to improve the livability and economy for Newberg residents and businesses. But the prospect of losing as much as \$18 million during the plan's life directly impacts our operational funding, so we feel it's important to assure our interests for the sake of our future leaders and policy makers.

Respectfully,

Deric Weiss, Fire Chief
Tualatin Valley Fire & Rescue