

NEWBERG CITY COUNCIL

PUBLIC HEARING AND REVIEW OF NEWBERG URBAN RENEWAL PLAN

August 2, 2021

ROLE OF CITY COUNCIL

- Review the proposed Newberg Urban Renewal Plan and take public testimony
- Consider the Board of Commissioners Order and Resolution

URBAN RENEWAL 101

NOT A NEW TAX!



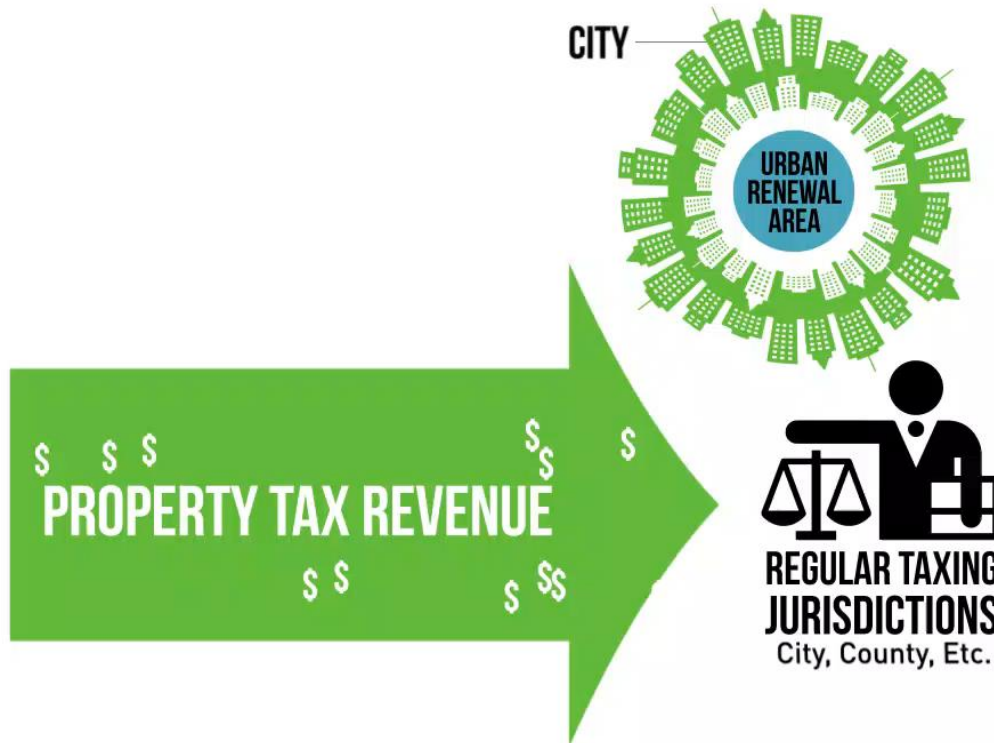
CRASH COURSE | UR 101



CRASH COURSE | UR 101



CRASH COURSE | UR 101



IMPACTS TO TAXING DISTRICTS

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



URBAN RENEWAL AND LOCAL SCHOOL DISTRICTS

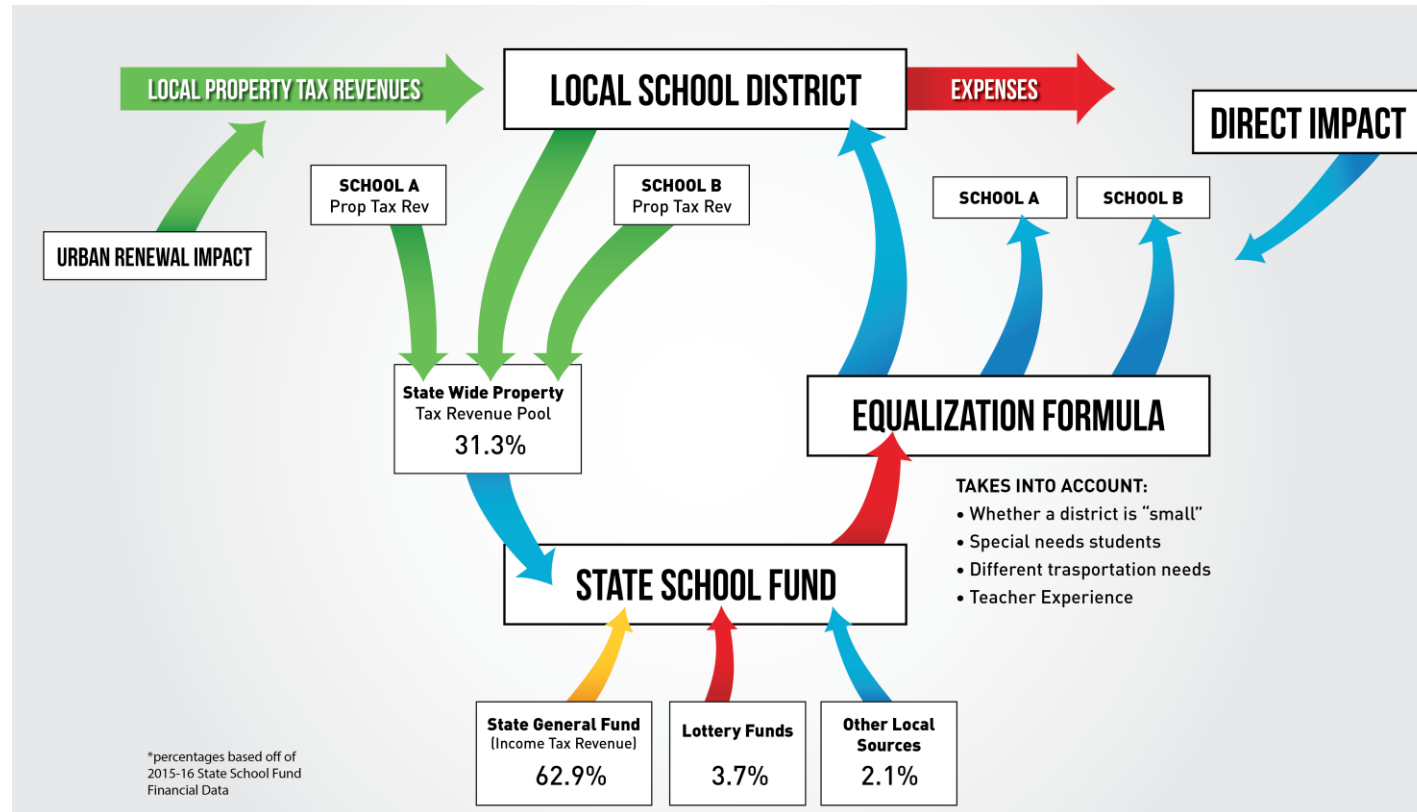


An Indirect Impact

URBAN RENEWAL IMPACT Regular Taxing District



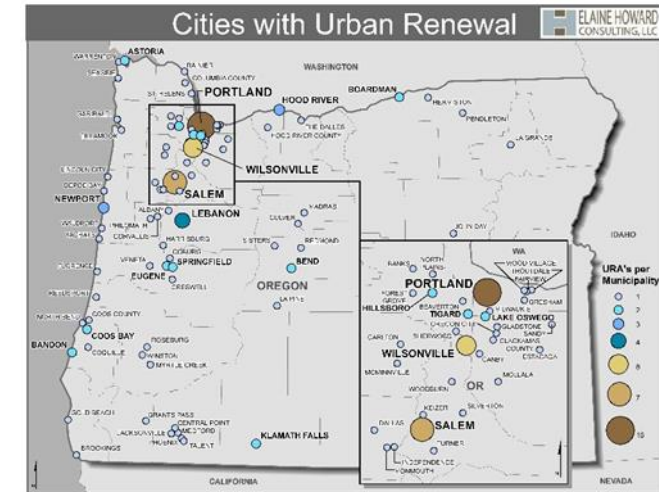
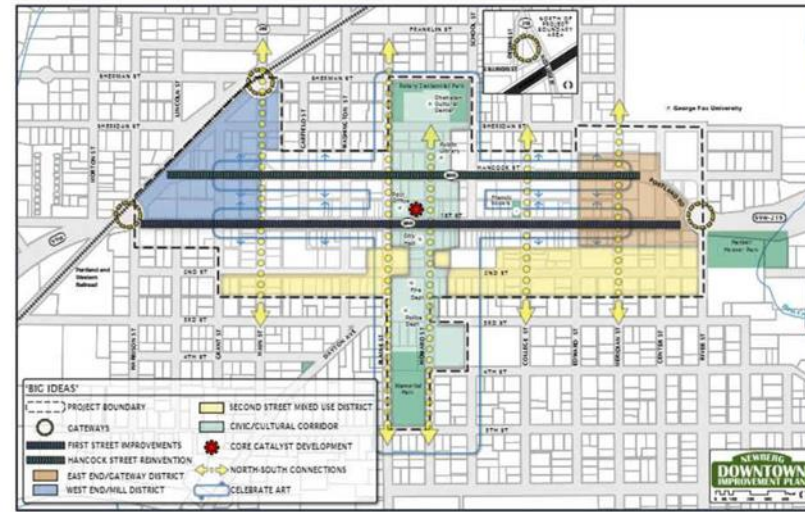
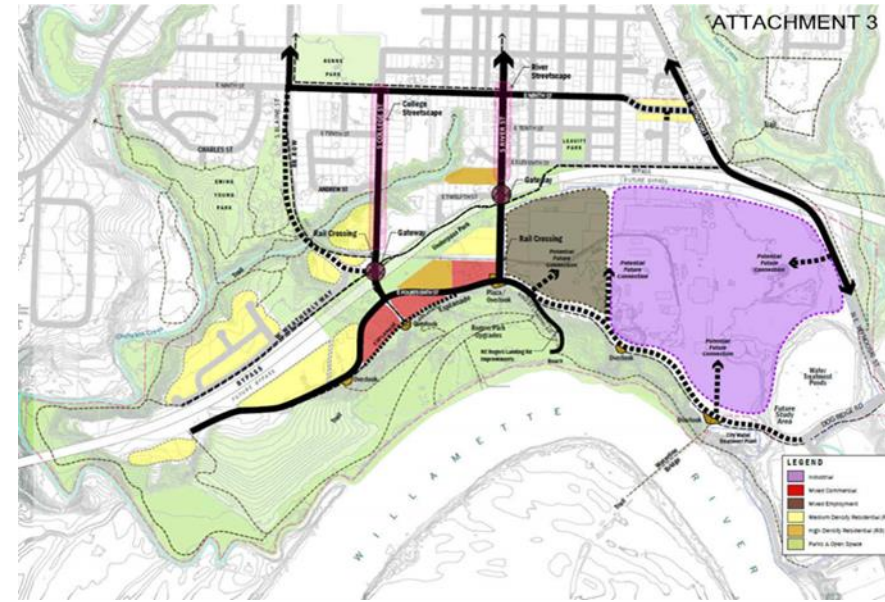
URBAN RENEWAL IMPACT LOCAL SCHOOLS



SETTING THE STAGE

URBAN RENEWAL IN NEWBERG

How and Why We Developed the Newberg Urban Renewal Plan

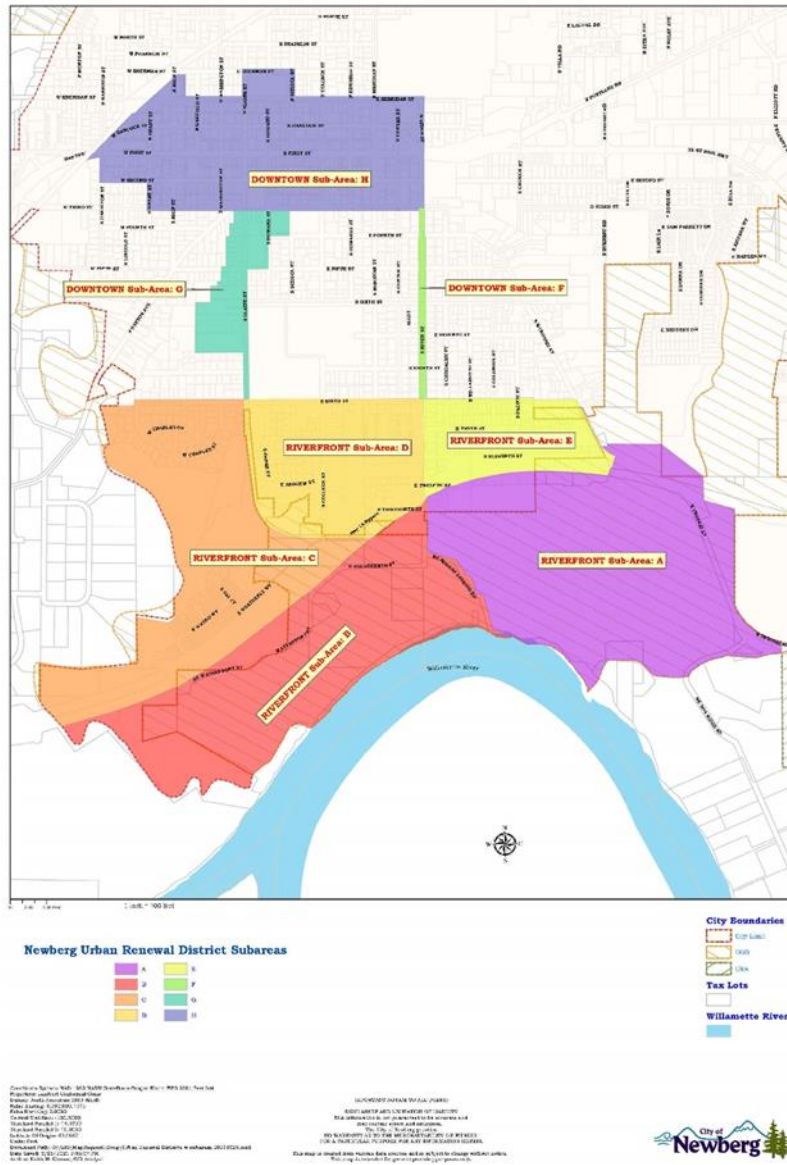


URBAN RENEWAL PLAN & REPORT

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

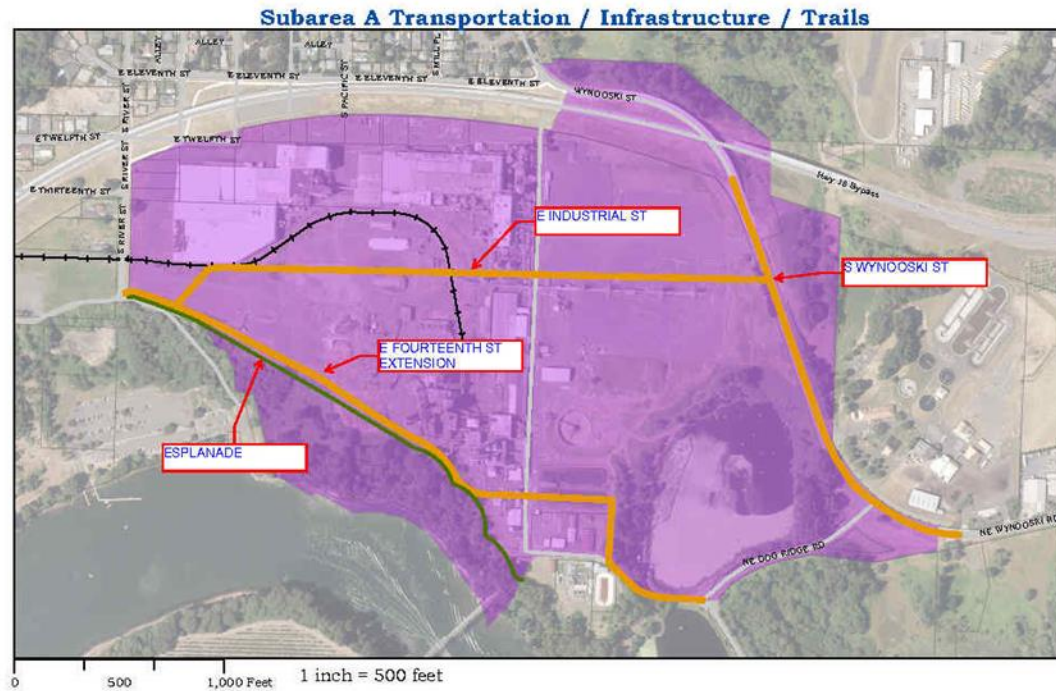
URBAN RENEWAL DISTRICT SUBAREAS

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



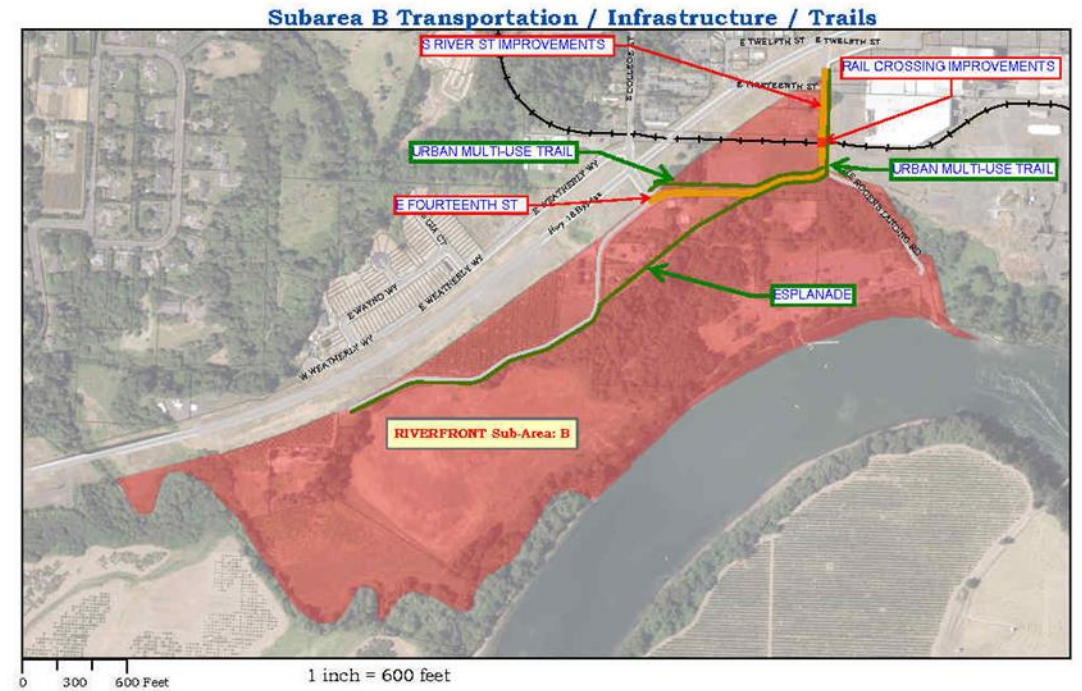
Does Not Increase Property Taxes

SUBAREAS A & B



Current as of: 10/13/2021
 Prepared by: Elaine Howard Consulting LLC
 Project: Subarea A Transportation / Infrastructure / Trails
 Date: 10/13/2021
 Scale: 1 inch = 500 feet
 Author: Elaine Howard
 Date: 10/13/2021

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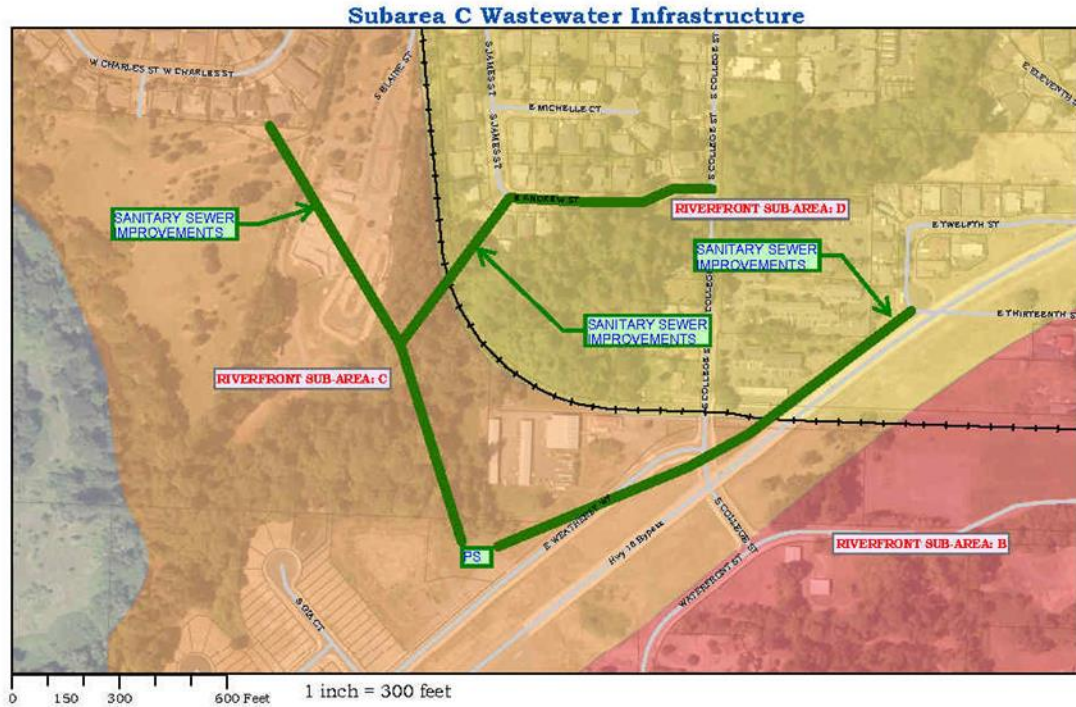


Current as of: 10/13/2021
 Prepared by: Elaine Howard Consulting LLC
 Project: Subarea B Transportation / Infrastructure / Trails
 Date: 10/13/2021
 Scale: 1 inch = 600 feet
 Author: Elaine Howard
 Date: 10/13/2021

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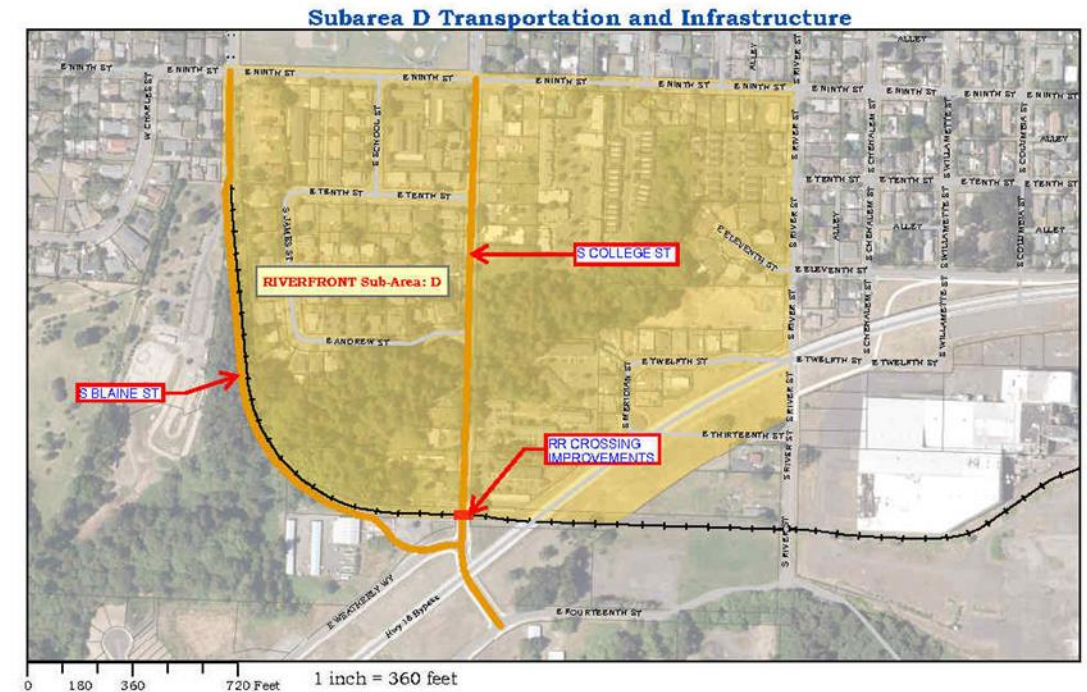
SUBAREAS C & D

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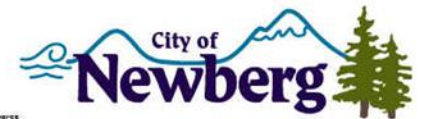
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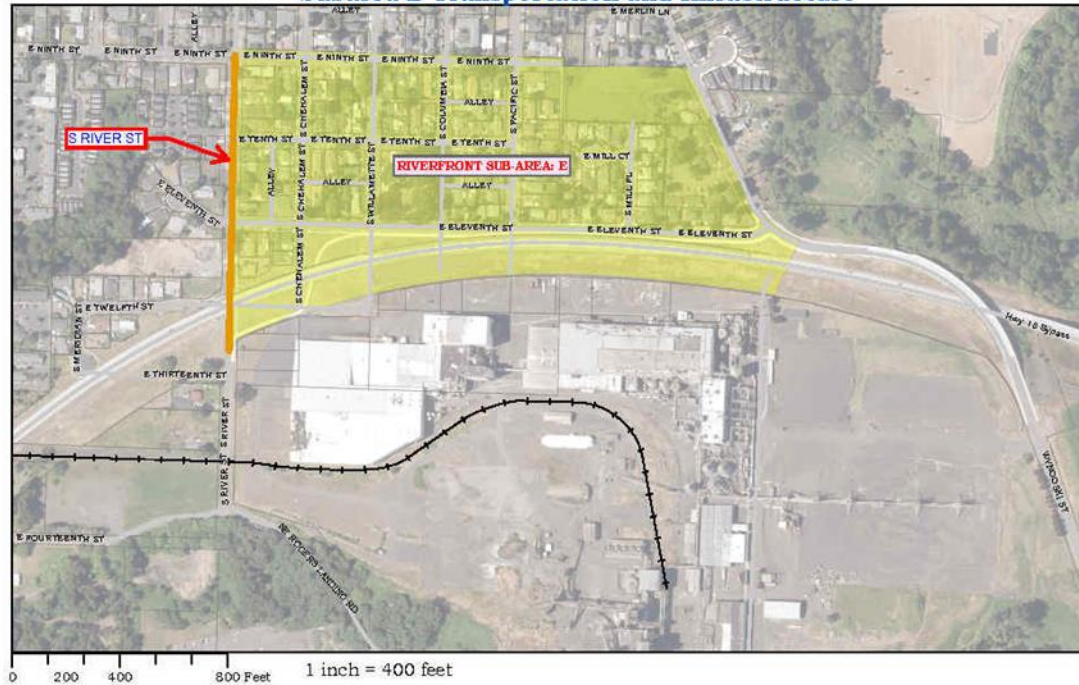
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SUBAREAS E & F

Subarea E Transportation and Infrastructure



Cartography System: NAD 1983 NAD83 StatePlane Oregon North FIPS 5001 Feet (1)
 Projection: Lambert Conformal Conic
 Datum: North American 1983 NAD83
 Prime Meridian: 120° 00' 00" W
 False Easting: 5000
 Central Meridian: -120.0000
 Standard Parallel 1: 44.2222
 Standard Parallel 2: 49.0000
 Latitude Of Origin: 42.0000
 Units: Feet
 Data Source: City of Newberg
 Date Saved: 3/17/2021 4:23:23 PM
 Author: Jason Robinson GIS Analyst

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Subarea F Transportation and Infrastructure



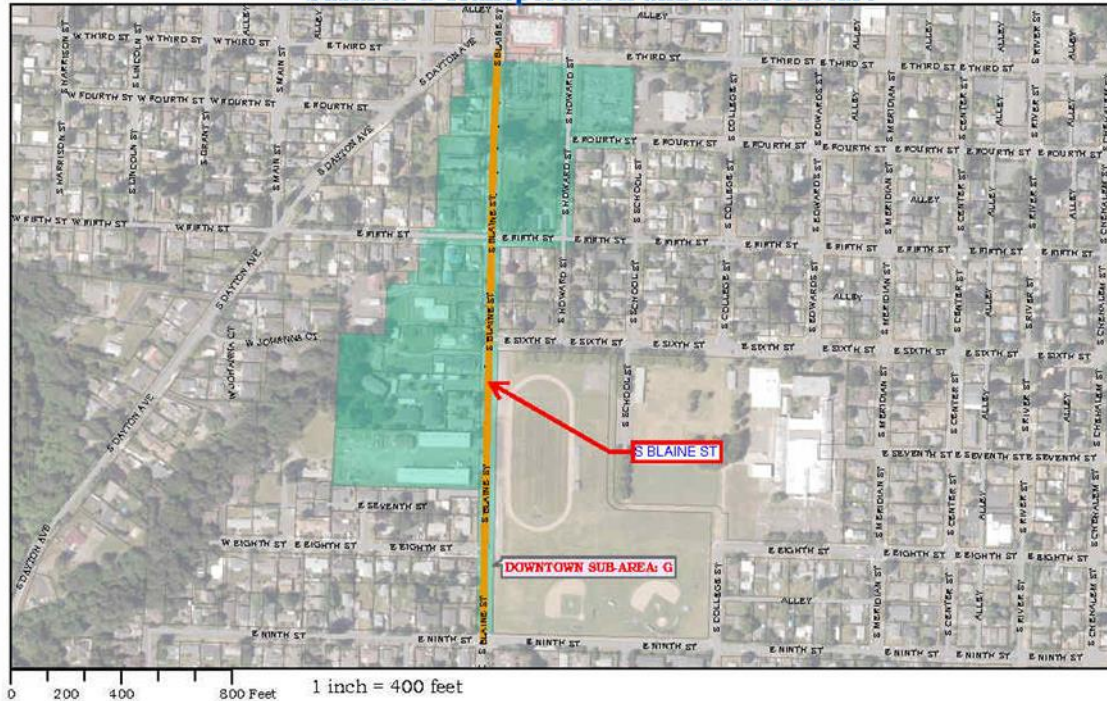
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SUBAREAS G & H

Subarea G Transportation and Infrastructure

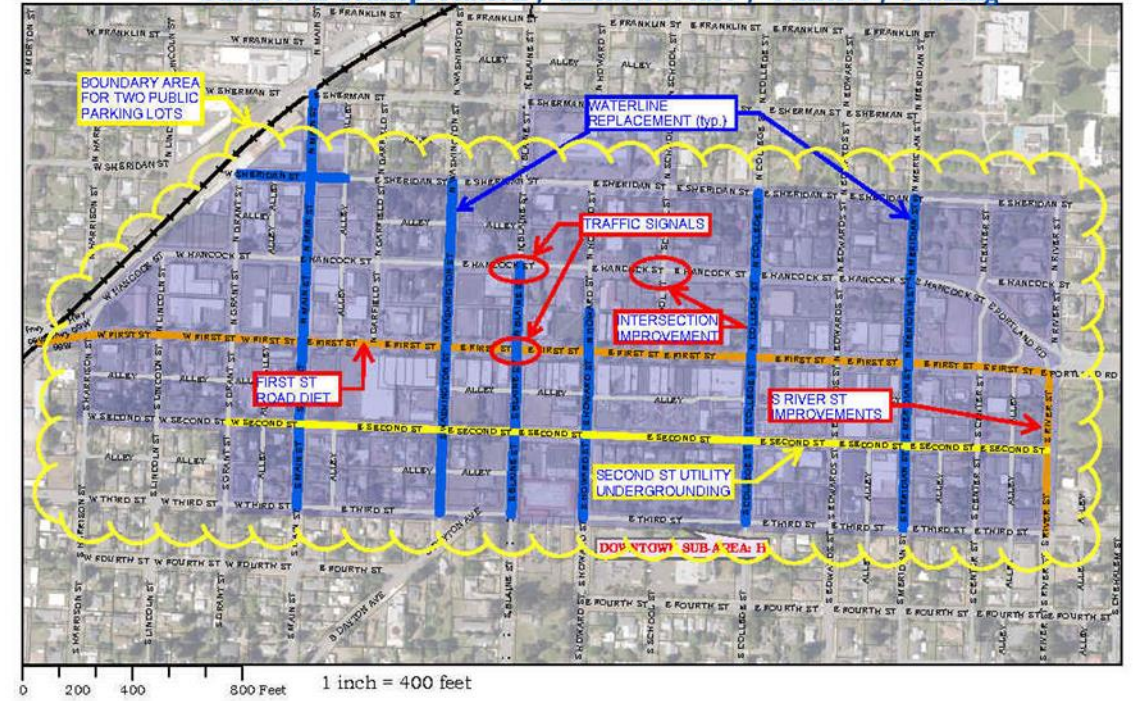


Current as of: 10/13/2021 10:13 AM
 Prepared by: Elaine Howard Consulting LLC
 Date: 10/13/2021 10:13 AM
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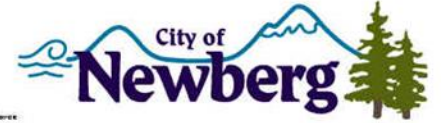


Subarea H Transportation / Infrastructure / Utilities / Parking



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IMPACT TO CITY OF NEWBERG

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

Over 30 years: \$23,816,275

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

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

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

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

DURATION PROVISION

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

AD HOC COMMITTEE RECOMMENDATION

- Committee recommended on May 24, 2021, the Newberg Urban Renewal Plan and Report be forwarded to the Newberg Urban Renewal Agency for referral to taxing districts
- May 24, 2021 recommended Newberg City Council adopt the Plan

CONSULT/CONFER PROCESS

- The Newberg Urban Renewal Agency referred the Plan to Taxing Districts on June 7, 2021
- Notice sent on June 9, 2021 (Certified & email)
- Met with all taxing districts except PCC and WESD which declined a presentation
- No comments were received by the July 26, 2021 deadline

NEWBERG COMPREHENSIVE PLAN CHAPTERS REVIEWED

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

ADDITIONAL DOCUMENTS REVIEWED

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

YAMHILL COUNTY COMPREHENSIVE PLAN

- Urban Area Development
- Alternative Development
- Housing
- Economic Development
- Commercial Development
- Industrial Development
- Agricultural Lands

YAMHILL COUNTY COMPREHENSIVE PLAN

- Water Resources
- Open Space
- Ecologically and Scientifically Significant Natural Areas
- Historic Areas, Sites, Structures and Objects and Cultural Areas
- Transportation
- Public Facilities and Services

YAMHILL COUNTY COMPREHENSIVE PLAN

- Parks and Recreation
- Willamette Greenway
- Air, Water and Land Resources Quality
- Citizen Involvement

ADDITIONAL DOCUMENTS REVIEWED

- Yamhill County Transportation System Plan
- Grow Yamhill County – Yamhill County Economic Development Plan

PLANNING COMMISSION RECOMMENDATION

- Planning Commission adopted Resolution No. 2021-373 finding the Plan was in conformance with the Newberg Comprehensive Plan & Yamhill County Comprehensive Plan
- Recommended the City Council adopt the Newberg Urban Renewal Plan

YAMHILL COUNTY ORDER & RESOLUTION

- Newberg met with the Commissioners on May 27, June 17, June 24, July 1 and July 29, 2021 to discuss the Plan
- B.O. 21-317/Resolution 21-07-29-1 adopted approving the Newberg Urban Renewal Plan contingent upon a ballot vote affirming the plan by residents of the City of Newberg

CITY COUNCIL CONSIDERATION

- Take public testimony on the Newberg Urban Renewal Plan
- Consider the Board of Commissioners Order and Resolution

QUESTIONS