



Community Development Department

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MEMORANDUM

TO: Newberg Planning Commission
FROM: Doug Rux, Community Development Director
SUBJECT: Urban Renewal Feasibility Study
DATE: May 14, 2020

Background

The City of Newberg has identified through a series of projects over the past 5 years ways to enhance our local economy. This has included the 2016 Economic Development Strategy (Updated in November 2019), 2016 Newberg Strategic Tourism Plan, 2016 Newberg Downtown Improvement 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. 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 works for Newberg involves the following:

1. Urban Renewal Feasibility Study (draft and final).
2. Establishment of an Urban Renewal Agency.
3. Urban Renewal Plan and Report (draft and final).
4. Confer and consult with overlapping taxing districts, Urban Renewal Agency referral to Planning Commission, public hearings before the Planning Commission and City Council, Yamhill County approval of the urban renewal plan by resolution, distribution of adopted ordinance to the Urban Renewal Agency by the City, notice of adoption in newspaper per ORS 457.115, recording of plan per ORS 457.125, and referendum process.

The City Council was provided a briefing on urban renewal at their October 7, 2019, meeting. Staff solicited a Request for Proposals on October 18, 2019, which closed on November 13, 2019.

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 study, and if City Council determines a program is feasible, to assist in preparing an urban renewal plan and report.

On January 6, 2020, 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. Members of the Advisory Committee include:

John Bridges, Chair
Francisco Stoller, Vice Chair
Patrick Johnson
Molly Olson
Angel Aguiar
Don Clements
Joe Morelock
Loni Parrish
Don Griswold
Shannon Buckmaster
Cassandra Ulven

Citizens Advisory Committee

On January 23, 2020, the Advisory Committee held its orientation meeting to the urban renewal feasibility study, and plan and report process. Attachment 1 is the background material provided to the Advisory Committee.

The Advisory Committee met on February 10, 2020, and received a project overview from Elaine Howard along with review of the feasibility study timeline, Urban Renewal at a Glance, public input, and began the discussion of a potential urban renewal area boundary. Attachment 2 is Urban Renewal at a Glance. Attachment 3 is the Urban Renewal Community Engagement Toolbox. Attachment 4 is the Urban Renewal Feasibility Study Fact Sheet.

On March 9, 2020, the Advisory Committee met to further the discussion on a potential urban renewal area boundary, reviewed a preliminary list of potential projects drawn from various master plans that cover the potential urban renewal area, and discussed information to be shared and presented at the community open house scheduled for April 13, 2020. Attachment 5 is the presentation materials from the meeting. The Advisory Committee finalized the proposed boundary at this meeting. Attachment 6 is the proposed boundary area. The Advisory Committee additionally discussed if a community open house would be feasible on April 13th with the rising concerns regarding COVID-19.

The Advisory Committee met virtually on April 13, 2020, due to the COVID-19 pandemic to review and discuss 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, impacts on taxing districts, and preliminary project cost estimates. For the statutory limitations the proposed area is under the 25% cap at 16.74%. The assessed value is under the 25% cap at 7.8%. The City's assessed value Average Annual Growth Rate from 2008 to 2020 was 5.5%. The Advisory Committee questioned some of the percentages presented for the years 2019 and 2020 asking the consultant team to dig deeper into those numbers for clarification. The Advisory Committee additionally discussed the growth rates under 4%, 5%, 6% and 7% scenarios based on development opportunities within the proposed urban renewal plan area significantly driven by what occurs at the WestRock mill site. They also discussed the life of the plan of 30 years verses a shorter horizon and asked the consultant to look at duration clauses that are contained

in some urban renewal plans. The Advisory Committee discussed the statutory limitation on maximum indebtedness that ranged from \$146M and \$148M. Impacts on taxing districts were discussed based on the four growth scenarios and the impacts on Newberg Public Schools and funding through the State School Fund. It was discussed that Newberg Public Schools and Willamette Education Service District have indirect impacts as they received funding through the State School Fund and that other taxing districts have a direct impact from urban renewal such as the City of Newberg, Tualatin Valley Fire & Rescue, and Chehalem Park and Recreation District, as examples. The preliminary project costs presented on March 9th were updated to bring them to current 2020 values. The preliminary project costs shared was slightly above \$88M. Staff continues to investigate possible project costs from the initial proposed plan area to the current proposed plan area. Attachment 7 is the presentation materials from the meeting. Attachment 8 contains the initial Financial Summary memorandum.

The Advisory Committee additionally discussed the canceled April 13th community open house due to COVID-19 and options for a form of online information sharing that could include a voiceover explaining the Urban Renewal 101 material they had reviewed at a prior meeting. A video explaining urban renewal was also discussed. Distribution of the Urban Renewal Feasibility Study fact sheet was discussed for broader distribution.

City Council Briefing

Based on Advisory Committee feedback, financial information was updated for the May 4, 2020 City Council briefing. Corrections to the City's assessed value Average Annual Growth Rate from 2008 to 2020 was modified to be 4.78%. Staff and the Elaine Howard also discussed community outreach through the Urban Renewal 101 voiceover. It was determined to wait to prepare a video during the plan and report development phase if the City Council concludes that the feasibility study indicates urban renewal is a viable economic development tool for Newberg. Funds are included in the project budget to prepare a video through JLA, a sub-consultant on the project. Advisory Committee members will be asked to share the location of the urban renewal material with interested parties. Staff will take any received feedback via email and forward that information to the Advisory Committee for their June 2020 meetings.

Next Steps

Public Information – Information will be prepared and posted onto the web site. Advisory Committee members will be asked to direct people who are interested in the program to the City's web site to gather information. The June 8th community open house will likely be a web based information sharing approach rather than a community open house as originally envisioned.

Feasibility Study Report – The consultant will start preparing the report based on information generated to date. Staff will provide to our consultant updated project costs and include estimated administrative costs to implement a program.

Advisory Committee – There are two additional Advisory Committee meetings scheduled for June 8th and June 29th on the Feasibility Study. A recommendation will be developed from the Advisory Committee to the City Council on the Feasibility Study on June 29th.

City Council – A final Feasibility Study will be brought before the City Council on July 20 for

consideration and direction to staff.

Attachments: 1. Orientation Materials January 23, 2020
2. Urban Renewal at a Glance
3. Urban Renewal Community Engagement Toolbox
4. Urban Renewal Feasibility Study Fact Sheet
5. Presentation Materials March 9, 2020, CAC Meeting
6. Proposed Urban Renewal Boundary Area Map
7. Presentation Materials April 13, 2020, CAC Meeting
8. Initial Financial Summary Memorandum
9. Planning Commission Power Point 5-14-20

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).

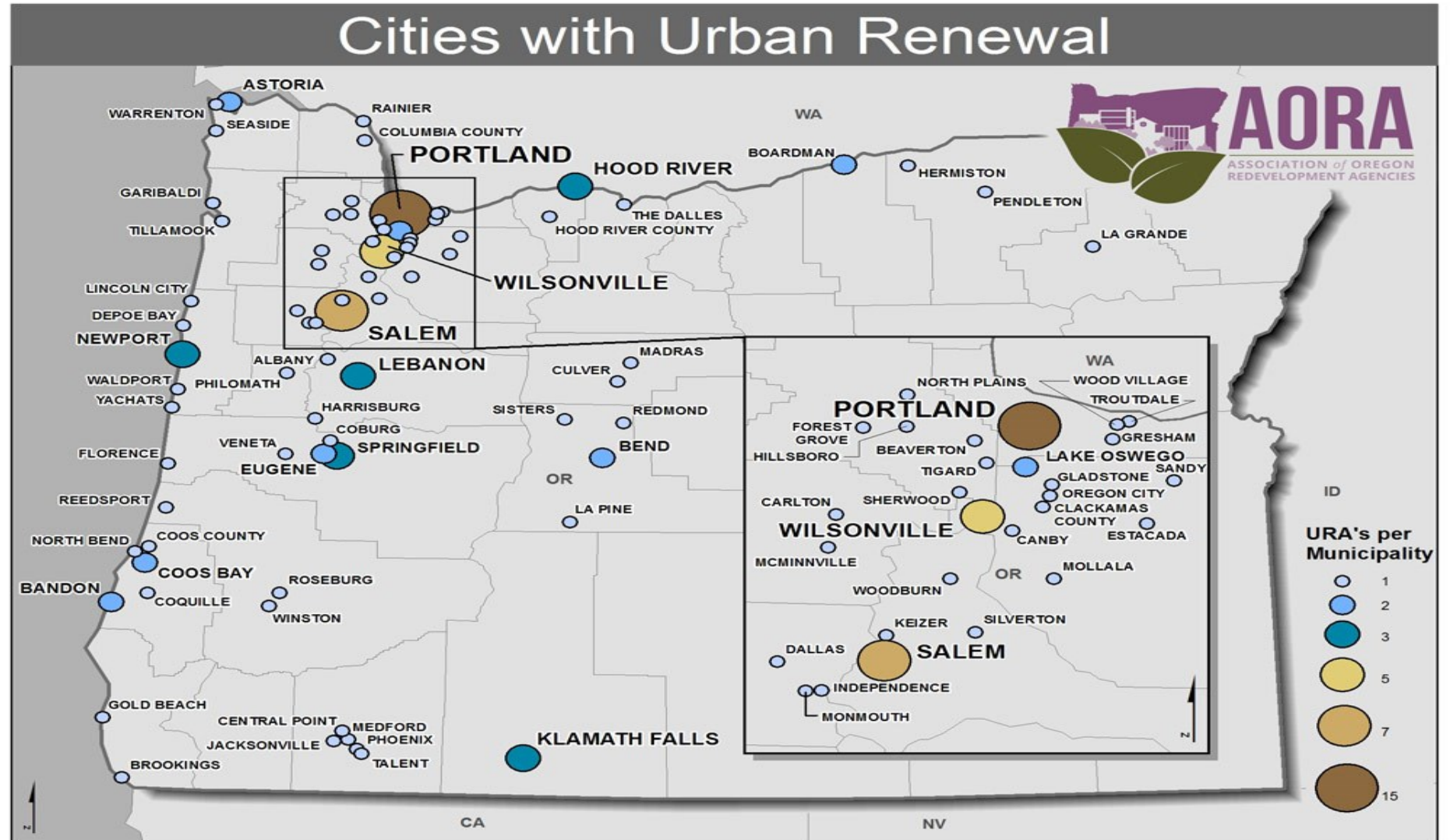
2019 – HB 2175 modified what constitutes a public building, clarified adding additional land to a district, modified what's to be included in a report, and modifications to standard and reduced rate plans.

TIF Programs Operating in Oregon?

175

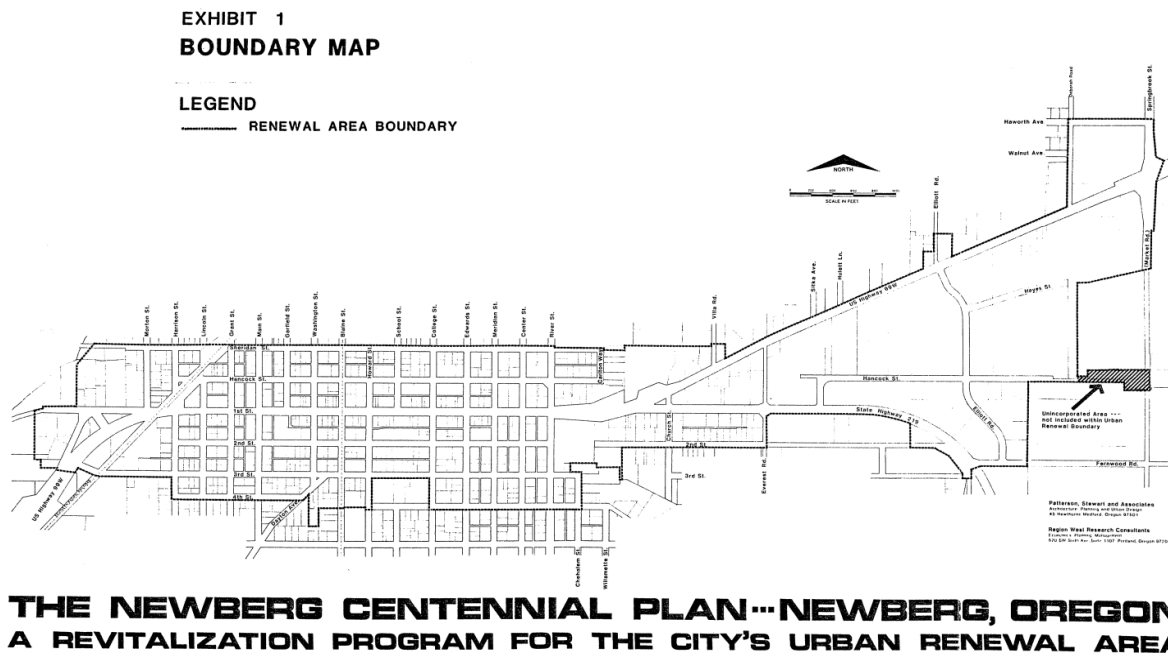
Districts
Statewide

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



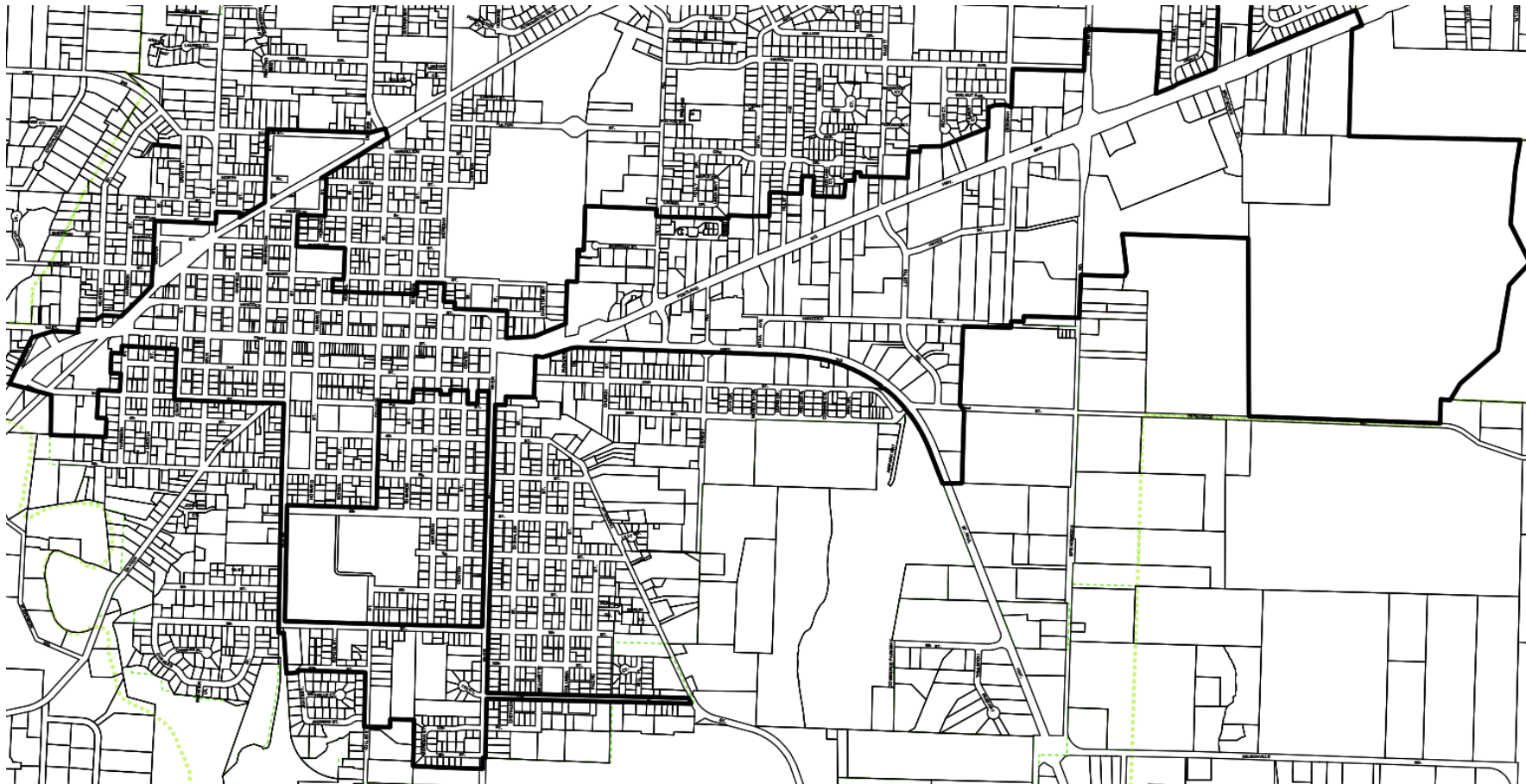
Terminated by Initiative
Petition Ord. No. 1983-2172

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?

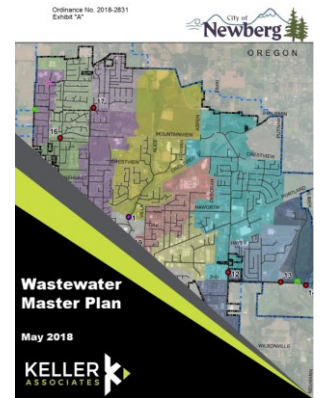
- Newberg Economic Development Strategy (2016)
- Newberg Strategic Tourism Strategy (2016)
- Newberg Downtown Improvement Plan (2016)
- Newberg Transportation System Plan (2016)

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

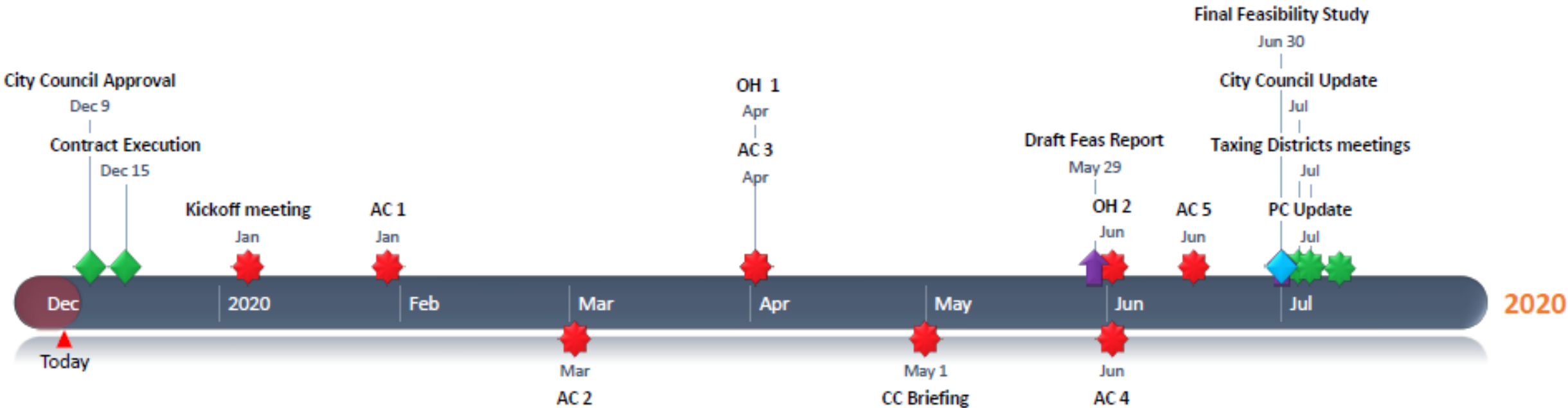


Steps/Time/Cost to Creating a TIF Program

- 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

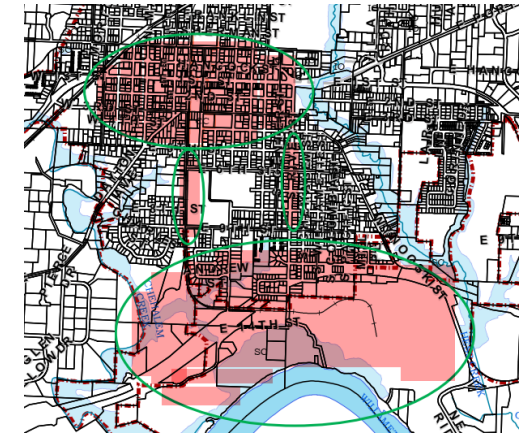
- Public Involvement – engage public in evaluation
- Area Boundary – maximum 25% of City limit area
- Blight – defined by ORS 457.010
- Preliminary Projects – draw from existing plans within the boundary
- Comprehensive Plan Review – review goals and policies
- Financial Analysis – maximum 25% City assessed 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

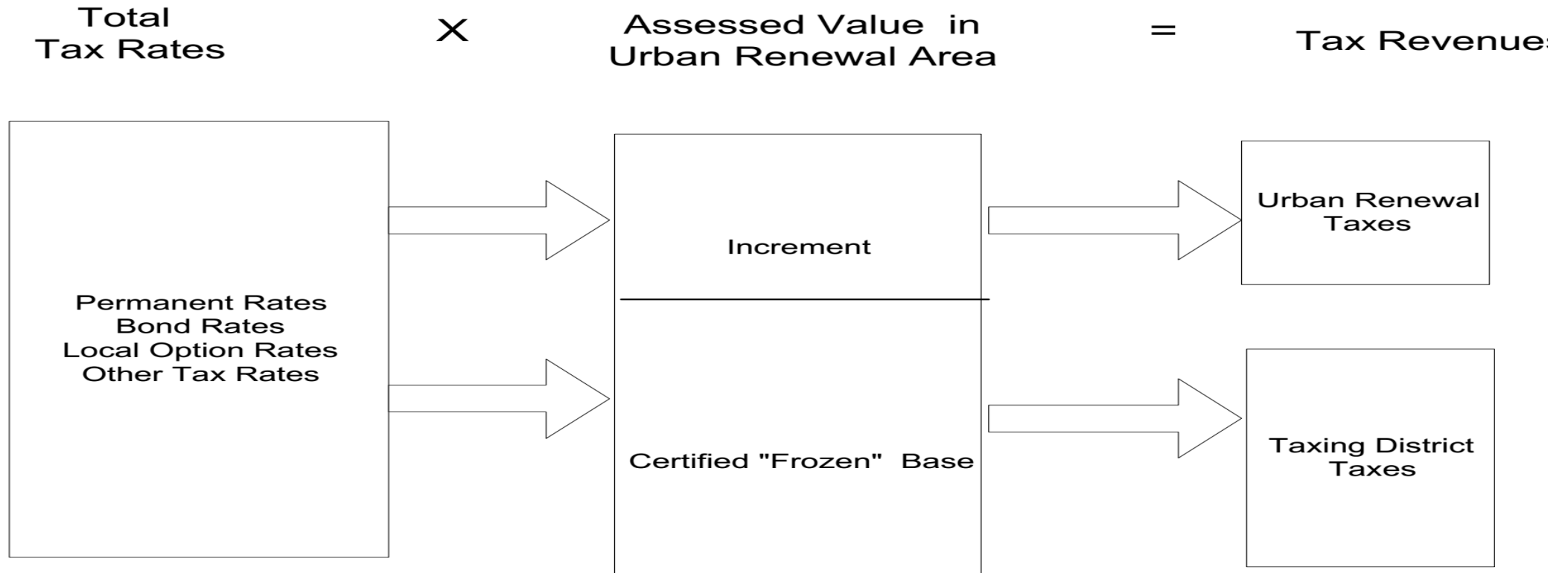


Urban Renewal Plan (con't)

- 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

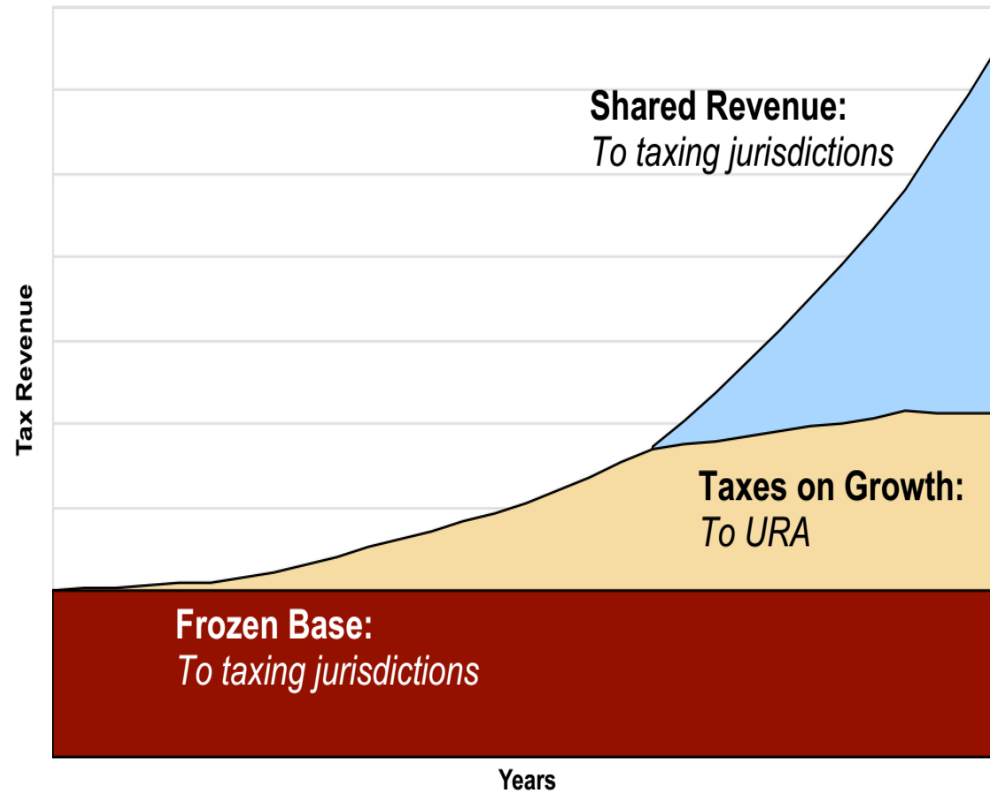
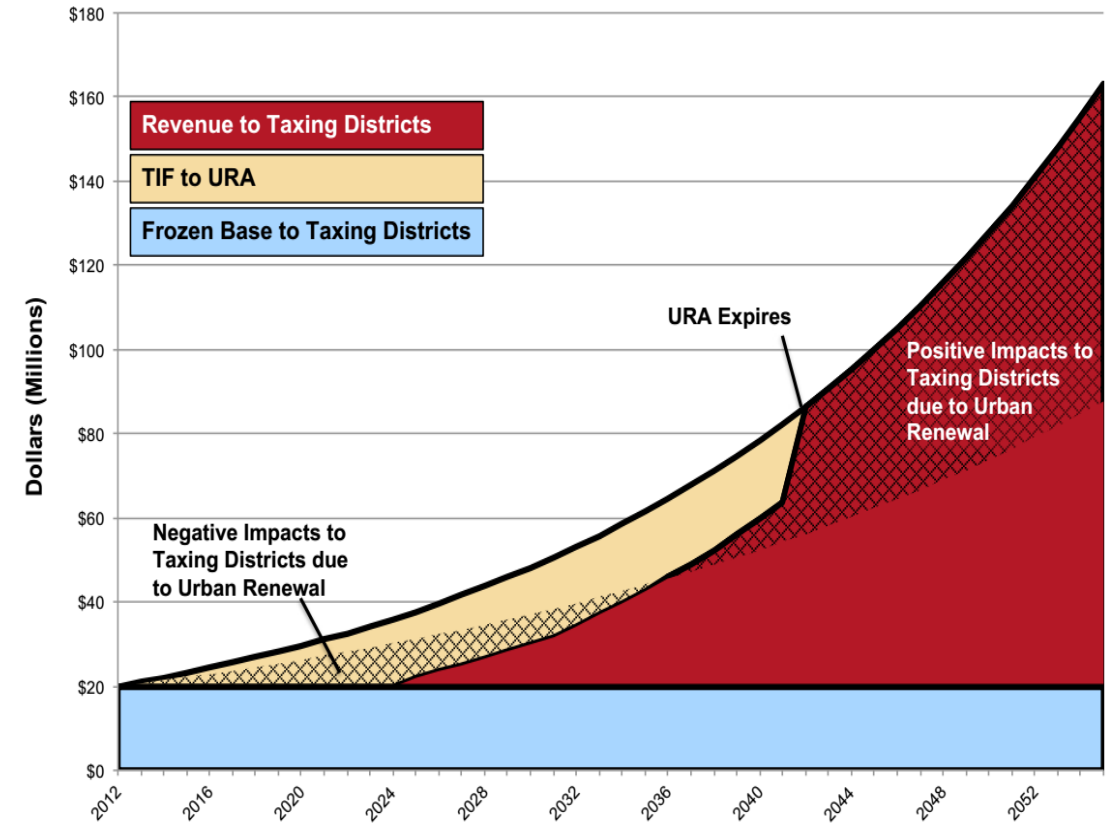


Figure 3. Impact on Taxing Districts



Referendum Process

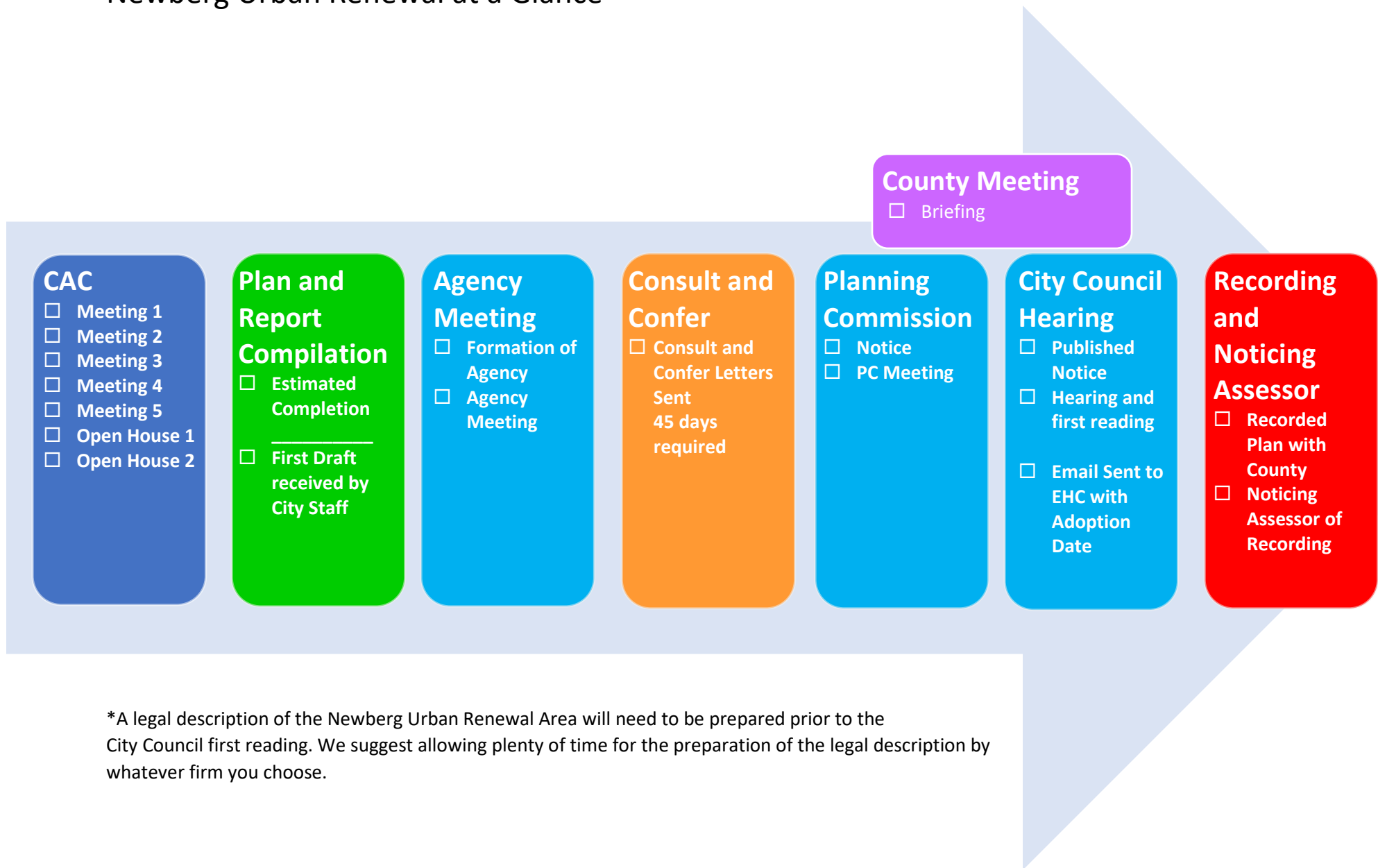
- An ordinance adopting an urban renewal plan is subject to referendum per ORS 457.120(3)(d)
- Referendums are subject to the requirements of ORS 250
- After October 3, 1979, any urban renewal plan purported to be adopted in conformance with applicable legal requirements shall be conclusively presumed 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>	

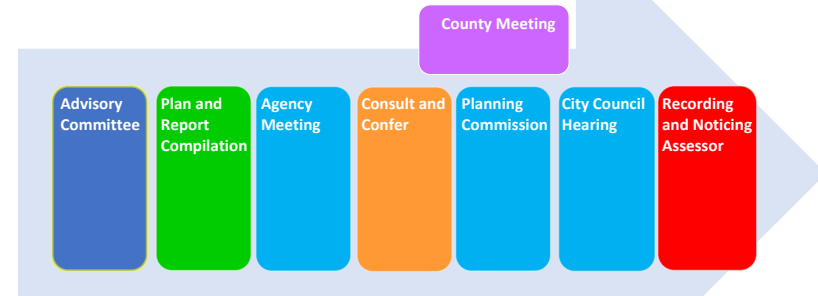
The Advisory Committee more than fulfills the public input requirements set forth by ORS 457. There are 5 meetings in the Feasibility Study stage and an additional 3 meetings if the decision is made to develop an urban renewal plan and report.

Two Open Houses are scheduled for the Feasibility stage.

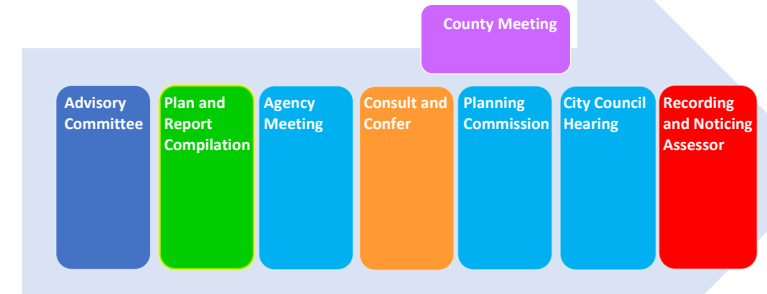
Materials Provided by Elaine Howard Consulting, LLC

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



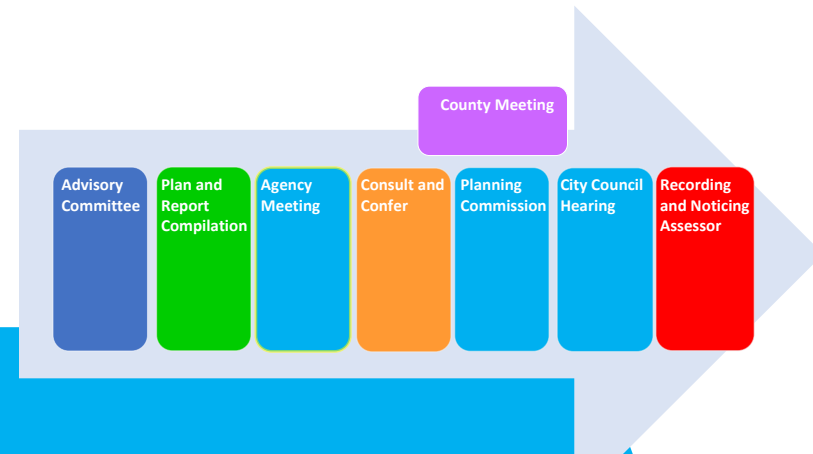
Description

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

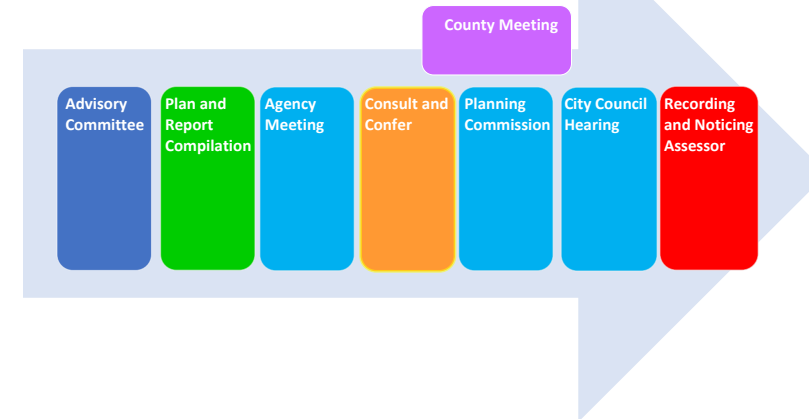
We will provide the following materials. Any documents provided will be in word format, and City staff must transition them to City templates.

- 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

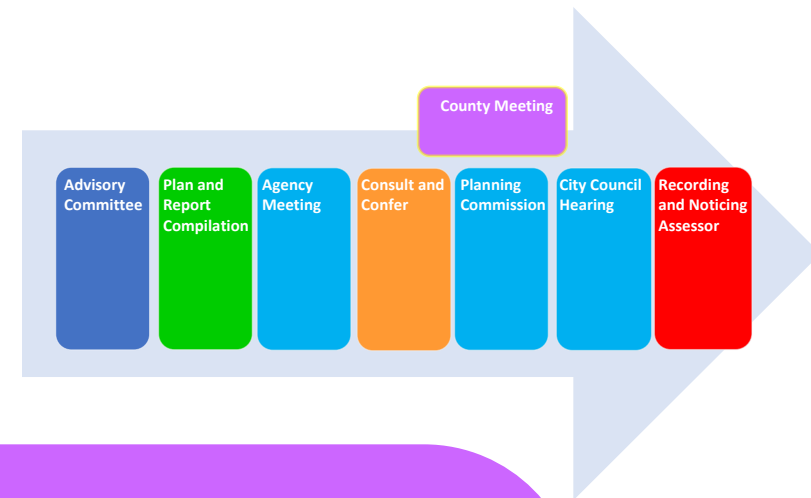
Consult and Confer is the formal process of notifying and receiving input from the overlapping taxing districts impacted by the Urban Renewal Plan. Typically, the same draft of the Plan and Report that is reviewed at the Agency Meeting is sent to all the overlapping taxing districts with a cover letter 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

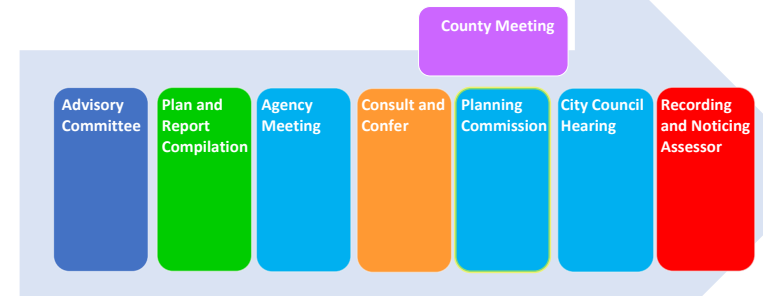
- If needed, a draft of the Urban Renewal Plan updated with changes from the Agency Meeting.
- Draft resolution for County consideration if there are unincorporated properties.
- A County Commission memo that summarizes the Plan and Report. In many cases the County Consult and Confer Letter will suffice. 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

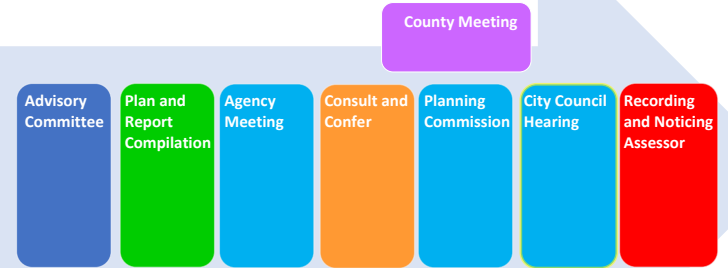
- If needed, a draft of the Urban Renewal Plan updated with changes from the Agency Meeting.
- A Planning Commission staff report with a suggested motion that encompasses the role of the Planning Commission according to state statute ORS 457. The staff report will also summarize the relevant sections 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

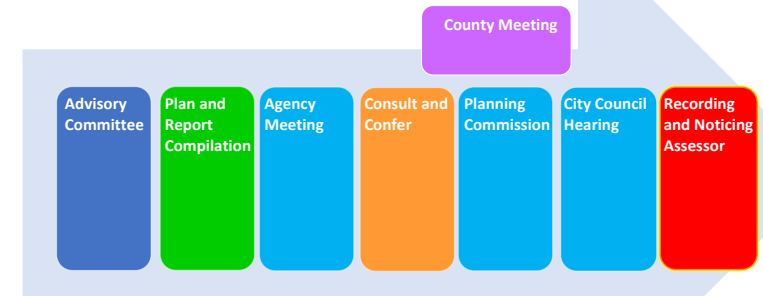
- The draft the Newberg Urban Renewal Plan and Report, updated with any changes requested at the Agency and Planning Commission Meetings, and
- An Ordinance for Adoption of the Plan by City Council.
- A City Council staff report. The staff report will summarize the most relevant sections of the Newberg 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.



Newberg Urban Renewal Area

Community Engagement Toolbox

Prepared for:

City of Newberg

Newberg, OR

Prepared by:



JLA Public Involvement, Inc.

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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>	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><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	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.	All addresses in the proposed urban renewal area	<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>	All interested parties.	<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 		
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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



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.

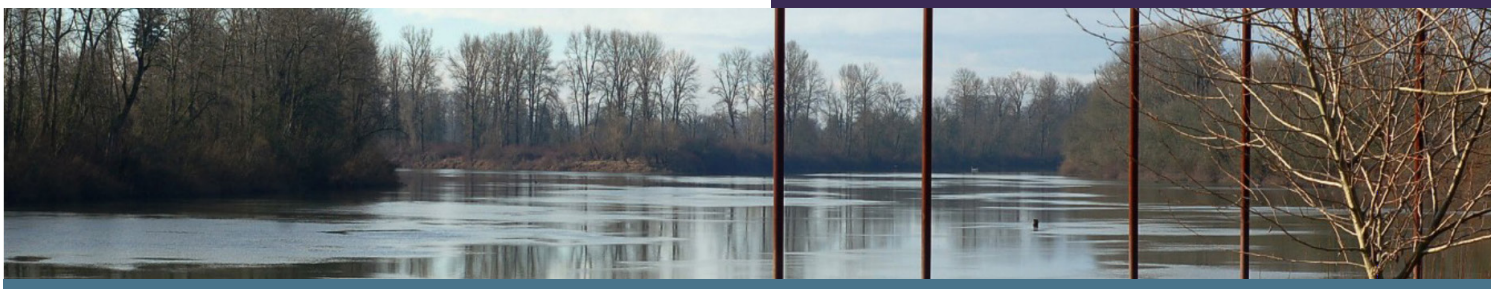
How is the money spent?

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?

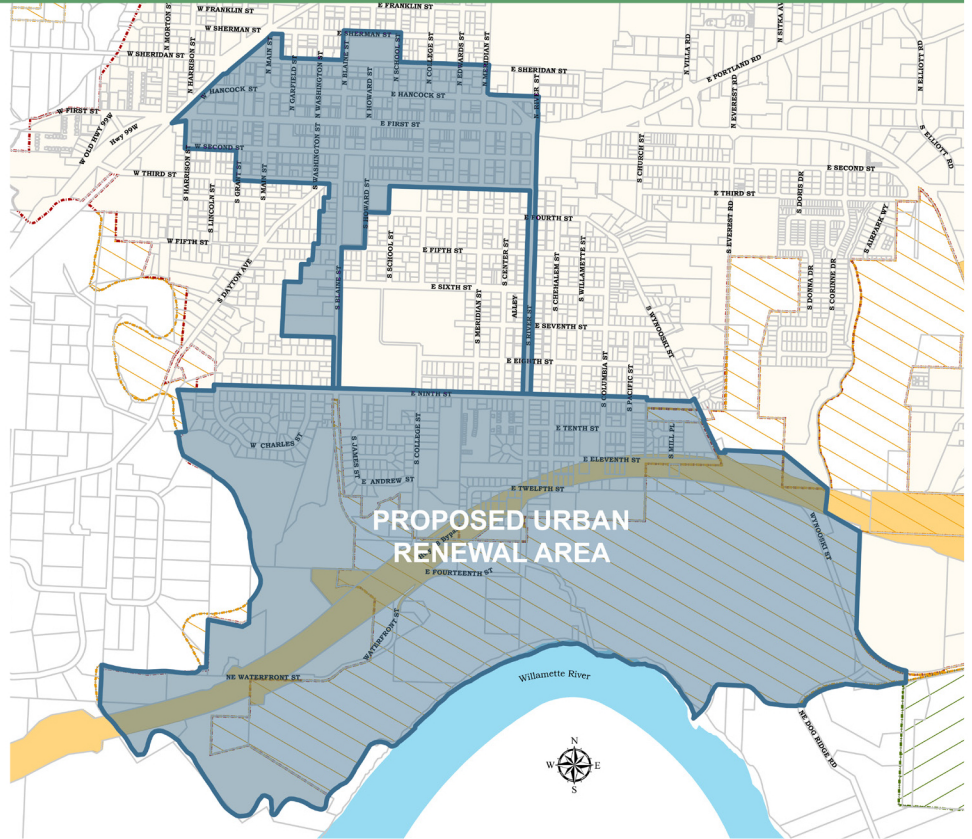
Property taxpayers will not see an increase in property taxes as a direct result of an urban renewal area. If an urban renewal area is adopted, all property taxpayers will see a line item on the property tax bill that shows the breakdown of taxes for urban renewal. Urban renewal funding is not a new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





Where did the idea for this urban renewal come from?

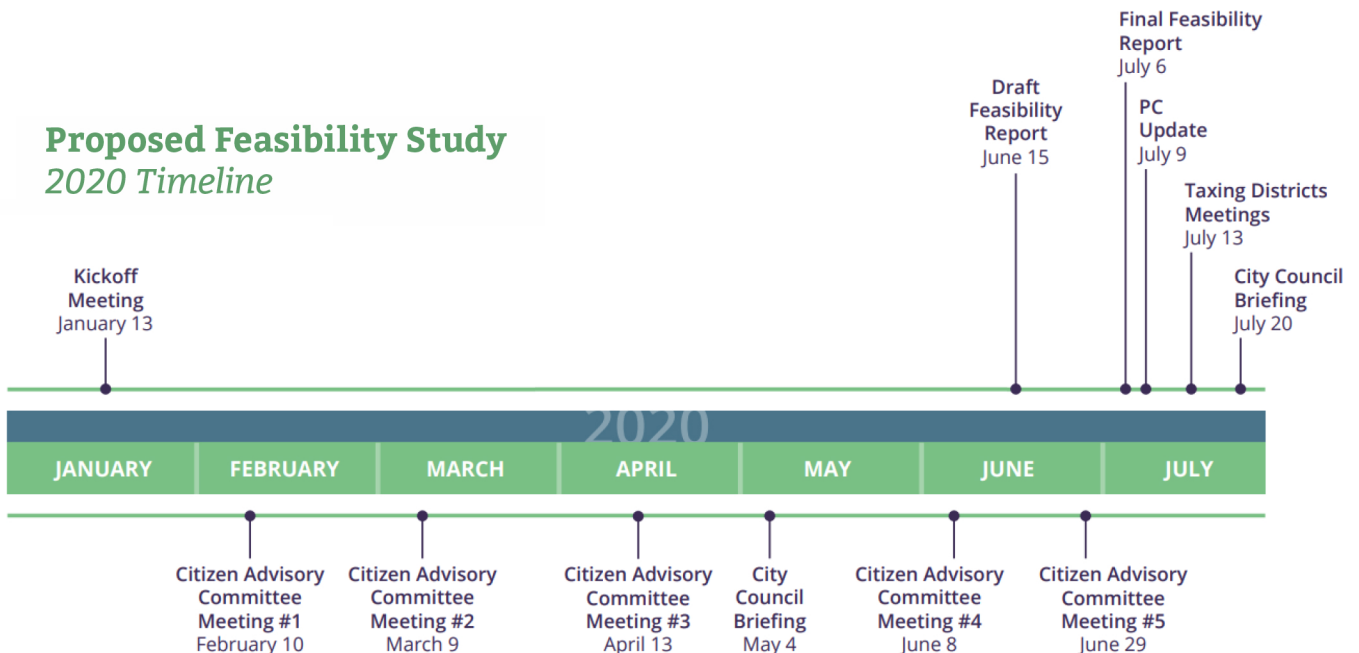
This urban renewal project is the result of years of outreach in the community while developing several plans that are shaping the future of our community, including the Newberg Downtown Improvement Plan, the Riverfront Master Plan, and the Newberg Community Visioning process. Urban renewal can help 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 »

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?

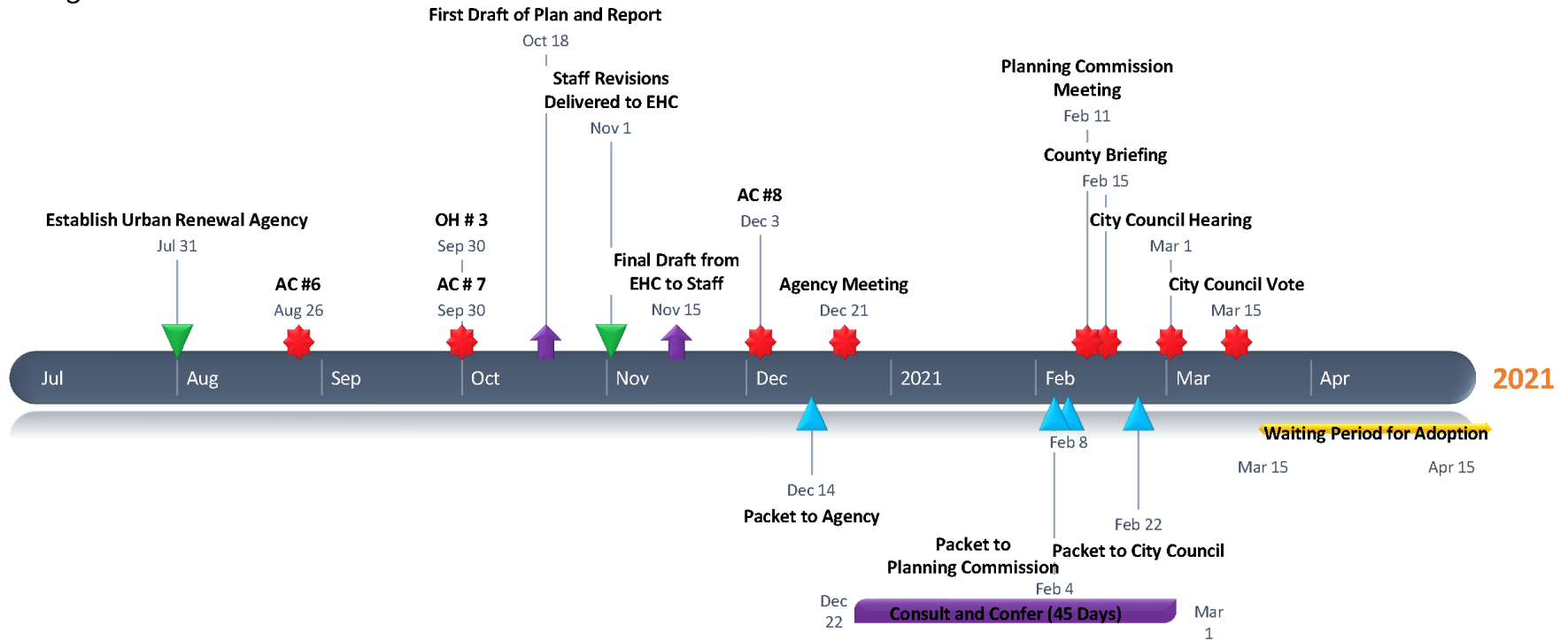
What determines which projects will be funded?

Where will the dollars go?

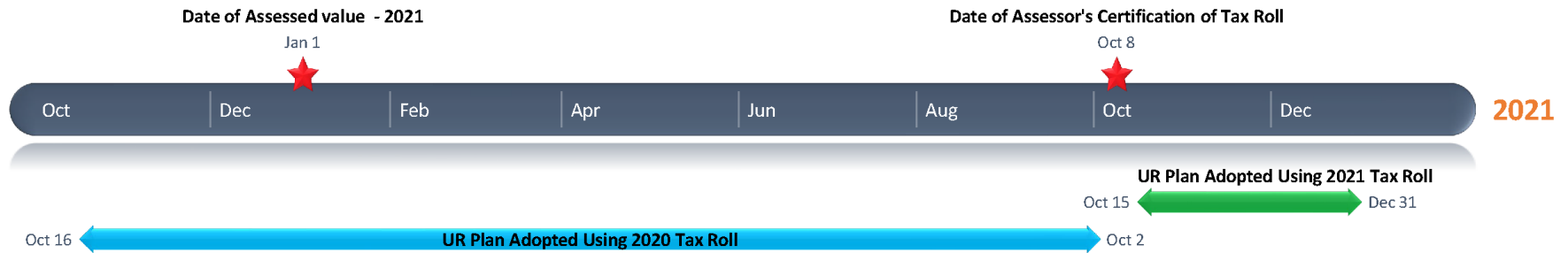
The Urban Renewal Feasibility Study is being conducted after years of the City of Newberg developing plans. The City of Newberg has engaged in multiple long-range planning projects to determine what projects matter to Newberg Residents and where money from a possible Urban Renewal Area should go. Previous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

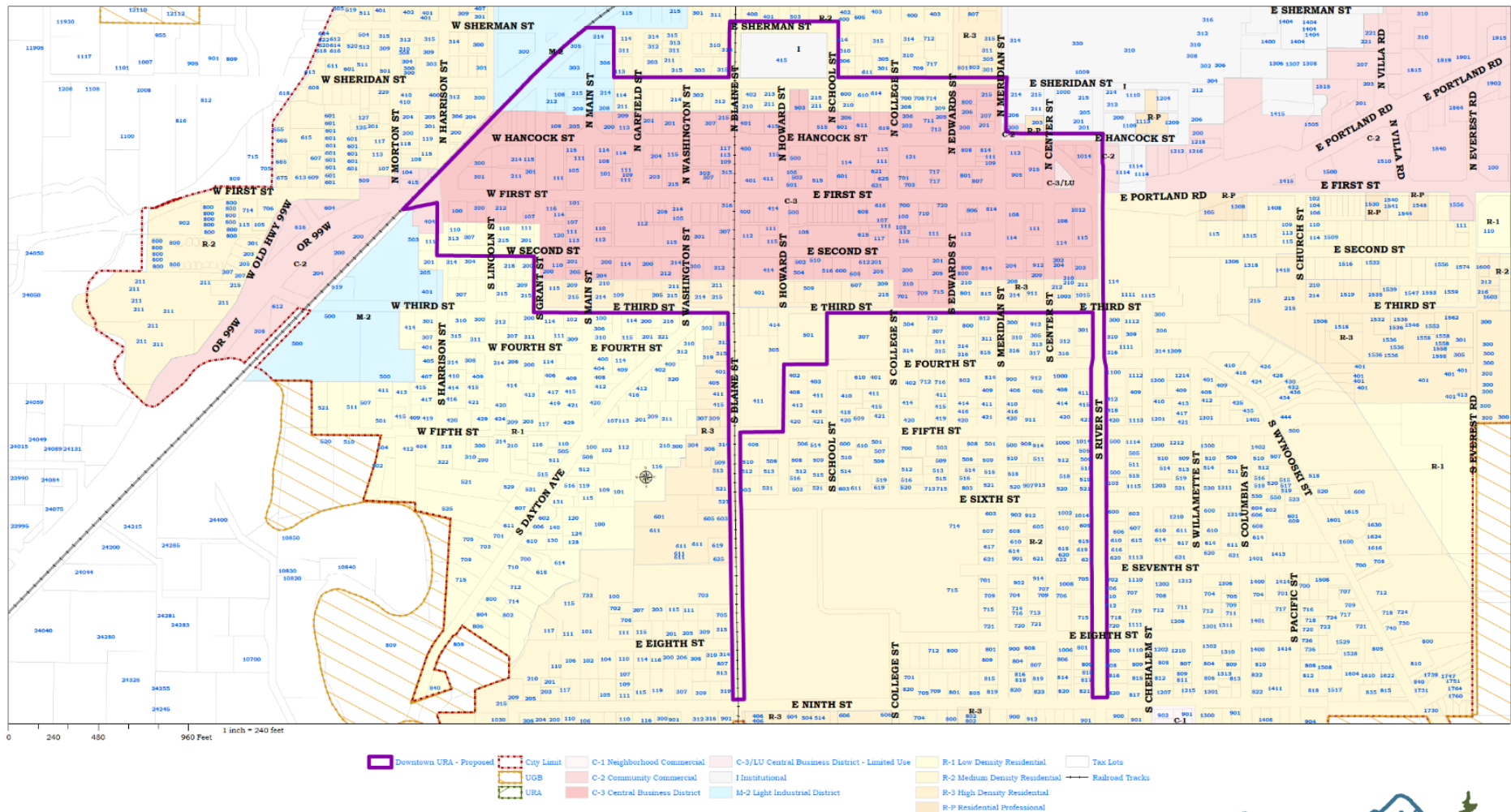
1. Increases limited to 20% of original boundary. There is no provision for increasing this amount.
2. Any increase of property above 1% of existing boundary is a substantial amendment, meaning same process as original adoption of an urban renewal area.
 - a) Public input
 - b) Agency
 - c) Review
 - 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

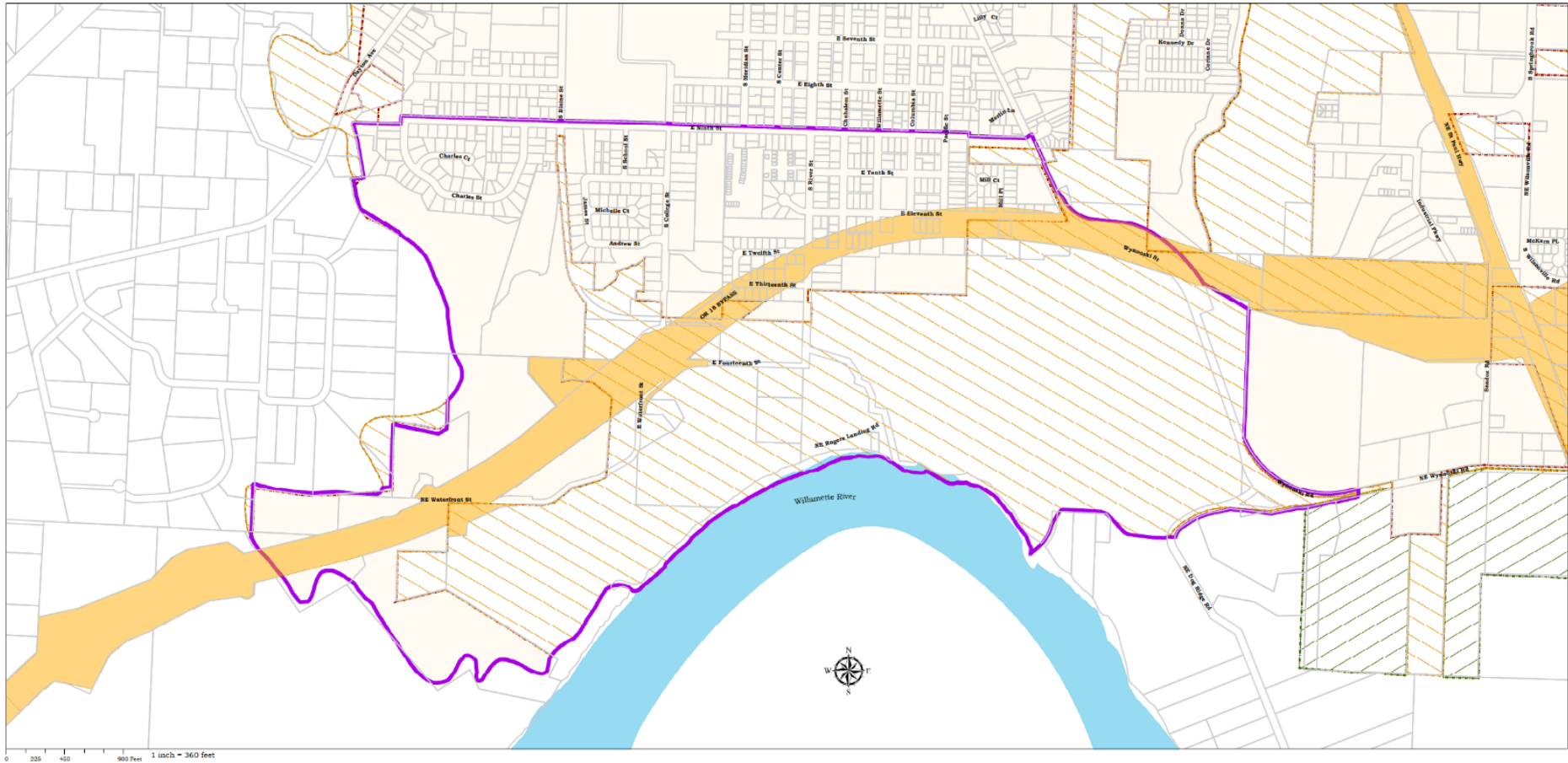
Downtown Urban Renewal Area - Proposed

[illegible]

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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: 5,000,000
 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

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Tax Lots
 [White Box] Tax Lot

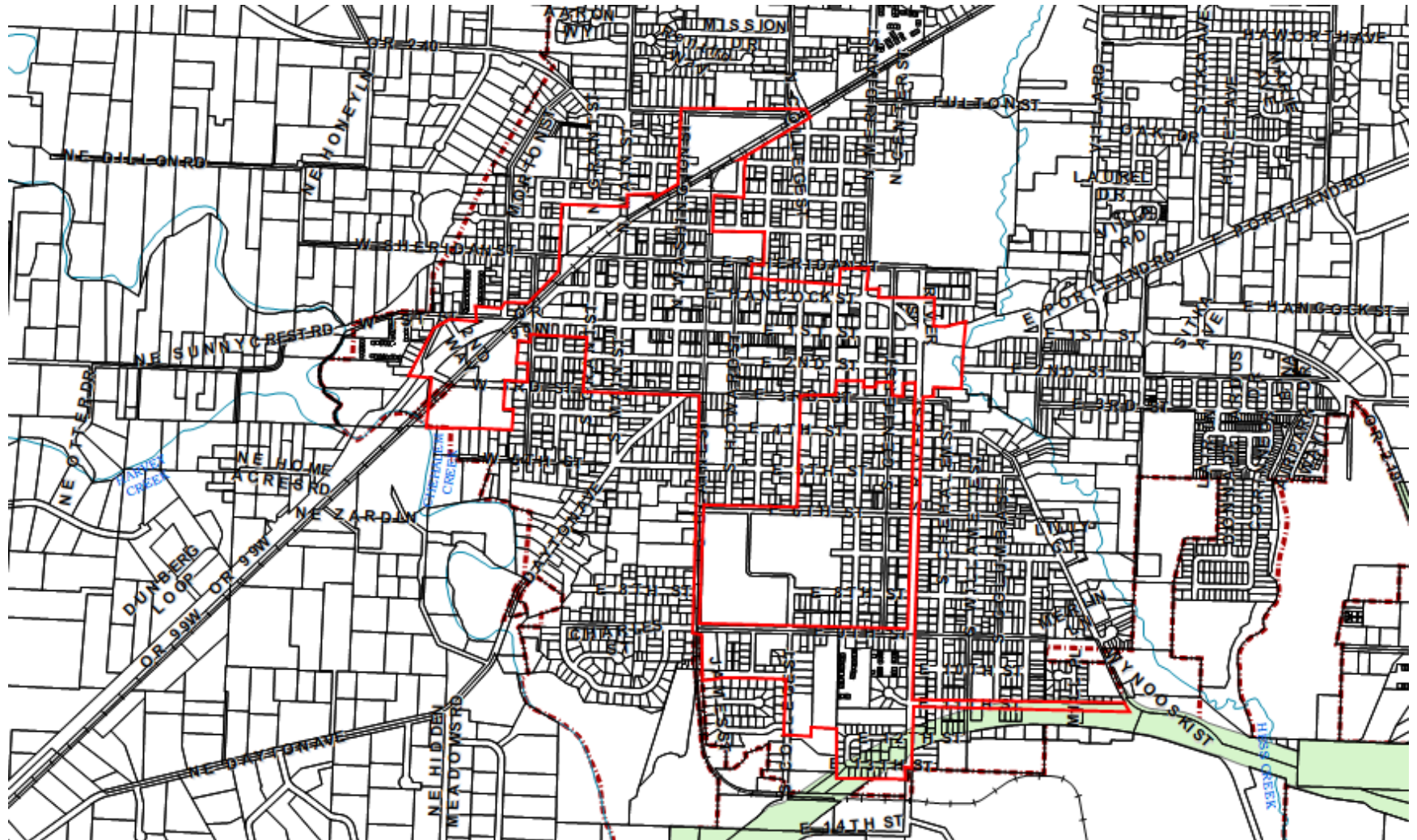
OR-18 Bypass
 [Orange Box] OR-18 Bypass

Proposed Riverfront URA
 [Purple Outline] Proposed Riverfront URA

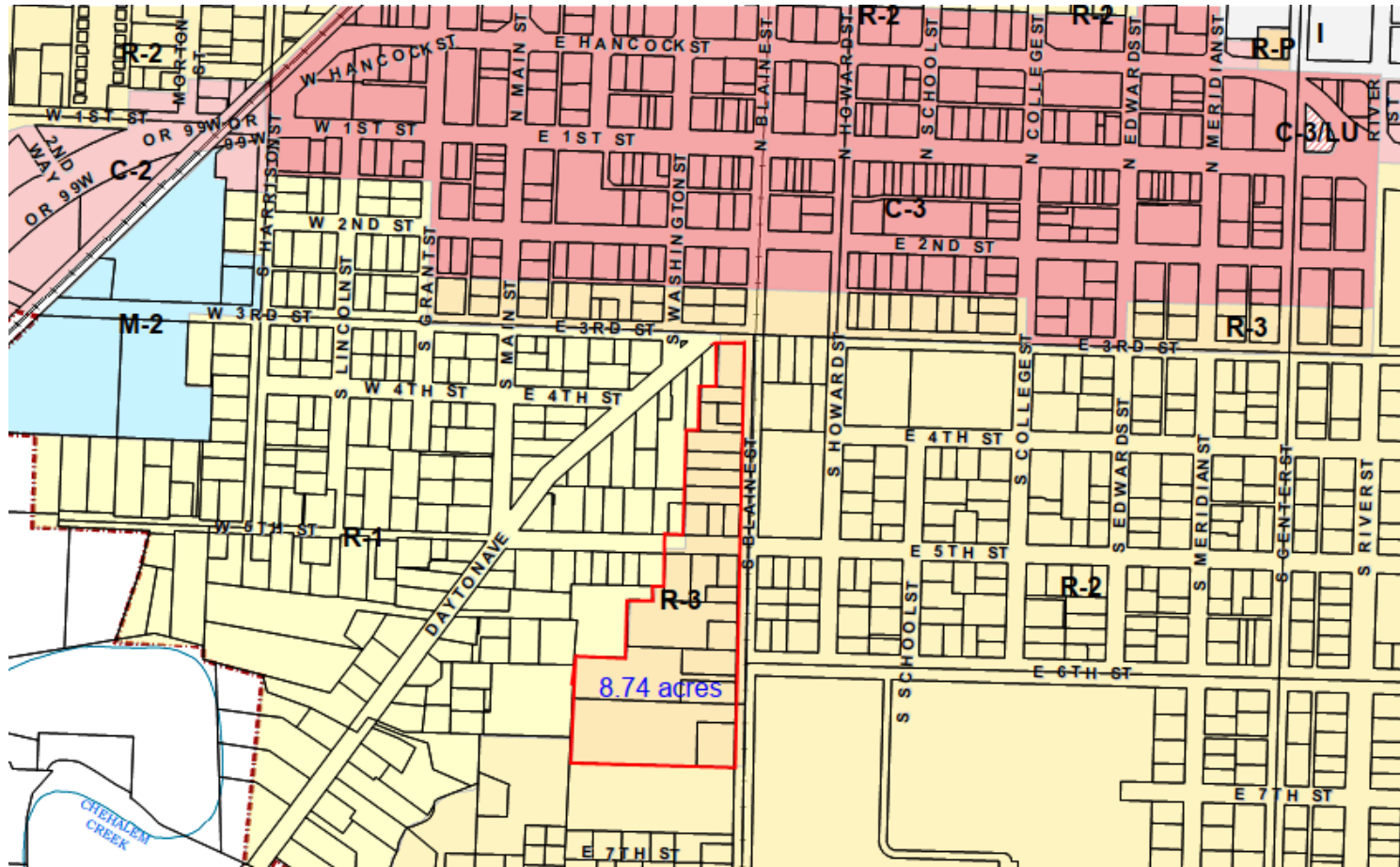
City Boundaries
 [Dashed Line] City Limit
 [Orange Outline] UGB
 [Green Outline] URA
 [Blue Area] Willamette River



2001 URBAN RENEWAL AREA - PARTIAL



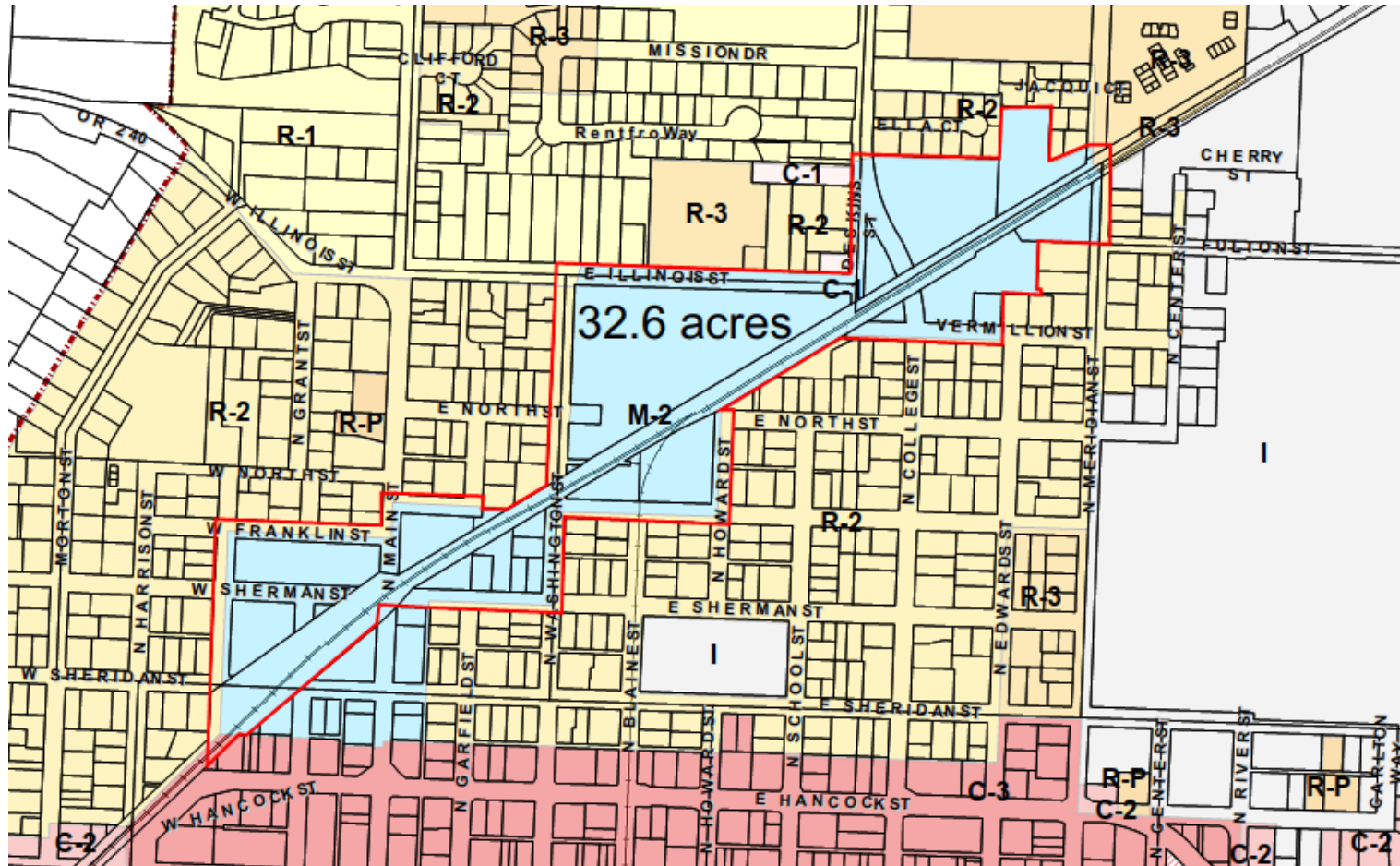
BLAINE STREET HIGH DENSITY RESIDENTIAL



ISSUES

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

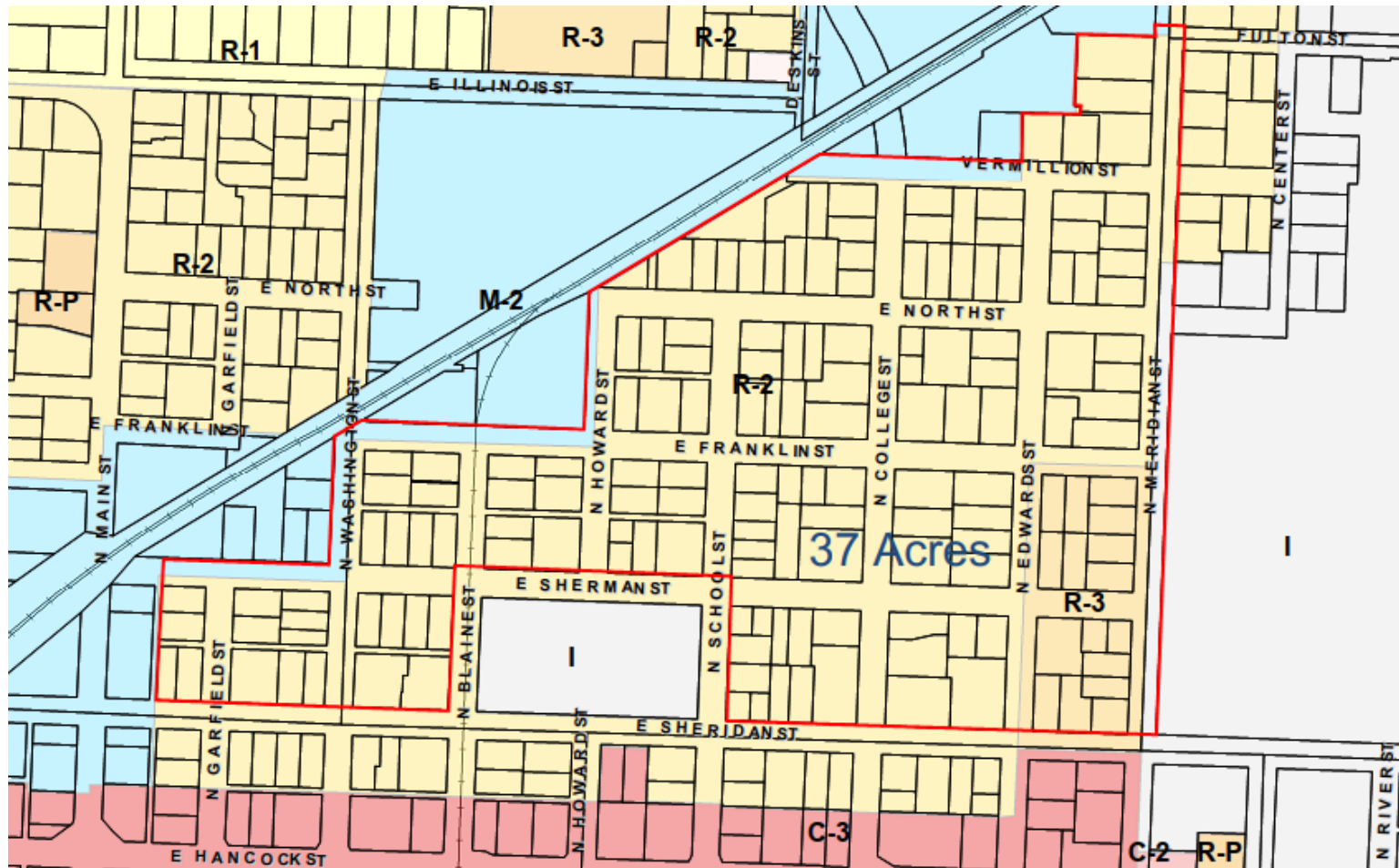
INDUSTRIAL ALONG RAIL ROAD LINE



ISSUES

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

RESIDENTIAL NORTH OF DOWNTOWN

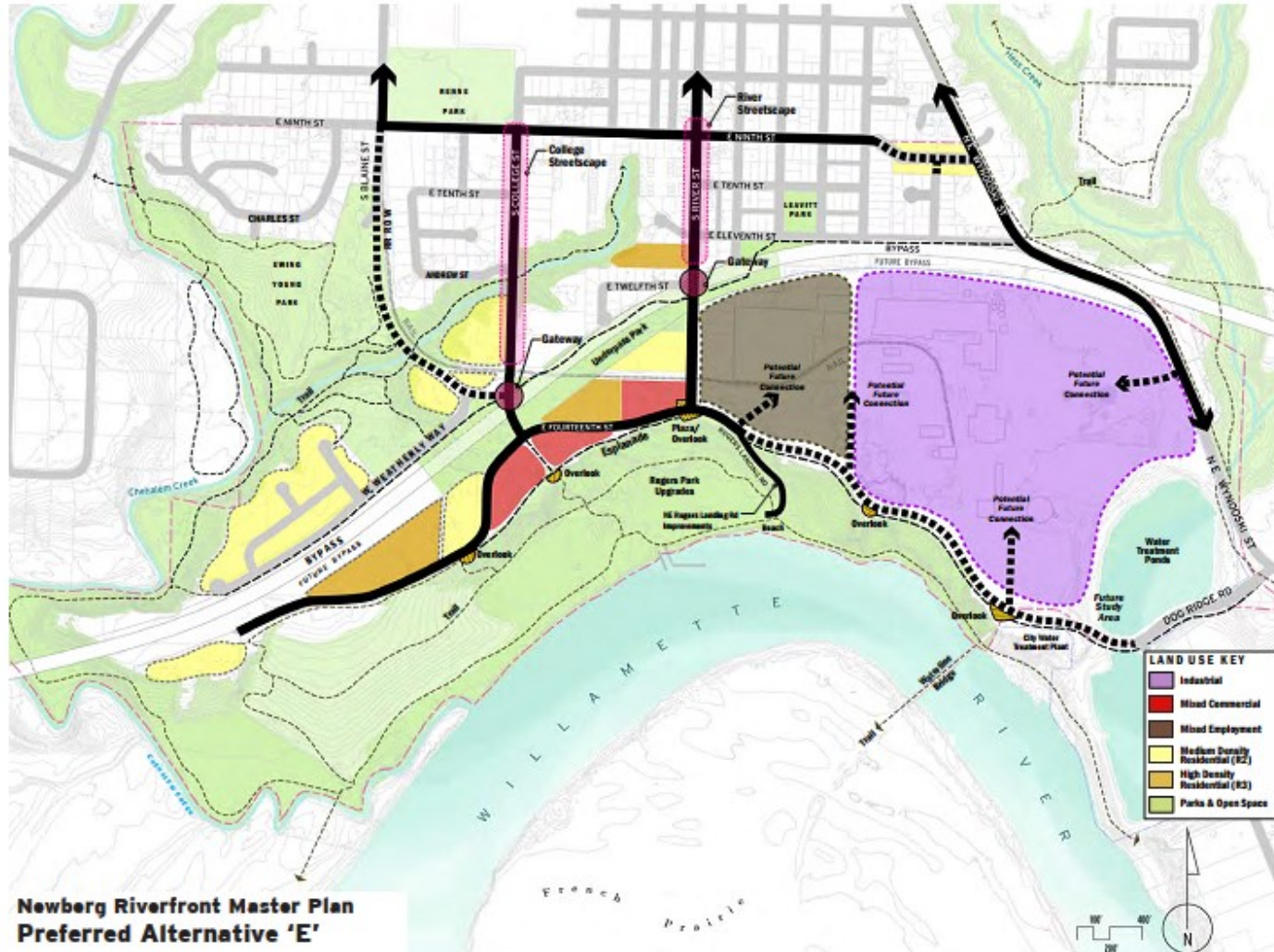


ISSUES

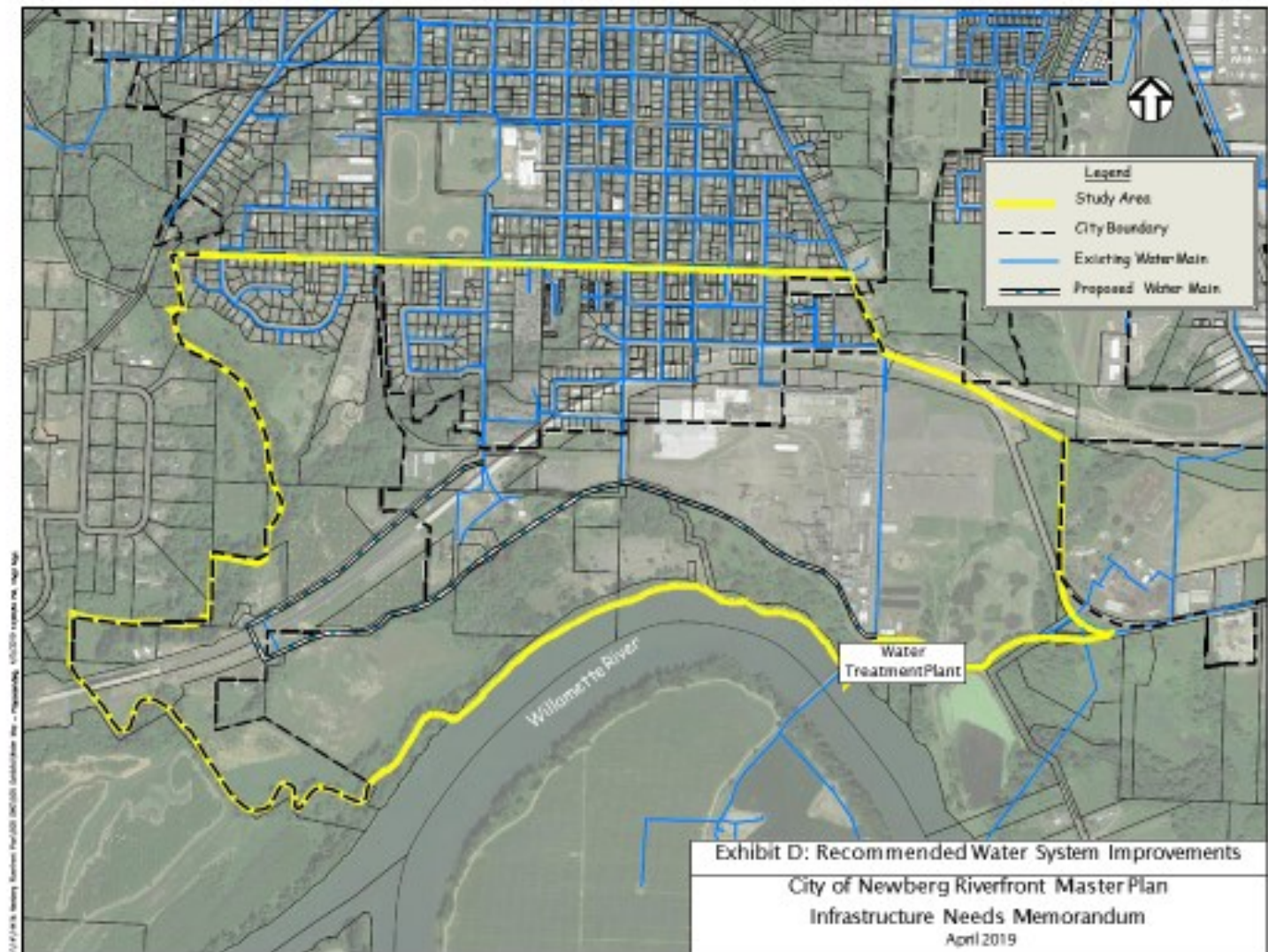
1. Undersized Water Lines
2. Wastewater Lines
3. Sidewalks
4. ADA Ramps

BOUNDARY DISCUSSION

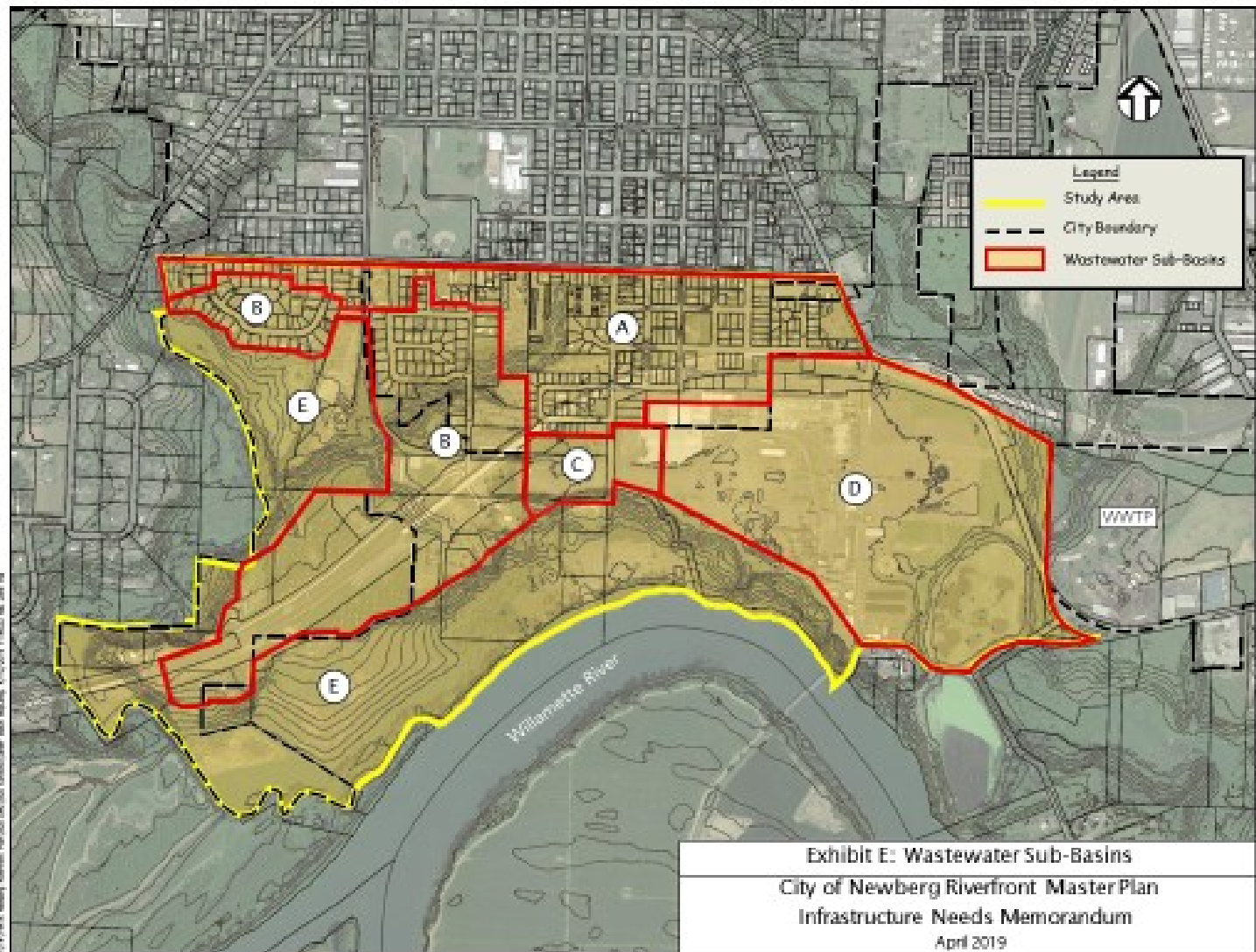
POTENTIAL PROJECTS - RIVERFRONT



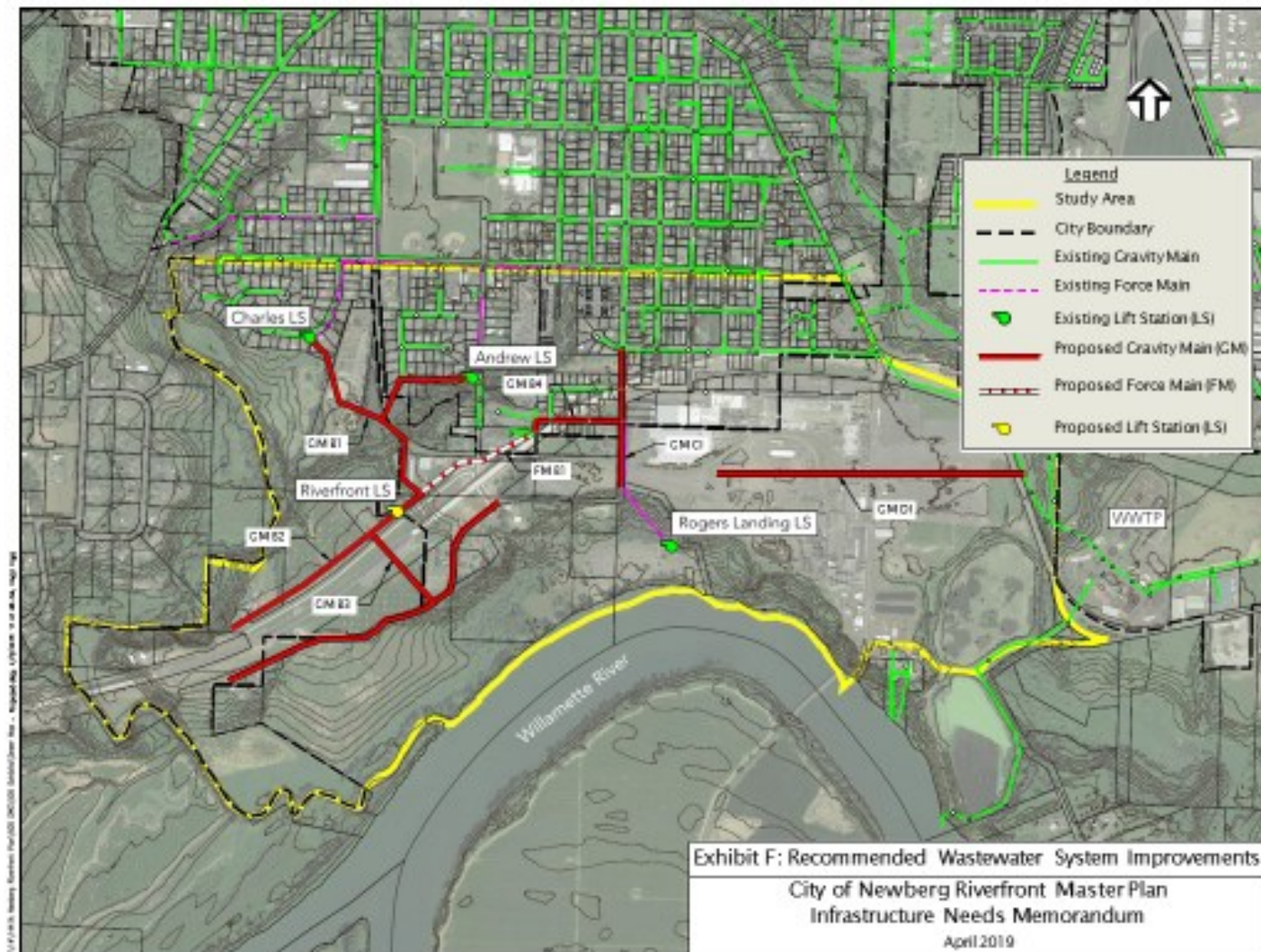
POTENTIAL PROJECTS - RIVERFRONT



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 Wyooski 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

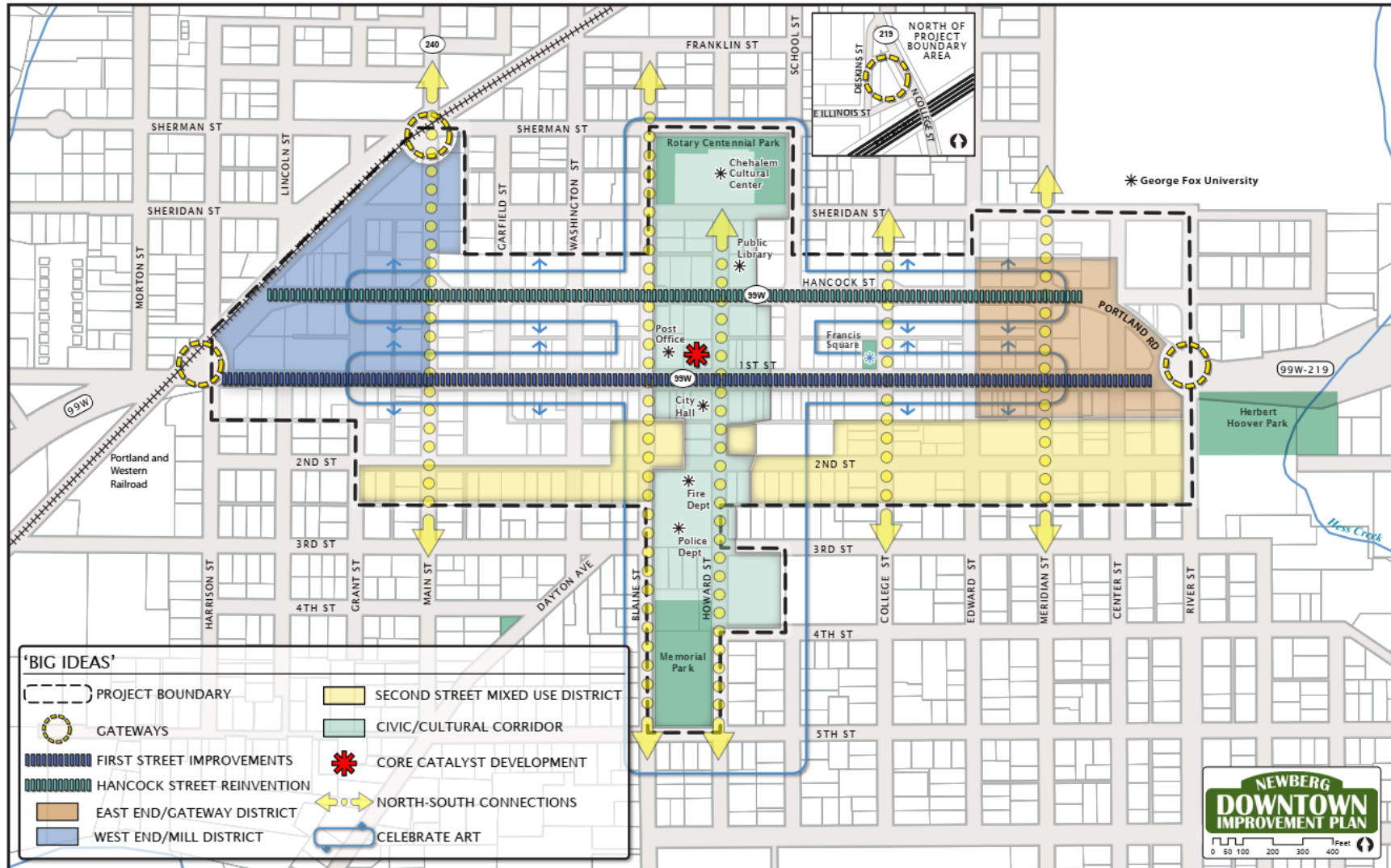
S River Street to S College Street Urban Multi-Use Trail – \$97,200

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

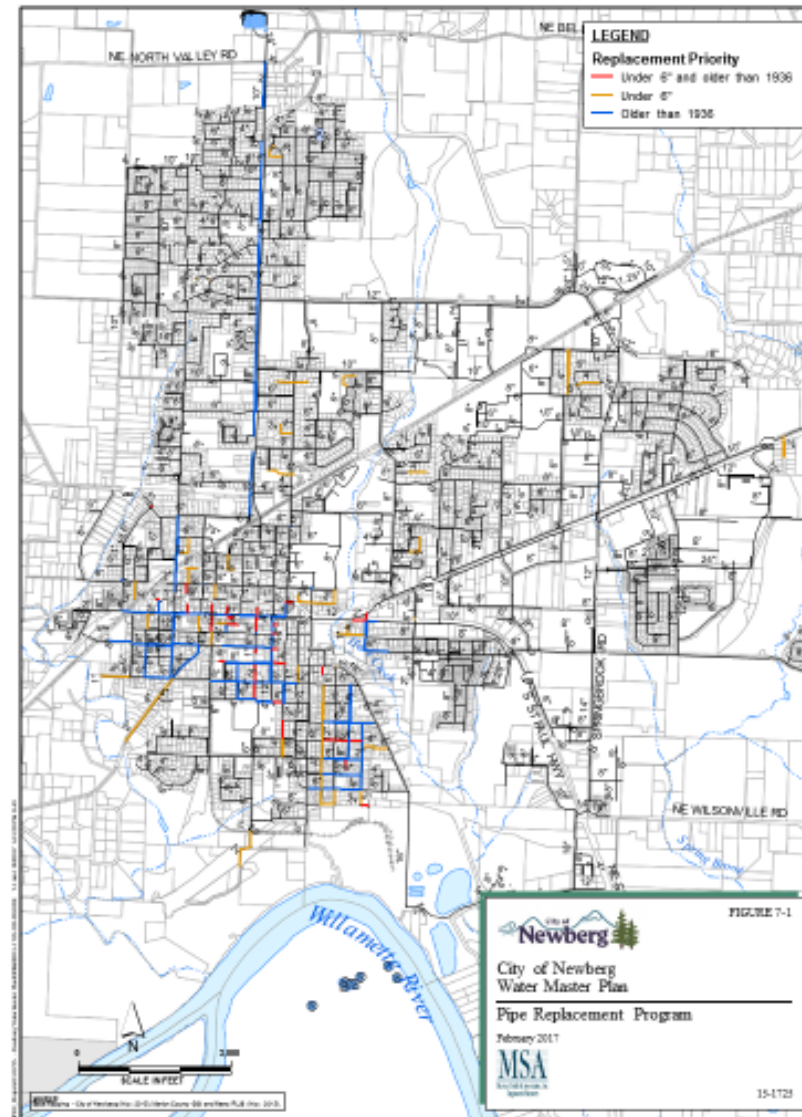
Esplanade South of Mill Urban Multi-Use Trail – \$394,000

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

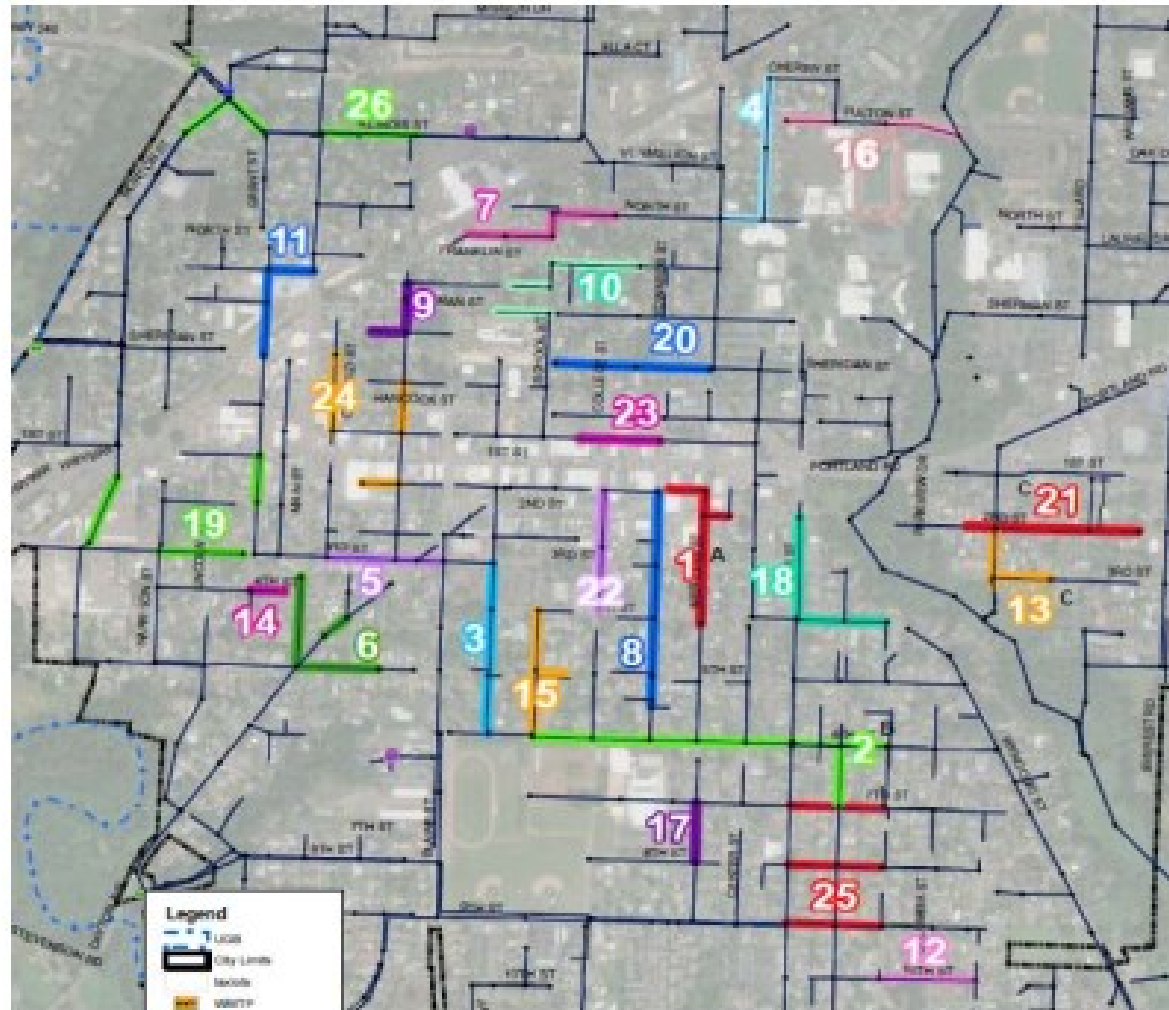
POTENTIAL PROJECTS – DOWNTOWN



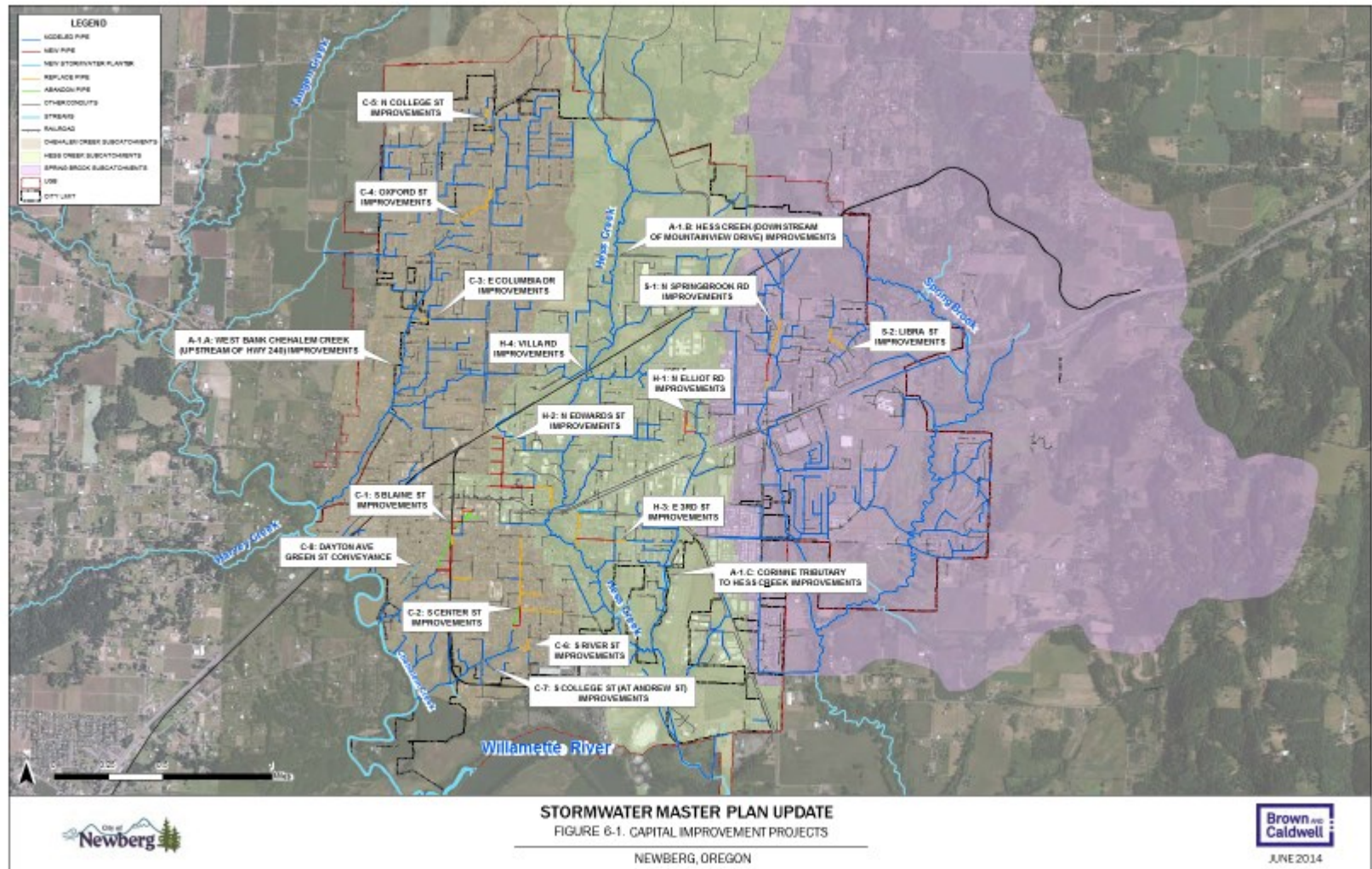
POTENTIAL PROJECTS – DOWNTOWN WATER



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

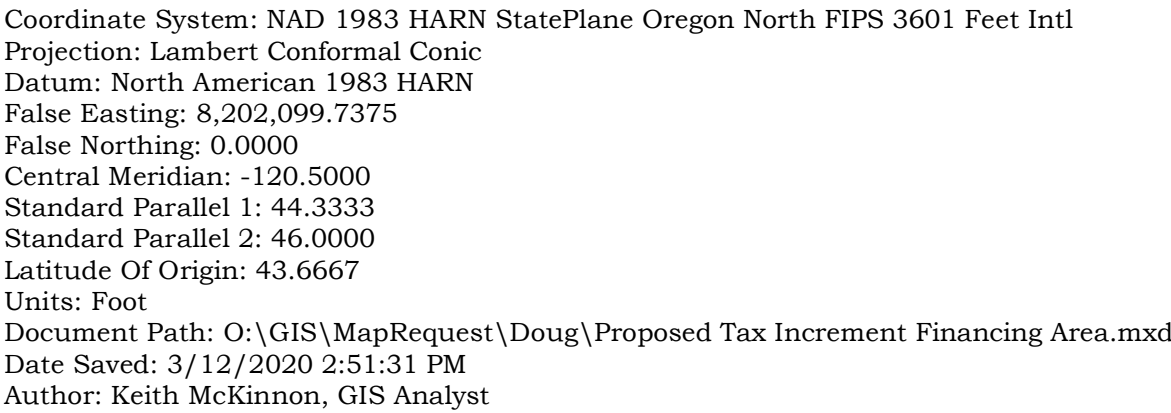
Undergrounding Second Street Utilities – TBD

Building Façade Program - TBD

OPEN HOUSE

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

ATTACHMENT 6



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City of
Newberg



NEWBERG AD HOC URBAN RENEWAL CITIZENS ADVISORY COMMITTEE





AGENDA

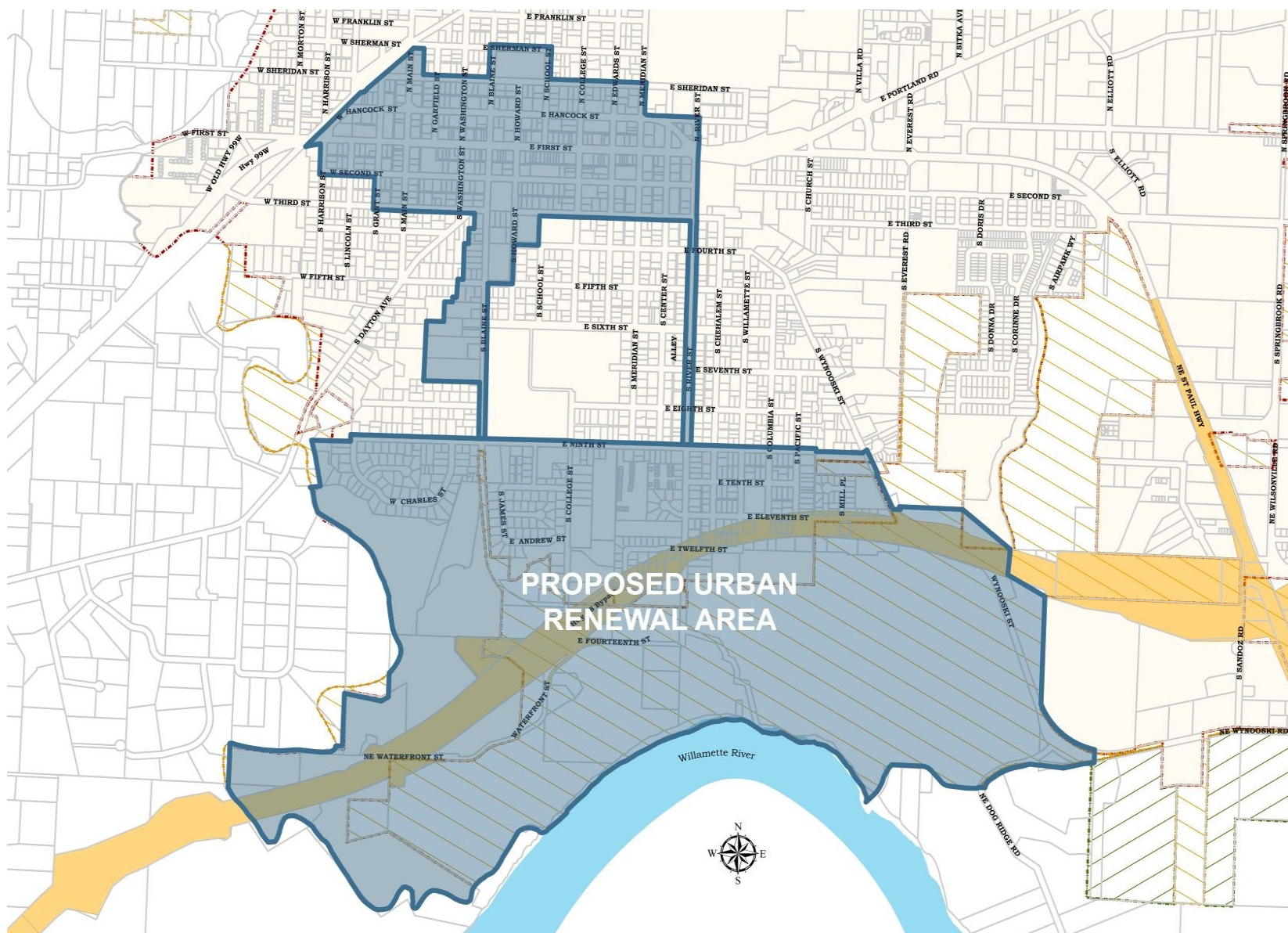
April 13, 2020
5:30 – 7:00

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



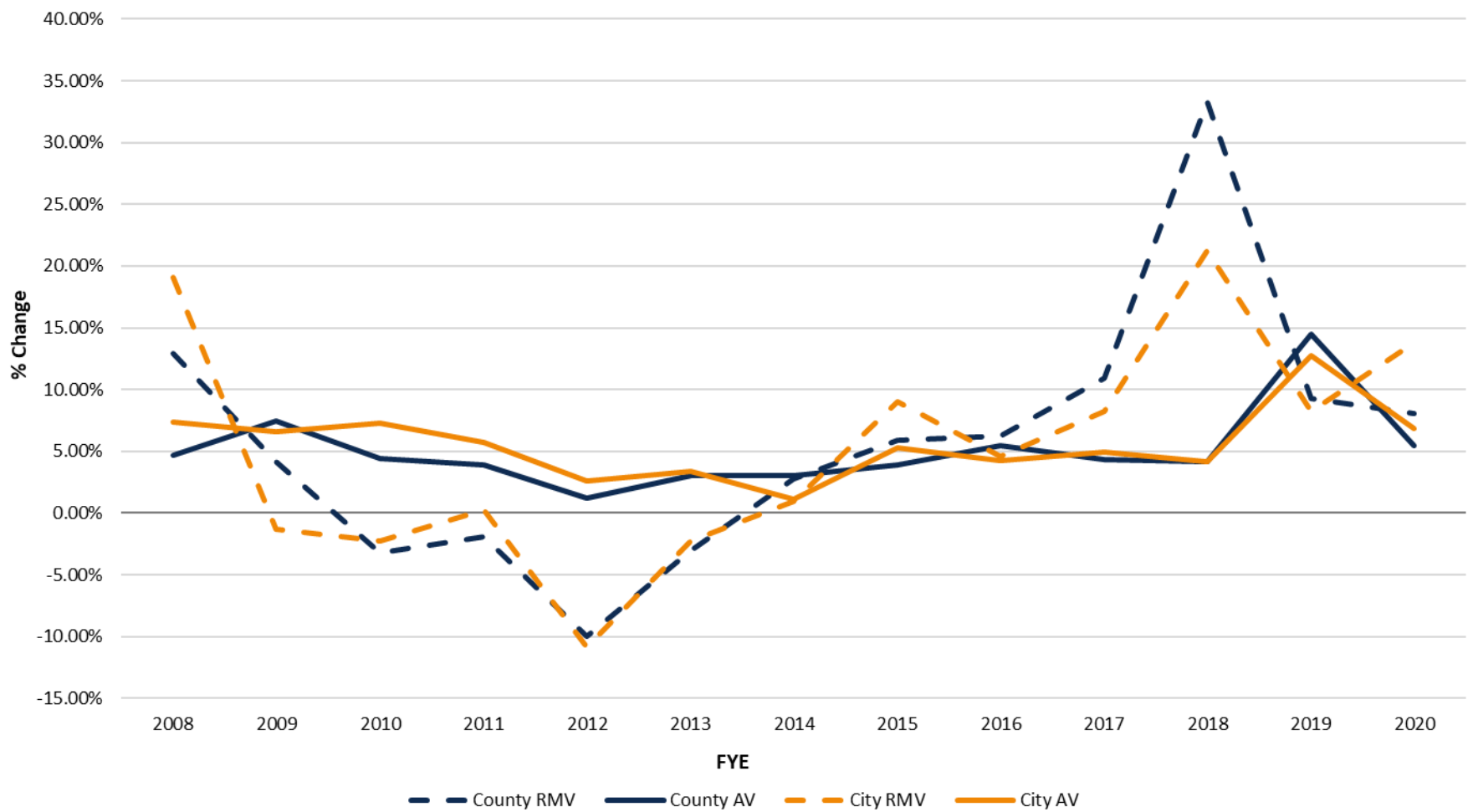


STATUTORY LIMITATIONS

	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:									
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.

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.

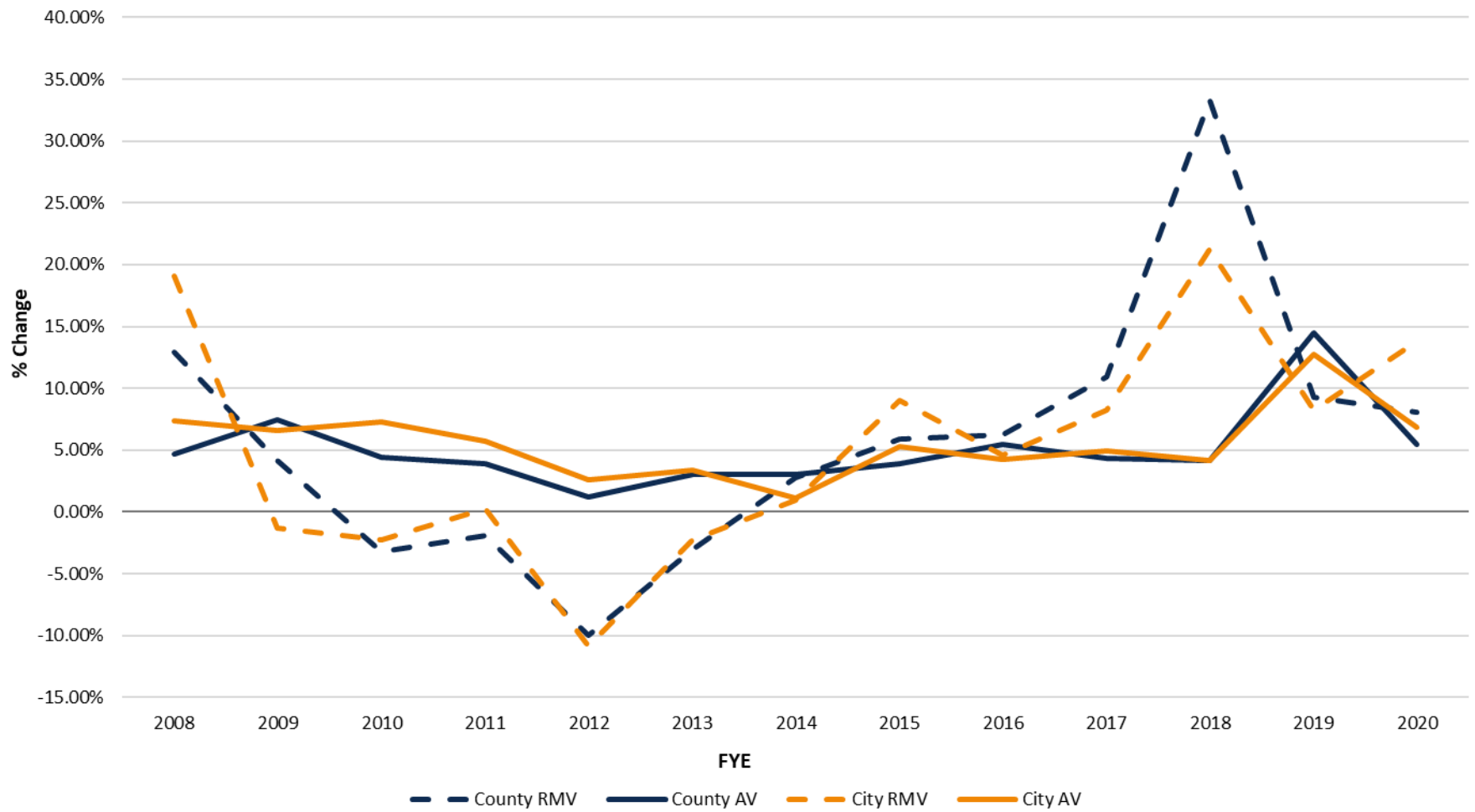
Recent historical trends in the City of Newberg and Yamhill County were reviewed to provide information for determining the growth rate to use. Table 2 shows the historical growth in assessed value for both the City of Newberg and Yamhill County from FYE 2008 to FYE 2020. The annual growth rate in Yamhill 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
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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

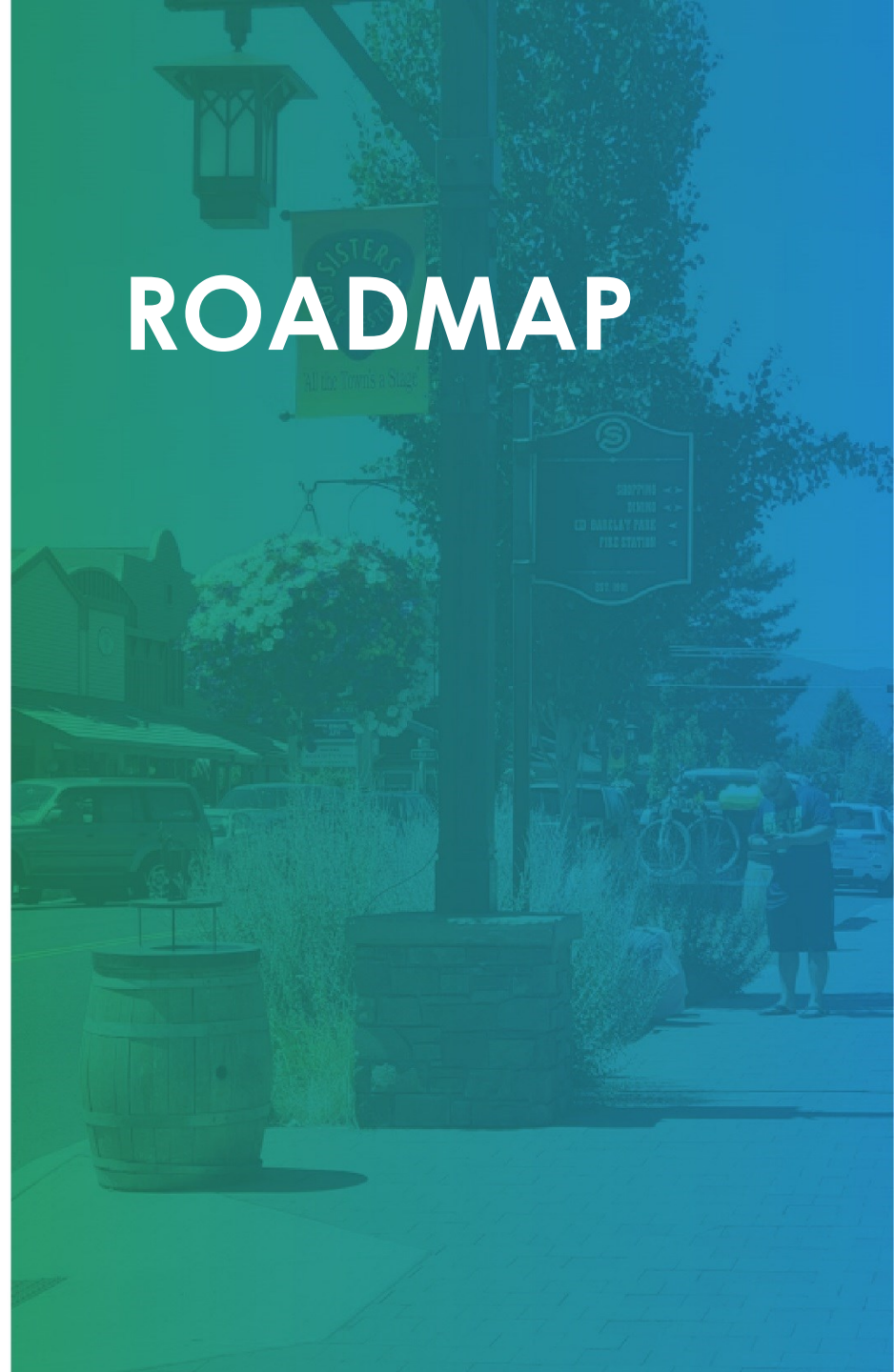


NEWBERG CITY COUNCIL BRIEFING



- 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.

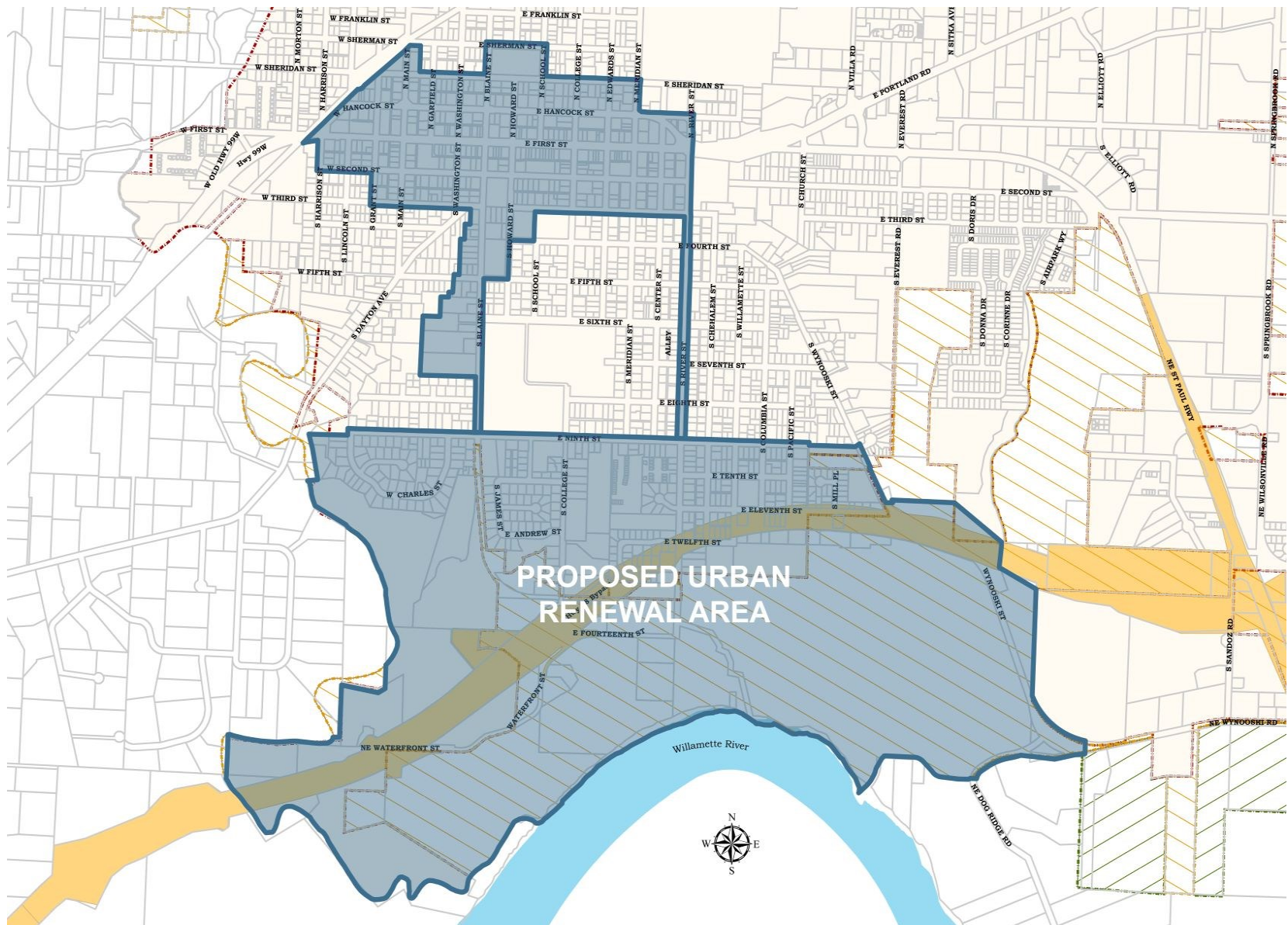


FEASIBILITY STUDY COMPONENTS

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

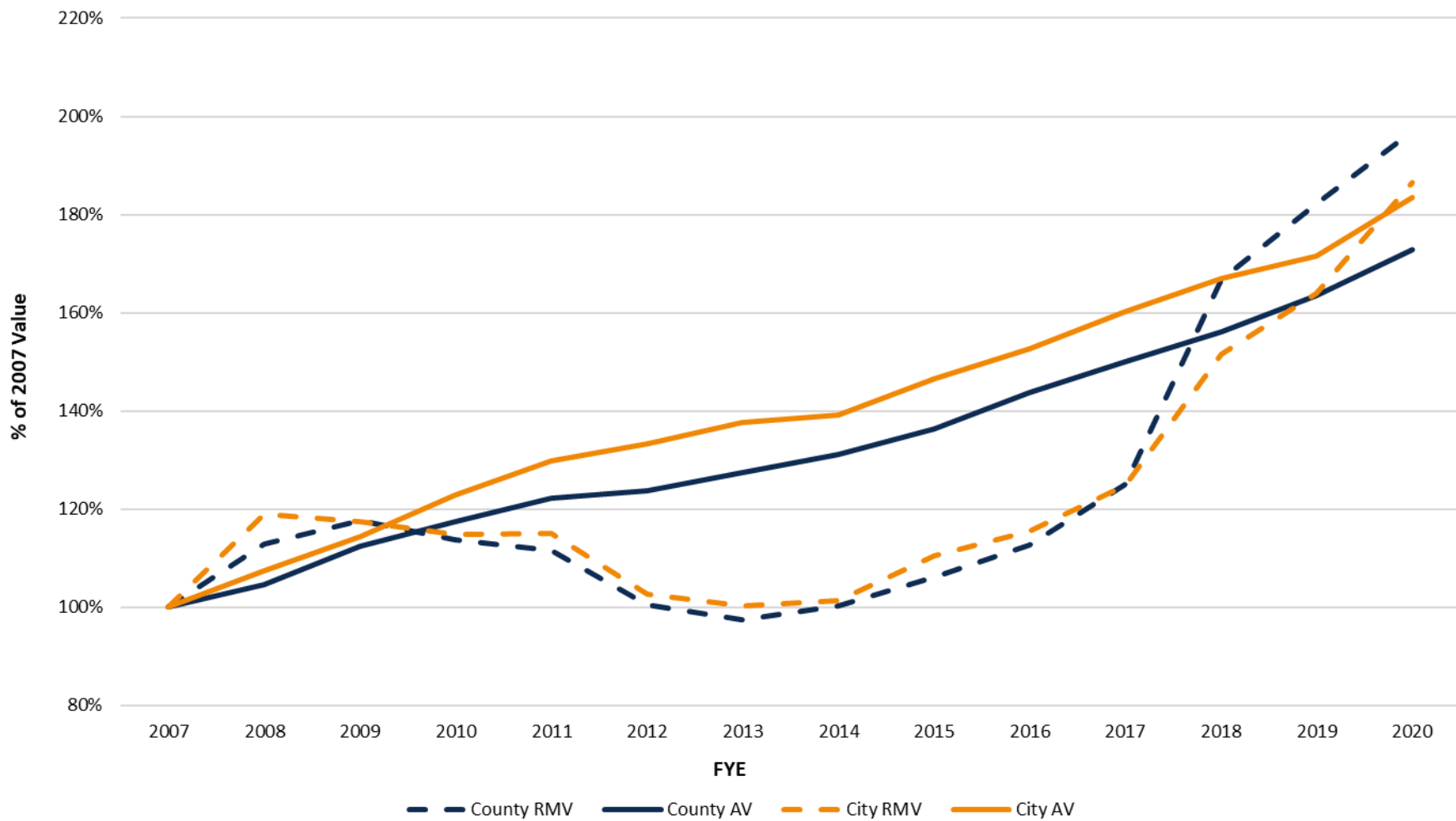


STATUTORY LIMITATIONS

	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

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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.

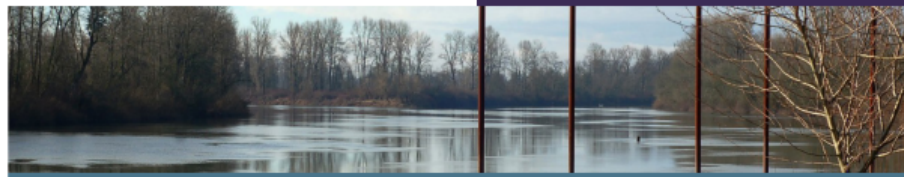
How is the money spent?

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.

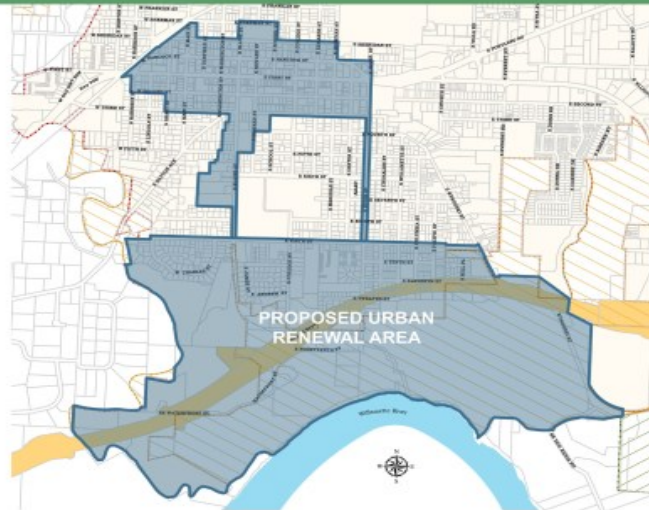


PUBLIC INFORMATION



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.

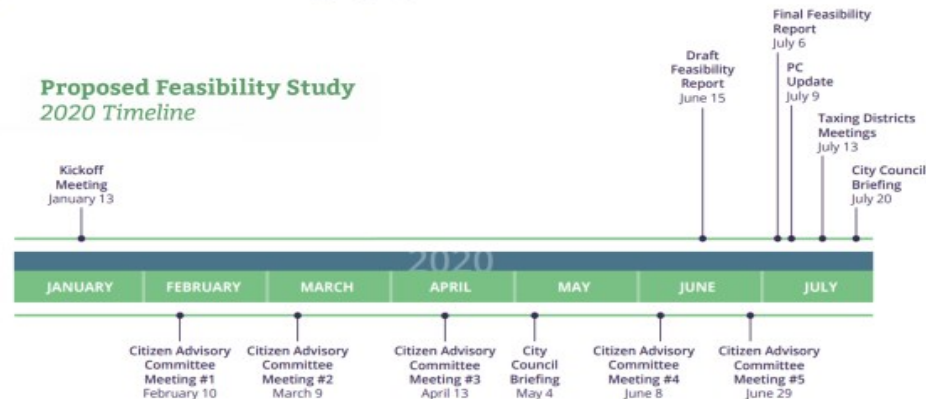


How can I get involved?

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 |

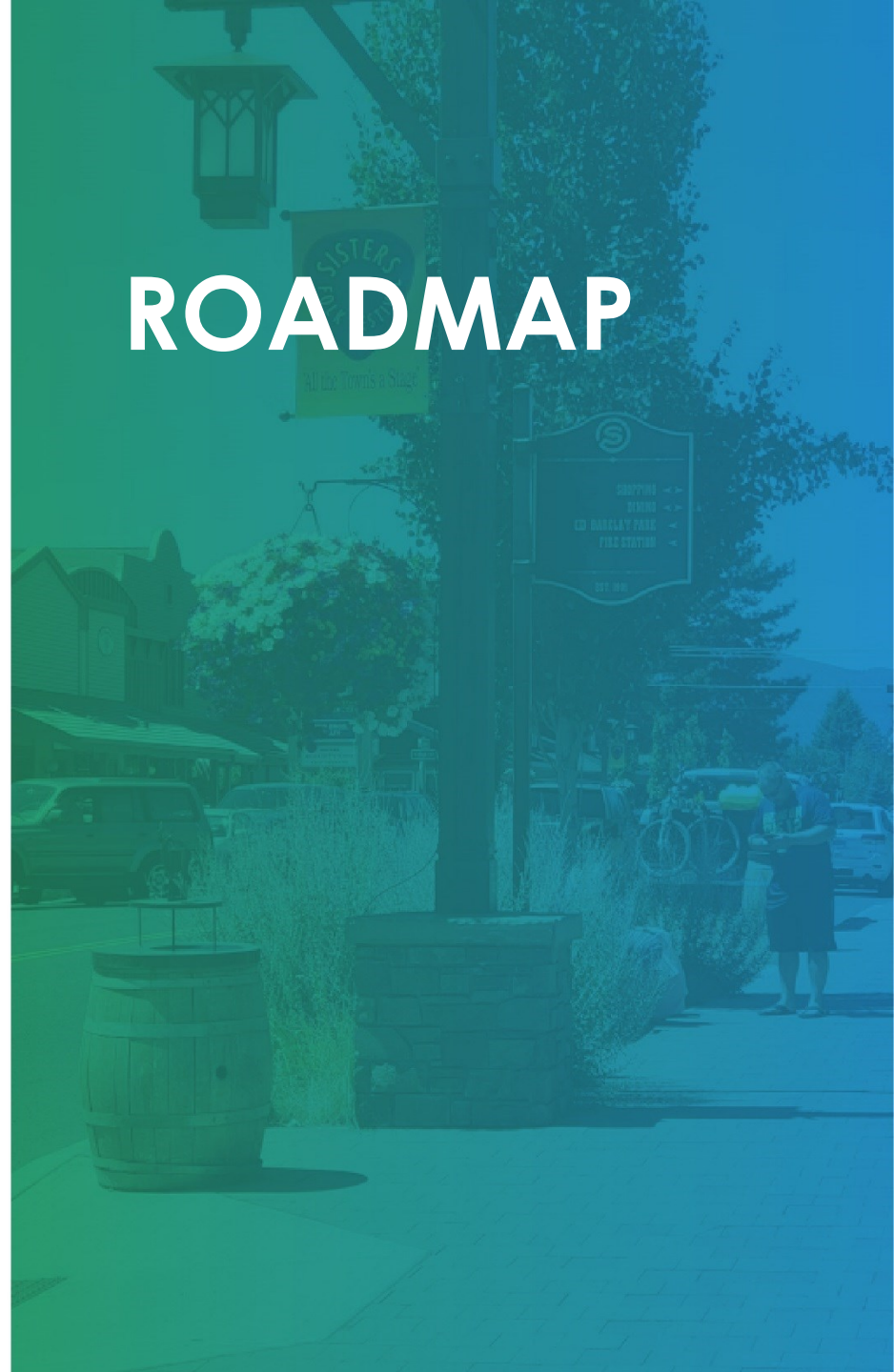


NEWBERG PLANNING COMMISSION BRIEFING



- Background
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URBAN RENEWAL

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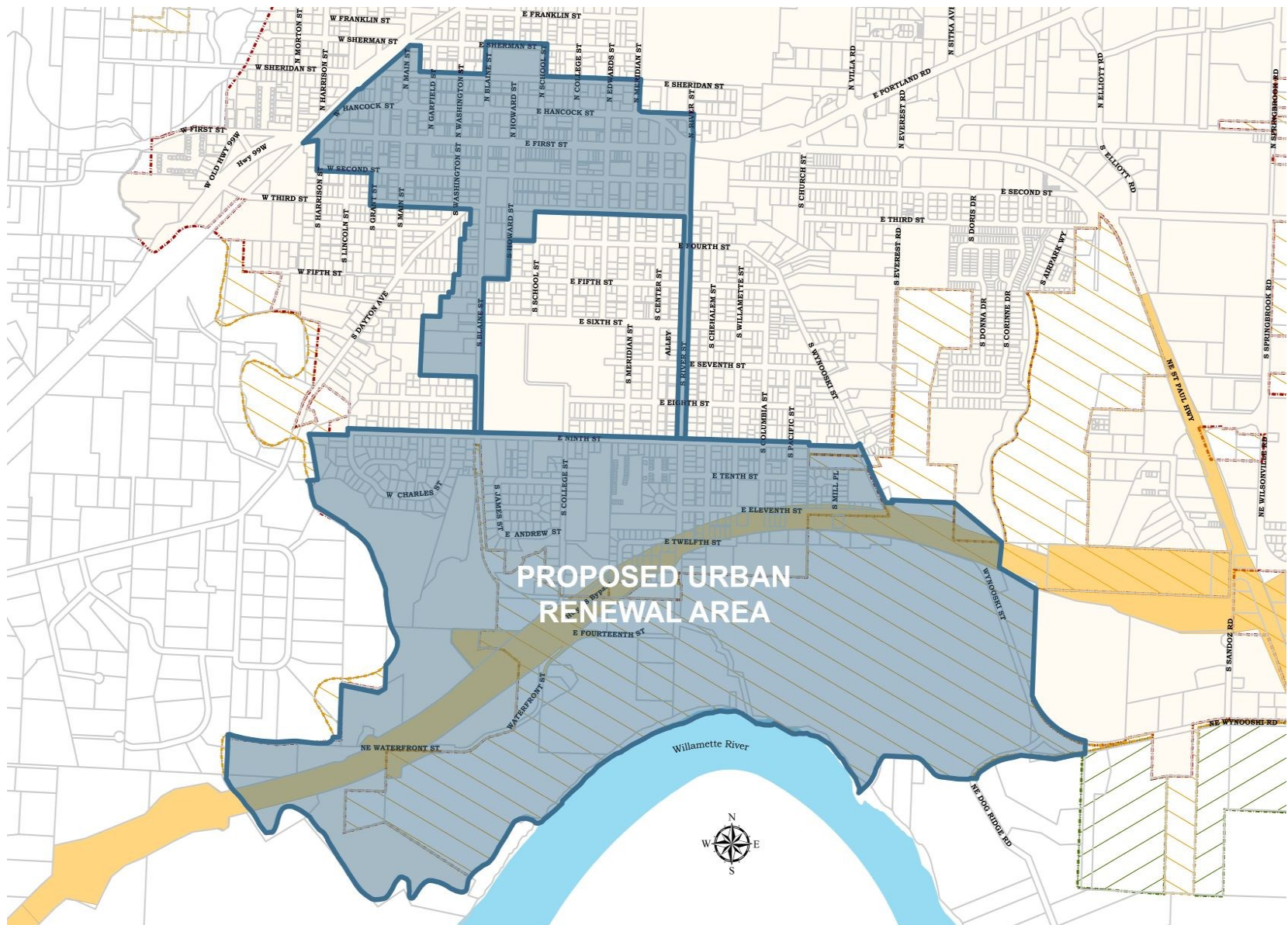


FEASIBILITY STUDY COMPONENTS

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NEWBERG AD HOC URBAN RENEWAL CITIZENS ADVISORY COMMITTEE

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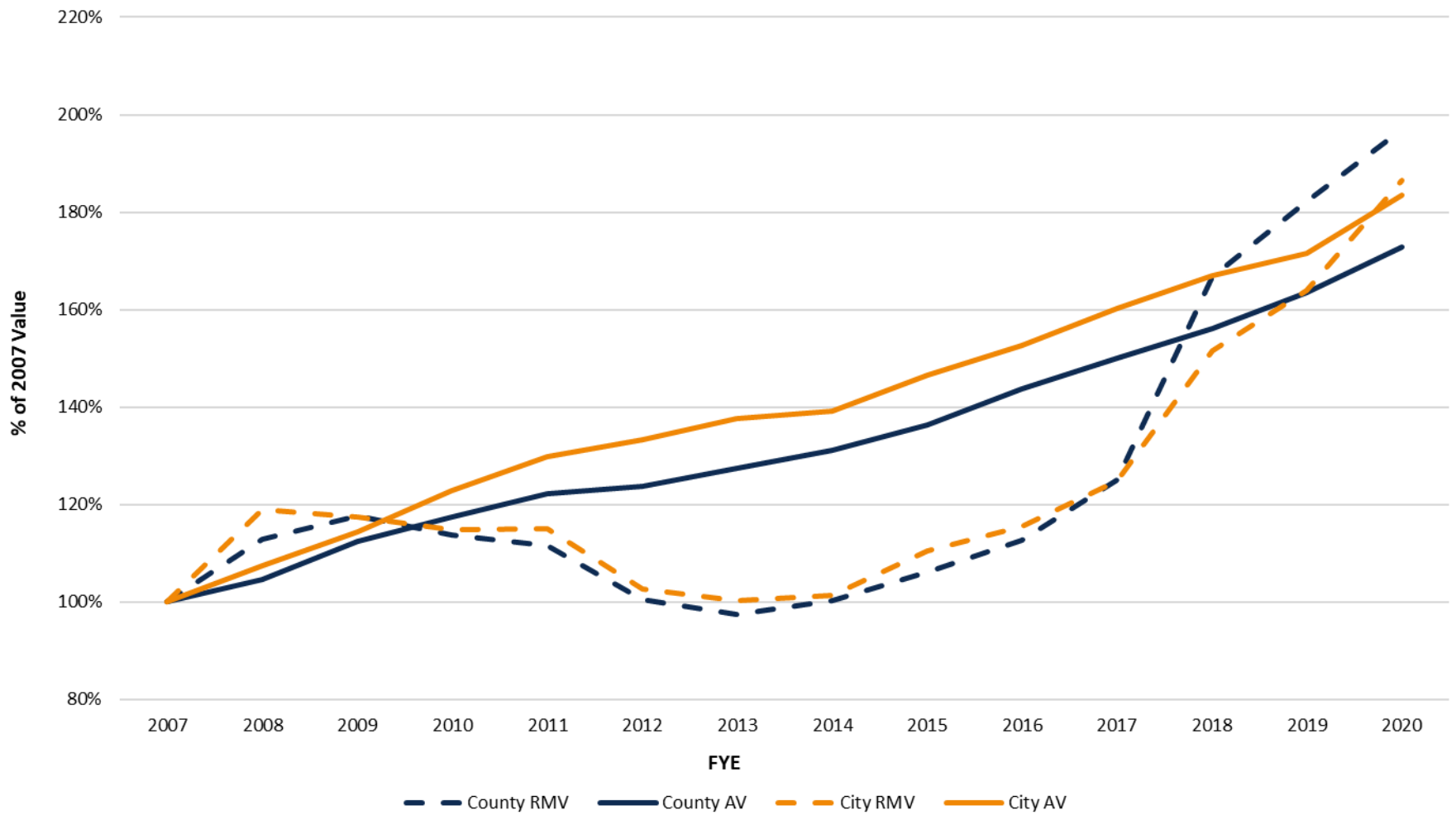


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2011	-1.90%	3.93%	0.28%	5.70%
2012	-9.96%	1.22%	-10.83%	2.63%
2013	-3.03%	3.00%	-2.25%	3.36%
2014	2.75%	3.03%	0.92%	1.09%
2015	5.93%	3.92%	8.98%	5.27%
2016	6.23%	5.44%	4.58%	4.24%
2017	10.92%	4.33%	8.22%	4.95%
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Public 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									

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.

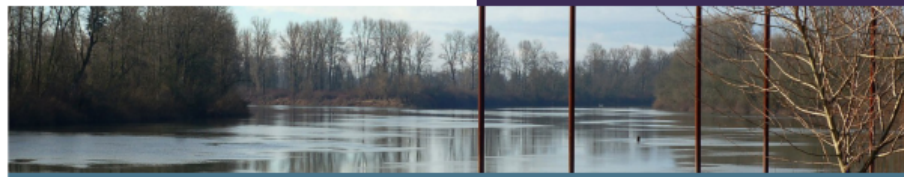
How is the money spent?

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.

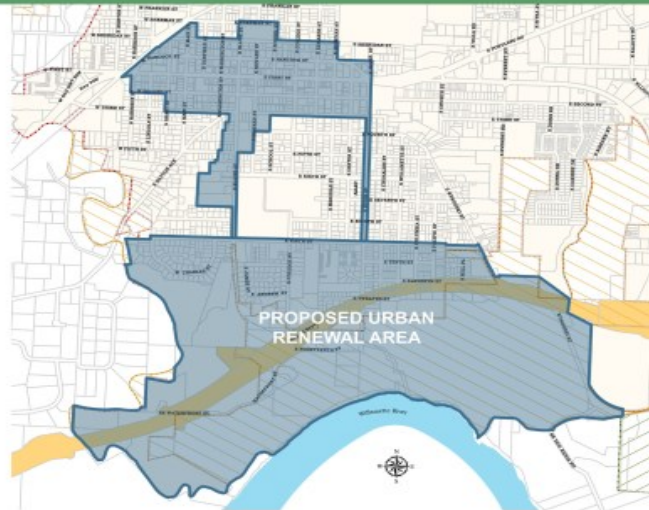


PUBLIC INFORMATION



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.

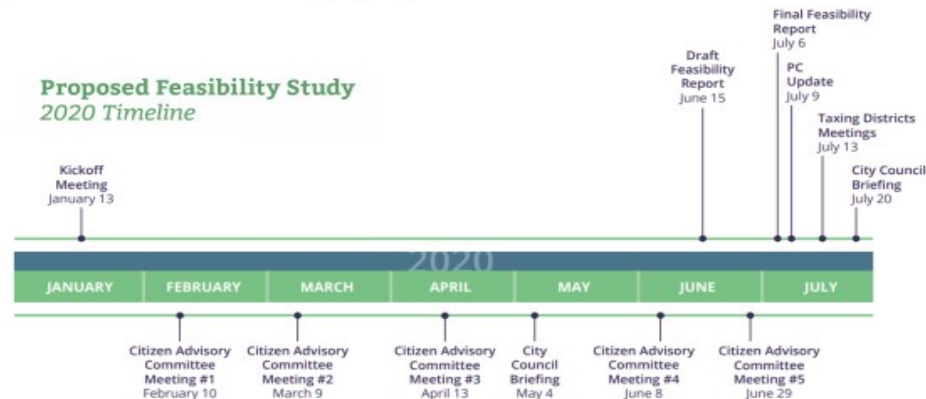


How can I get involved?

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 |