



Ad Hoc Urban Renewal Citizens Advisory Committee
November 9, 2020 – 5:30 PM
Newberg City Hall
414 E First Street (teleconference meeting)

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Email any comments to doug.rux@newbergoregon.gov

I. CALL MEETING TO ORDER

II. ROLL CALL

III. CONSENT CALENDAR

III.A Ad Hoc Urban Renewal Citizens Advisory Committee Meeting Minutes June 29, 2020

IV. NEW BUSINESS

- Update on City Council review of Feasibility Study
- Urban Renewal Agency formation
- Update on sale of industrial parcel
- Review of financial data and recommendation on AV growth rate
- Begin prioritization of project list to match financial capacity

V. PUBLIC COMMENTS

(5-minute maximum per person - for items not on the agenda)

VI. ITEMS FROM STAFF

VII. ITEMS FROM COMMITTEE MEMBERS

VIII. ADJOURNMENT

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

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AD HOC URBAN RENEWAL CITIZENS ADVISORY COMMITTEE MINUTES

June 29, 2020, 5:30 PM

NEWBERG CITY HALL

Meeting held electronically due to COVID-19 pandemic

(This is for historical purposes as meetings are permanent retention documents and this will mark this period in our collective history)

CALL MEETING TO ORDER

Chair Bridges opened the meeting at 5:30 PM.

ROLL CALL

Members Present:	John Bridges, Chair	Francisco Stoller, Vice Chair
	Stephanie Findley	Molly Olson
	Loni Parrish	Don Griswold
	Shannon Buckmaster	Angel Aguiar
	Joe Morelock	Cassandra Ulven

Members Absent: Rick Rogers, Don Clements (all excused)

Staff Present: Doug Rux, Community Development Director
Brett Musick, Senior Engineer
Matt Zook, Finance Director

Guests: None

APPROVAL OF MINUTES:

MOTION: Member Olson and Member Parrish moved to approve Urban Renewal Citizens Advisory Committee Meeting Minutes for June 8, 2020 Motion carried (10 yes / 0 no).
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NEW BUSINESS:

1. Draft Feasibility Study:

Elaine walked through the draft feasibility study and the executive summary. Elaine noted the reason you received two links is because we had an executive summary and the full feasibility study which is a document that compiled everything that we have worked on and all of the briefing materials given to the committee and City Council. In the executive summary we laid out the questions that were given to us at the beginning of the project, the first was the city area boundary, and did it meet both the assessed value and in acreage limitations set out by statute and yes the study area complies with both of those limitations. Another question asked is if blight occurs in the study area and we confirm yes, the list of improvements verify that there are blighting conditions within the study area. Elaine noted they examine the financial feasibility of the area. The examination of the financial feasibility specifies and then examines the impacts of the taxing districts as a result of creating the area. They put in the three most pertinent tables, one that shows the annual full tax increment financing forecast for the different projected annual growth scenarios. The other two tables are the estimated impact to both the general government and education taxing districts.

Elaine noted they received a comment from Chair Bridges about table 3 which shows the estimated impact on the education taxing districts. He suggested one of three actions. One getting rid of the table, second was noting the impacts to the School District and the Education Service District are indirect impacts due to the State school fund, and then noting that in two different ways. Chair Bridges noted to wait for a discussion until we have gone through the full feasibility study.

Elaine noted the full feasibility study is a large document which is mostly to help staff and City Council have everything in one place. Also people and stakeholders will want to see the full process that we have gone through. She noted it has a definition section, executive summary, the background, information about the advisory committee, information about the City Council briefings, Planning Commission briefings, public engagement, the boundary option, the potential projects, how the financial analysis was done in terms of determining the tax rates and forecasting assessed value, calculating the potential tax increment revenue, sharing the different impacts to the taxing districts, about what would constitute findings and the next steps. There is a section in the full study that's left open for tonight's recommendation from this Committee to City Council. Elaine noted this document will be updated before it goes to City Council.

CDD Rux noted there are two versions of the executive summary, one does and one does not have the fact sheet in it and then there is the full study. There are three different tools depending upon the level of information needed.

CDD Rux noted the Chair suggested in the executive summary, there is one word under section two and striking two words after the words "Table 5 is as shown".

Chair Bridges noted Table 3 is the estimated impacts to the education taxing district and asked if there was some legal requirement that this table needs to be in the executive summary. Elaine responded she put that in there to show what the impacts are to the taxing districts.

Chair Bridges explained his comment to CDD Rux and Elaine, noting he didn't want to have Table 3 in the executive summary, because he feels the executive summary is most likely what people are going to read. He feels Table 3 is misleading because it suggests that all of these resources are going to be removed from the school district, which with the evaluation law change it is significantly different today than it was the last time we went through an Urban Renewal. He noted the impact on the schools is very minor, that this table suggests the opposite and noted that it will be something people will react to. He feels the table should be removed and would like to hear the comments from the rest of the committee. The second idea he had was to put three or four sentences that might say the State funding for schools comes through the general fund and is per student amount throughout the whole State. Therefore there will be minimal impact on the schools. To see what the impact would be without the rule put in a footnote #1 and put the table in a really small data point in another area. He noted the third suggestion would be to put in all caps "The following table is not an accurate representation about the impacts on schools because State law funds on a per student bases.

Elaine clarified that it is just for Newberg School District and Willamette School District. Portland Community College is a direct impact and if for some reason people wanted this change so that the two are a part of the State school fund and are treated differently. We would have to figure out how to reformat the table because the Portland Community College is a direct impact.

Chair Bridges noted to remove Willamette Education District and the Newberg School District and leave the Portland Community College line item.

Member Morelock from the School District noted he is worried about just removing parts and not others because it seems like we're hiding things. He noted an explanatory note would be more important and to

explain the State process at the State level. He noted he is in favor of keeping the chart whole whether or not included in the early part, and doesn't think parts should be taken out, but to just explain them more carefully.

Member Olson noted since this accurately represents the impact to the Community College, can the table be labeled "impact to Portland Community College." She noted that it is inaccurate to label the parts that are actually not an impact and you change the title or separate the two and show the Newberg School District and Willamette Education District.

Member Morelock noted it is not a zero impact.

Elaine noted that the impact is indirect because the impact is on the State school fund not the District. The State School Fund allocates funding to schools on a per student basis. Urban Renewal in any one community impacts the State School Fund. Elaine noted just to be clear it is an indirect impact and an impact on State School Fund. Schools are funded by other sources in addition to property tax revenues and on a per pupil basis.

Member Olson asked when you look at the overall State School Fund and then at the part that's not coming in, because it's going to Urban Renewal, what is the percentage change to the State School Fund, for example will it be reduced by .05%.

Member Ulven feels that would be a moving target because you have to aggregate every single Urban Renewal District in the entire State and that amount fluctuates year per year to really calculate the impact. She agrees to keep the table with the disclaimers.

Chair Bridges noted to make the point in terms of communication saying that this is not what is taken away from the school fund but that these charts are here to show you what can be aggregated to help the Urban Renewal District and not remove from the school funding but comes back to the school through general funding of schools in the State of Oregon.

Elaine noted it is hard to explain a plan when it is three or four sentences long and that most of it is in the full feasibility study. We will separate out the Community College because it is direct impact, so we will have three tables instead of two. The third table will be indirect impacts and have language that talks about the State School Fund. She noted the State School Fund is impacted by the enterprise zone, which is the same impact as property tax revenues and vertical housing abatement zones, etc. The Legislature knows that these impacts are taking away property tax revenue and the amount to the State School Fund. It is a policy decision upon the legislators how they fund the State School Fund and what is allocated per pupil funding formula.

Member Morelock noted that the .05% is about \$4.5M dollars and \$9B dollars is the current budget for the State School Fund.

Elaine noted that number changes every year depending on what each Urban Renewal Area takes as their division of taxes for that year.

Member Olson noted there could be a Q&A for the education budget and a disclaimer of explanation. Also if you have an example that translates it to dollars it helps people put it into context.

Chair Bridges asked if the \$31M dollars listed under the 5% is over 30 years is correct and that it is \$1M a year.

Elaine noted if we do a Q&A on that for next year we would go back and show the projected impact on the State School Fund for that one year.

Chair Bridges would like to see a draft of that table and language. Elaine noted she would put that together and have CDD Rux get it out for comment from the Committee.

Chair Bridges asked for comments on the executive summary with or without the fact sheet.

Member Ulven liked the idea of having the fact sheet in there because a lot of people will seek the executive summary as an understanding to the plan.

Member Olson noted it is nice to have the fact sheet.

Chair Bridges noted he wants the fact sheet.

Member Parrish also wants to keep the fact sheet and that it is a good summary.

Member Ulven noted there was a reference to revenue-sharing in section 12, page 17, describing how revenue sharing worked, but there is no other mention in the executive summary or in the feasibility study on the prospect of having a revenue-sharing option in the plan.

Elaine noted that decision is made as you progress and start developing the actual plan. She noted they just did a plan in Lincoln City where they did revenue-sharing and ended up making the plan go two years longer but there was a 15% revenue sharing over a year throughout the plan. If City Council has the Committee move forward that would be a good conversation piece to have and if you want to make a recommendation on revenue-sharing.

Chair Bridges asked if we choose option number one and everyone agrees what would be the next steps.

CDD Rux noted if this Committee formulates a recommendation with option number one, then that recommendation goes to City Council on July 20th. On July 20th there is a work session at 6:00pm with the City Council on the feasibility study. At 7:00pm is the regular business session to go over the staff report and it will include this Committee's recommendation. If that recommendation is yes, and it's feasible, we're requesting the City Council to create an Urban Renewal Agency. We then come back in August to the City Council with an ordinance to create an Urban Renewal Agency. CDD Rux noted in parallel with that he would be working with Elaine so that we would start work on the plan for the report.

Elaine noted this Committee stays live, we look at the project list and pair it down to the actual maximum. We figure out which projects to put in, look at the revenue-sharing component, and just noting there is still work for this Committee to add input. Public input we haven't been able to hold, but we have been doing our best in getting information out virtually.

CDD Rux noted there's another six to eight months' worth of work, if the City Council accepts the recommendation to create an Urban Renewal Agency and accepts the feasibility study. There are steps to create an Urban Renewal Agency, consult process, and activities with Yamhill County because part of this plan area is outside the city limits but within the Urban Growth Boundary. There is a lot of things that take place after the first of the year with overlapping taxing district coordination. Also a lot of work that would occur between August to the end of December or into January with this Committee creating the plan and report with all the elements Elaine is talking about.

Chair Bridges suggested talking about the public outreach before making a recommendation.

CDD Rux noted we have been putting information up on the city website. He noted we have a community engagement plan. There are fact sheets we have been sharing since our last meeting. We have been to three of

the Farmers Markets and handed out around 450 flyers in English and Spanish. CDD Rux noted there is a Kiwanis meeting he is doing a presentation on July 9th. Also was sent out to the noon Rotary and City Club leadership and they will be sending out the Flyer. The Chamber pushed it out in their weekly newsletter and are going to continue to do that for the next four weeks. In the utility billing there will be language that we are putting in the monthly utility bill that will provide a link to the web page for the Urban Renewal Program.

CDD Rux noted feedback he has gotten so far. He has received no email communications or responses. He has received no phone calls and when he was out at the Wednesday Farmers Market people responded and noted that it was really cool to redevelop the Riverfront and Downtown area.

Member Buckmaster suggested a community promotion that the Chamber would host. This would be a virtual forum special event where we have Q&A and it is moderated. When ready they will set it up for screen sharing and it will be simple to have the community submit their questions to the chat. She noted that this could be an opportunity for community feedback. This would be a special event and promoted as such. She noted they are set up for up to 200 an event. CDD Rux didn't think there would be more than 100 attendees.

Chair Bridges noted he handed out the flyers for a couple hours at the Farmers Market. About 90% of the people took flyers and about 5% of the people that didn't take the flyers indicated that they had obtained a flyer the prior week. People seemed interested and a number of people did specifically comment about the redevelopment in both Downtown and the Riverfront and were already aware of the subject. He noted he only received one negative comment.

Member Stoller noted he only had one negative comment. Everyone was interested and it seemed like it was well-received.

Member Aguiar noted he didn't receive any negative, but overall well-received.

Member Olson commented the younger crowd were very excited about the idea of the Riverfront being developed.

Member Aguiar noted this whole process is going relatively smooth, he asked what could lie ahead that has the potential of having this plan derailed like it has happened before.

CDD Rux noted now we're just looking at the feasibility of being able to do it. When we get into the plan and report development of it you start looking at specific projects that can be funded in whole or in part and what projects might be eliminated from the list.

CDD Rux noted we have JLA on board to help us through the plan of the report phase and to help do additional community outreach. We also have Lacey in house to also help get the message out. Elaine put together the PowerPoint with the voiceover. We have some funds budgeted in the next phase to do a video to help educate the citizens, the businesses and the overlapping taxing districts about the Urban Renewal Program.

2. Recommendation to City Council:

Chair Bridges noted if there's no need for further discussion than he would entertain a motion to either approve item number one as our recommendation or item number two as a recommendation.

MOTION: Member Aguiar/Member Olson moved to approve Recommendation Option One, Motion carried (9 Yes/0 No).
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Member Aguiar asked at what point does it go out for the Community to vote.

Elaine responded to Member Aguiar the two different routes that could end up with a vote by electorate. City Council can choose instead of adopting a plan on their own to put it out for a vote. Option two is it's a non-emergency ordinance the City Council votes and it may go to referendum by whatever standard is in the city code of getting a certain amount of signatures on a petition and if you get a certain amount of signatures, then it goes out for public vote.

3. Update on any public comments at Farmers Market, videos, or civic organizations:

CDD Rux noted we continue to push information out. We will do that all the way up to getting to the City Council in July. He noted he will be giving the City Council a briefing on their Council goal which is to create and support an Urban Renewal Plan. He will update the Planning Commission on July 9th. He is setting up a date for a meeting with the taxing district, and is also working individually with other taxing districts and setting up conversations and sharing information which will be done by July 12th. Presentations on the feasibility study, the action plan and the recommendation occurs July 20th at the City Council work session and then in the business session.

PUBLIC COMMENTS:

None

ITEMS FROM STAFF:

CDD Rux noted he and Elaine will work on a schedule

ITEMS FROM COMMITTEE MEMBERS:

None

ADJOURNMENT

Chair Bridges adjourned at 6:23 p.m.

Approved by the Ad Hoc Urban Renewal Citizens Advisory Committee on November 9, 2020.

Doug Rux, Recording Secretary

John Bridges, Ad Hoc Urban Renewal Advisory Committee Chair



TIBERIUS SOLUTIONS

DATE: November 2, 2020
 TO: Doug Rux, City of Newberg
 FROM: Nick Popenuk and Ali Danko
 SUBJECT: PROPOSED NEWBERG URBAN RENEWAL AREA: ASSESSED VALUE GROWTH ASSUMPTIONS

The City of Newberg is considering the establishment of a new urban renewal area (URA). The proposed Area would encompass downtown Newberg, a portion of the Newberg Riverfront, and selected rights-of-way connecting these two subareas. This memorandum identifies the recommended growth rate for future growth in assessed value in the Area. This recommendation is based on historical trends, an evaluation of potential growth rate forecasts, and discussions between the Consultant Team and City staff, regarding the amount of future development potential in the Area.

Historical Growth

Exhibit 1 and Exhibit 2 show the real market value and assessed value in Yamhill County and the City of Newberg from FYE 2007 through FYE 2020. During this period, the City's assessed value increased at a compound annual growth rate of 4.8%, whereas real market value increased at a rate of 4.9%.

Exhibit 1. Value History, Yamhill County and City of Newberg, FYE 2007 to FYE 2020

FYE	Yamhill County				City of Newberg			
	Real Market Value		Assessed Value		Real Market Value		Assessed Value	
	Value	%	Value	%	Value	%	Value	%
2007	\$ 9,138,140,279		\$ 5,518,366,368		\$ 1,905,225,704		\$1,110,866,040	
2008	\$10,321,298,356	12.9%	\$ 5,779,076,696	4.7%	\$ 2,268,613,601	19.1%	\$1,193,170,105	7.4%
2009	\$10,751,680,077	4.2%	\$ 6,210,309,816	7.5%	\$ 2,239,316,374	-1.3%	\$1,271,921,638	6.6%
2010	\$10,403,608,875	-3.2%	\$ 6,486,735,797	4.5%	\$ 2,187,831,882	-2.3%	\$1,364,210,006	7.3%
2011	\$10,206,294,681	-1.9%	\$ 6,741,783,234	3.9%	\$ 2,193,902,961	0.3%	\$1,441,923,513	5.7%
2012	\$ 9,189,326,981	-10.0%	\$ 6,823,878,089	1.2%	\$ 1,956,379,200	-10.8%	\$1,479,778,703	2.6%
2013	\$ 8,911,055,976	-3.0%	\$ 7,028,886,974	3.0%	\$ 1,912,302,698	-2.3%	\$1,529,465,962	3.4%
2014	\$ 9,156,128,373	2.8%	\$ 7,241,524,240	3.0%	\$ 1,929,918,978	0.9%	\$1,546,167,978	1.1%
2015	\$ 9,699,390,529	5.9%	\$ 7,525,262,079	3.9%	\$ 2,103,273,498	9.0%	\$1,627,595,461	5.3%
2016	\$10,303,700,251	6.2%	\$ 7,934,419,267	5.4%	\$ 2,199,658,073	4.6%	\$1,696,556,938	4.2%
2017	\$11,429,249,833	10.9%	\$ 8,277,825,435	4.3%	\$ 2,380,377,182	8.2%	\$1,780,615,477	5.0%
2018	\$15,235,167,500	33.3%	\$ 8,619,949,331	4.1%	\$ 2,885,994,061	21.2%	\$1,855,195,227	4.2%
2019	\$16,642,417,818	9.2%	\$ 9,023,496,200	4.7%	\$ 3,124,480,898	8.3%	\$1,904,718,781	2.7%
2020	\$17,991,021,537	8.1%	\$ 9,540,085,159	5.7%	\$ 3,555,696,446	13.8%	\$2,037,958,279	7.0%
CAGR		5.3%		4.3%		4.9%		4.8%

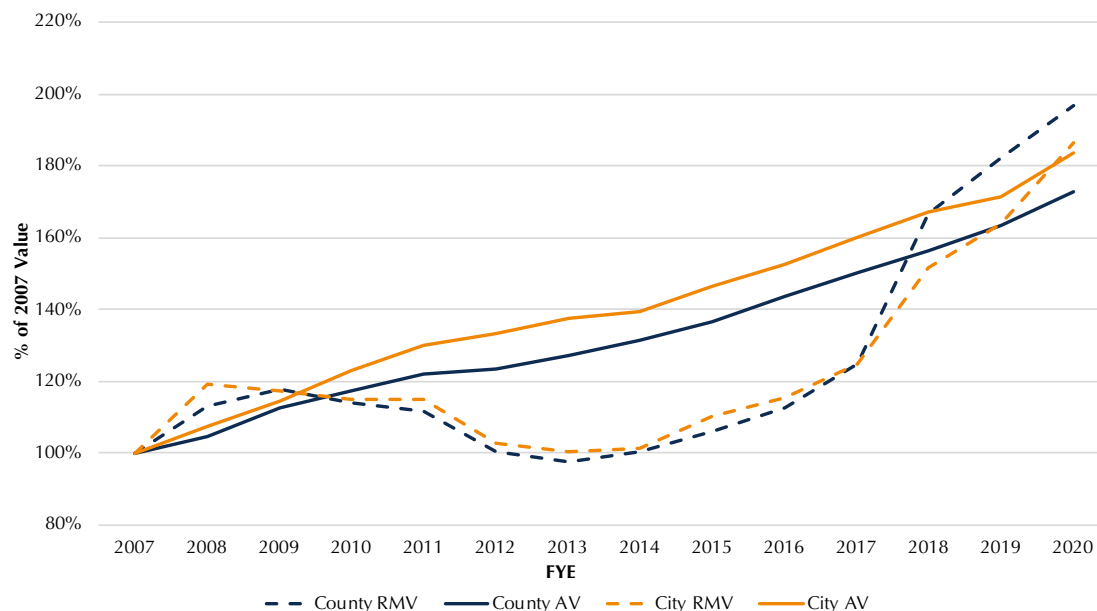
Source: Yamhill County Assessor

For real market value, the impacts of the "Great Recession" of 2008 can be seen in FYE 2010 through FYE 2013. Real market values countywide and citywide fell significantly during this period, including a loss of over \$300 million in real market value in the City of Newberg. Beginning with FYE 2014, the City and County have experienced strong growth in real market value. Over a period of just seven years, real market value countywide in FYE 2020 had doubled since its recessionary low-point in FYE 2013.

Annual changes in assessed value are much less volatile than changes in real market value. Assessed values countywide and citywide continued to increase each year during the aftermath of the Great Recession,

albeit at a slower pace. Similarly, the massive growth in real market value in the region has translated to more slow and steady gains in assessed value during the post-recessionary years. This dynamic is due to Oregon's property tax system, which separates real market values from assessed values, and limits annual growth in assessed value to just 3.0% per year in most situations, barring new construction of other "exception events."

Exhibit 2. Value History as Percent of 2007 Value, Yamhill County and City of Newberg, FYE 2007 to FYE 2020



Source: Yamhill County Assessor

Future Growth Forecast

City staff identified dozens of anticipated and potential development opportunities within the proposed URA boundary. These development opportunities include:

- Residential development in the Riverfront Area, including hundreds of new housing units, both apartments and single-family homes.
- WestRock Mill site redevelopment, including the potential for over one million square feet of industrial construction, a 20-acre corporate campus, and additional commercial and mixed-use development.
- Downtown development and redevelopment, including commercial, residential, and mixed-use opportunities.
- West End Mill District redevelopment, with potential for a hotel, restaurant, brewpub/distillery/wine tasting, and produce market.
- Dozens of other smaller scale development opportunities on vacant and underutilized lots in the Area.

Tiberius Solutions identified four potential assessed value growth rate scenarios, based on the list of potential development and a review of historical trends in the City and County. These scenarios include:

- Conservative: 4% average annual growth. Less than long-term growth trends for the City or County.

- Somewhat conservative: 5% average annual growth. Similar growth rate to long-term citywide trend that does not reflect substantial development opportunities in the Area.
- Somewhat aggressive: 6% average annual growth: Higher growth than long-term trends for the City or County, reflecting the substantial development opportunities in the Area.
- Aggressive: 7% average annual growth: Higher growth than long-term trends for the City or County, which would require most of the potential development opportunities to come to fruition during the forecast period.

Exhibit 3 summarizes the financial capacity of the proposed URA based on each of the four potential growth scenarios described above. Key figures shown in this table include:

- **Average annual exception assessed value (2020 \$).** The average amount of new assessed value that would need to be added to the tax rolls each year from new construction (on top of assumed 3.0% annual appreciation of existing property values) to achieve the assumed growth rate. Ranges from \$1.7 million per year in the conservative scenario, to \$11.7 million per year in the aggressive scenario.
- **Total net tax increment finance (TIF) revenue.** The total amount of property tax revenue the URA would be expected to collect over an assumed 30-year duration for a new urban renewal plan. Ranges from \$59.3 million in the conservative scenario, to \$154.3 million in the aggressive scenario.
- **Maximum indebtedness.** The principal amount of indebtedness that is expected to be incurred over the life of the URA, based on the forecast TIF revenue. This figure is lower than total TIF, as a portion of TIF revenue is assumed to be spent on interest payments on debt incurred in the Area. Ranges from \$50.3 million in the conservative scenario to \$132.8 million in the aggressive scenario.
- **Capacity (2020 \$).** The value of projects that could be funded by the URA as stated in today's (2020) dollars, after accounting for the impact of inflation. This figure is lower than maximum indebtedness, because much of the urban renewal funding is not available for many years, resulting in a significant amount of inflation that reduces the purchasing power of the URA over time. Ranges from \$27.9 million in the conservative scenario to \$71.1 million in the aggressive scenario.

Exhibit 3. Financial Capacity Summary Based on Potential Assessed Value Growth Rate Assumptions, Proposed Newberg URA

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

Source: Tiberius Solutions

After reviewing and discussing this analysis with City staff, the Consultant Team recommends that the proposed urban renewal plan assume 6.0% average annual growth in assessed value. This somewhat aggressive assumption is higher than the long-term historical trends observed for either the City or County. However, the substantial development opportunities identified in the Area provide justification for achieving this growth rate. Note that this is an assumed average growth rate. In reality, the Area will experience some years with lower growth (when less development occurs), and some years with higher growth (when more development occurs).

Achieving a 6.0% growth rate in assessed value will require an average of \$7.4 million (2020 \$) of new assessed value to be added to the tax rolls from new construction each year. Redevelopment of the WestRock Mill site at some point during the life of the proposed URA will be critical to achieving the long-term growth shown in this scenario.



Community Development Department

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MEMORANDUM

TO: Ad Hoc Urban Renewal Citizens Advisory Committee
FROM: Doug Rux, Community Development Director
SUBJECT: November 9, 2020 CAC Meeting
DATE: November 9, 2020

Based on the selected growth rate discussed earlier in the meeting projects will need to be identified within the proposed urban renewal area. The following is the lists of potential projects within the proposed urban renewal area. The lists are the same as those included in the Feasibility Study that was accepted by the City Council on July 20, 2020.

We will be working through the list of projects to identify which ones should be included in the urban renewal plan. Options available are to fully consider funding a project, partially funding a project or not funding a project at all. When reviewing the information pay attention to projects that you believe would leverage new investment in buildings and equipment, and where there may be other potential funding sources in full or in part to fund a project. This will be an iterative process to identify projects to include in the urban renewal plan. The discussion tonight will be to get you initial feedback on projects. We will return on November 23rd to continue the discussion with the intent on December 14th to finalize a project list that aligns with the selected growth rate.

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - 2020 - SUMMARY					
May 29, 2020					
Escalation: From Engineering News Record (ENR) - Seattle Construction Cost Index (CCI) - January to January					
Escalation* 2016 to 2020 =	17%	Index Jan 2016 = 10396.13	Index 2020/Index 2016 =	1.17	=> 16.61%
Escalation* 2017 to 2020 =	14%	Index Jan 2017 = 10622.66	Index 2020/Index 2017 =	1.14	=> 14.12%
Escalation* 2018 to 2020 =	6%	Index Jan 2018 = 11444.11	Index 2020/Index 2018 =	1.06	=> 5.93%
Escalation* 2019 to 2020 =	1%	Index Jan 2019 = 12008.39	Index 2020/Index 2019 =	1.01	=> 0.95%
Index Jan 2020 = 12122.45					
* Escalation rounded to the nearest whole number percentage.					
Downtown Improvement Plan Planning Level Cost Estimates Updated to 2020 Dollars					
Public Transportation Infrastructure					\$36,998,850
Public Utility Infrastructure (Water, Wastewater and Storm)					\$10,794,017
SIGNAGE & WAYFINDING, NORTH/SOUTH CONNECTIONS, DOWNTOWN TROLLEY, PARKING*				\$6,677,481 to	\$8,437,406
PEDESTRIAN FURNITURE, TRASH CANS, ETC.					\$175,600
BUILDING FACADE PROGRAM					\$500,000
SECOND STREET UTILITY UNDERGROUNDING					\$1,833,200
Downtown Improvement Plan Area Project Costs*				\$56,979,148 to	\$58,739,073
Riverfront Master Plan Update Planning Level Cost Estimates Updated to 2020 Dollars					
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.					
Public Transportation Infrastructure					\$33,311,213
Public Utility Infrastructure (Water, Wastewater and Storm)					\$13,713,780
Riverfront Trails					\$1,824,070
Riverfront Master Plan Area Project Costs					\$48,849,063
ADMINISTRATION**					\$9,930,000
**Assumes 6% growth rate with Maximum Indebtedness of \$99,300,000 and 10% Administration charge.					
GRAND TOTAL - URBAN RENEWAL PROJECT COST ESTIMATES - 2020*				\$115,758,211 to	\$117,518,136
* Includes cost estimate range for the Second Street Parking Garage alternatives.					

\$1,759,925

\$1,759,925

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2020 Dollars

May 29, 2020

Escalation: From Engineering News Record (ENR) - Seattle Construction Cost Index (CCI) - January to January

Escalation* 2016 to 2020 = 17%

Escalation* 2017 to 2020 = 14%

Escalation* 2018 to 2020 = 6%

Escalation* 2019 to 2020 = 1%

* Escalation rounded to the nearest whole number percentage.

Downtown Improvement Plan Planning Level Cost Estimates

Public Transportation Infrastructure

Description		Estimated Project Cost			Other Potential Funding Sources		
		Escalation 2016 to 2020			City System Development Charges	Grants	Other
		2016	17.0%	2020	% Eligible	Source	
Hancock Street Road Diet (College to Garfield)	<i>TSP Project #S07, ODOT Lead</i>	\$1,077,590	\$183,190	\$1,260,780	<i>Note 2</i>		LID
Cost per Block	215,518						
Number blocks	5						
Total Cost	\$ 1,077,590						
First Street Road Diet (Harrison to River)	<i>TSP Project #S07, ODOT Lead</i>	\$9,914,255	\$1,685,423	\$11,599,678	<i>Note 2</i>		LID
Cost per Block	762,635						
Number blocks	13						
Total Cost	\$ 9,914,255						
Second Street (Harrison to River)		\$1,019,018	\$173,233	\$1,192,251	<i>Note 1</i>		Developer
Cost per Block	78,386						
Number blocks	13						
Total Cost	\$ 1,019,018						
River Street (First to Sheridan)		\$341,312	\$58,023	\$399,334	<i>Note 1</i>		Developer
Cost per Block	227,541						
Number blocks	1.5						
Total Cost	\$ 341,312						
Center Street (Third to Sheridan)		\$910,164	\$154,728	\$1,064,892	<i>Note 1</i>		Developer
Cost per Block	227,541						
Number blocks	4						
Total Cost	\$ 910,164						
Meridian Street (Third to Sheridan)		\$910,164	\$154,728	\$1,064,892	<i>Note 1</i>		Developer
Cost per Block	227,541						
Number blocks	4						
Total Cost	\$ 910,164						
Edwards Street (Third to Sheridan)		\$910,164	\$154,728	\$1,064,892	<i>Note 1</i>		Developer
Cost per Block	227,541						
Number blocks	4						
Total Cost	\$ 910,164						
College Street (Third to Sheridan)		\$910,164	\$154,728	\$1,064,892	<i>Note 1</i>		Developer
Cost per Block	227,541						
Number blocks	4						
Total Cost	\$ 910,164						
School Street (First Street to Sherman)		\$455,082	\$77,364	\$532,446	<i>Note 1</i>		Developer
Cost per Block	227,541						
Number blocks	2						
Total Cost	\$ 455,082						
Howard Street (Fifth to First)		\$682,623	\$116,046	\$798,669	<i>Note 1</i>		Developer
Cost per Block	227,541						
Number blocks	3						
Total Cost	\$ 682,623						
Howard Street (First to Sheridan)		\$1,980,372	\$336,663	\$2,317,035	<i>Note 1</i>		Developer
Cost for 2 Blocks	1,980,372						
Blaine Street (Hancock to Sherman)		\$455,082	\$77,364	\$532,446	<i>Note 1</i>		Developer
Cost per Block	227,541						
Number blocks	2						
Total Cost	\$ 455,082						
Washington Street (Third to Harrison)		\$910,164	\$154,728	\$1,064,892	<i>Note 1</i>		Developer
Cost per Block	227,541						
Number blocks	4						
Total Cost	\$ 910,164						

Garfield Street (First to Sheridan)						
Cost per Block	227,541	\$455,082	\$77,364	\$532,446	Note 1	Developer
Number blocks	2					
Total Cost	\$ 455,082					
Main Street (Third to Rail Road Tracks)						
Cost per Block	227,541	\$1,137,705	\$193,410	\$1,331,115	Note 1	Developer
Number blocks	5					
Total Cost	\$ 1,137,705					
Grant Street (Third to Rail Road Tracks)						
Cost per Block	227,541	\$910,164	\$154,728	\$1,064,892	Note 1	Developer
Number blocks	4					
Total Cost	\$ 910,164					
Lincoln Street (First to Second)						
Cost per Block	227,541	\$227,541	\$38,682	\$266,223	Note 1	Developer
Number blocks	1					
Total Cost	\$ 227,541					
Harrison Street (First to Second)						
Cost per Block	227,541	\$227,541	\$38,682	\$266,223	Note 1	Developer
Number blocks	1					
Total Cost	\$ 227,541					
Sheridan (Rail Road tracks to 1/2 block east of Main)						
Cost per Block	227,541	\$341,312	\$58,023	\$399,334	Note 1	City Sidewalk Grant Program
Number blocks	1.5					
Total Cost	\$ 341,312					
Sheridan (Edwards to River)						
Cost per Block	227,541	\$682,623	\$116,046	\$798,669	Note 1	City Sidewalk Grant Program
Number blocks	3					
Total Cost	\$ 682,623					
Third (Grant to Blaine)						
Cost per Block	227,541	\$910,164	\$154,728	\$1,064,892	Note 1	City Sidewalk Grant Program
Number blocks	4					
Total Cost	\$ 910,164					
Third (Howard to River)						
Cost per Block	227,541	\$682,623	\$116,046	\$798,669	Note 1	City Sidewalk Grant Program
Number blocks	3					
Total Cost	\$ 682,623					
Sherman (School to Blaine)						
Cost per Block	227,541	\$1,365,246	\$232,092	\$1,597,338	Note 1	Developer
Number blocks	6					
Total Cost	\$ 1,365,246					
Blaine (Hancock to Ninth)	TSP Project #S10					
Cost per Block	225,000	\$2,025,000	\$344,250	\$2,369,250	15%	Developer
Number blocks	9					
Total Cost	\$2,025,000					
ADA Curb Ramps - S Blaine Street, E First Street to E Ninth Street						
DKS		-	-	\$1,052,700	Note 1	ODOT Safe Routes To School
N College (Hwy 219) at Hancock (Hwy 99) Intersection						
Improvement - Add South Bound Right Turn Lane on N College		-	-	\$1,500,000	Note 1	Developer
TRANSPORTATION TOTAL				\$36,998,850		

Public Utility Infrastructure (Water and Wastewater)					
	Estimated Project Cost			Other Potential Funding Sources	
	Escalation 2018 to 2020			City System Development Charges	Grants Other
Description	2018	6.0%	2020	% Eligible	Source
Wastewater Projects - Downtown					
River Street (C2.b)	\$ 2,764,000.00	\$165,840	\$2,929,840	12%	
I & I Projects (C1.f, C2.f, C3.f)					
3	\$ 225,400.00	\$13,524	\$238,924	50%	
9	\$ 106,400.00	\$6,384	\$112,784	50%	
10	\$ 218,900.00	\$13,134	\$232,034	50%	
18	\$ 240,200.00	\$14,412	\$254,612	50%	
19	\$ 256,400.00	\$15,384	\$271,784	50%	
20	\$ 187,300.00	\$11,238	\$198,538	50%	
22	\$ 156,400.00	\$9,384	\$165,784	50%	
23	\$ 141,400.00	\$8,484	\$149,884	50%	
24	\$ 211,900.00	\$12,714	\$224,614	50%	
WASTEWATER TOTAL	\$4,778,798				
	Estimated Project Cost			Other Potential Funding Sources	
	Escalation 2017 to 2020			City System Development Charges	Grants Other
Description	2017	14.0%	2020	% Eligible	Source
Water Projects - Downtown					
M-1 Downtown	\$552,000	\$77,280	\$629,280	34%	
Pipe Replacement (various)					
~50% of total 20 year plan	\$3,101,000	\$434,140	\$3,535,140	0%	
Water line upgrade in Blaine Street					
- E Sheridan to E First	\$149,450.00	\$20,923	\$170,373	0%	
- E First to E Third	\$149,450.00	\$20,923	\$170,373	0%	
- E Third to E Ninth	\$526,750.00	\$73,745	\$600,495	Note 1	
WATER TOTAL	\$5,105,661				
	Estimated Project Cost			Other Potential Funding Sources	
	Escalation 2016 to 2020			City System Development Charges	Grants Other
Description	2016	17.0%	2020	% Eligible	Source
Stormwater Projects - Downtown					
Stormwater Pipe Replacement					
- S Blaine Street (C-1) reduced by portion (C1-B) of the project already completed.	\$777,400	\$132,158	\$909,558	5%	
STORMWATER TOTAL	\$909,558				
Public Utility Infrastructure (Water, Wastewater and Storm) TOTAL	\$10,794,017				

				Estimated Project Cost			Other Potential Funding Sources		
				Escalation 2016 to 2020			City System Development Charges	Grants	Other
Description				2016	17.0%	2020	% Eligible	Source	
SIGNAGE & WAYFINDING									
Streetscape & Wayfinding Plan				\$120,000	\$20,400	\$140,400	Note 1		
East End Gateway				\$350,000	\$59,500	\$409,500	Note 1		
Secondary Gateway				\$120,000	\$20,400	\$140,400	Note 1		
Artwalk				\$100,000	\$17,000	\$117,000	Note 1		
Wayfinding				-	-	\$350,000	Note 1		
West End Gateway				-	-	\$393,900	Note 1		
Northwest Gateway				-	-	\$135,100	Note 1		
Total				\$1,686,300					
NORTH/SOUTH CONNECTIONS									
North/South Refinement Study				\$100,000	\$17,000	\$117,000	Note 1		
Total				\$117,000					
DOWNTOWN TROLLEY									
Trolley Feasibility Study				\$75,000	\$12,750	\$87,750	Note 1		
Total				\$87,750					
PARKING									
Signage (yearly)				\$5,000	\$850	\$5,850	Note 1		
Parking Data collection(Bi-annually)				\$30,000	\$5,100	\$35,100	Note 1		
Business to Business Outreach				\$2,500	\$425	\$2,925	Note 1		
				Estimated Project Cost Escalation 2016 to 2020					
				2019	1.0%	2020			
Surface Parking							Note 1		
- 112 S Blaine Street				\$559,500	\$5,595	\$565,095			
- 312 E Second Street				\$515,600	\$5,156	\$520,756			
- 312 E Second Street				\$531,400	\$5,314	\$536,714			
- 108 S Howard Street				\$519,300	\$5,193	\$524,493			
- S Center / E Second Street				\$389,800	\$3,898	\$393,698			
- 211 N School Street				\$130,000	\$1,300	\$131,300			
Total				\$2,672,056					
Second Street Parking Garage*							Note 1		
- Alt 1 2 Levels				\$2,050,000	\$20,500	\$2,070,500			
- Alt 2 2 Levels				\$2,685,500	\$26,855	\$2,712,355			
- Alt 3 3 Levels				\$3,280,000	\$32,800	\$3,312,800			
- Alt 3 3 Levels				\$3,792,500	\$37,925	\$3,830,425			
*Existing surface lot has 87 spaces									
				Estimated Cost Range of Second Street Parking Garage Alternatives					
				\$2,070,500 to \$3,830,425					
Total				\$4,786,431 to \$6,546,356					
TOTAL				\$6,677,481 to \$8,437,406					

PEDESTRIAN FURNITURE, TRASH CANS, ETC.					
Benches	First Street-12 Blocks, 4 per block	-	-	\$91,500	Note 1
Trash Cans	First Street-12 Blocks, 4 per block	-	-	\$84,100	Note 1
Total				\$175,600	
BUILDING FACADE PROGRAM			-	-	\$500,000
Total				\$500,000	Note 1
SECOND STREET UTILITY UNDERGROUNDING					
DKS	Grant to River	-	-	\$1,833,200	Note 1
Total				\$1,833,200	
			Note 1: Project not in a current City of Newberg Infrastructure Master Plan		
			Note2: Project in 2016 TSP, No added capacity.		
Public Transportation Infrastructure				\$36,998,850	
Public Utility Infrastructure (Water, Wastewater and Storm)				\$10,794,017	
SIGNAGE & WAYFINDING, NORTH/SOUTH CONNECTIONS, DOWNTOWN TROLLEY, PARKING*				\$6,677,481 to \$8,437,406	
PEDESTRIAN FURNITURE, TRASH CANS, ETC.				\$175,600	
BUILDING FACADE PROGRAM				\$500,000	
SECOND STREET UTILITY UNDERGROUNDING				\$1,833,200	
Downtown Improvement Plan Area Project Costs*				\$56,979,148 to \$58,739,073	
* Includes cost estimate range for the Second Street Parking Garage alternatives.					

URBAN RENEWAL UPDATED PROJECT COST ESTIMATES - Updated to 2020 Dollars

May 29, 2020

Escalation: From Engineering News Record (ENR) - Seattle Construction Cost Index (CCI) - January to January

Index Jan 2019 = 12008.39 Index 2020/Index 2019= 1.01

Index Jan 2020 = 12122.45 => 0.95%

Escalation* 2019 to 2020 = 1%

* Escalation rounded to the nearest whole number percentage.

Riverfront Master Plan Update Planning Level Cost Estimates

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.

Public Transportation Infrastructure

Description	TSP Project #	Functional Classification	Estimated Project Cost			Other Potential Funding Sources		
			2019	Escalation	2020	City System Development Charges	Grants	Other
				1%		% Eligible	Source	
S Blaine Street Extension - E Ninth St to S College St	E04	Major Collector	\$1,951,400	\$19,514	\$1,970,914	100%		
Rogers Landing Rd Extension - Willamette River to UGB	E06	Major Collector	\$1,409,400	\$14,094	\$1,423,494	100%		Yamhill County
S College Street Improvements - S Ninth St to E Fourteenth St	-	Minor Collector (includes parking both sides)	\$2,925,000	\$29,250	\$2,954,250	Note 1	ODOT Safe Routes to School	Developer
S River Street Improvements - S First St to Bypass	S22	Major Collector	\$3,601,800	\$36,018	\$3,637,818	35%	ODOT Safe Routes to School	Developer
S River Street Improvements - Bypass to Rogers Landing Rd	-	Major Collector w/Parking on Both Sides	\$1,215,000	\$12,150	\$1,227,150	Note 1		Developer
Wynooski St Improvements - S River St to Bypass (*reduced to Ninth to Eleventh: +/-650 ft.)	S37*	Major Collector	\$909,200	\$9,092	\$918,292	61%		Developer, Yamhill County
E Ninth St Sidewalks - S Blaine St to S River St	P08	-	\$86,000	\$860	\$86,860	57%		Developer
E Fourteenth St Sidewalks - S College St to S River St	P09	-	\$83,000	\$830	\$83,830	34%		Developer
E Eleventh St Sidewalks - S River St to Wynooski	P12	-	\$78,000	\$780	\$78,780	34%		Developer
E Ninth St Bike Boulevard - S Blaine St to S River Street	B05	-	\$119,000	\$1,190	\$120,190	57%		
E Eleventh St Bike Boulevard - East of S River Street	B19	-	\$121,000	\$1,210	\$122,210	34%		Developer
N Blaine/E Hancock Signal	-	Major Collector	\$900,000	\$9,000	\$909,000	Note 1		Developer
N Blaine/E First Signal	-	Major Collector	\$900,000	\$9,000	\$909,000	Note 1		Developer
E Ninth St Sidewalks - S Blaine St to Charles St	-	-	\$55,000	\$550	\$55,550	Note 1	ODOT Safe Routes to School	Developer
E Ninth Street Connection - S Pacific Street to Wynooski St	-	Local Residential Street	\$562,500	\$5,625	\$568,125	Note 1		Developer

Mill Place Extension - E Ninth Street (Connection) to South Terminus	-	Local Residential Street	\$180,000	\$1,800	\$181,800	Note 1		Developer
Rail Crossing Improvements Crossing No. 40A-000.60 (College Street)	-	Minor Collector	\$450,000	\$4,500	\$454,500	Note 1		Developer, LID, Cost Recovery Agreement
Rail Crossing Improvements Crossing No. 40A-000.40 (River Street)	-	Major Collector	\$415,000	\$4,150	\$419,150	Note 1		Developer, LID, Cost Recovery Agreement
E Fourteenth Street - S College St to S River St (Sidewalks in TSP Project P09)	-	Local Residential Street	\$640,000	\$6,400	\$646,400	Note 1		Developer
Waterfront Street - S College St to UGB	-	Local Residential Street	\$2,160,000	\$21,600	\$2,181,600	Note 1		Developer, Yamhill County
E Fourteenth Street Extension - S River St to NE Dog Ridge Rd	-	Local Commercial/Industrial Street	\$3,060,000	\$30,600	\$3,090,600	Note 1		Developer, ODOT Immediate Opportunity Fund
E Industrial St (1) - E Fourteenth St Ext to Wynooski St	-	Local Commercial/Industrial Street	\$2,868,750	\$28,688	\$2,897,438	Note 1		Developer, ODOT Immediate Opportunity Fund
S Industrial St (2) - Bypass to E Fourteenth St Ext	-	Local Commercial/Industrial Street	\$1,338,750	\$13,388	\$1,352,138	Note 1		Developer, ODOT Immediate Opportunity Fund
S Industrial St (3) - E Industrial St (1) to E Fourteenth St Ext	-	Local Commercial/Industrial Street	\$1,434,375	\$14,344	\$1,448,719	Note 1		Developer, ODOT Immediate Opportunity Fund
Wynooski Street - Bypass to NE Dog Ridge Road	-	Major Collector	\$1,923,750	\$19,238	\$1,942,988	Note 1		Developer, ODOT Immediate Opportunity Fund
NE Dog Ridge Road - E Fourteenth Street Extension to Wynooski Street	-	Local Commercial/Industrial Street	\$1,434,375	\$14,344	\$1,448,719	Note 1		Developer, Yamhill County
ADA Curb Ramps - E Ninth Street, S Blaine Street to S Pacific Street (DKS)	-	-	-	-	\$1,587,900	Note 1	ODOT Safe Routes to School	Developer
ADA Curb Ramps - Intersections Around Scott Leavitt Park, E Eleventh Street, S Willamette Street, S Columbia Street, E Tenth Street (DKS)	-	-	-	-	\$593,800	Note 1		Developer
Projects in the City's 2016 Transportation System Plan	TOTAL		\$30,821,300		\$33,311,213			

Riverfront Trails								
Description			Estimated Project Cost			Other Potential Funding Sources		
			2019	Escalation	2020	City System Development Charges	Grants	Other
				1%		% Eligible	Source	
Ewing Young Park Nature Trail			\$339,000	\$3,390	\$342,390	Note 1	State Parks	CPRD SDC
Hess Creek Nature Trail			\$226,000	\$2,260	\$228,260	Note 1	State Parks	CPRD SDC
Chehalem Creek Urban Multi-Use Trail			\$480,810	\$4,808	\$485,618	Note 1	State Parks	CPRD SDC
S River Street to S College Street Urban Multi-Use Trail			\$97,200	\$972	\$98,172	Note 1	State Parks, ODOT Connect Oregon	CPRD SDC
Esplanade West of S River Street Urban Multi-Use Trail			\$152,000	\$1,520	\$153,520	Note 1	State Parks, ODOT Connect Oregon	CPRD SDC
Esplanade South of Mill Urban Multi-Use Trail			\$394,000	\$3,940	\$397,940	Note 1	State Parks, ODOT Connect Oregon	CPRD SDC
Roger Landing Road Urban Multi-Use Trail			\$117,000	\$1,170	\$118,170	Note 1	State Parks	CPRD SDC
TOTAL			\$1,806,010		\$1,824,070			
Public Utility Infrastructure (Water, Wastewater and Storm)								
WATER								
Description		Sub-basin Served	Estimated Project Cost			Other Potential Funding Sources		
			2019	Escalation	2020	City System Development Charges	Grants	Other
				1%		% Eligible	Source	
Water Main		B, C, D	\$3,712,000	\$37,120	\$3,749,120	Note 1		Developer
WASTEWATER								
Description	Master Plan Project #	Sub-basin Served	Estimated Project Cost			Other Potential Funding Sources		
			2019	Escalation	2020	City System Development Charges	Grants	Other
				1%		% Eligible	Source	
Riverfront Lift Station*	C3.b	B	\$770,000	\$7,700	\$777,700	91%		Developer
Force Main B1*	C3.b	B	\$119,000	\$1,190	\$120,190	91%		Developer
Gravity Main B1		B	\$832,000	\$8,320	\$840,320	Note 1		Developer
Gravity Main B2		B	\$512,000	\$5,120	\$517,120	Note 1		Developer
Gravity Main B3		B	\$1,088,000	\$10,880	\$1,098,880	Note 1		Developer
Gravity Main B4*	C3.b	A, B, C, D	\$505,000	\$5,050	\$510,050	91%		Developer
Gravity Main C1		C	\$160,000	\$1,600	\$161,600	Note 1		Developer
Gravity Main D1		D	\$840,000	\$8,400	\$848,400	Note 1		Developer
TOTAL			\$4,826,000		\$4,874,260			
*Projects in the City's 2018 Wastewater Master Plan								
STORM								
Description		Sub-basin Served	Estimated Project Cost			Other Potential Funding Sources		
			2019	Escalation	2020	City System Development Charges	Grants	Other
				1%		% Eligible	Source	
Stormwater Mains		A, B, C, D	\$5,040,000	\$50,400	\$5,090,400	Note 1		Developer
Note 1: Project not in a current City of Newberg Infrastructure Master Plan								

Public Transportation Infrastructure	\$33,311,213
Public Utility Infrastructure (Water, Wastewater and Storm)	\$13,713,780
Riverfront Trails	\$1,824,070
Riverfront Master Plan Area Project Costs	\$48,849,063