

# OPEN HOUSE – URBAN RENEWAL

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April 7, 2021



# Roadmap

- Why is Newberg Considering Urban Renewal
- Planning to Date
- Citizens Advisory Committee
- Urban Renewal Boundary
- Community Engagement
- Feasibility Study
- Potential Projects
- Next Steps

# Why is Newberg Considering Urban Renewal?

City Council Priority since 2016 and City Council Goal since 2020

*Create and support an Urban Renewal Plan and Authority*

Urban Renewal is a potential funding source to complete projects identified through various master plans

# URBAN RENEWAL IN NEWBERG

## How and Why We Developed the Newberg Urban Renewal Plan



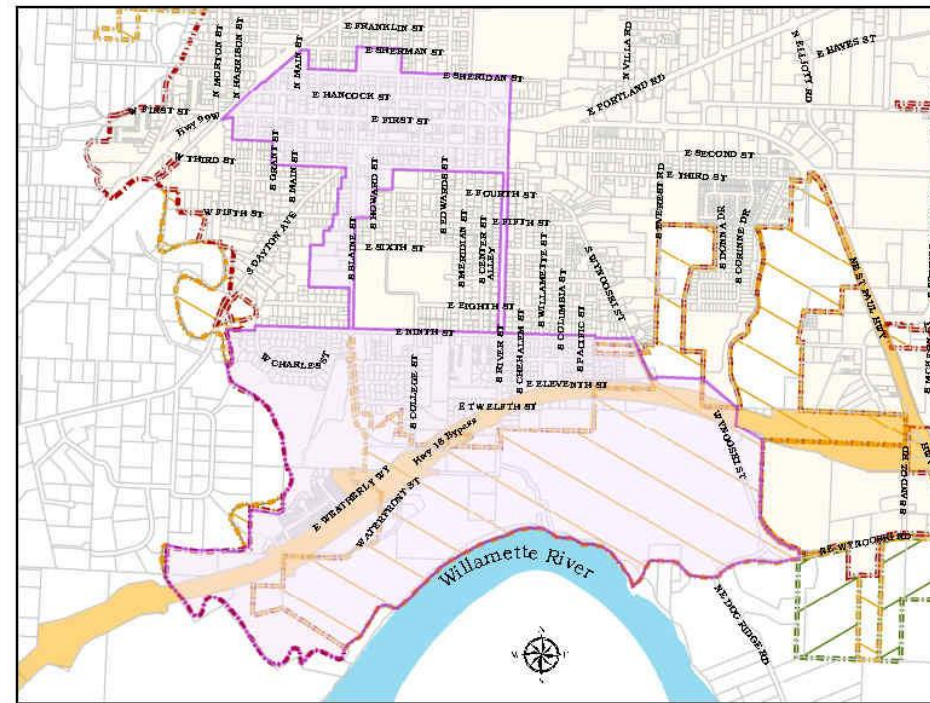
# Citizens Advisory Committee

January 23, 2020	Orientation
February 10, 2020	Background
March 9, 2020	Boundary & Projects
April 13, 2020	Financial Analysis
June 8, 2020	Draft Feasibility Study
June 29, 2020	Final Feasibility Study
November 9, 2020	Review of Potential Projects
November 23, 2020	Review of Potential Projects, continued
January 25, 2021	Review of Potential Projects, continued
February 22, 2021	Review of Potential Projects, continued
March 8, 2021	Approval of Project List
March 22, 2021	Review of Plan Components

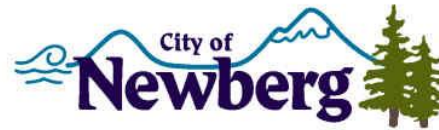
# Citizens Advisory Committee Members

- John Bridges, Chair, Citizen
- Francisco Stoller, Vice Chair, Citizen
- Stephanie Findley/Patrick Johnson, Newberg City Council
- Angel Aguilar, Citizen
- Josh Duder/Shannon Buckmaster, Executive Director, Chehalem Valley Chamber of Commerce
- Don Clements, Superintendent, Chehalem Park and Recreation District
- Don Griswold, Citizen
- Joe Morelock, Superintendent, Newberg School District
- Molly Olson, Executive Director, Newberg Downtown Coalition
- Loni Parrish, Citizen
- Cassandra Ulven, Public Affairs Chief, Tualatin Valley Fire and Rescue (TVF&R)

## Proposed Tax Increment Financing Area



0 750 1,500 Feet 1 inch = 1,500 feet



Compass System: NAD 1983 HARN 50 x 50 Feet x 100 Feet x 100 Feet  
 Projection: Lambert Conformal Conic  
 Datum: North American 1983  
 Prime Meridian: 120° 00' 00" W  
 Central Meridian: 120° 00' 00" W  
 Standard Parallel 1: 44° 22' 22" N  
 Standard Parallel 2: 46° 00' 00" N  
 False Easting: 43,000.00  
 False Northing: 0.00  
 Data Source: City of Newberg GIS Department  
 Date: 11/20/2021 10:14 AM  
 Author: John Robinson GIS Analyst

Tax Increment Financing Area



City Boundaries



City Limit



UGB



URA



OR-18 Bypass



Tax Lots



Willamette River



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This map is not intended for navigation purposes only.



# Community Engagement to Date

- Website
- Fact Sheet
- Videos
- Video Flyer Distribution
  - Wednesday Market
  - Rotary
  - Kiwanis
  - City Club
  - Chamber briefings
  - Ministerial Association



## ESTUDIO DE VIABILIDAD DE RENOVACIÓN URBANA DE NEWBERG

Estamos llevando a cabo un estudio de viabilidad sobre el establecimiento de un área de renovación urbana y un programa de financiamiento de aumento de impuestos para revitalizar el centro de Newberg y la ribera del río Newberg.



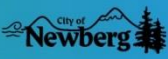
Use la cámara de su teléfono inteligente para escanear el código a la izquierda y vea nuestra lista de reproducción de videos explicados Urban Renewal.

Videos incluidos:

- ¿Qué es la renovación urbana?
- ¿Por qué utilizar la renovación urbana?
- ¿En qué parte del proceso de renovación urbana se encuentra la ciudad de Newberg?
- ¿Cómo impacta la renovación urbana en los distritos fiscales?
- ¿Cómo impacta la renovación urbana en el distrito escolar?
- ¿Cómo se distribuyen los fondos TIF a una agencia de renovación urbana?

Obtenga más información en [NewbergOregon.gov/Urban-Renewal](http://NewbergOregon.gov/Urban-Renewal)


[NewbergOregon.gov/Urban-Renewal](http://NewbergOregon.gov/Urban-Renewal) | [doug.rux@newbergoregon.gov](mailto:doug.rux@newbergoregon.gov)



## NEWBERG URBAN RENEWAL FEASIBILITY STUDY

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


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



Videos included:

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

Learn more at [www.NewbergOregon.gov/Urban-Renewal](http://www.NewbergOregon.gov/Urban-Renewal)



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# Fact Sheet

## City of Newberg Urban Renewal Feasibility Study



### What is urban renewal?

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



### How does it work?

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



### Why is the city considering urban renewal?

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



### What is the source of the funding?

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

### How is the money spent?

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

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

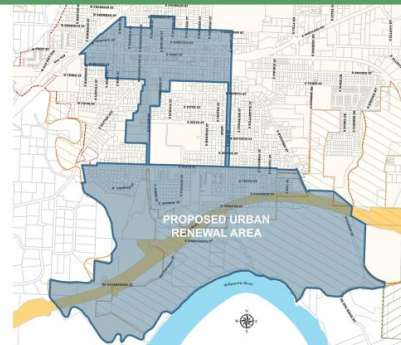
### What will I pay?

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



### Where did the idea for this urban renewal come from?

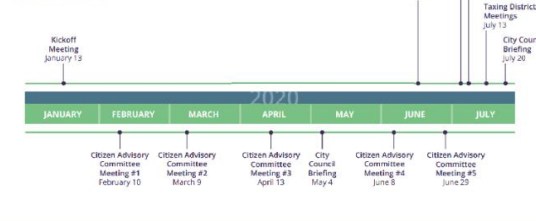
This urban renewal project is the result of years of outreach in the community while developing several plans that are shaping the future of our community, including the Newberg Downtown Improvement Plan, the Riverfront Master Plan, and the Newberg Community Visioning process. Urban renewal can help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



### How can I get involved?

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

### Proposed Feasibility Study 2020 Timeline



Doug Rux Community Development Director 503-537-1212 | [doug.rux@newbergoregon.gov](mailto:doug.rux@newbergoregon.gov)

OR CONTACT THE CITY DIRECTLY »

## City of Newberg Estudio de Renovación Urbana Factible



### ¿Qué es la renovación urbana?

La renovación urbana es una herramienta del gobierno local utilizada para mejorar y revitalizar áreas dentro de una ciudad. Esta herramienta es utilizada actualmente por 79 comunidades en todo el estado para implementar estrategias de desarrollo económico y objetivos integrales del plan. La renovación urbana permite a los gobiernos locales centrar las inversiones en un área particular para alentar el desarrollo público y privado. McMinnville, Carlton y Dundee usan Renovación Urbana.



### ¿Cómo funciona?

En Oregon, "renovación urbana" es el título del programa que autoriza a la ciudad a utilizar el financiamiento de incremento de impuestos. El financiamiento de incremento de impuestos es una herramienta que permite a los gobiernos locales reservar impuestos a la propiedad generados por nuevos negocios y desarrollo en un área específica. También crea pautas para gastar el dinero. El acceso a esta financiación permite a los gobiernos centrar las inversiones en proyectos que fomentan el desarrollo público y privado.



### ¿Por qué la ciudad está considerando la renovación urbana?

La renovación urbana ha demostrado ser exitosa en revitalizar las comunidades en todo Oregon. El estudio de factibilidad ayudará a determinar si el uso de la renovación urbana en Newberg ayudará a rejuvenecer nuestro centro y nuestra zona costera. La renovación urbana en Newberg también tiene como objetivo crear una mejor conectividad vial en toda la ciudad, mejorar la seguridad de las bicicletas y los peatones, y actualizar algunas calles del centro, haciendo que nuestra ciudad sea más agradable y accesible para las actividades comunitarias y familiares.



### ¿Cuál es la fuente de la financiación?

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

### ¿Cómo se gasta el dinero?

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

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

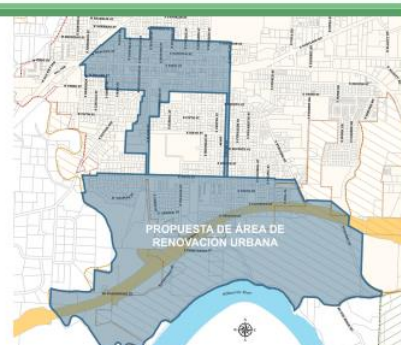
### ¿Qué pagará?

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



### ¿De dónde surgió la idea de esta renovación urbana?

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



### ¿Cómo puedo involucrarme?

Únase a nosotros en una jornada de casa abiertas o en una reunión del comité asesor ciudadano. Para obtener más información, visite » [newbergoregon.gov/urban-renewal](http://newbergoregon.gov/urban-renewal)

### Estudio de Propuesto Factible Cronología 2020



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OR CONTACTA LA CIUDAD DIRECTAMENTE »

# Videos – [YouTube.com/user/CityofNewberg](https://www.youtube.com/user/CityofNewberg)

1. What is Urban Renewal?
2. Why Use Urban Renewal?
3. Where in the Urban Renewal Process is the City of Newberg?
4. How does Urban Renewal Impact Taxing Districts?
5. How does Urban Renewal Impact the School District?
6. How are TIF Funds Distributed to an Urban Renewal Agency?



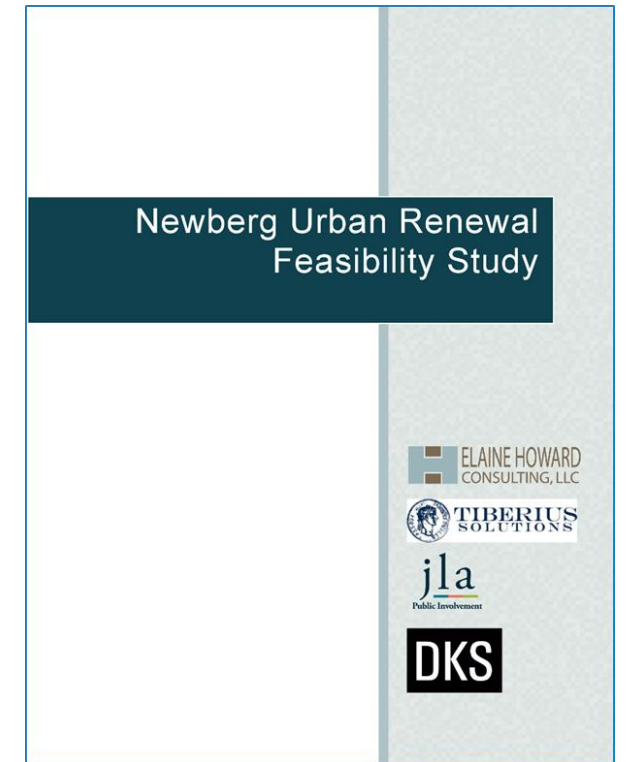


# Farmers' Market/Civic Organizations



# Urban Renewal Feasibility Study

- Determine if proposed boundary meets
  1. statutory assessed value and
  2. acreage limitations
- Establish that blight occurs
- Examine financial feasibility
- Examine impacts on taxing districts



# Potential Projects - Unanimously approved by Citizens' Advisory Committee

Area	Total Estimated Cost in 2020 Dollars
Downtown Improvement Plan	\$20,887,160
Riverfront Master Plan	\$34,782,840
Administration	\$6,230,000
<b>TOTAL:</b>	<b>\$61,900,000</b>



# Subarea A Riverfront:

## 1. Transportation and Infrastructure

Transportation, water, wastewater and stormwater improvements at the mill site



# Subarea A Riverfront: 2.Trail

Esplanade  
(multi-use path) at top  
of bluff to connect to  
Waterline Bridge



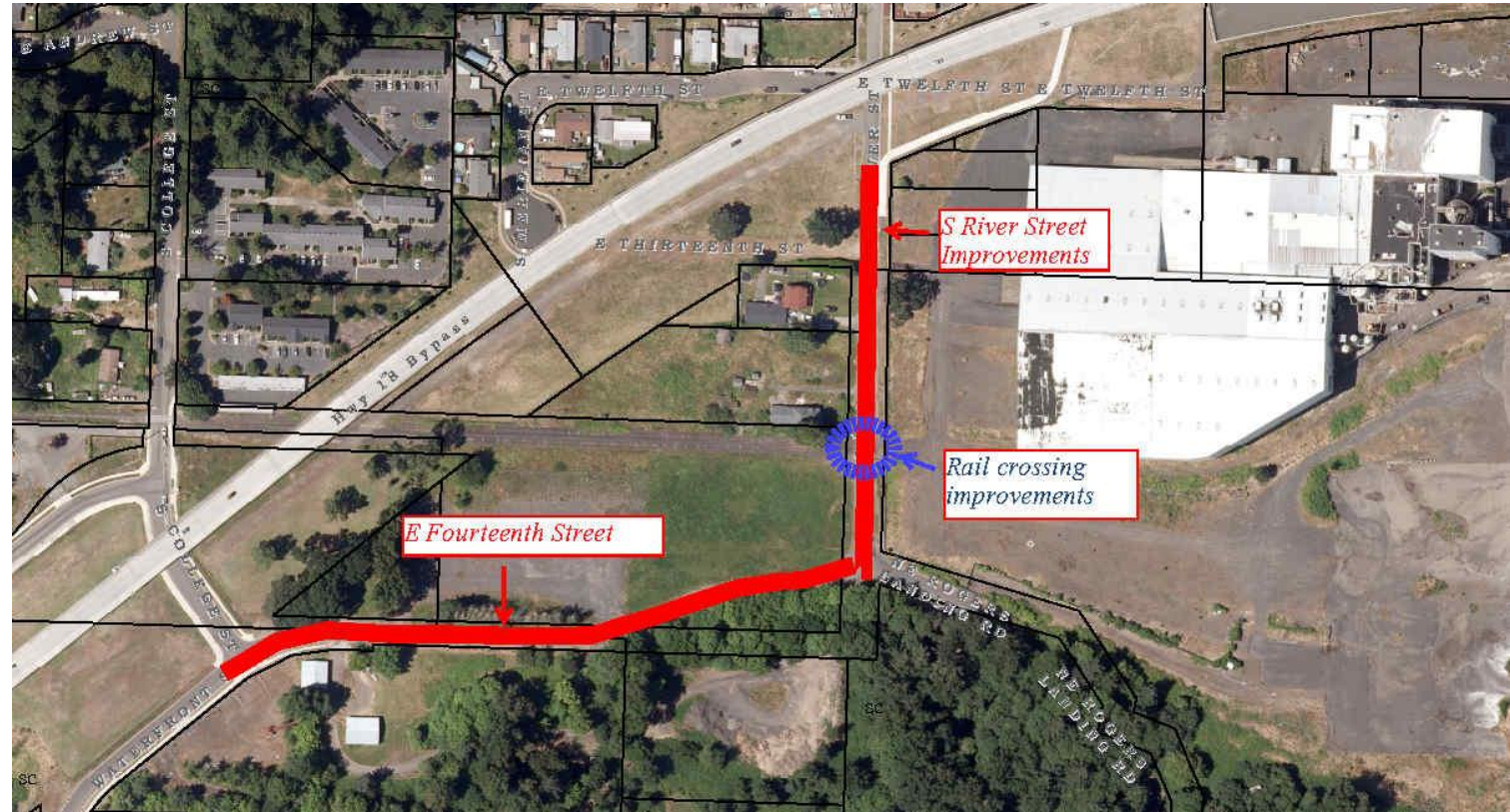


# Subarea B Riverfront:

## 1. Transportation and Infrastructure

Transportation, water, wastewater and stormwater improvements on S River Street and E Fourteenth Street

Rail crossing improvements





# Subarea B Riverfront: 2.Trail

Esplanade  
(multi-use path) at top  
of bluff

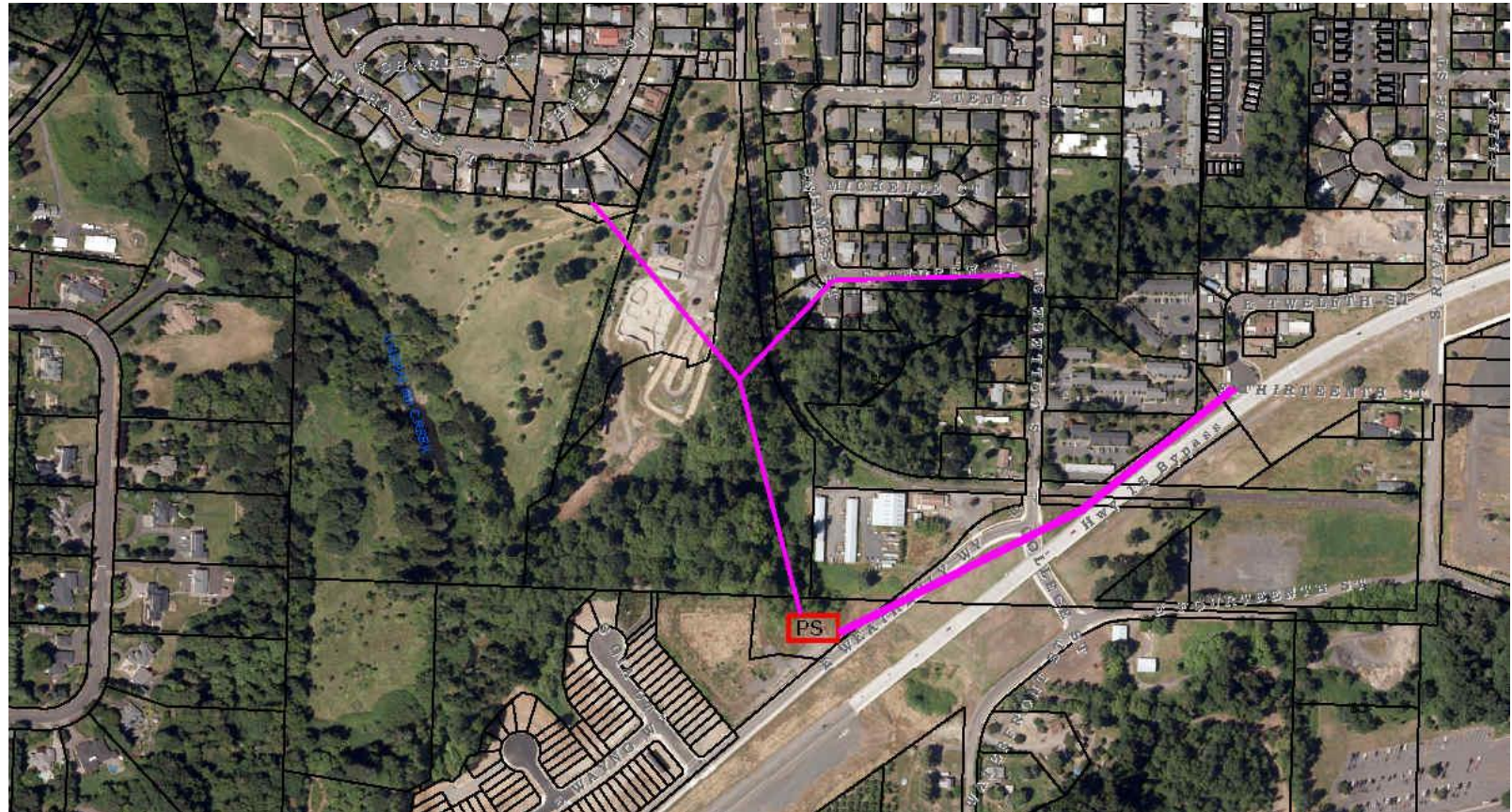
Multi-use path on east  
side of S River Street





# Subarea C Riverfront: 1. Wastewater projects

Riverfront Lift Station,  
Force Main B1  
Gravity Main B4  
(partial funding)





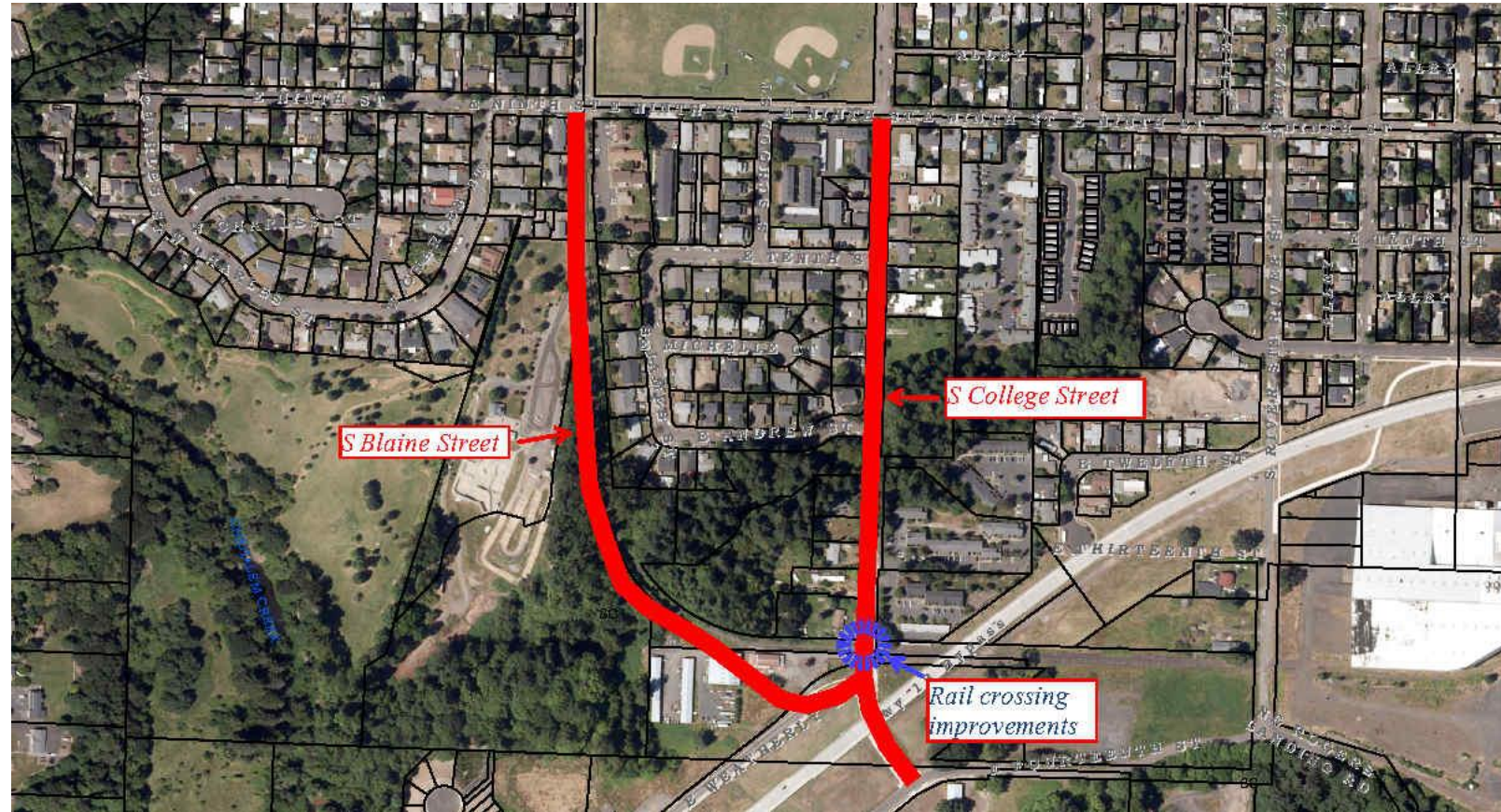
# Subarea D Riverfront:

## 1. Transportation and Infrastructure

Construct S Blaine Street extension - East Ninth Street to S College Street

S College Street – S Ninth Street to E Fourteenth Street

Rail crossing improvements

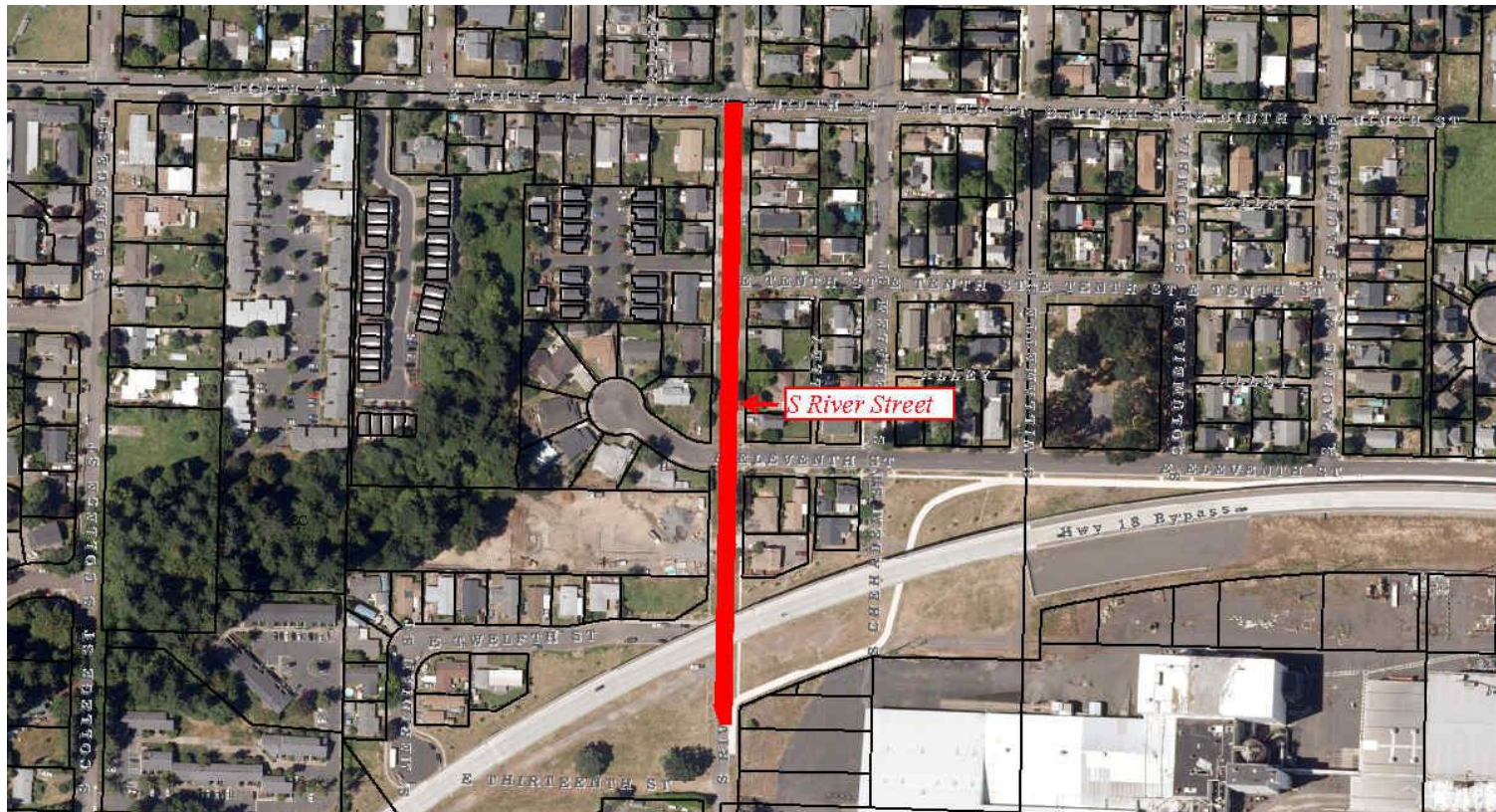




# Subarea E Riverfront:

## 1. Transportation and Infrastructure

S River Street  
improvements - E Ninth  
Street to Bypass

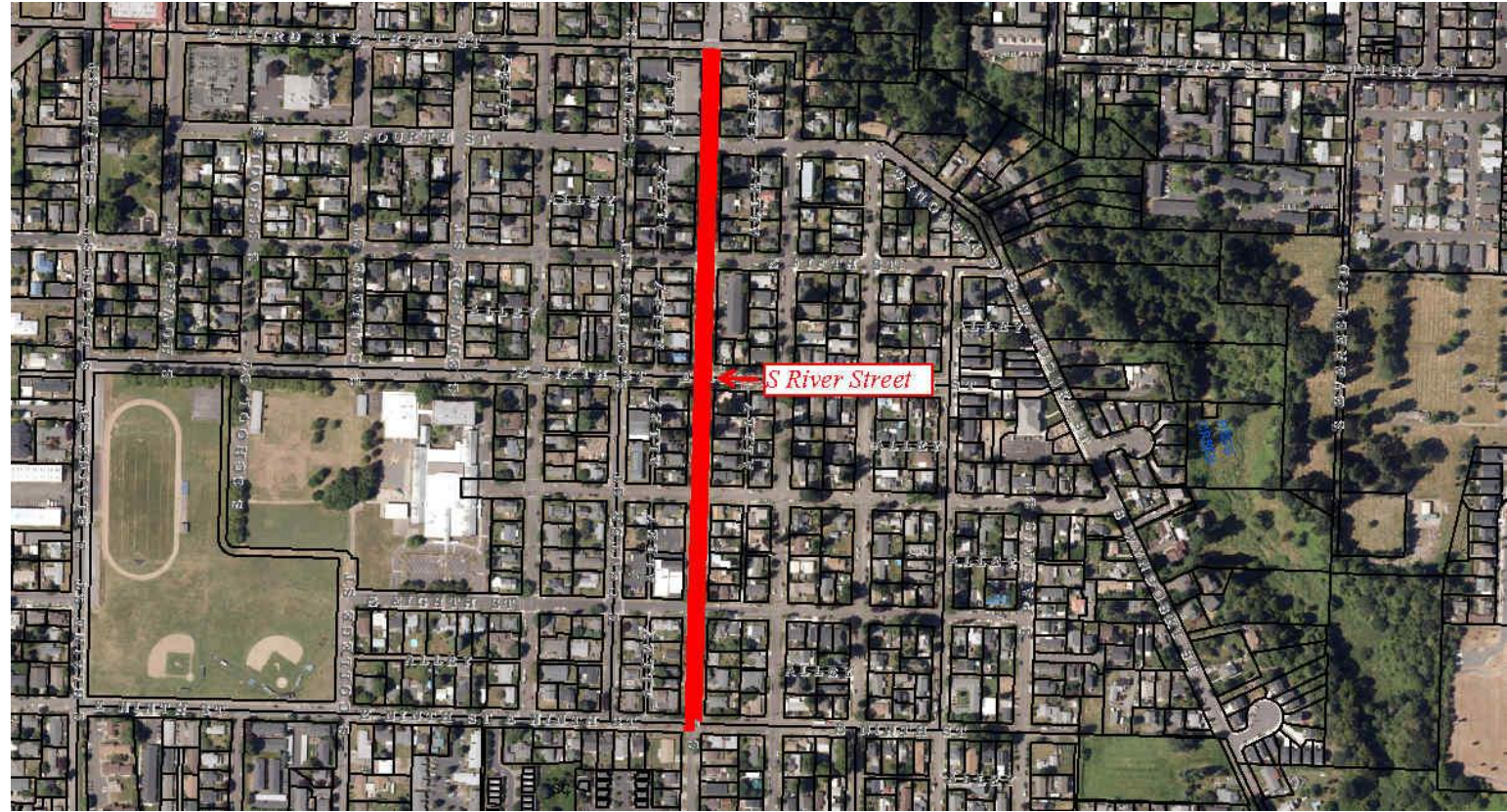




# Subarea F Downtown:

## 1. Transportation and Infrastructure

S River Street  
improvements - E Third  
Street to E Ninth Street





# Subarea G Downtown:

## 1. Transportation and Infrastructure

S Blaine Street – E Third Street to E Ninth Street





# Subarea H Downtown:

## 1. Transportation and Infrastructure

Waterline replacements:

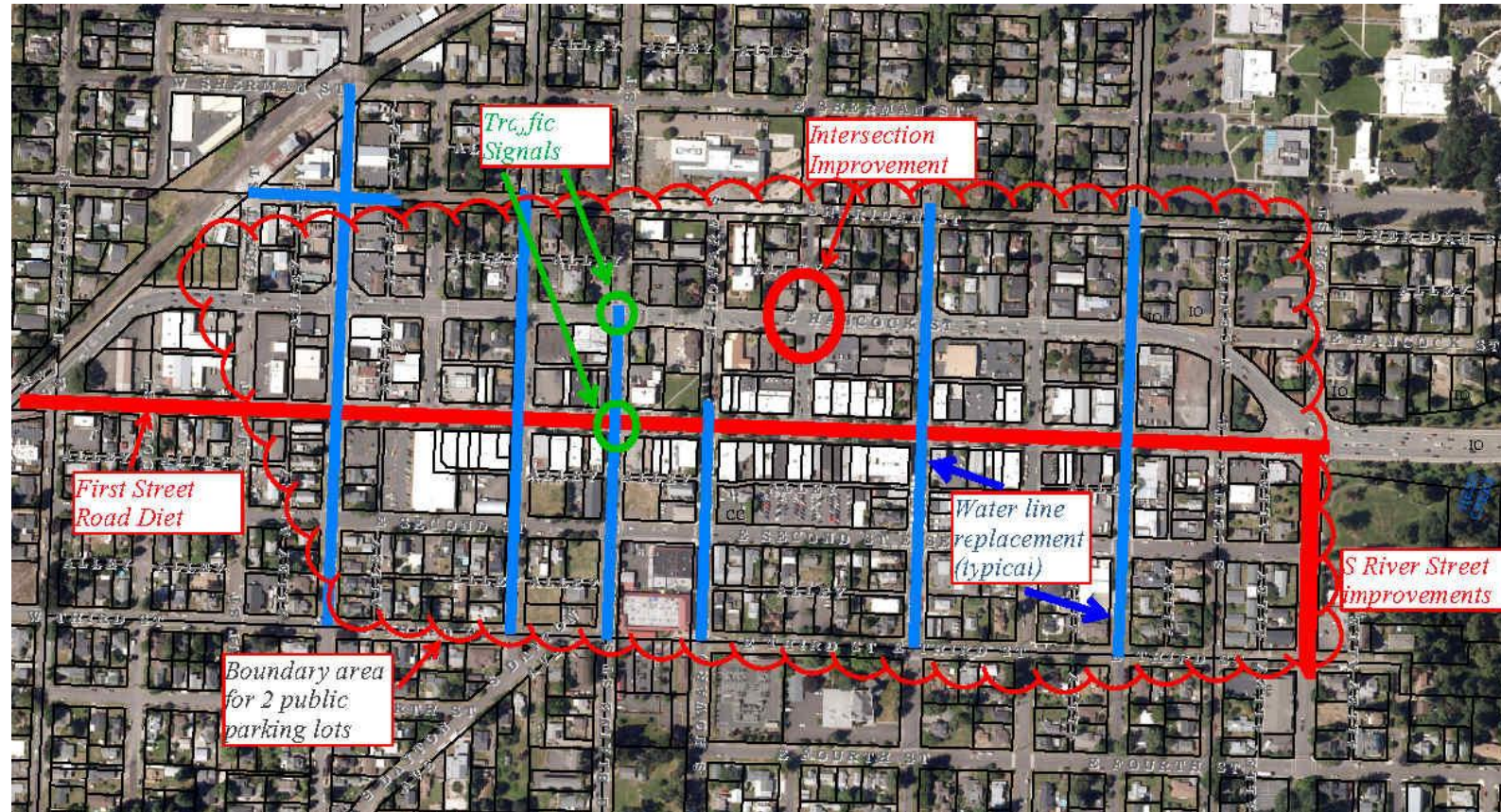
Meridian St, College St, Washington St, Main St, Blaine St, Howard St, Sheridan St

First St Road Diet (widen sidewalks And remove travel lane where appropriate) & College/Hancock Intersection improvements

S River St improvements

Traffic signals Hancock St/Blaine St & First St/Blaine St

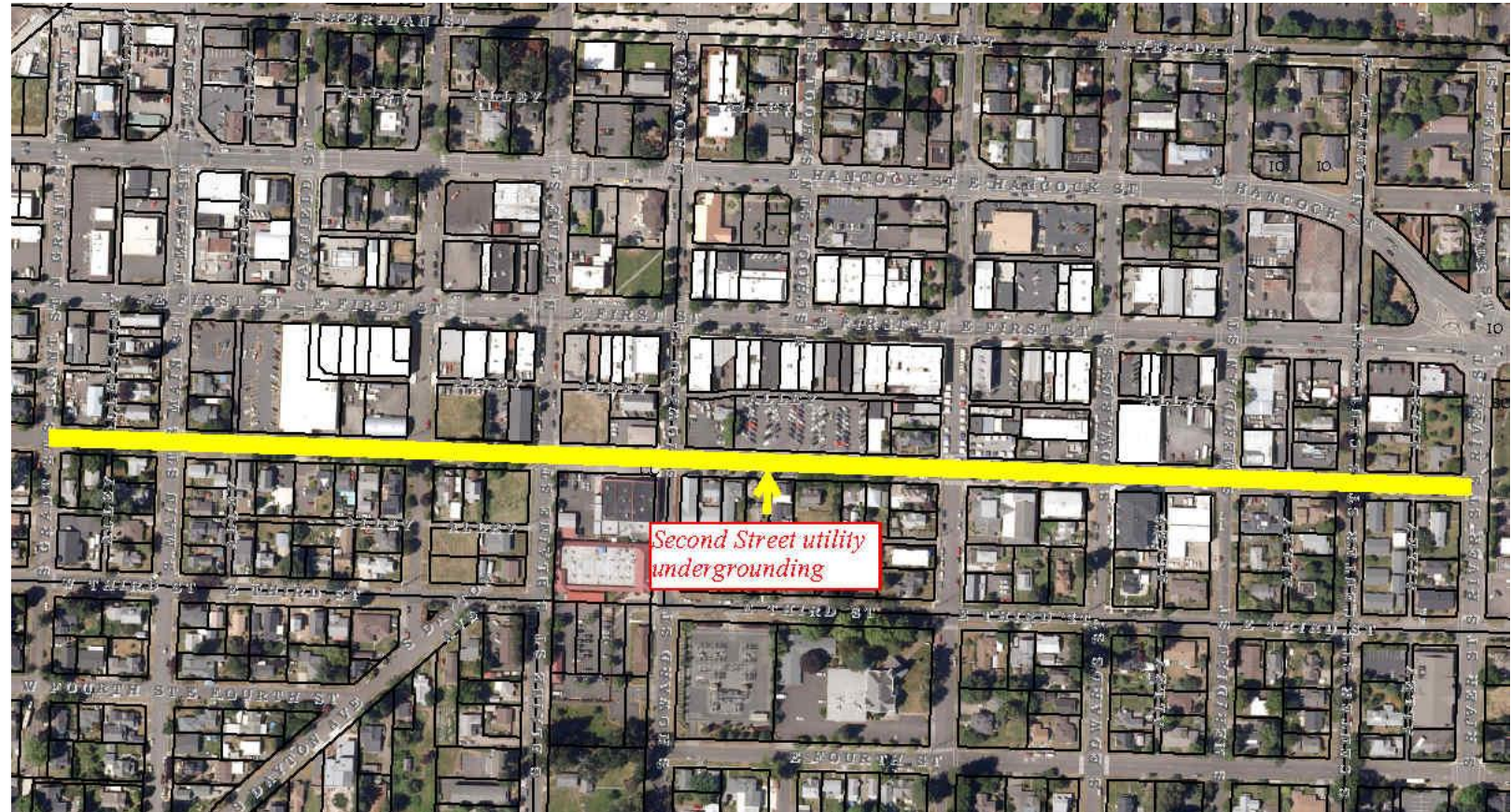
2 public parking lots





# Area H Downtown: 2. Utilities

Second Street utility  
undergrounding  
Grant St to River St



# Impacts to Taxing Districts

Annual Growth of AV	Yamhill County	Yamhill County Extension	Yamhill County Soil & Water	City of Newberg	Tualatin Valley Fire & Rescue	Chehalem Park & Recreation District	Portland Community College	Newberg School District 29J	Willamette Education Service District
6.5%	(\$27,284,419)	(\$475, 294)	(\$374,731)	(\$24,459,843)	(\$16,145,178)	(\$9,607,503)	(\$2,993,612)	(\$49,345,897)	(\$3,140,752)

The Newberg School District and Willamette Education Service District would be impacted differently than other taxing districts.

- They will still receive increased tax revenue each year during the life of the Urban Renewal Plan
- Funds lost due to Urban Renewal will be replaced by the State School Fund on a per-pupil basis

# Next Steps

Citizens' Advisory Committee  
Newberg Urban Renewal Agency  
Consult and Confer with Taxing Districts  
Yamhill County Briefing  
Newberg Planning Commission  
Newberg City Council Hearing  
Newberg City Council Vote

May 24, 2021  
June 7, 2021  
June 8, 2021  
June 22, 2021  
July 8, 2021  
August 2, 2021  
August 16, 2021

# HOW TO PROVIDE INPUT / ASK QUESTIONS

Doug Rux, Community Development Director

[Doug.rux@newbergoregon.gov](mailto:Doug.rux@newbergoregon.gov)

(503) 537-1212