

# Tillamook Urban Renewal Agency Annual Report Fiscal Year Ending June 30, 2016



New City Sidewalks



Senior Center ADA  
Porch



312-314 Main Avenue Façade Improvements



1908 1<sup>st</sup> Street Façade Improvements



Town Center Community Clock



Hoquarton House and County Parking Lot



Future de Garde Brewing Company



This report fulfills the requirements, prescribed in ORS 457.460, for the filing of an annual report detailing the financial activity of an urban renewal area established in Oregon.



**Tillamook Urban Renewal Agency  
Annual Report for Fiscal Year ending June 30, 2016**

**TABLE OF CONTENTS**

<b>Tillamook Urban Renewal Board of Directors</b>	<b>2</b>
<b>History of the Tillamook Urban Renewal Agency</b>	<b>3</b>
<b>History of Plan Amendments</b>	<b>3</b>
<b>Mission Statement</b>	<b>3</b>
<b>Goals and Objectives</b>	<b>4</b>
<b>Funding Mechanism</b>	<b>6</b>
<b>Annual Taxing District Analysis 2015-2016</b>	<b>6</b>
<b>Maximum Indebtedness</b>	<b>7</b>
<b>Proposed Projects</b>	<b>8</b>
<b>Budget History</b>	<b>9</b>
<b>Tax Revenue History</b>	<b>12</b>
<b>District Map</b>	<b>13</b>
<b>Contact Information</b>	<b>14</b>

## **BOARD OF DIRECTORS**

### **Ruth LaFrance**

At Large Position #1 - Term 1/1/2013 - 12/31/2016

### **Carolyn Decker**

At Large Position #2 - Term 1/1/2014 - 12/31/2017

### **Cheryl Davy**

At Large Position #3 - Term 1/1/2014 - 12/31/2017

### **Suzanne Weber**

At Large Position #4 - Term 1/1/2013 - 12/31/2016

### **Alene Allen**

At Large Position #5 - Term 1/1/2013 – 12/31/2016

### **Doug Henson**

City Councilor Position #1 - Term 1/1/2013 – 12/31/2016

### **Adam Schwend**

City Councilor Position #2 - Term 1/1/2014 – 12/31/2017

### **2016 Board Officers:**

Chairman: Doug Henson

Vice Chairman: Adam Schwend

### **City Staff:**

Paul Wyntergreen

TURA Administrator

Debbi Reeves

TURA Executive Assistant

# Tillamook Urban Renewal Agency

## Annual Report for Fiscal Year ending June 30, 2016

### **History of the Tillamook Urban Renewal Agency**

In 2006, the Tillamook Urban Renewal Plan was developed in a series of public meetings and public “open house” workshops conducted by a Citizens Advisory Committee (CAC), approved by the City Council. The CAC reviewed and helped develop all aspects of the Urban Renewal Plan and Report. The City Planning Commission and the Tillamook County Commissioners met at different times to review the Plan inclusion of Tillamook land in the plan area. The Tillamook City Council scheduled a public hearing on adoption of this Plan on November 6, 2006. Additional notice for the City Council’s hearing on adoption of the Plan was provided as required by ORS 457.120.

The original Tillamook Urban Renewal Plan was established in October of 2006, with minor amendments in September 2009 and December of 2009. In June 2012, a substantial amendment was completed. Explanations of the amendments are listed below.

### **History of Plan Amendments**

The Plan has gone through two Minor Amendments. The first in September 24, 2009 – Resolution 2009-08, A Resolution Making Minor Amendments to the Tillamook Urban Renewal Agency Plan with word clarifications and word corrections. The second Minor Amendment was in December 16, 2009 – Ordinance #1243, An Ordinance Amending the Tillamook Urban Renewal Agency Plan, Section 800, C, Adding Potential Opportunity Sites for Development/Redevelopment which added eighteen (18) potential opportunity sites; Exhibit 2, Maps #1, #2, #3, #4, #5, #6; and added a History of the Plan Amendments section to the Acknowledgements page.

In February of 2011, Elaine Howard of Elaine Howard Consulting was hired to assist the Agency with a Substantial Amendment to the Plan. The Substantial Amendment was done to add acreage in excess of 1% of the Plan acreage and was approved by Tillamook City Council by Ordinance No. 1267, June 18, 2012. Also amended were Section 200 - Citizen Participation, Section 300 - Boundary Description, Section - 400, Relationship to Local Objectives, Section 600 - Outline of Development, Section 700 - Description of Projects to be Undertaken, Section 1200 - Maximum Indebtedness.

### **Mission Statement**

The mission of the Tillamook City Urban Renewal District is to stabilize and improve property values, thus improving the quality of life for those who live, work, and visit within the area. Elimination of existing blight in commercial, industrial, and/or residential properties will aid in providing positive results.

## **Goals and Objectives**

There are six (6) Goals and Objectives listed in the Plan, which included:

### **Goal One:**

Promote private development to increase the City's economic base:

#### **Objectives:**

- *Improve the ratio of profitable business to residential growth within the City and immediate area surrounding the district.*
- *Improve streets, streetscapes, parks, and public buildings and spaces to enhance investment and development of existing commercial areas within the City and district.*
- *Assist property owners in rehabilitating existing buildings and property to accommodate more profitable and alluring commercial businesses.*
- *Increase the number of family wage jobs within the district.*
- *Help create economic vitality by promoting and creating activities and encouraging uses that bring a significant amount of new business activity and new people into the downtown area.*
- *Support and assist in implementing the City's Comprehensive & Town Center Plans.*

### **Goal Two:**

Improve and retain existing profitable businesses.

#### **Objectives:**

- *Entice private investments in new development and redevelopment in the commercial area of the district.*
- *Encourage retention and expansion of profitable businesses within the commercial areas of the district.*
- *Support and assist in implementing the City's Comprehensive and Town Center plans.*

### **Goal Three:**

Provide efficient, safe, and effective streets, streetscapes and open spaces.

#### **Objectives:**

- *Enhance streetscapes by installing street lighting, street furniture, banners, planters, and other amenities.*
- *Reconstruct existing roadways and sidewalks where needed and in a manner meeting the objectives of the Plan.*
- *Construct new streets to provide connectivity and encourage private investment.*
- *Address and improve pedestrian safety on Main and Pacific Avenues.*
- *Improve pedestrian and bicycle access to and through the renewal area.*
- *Create pedestrian spaces that are attractive areas for residents and employees that stimulate economic activity and enhance livability.*
- *Construct or reconstruct utilities (including electrical, water, sewer, and storm sewer) as necessary to encourage and permit development of private properties and public amenities.*

**Goal Four:**

Maintain, remodel, and construct public parks and open spaces, public facilities and public safety facilities to maintain and enhance safety in the renewal area and increase public utilization of the renewal area.

**Objectives:**

- *Evaluate the adequacy of public facilities serving the renewal area.*
- *Repair, improve, or construct new public facilities to enable appropriate service within the renewal area.*
- *Develop convenient, attractive parking facilities close to shopping, entertainment, and business destinations.*
- *Improve or construct public parking facilities to support profitable business and activities in the area.*

**Goal Five:**

Upgrade and repair existing buildings within the renewal area.

**Objectives:**

- *Improve the appearance of existing buildings in order to enhance the overall aesthetics of the renewal plan.*
- *Repair and improve existing historical buildings for architectural continuity and a revitalized appearance.*
- *Improve the safety of older buildings in regards to seismic stability, fire safety, building code compliance and accessibility to persons with disabilities by repairing or upgrading existing buildings to current code.*
- *Promote the redevelopment of existing buildings and areas that are inconsistent with the goals and objectives of this Plan in manners that benefit the entire economic development effort and the property owners.*

**Goal Six:**

Provide for new housing units that collectively reflect a diversity of housing types, occupancy (rental and owner occupied) and income levels in the City.

**Objectives:**

- *Provide a wide range of housing opportunities to accommodate households at all income levels, including low income, moderate-income, and market rate rental and owner-occupied housing which support prospective residential markets in, adjacent to, and near the area.*
- *Provide assistance to help maintain and assist in the rehabilitation of the stock of existing housing in the renewal area.*
- *Assist in the development of quality housing for a range of household incomes that are representative of the City as a whole.*
- *Rehabilitate existing housing stock.*



## **Funding Mechanism**

The Renewal Agency may borrow money and accept advances, loans, grants, and other forms of financial assistance from the federal government, the state, city, Tillamook, or other public body, or from any sources public or private, for the purposes of undertaking and carrying out this Plan.

In addition, the Agency may borrow money from, or lend money to, a public entity in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned out, the Agency may promulgate rules and procedures for the methods and conditions of payment of such loans. The funds obtained by the Agency shall be used to pay or repay any costs, expenses, advances, and indebtedness incurred in planning or undertaking project activities or in otherwise exercising any of the powers granted by ORS Chapter 457.

This Plan will be financed, in whole or in part, by tax increment revenues. The ad valorem taxes levied by all taxing districts in which all or a portion of the Tillamook Urban Renewal Area is located shall be divided as provided in Section 1C, Article IX, of the Oregon Constitution and ORS 457.420 to 457.460.

Any indebtedness permitted by law and incurred by the Agency or the City of Tillamook in connection with preplanning for this Plan shall be repaid from tax increment proceeds generated pursuant to this section. The Substantial Amendment completed in June 2012 increased the Maximum Indebtedness (MI) in compliance with state laws.

TURA Annual Taxing District Analysis FY 2015-2016			
District	Taxes with UR	Taxes without UR	UR Taxes Imposed
4-H Extension SD	308,707.44	306,896.42	1,811.02
City of Tillamook	586,229.02	538,789.34	47,439.68
EMCD-911	842,444.36	837,490.68	4,953.68
Fairview Water District	15,556.13	15,279.68	276.45
NW Regional ESD ***	678,507.10	674,458.93	4,048.17
Port Of Tillamook Bay	50,464.14	49,514.24	949.90
Tillamook Bay Community College	1,884,216.71	1,877,283.33	6,933.38
Tillamook County	8,647,458.64	8,604,908.48	42,550.16
Tillamook County Transportation District	894,788.18	889,523.78	5,264.40
Tillamook Fire District	698,961.42	680,540.47	18,420.95
Tillamook School District #9 ***	8,387,046.64	8,252,871.16	134,175.48
Tillamook Soil & Water Conservation Dist	268,448.61	266,877.28	1,571.33
TOTAL	23,262,828.39	22,994,433.79	268,394.60

\*\*\*Due to the state school funding formula, local schools and ESDs are not directly impacted by Tax Increment Financing. Property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Property taxes foregone because of the use of Tax Increment Financing are replaced as determined by a funding formula at the State level with State School Fund revenues.

## **Maximum Indebtedness**

Because of unforeseen circumstances after the substantial amendment to the Plan in 2012, tax revenue projections have been considerably lower than projections on the included chart. Tax revenue for 2014 was lower than estimated, by approximately 15%. These lower tax revenues are due to anticipated new building projects not coming to fruition and two large property parcels rolling from private property to public property. A comparison of the table below and the table on page 11 of this report show the actual differences in tax revenue for the agency.

There is considerable new private construction currently taking place in the City at this time, therefore these figures may come back closer to what was originally anticipated.

The Table below reflects the new MI estimates of the Agency, which was included in the 2012 Report on the Plan.

<b>FY Ending</b>	<b>Assessed Value</b>	<b>Frozen Base</b>	<b>Increment</b>	<b>Tax Rate</b>	<b>TIF</b>
<b>2012</b>	\$84,199,573	\$60,446,942	\$23,752,631	10.3779	\$246,502
<b>2013</b>	\$88,839,914	\$62,120,813	\$26,719,101	10.3739	\$277,182
<b>2014</b>	\$91,949,309	\$62,120,813	\$29,828,496	10.3708	\$309,345
<b>2015</b>	\$107,691,991	\$62,120,813	\$45,571,178	9.9214	\$452,132
<b>2016</b>	\$111,398,588	\$62,120,813	\$49,277,775	9.941	\$489,868
<b>2017</b>	\$115,233,038	\$62,120,813	\$53,112,225	9.9583	\$528,910
<b>2018</b>	\$119,199,759	\$62,120,813	\$57,078,946	9.9739	\$569,302
<b>2019</b>	\$123,303,321	\$62,120,813	\$61,182,508	9.988	\$611,089
<b>2020</b>	\$127,548,455	\$62,120,813	\$65,427,642	10.0007	\$654,322
<b>2021</b>	\$131,940,055	\$62,120,813	\$69,819,242	10.0123	\$699,048
<b>2022</b>	\$136,483,184	\$62,120,813	\$74,362,371	10.0228	\$745,322
<b>2023</b>	\$141,183,079	\$62,120,813	\$79,062,266	10.0325	\$793,196
<b>2024</b>	\$146,045,159	\$62,120,813	\$83,924,346	10.0415	\$842,724
<b>2025</b>	\$151,075,031	\$62,120,813	\$88,954,218	10.0497	\$893,964
<b>2026</b>	\$156,278,499	\$62,120,813	\$94,157,686	10.0574	\$946,979
<b>2027</b>	\$161,661,562	\$62,120,813	\$99,540,749	10.0645	\$1,001,826
<b>2028</b>	\$167,230,432	\$62,120,813	\$105,109,619	10.0711	\$1,058,569
<b>2029</b>	\$172,991,533	\$62,120,813	\$110,870,720	10.0773	\$1,117,275
<b>2030</b>	\$178,951,517	\$62,120,813	\$116,830,704	10.0831	\$1,178,011
<b>2031</b>	\$185,117,257	\$62,120,813	\$122,996,444	10.0885	\$1,240,850
<b>2032</b>	\$191,495,870	\$62,120,813	\$129,375,057	10.0936	\$1,305,861
<b>Total TIF</b>					<b>\$15,962,277</b>



## **TURA Proposed Project List**

With the Substantial Plan Amendment in June 2012, a new Project list was established and is shown below. The projects will be ongoing throughout the life of the Plan and will be determined in the annual budgeting process of the Agency. The list below is a tool for guiding the Agency in plans for future spending.

Projects	Project Estimate
3rd Street Project Phase I	\$1,000,000
Administration	\$1,250,000
Technical, Architectural, Zoning	\$100,000
Facades and Signs	\$600,000
City Shops	\$300,000
Town Center Improvements	\$400,000
Alley Improvements	\$50,000
Visitor Sign and Parking Area Signs	\$100,000
Property Acquisition	\$500,000
Public Parking	\$500,000
Goodspeed Park RR	\$300,000
Streetscapes	\$250,000
Janac/IOOF Bldg. 2nd Floor	\$300,000
City Hall Improvements	\$200,000
3rd Street Phase II	\$400,000
Safeway Site	\$200,000
Sue H Elmore Park	\$200,000
Goodspeed Park	\$300,000
Hoquarton Trail Park	\$100,000
Liberty School Sidewalks	\$200,000
Meadow Area Sidewalks	\$200,000
Street/Sidewalk Main & Pacific 4th to 12th	\$200,000
Street/Sidewalk 1st to 5th	\$200,000
Street/Sidewalk 3rd to Trask River Bridge	\$200,000
Stormwater Upgrades	\$500,000
City CIP Water Line	\$500,000
City CIP Wastewater Line	\$500,000
12th St Sewer Line Extension	\$500,000
Holden Creek	\$250,000
City Gateway and Entrance	\$200,000
Assistance Utilities and Infrastructure	\$200,000
Financing Costs	\$10,000
<b>Total</b>	<b>\$10,710,000</b>

Existing conditions for new projects in the Area from the Third Amendment to the Plan were detailed and identified. The projects are listed here:

1. **Former Safeway and Tillamook RV Site:** These sites will be redeveloped into recreational vehicle parking with park features.

**Existing Conditions:** These are Federal Emergency Management Administration (FEMA) buyout properties as they are in a floodplain, very little can be done to develop the properties. Recreational vehicle and park usage are approved usages for these properties.

2. **Holden Creek:** Improvements to the creek to reduce impacts of flooding.  
**Existing Conditions:** Holden Creek often floods into the adjacent properties. In a coordinated effort with adjacent property owners, the city will perform flood mitigation measures to the creek.
3. **Liberty School area sidewalks:** Sidewalks to be upgraded. This project is near a school and may be part of a Safe Routes to School project.  
**Existing Conditions:** The existing sidewalks in this location are deteriorating and in need of upgrading.
5. **Meadow Avenue area sidewalks:** The project will construct sidewalks in the Meadow area.  
**Existing Conditions:** There are no sidewalks in this location.
6. **12th Street Sewer Extension:** This project will run a new sewer line able to service the proposed new development in the Area.  
**Existing Conditions:** The existing sewer line does not have the capacity to service the proposed new development.
7. **CIP water line improvements, CIP wastewater line improvements, storm water upgrades:** These projects are all identified in the in the Report on the Plan dated May 7, 2012.  
**Existing Conditions:** The Capital Improvement Plan identifies deficiencies and proposes upgrades as shown in Report mentioned above.

A significant amount of new right-of-way was added to the Urban Renewal Area in 2012. The existing conditions of the right-of-way's include a lack of curbs and sidewalks along streets. It is the intent of the City of Tillamook to construct curbs and sidewalks on those streets. The right-of-way for gateway signage is unimproved and the City is in need of adequate signage.

### **Budget History**

The following are excerpts from the 2015-2016 Budget Message to the Tillamook Urban Renewal Agency Budget Committee presented in the spring of 2015 which explains fiscal year budget planning for the Agency:

*In 2012, TURA did a substantial plan amendment, which affected tax revenue projections for the agency. We are still dealing with the amendment, which did not assume loss of taxable property from the district. For 2015-2016, we are still being conservative with anticipated tax revenue estimates. We anticipate some increase in tax revenues from the newly completed S&R Auto shop and possibly the new NAPA Auto store currently in construction. The Agency has approximately 18 years left in its 25-year plan, as the 2012 substantial amendment extended the approximate life of the Agency to 2033. Cash carry-over is higher this year as the agency finally received a refund from the 3rd Street Project of \$245,438. A portion of these funds have been loaned to Pelican Brewing Company for purchase of land for an upcoming expansion of their facility here in Tillamook.*

*Materials and Services remain steady with slight increases as necessary. Bond insurance was pre-paid for 3 years in 2014 so we have not included an amount for this year. The General Fund Unappropriated Ending Fund Balance is set at 10%, as in previous years.*

*In Capital Outlay lines, we have added anticipated funds from a new loan for \$1 million. We are currently getting proposals from several local financial institutions. The proposals will also include a consolidation of all existing debt.*

*The ODOT Hwy 101/US 6 Intersection project is scheduled to begin demolition and some construction in 2015-2016. While the Agency looks forward to new projects in 2015-2016, we need to keep in mind the ODOT project could have an impact to Agency funds and projects in the town center area.*

*The Board of Directors approved a priority project list for upcoming years, which included not only the regular grant and loan opportunities, but also includes sidewalk repairs, parking, city gateways, murals, visitor signage, underground utilities, assistance with projects related to the ODOT Intersection project, Hadley Ball Fields, and the Holden Creek project. TURA's focus is still in the town center area and the 2nd Street Pilot Project area.*

*The following projects carried over from Fiscal Year 2014-2015, are:*

*1) **The Hoquarton Historical and Interpretive Center** project continues with Phase 2 and an additional commitment of \$25,000. Some of this money has been expended and it could potentially be paid out in full by July 1st. Funds come from an established line of credit.*

*2) **The 2nd Street Pilot project** continues with an approximate line balance of \$285,000. The 2nd Street Alley Gate is a part of this pilot project and approximately \$20,000 is expected to be paid out prior to July 1st, which will leave roughly \$265,000 for the pilot project in 2015-2016. The 2nd Street Plaza project is a part of the pilot project also. Funds to assist ODOT on this will also come from an established line of credit.*

*3) **The Coliseum Theater project** has approximately \$24,000 left to pay out on their renovations, which could be paid out prior to July 1st.*

*4) **The bike and skateboard facility at Goodspeed Park**, which was committed for fiscal years 2014-15 and 2015-16 in the total amount of \$160,000 will most likely be paid out in 2015-16.*

*5) We anticipate the matching grant funds for the **Sue H. Elmore Park** of \$10,000 and the **Crosstown Connections** project for \$50,000 to be paid out in 2015-16.*

Of the projects listed above in the budget message all but the 2<sup>nd</sup> Street Pilot Project are completed or near completion.

In August 2015, the agency obtained a new loan with Oregon Coast Bank for debt consolidation and credit line for new public projects. Due to loan restrictions, these funds

can only be used for public projects. Funding for private projects currently comes from loan repayments to the agency and two small lines of credit from TLC Fibre Federal Credit Union.

Some of the 2015-2016 private and public projects included:

- ❖ façade improvements to several businesses,
- ❖ completion of the first phase of the Goodspeed Park Skatepark,
- ❖ adding ADA compliant bathroom and back entry porch to the Senior Citizens Building,
- ❖ new sidewalks and repairs existing sidewalks on 3rd Street,
- ❖ sidewalk repairs to a newly purchased commercial property downtown,
- ❖ assistance with underground electrical placement in the town center area,
- ❖ a new paver parking lot for Tillamook County,
- ❖ and several other future project commitments.

The chart below shows a history of the TURA budgets and the current adopted budget:

#### Tillamook Urban Renewal Agency Funds

	Adopted			
<b>Resources - Tax Increment Financing</b>	FY 2013-2014	FY 2014-2015	FY 2015-2016	FY 2016-2017
Beginning Fund Balance	\$272,231	\$210,990	\$109,772	\$310,000
Total (not including beginning fund balance)	\$243,433	\$261,495	\$1,836,800	\$285,000
<b>Resources - General Fund</b>				
Beginning Fund Balance	\$112,131	\$49,432	\$345,000	\$611,200
Total (not including beginning fund balance)	\$45,488	\$283,391	\$44,750	\$166,600
Other Resources - General Fund	\$234,907	\$321,228	\$2,036,322	\$1,352,300
<b>Total Resources + Unappropriated Fund Balance</b>	<b>\$523,828</b>	<b>\$866,114</b>	<b>\$3,917,872</b>	<b>\$1,803,900</b>
<b>Total Resources + Beginning Fund Balance</b>	<b>\$908,190</b>	<b>\$1,126,536</b>	<b>\$4,372,644</b>	<b>\$2,725,100</b>
<b>Expenditures</b>				
Materials and Services	\$75,514	\$55,570	\$129,100	\$90,200
Capital Outlay	\$267,707	\$247,681	\$2,091,972	\$1,825,100
Special Payments/Debt Service	\$167,920	\$167,920	\$1,617,000	\$207,500
Transfers	\$136,627	\$183,500	\$314,572	\$287,300
Reserve Future Debt Service	\$0	\$258,927	\$0	\$100,000
<b>Total Expenditures</b>	<b>\$647,768</b>	<b>\$913,598</b>	<b>\$4,152,644</b>	<b>\$2,510,100</b>
<b>Unappropriated Fund Balance</b>	<b>\$260,422</b>	<b>\$212,938</b>	<b>\$220,000</b>	<b>\$215,000</b>
<b>Total Expenditures + Unappropriated Fund Balance</b>	<b>\$908,190</b>	<b>\$1,126,536</b>	<b>\$4,372,644</b>	<b>\$2,725,100</b>

The chart below shows the tax revenue history of TURA since its first tax revenues:

TURA Tax Revenue History & Projections (Total Plan Years 2007-2032)

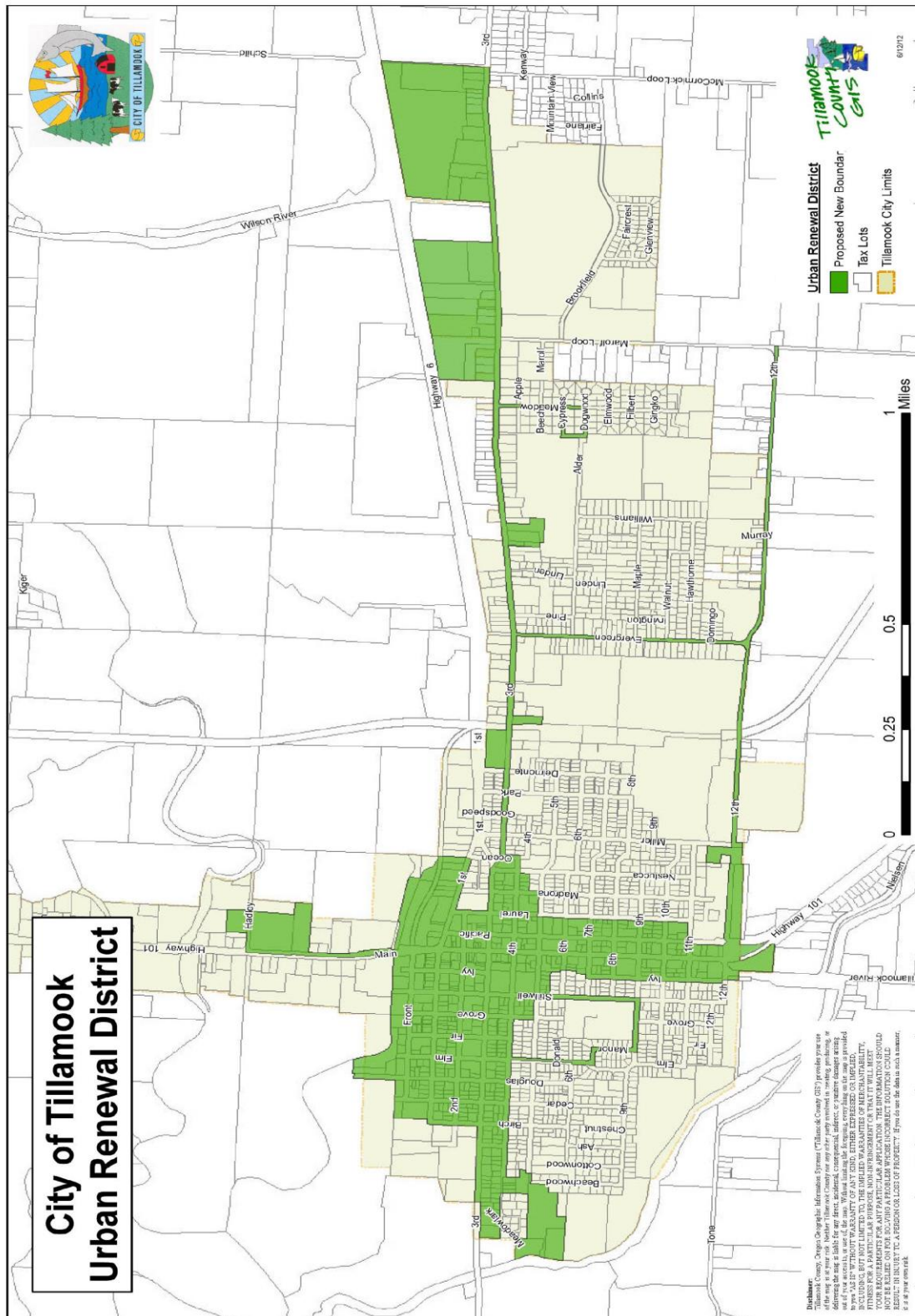
Tax Year	Current Taxes Levied	Plan Projections from Report on the Plan (2006-2011 and 2012 Amendment)	Actual Current Taxes Received + Interest	% of Current Received	Prior Taxes Received	Total Taxes Received	% of Total Levied and Received	Budgeted
2007-2008	\$90,312.94	\$86,139.00	\$84,569.00	93.64%	\$0.00	\$84,569.00	93.64%	\$84,000.00
2008-2009	\$152,736.36	\$112,045.00	\$141,248.56	92.48%	\$2,172.57	\$143,421.13	93.90%	\$110,000.00
2009-2010	\$190,456.08	\$138,857.00	\$174,780.35	91.77%	\$5,487.11	\$180,267.46	94.65%	\$175,000.00
2010-2011	\$222,192.00	\$166,607.00	\$205,286.35	92.39%	\$8,232.07	\$213,518.42	96.10%	\$210,000.00
2011-2012	\$245,552.04	\$195,329.00	\$228,074.67	92.88%	\$10,670.49	\$238,745.16	97.23%	\$240,000.00
2012-2013 *****	\$250,147.56	\$246,502.00	\$231,784.98	92.66%	\$13,229.81	\$245,014.79	97.95%	\$231,000.00
2013-2014 *****	\$243,572.79	\$277,182.00	\$227,400.47	93.36%	\$14,443.34	\$241,843.81	99.29%	\$240,000.00
2014-2015	\$263,346.31	\$309,345.00	\$247,708.41	94.06%	\$11,692.20	\$259,400.61	98.50%	\$230,000.00
2015-2016	\$268,394.60	\$342,633.00	\$252,735.69	94.17%	\$11,152.09	\$263,887.78	98.32%	\$263,000.00
2016-2017	\$294,182.39	\$377,085.00						\$275,000.00
2017-2018		\$412,743.00						
2018-2019		\$449,650.00						
2019-2020		\$487,848.00						
2020-2021		\$527,383.00						
2021-2022		\$568,300.00						
2022-2023		\$610,652.00						
2023-2024		\$654,486.00						
2024-2025		\$699,852.00						

\*\*\*\*\* NOTE: start new projections from the Report on the Plan for June 2012 Plan Amendment

NOTE: 2012 projections for Plan Amendment were lower than anticipated due properties coming off tax rolls and anticipated property development not taking place.



## District Map





## **Information**

A full copy of the TURA Plan and Report on the Plan can be reviewed or downloaded from the Documents page of the City of Tillamook website at [www.tillamookor.gov](http://www.tillamookor.gov).

Applications for assistance are also located at this website.

Please contact the TURA Administrator Paul Wyntergreen at (503) 374-1829 or TURA Executive Assistant Debbi Reeves at (503) 374-1830 if there are any questions.