



Re:Current Blade Sign



Madeline's Façade



Salty Raven Renovation (Interior)



Salty Raven Renovation (Exterior)

# TILLAMOOK URBAN RENEWAL AGENCY

## ANNUAL REPORT 2020-2021

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 agency established in Oregon.

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# PUBLIC NOTICE

## TILLAMOOK URBAN RENEWAL AGENCY

### Annual Agency Report for Fiscal Year Ending June 30, 2021

The Tillamook Urban Renewal Agency (TURA) has compiled the agency's Annual Report for the Fiscal Year ending June 30, 2021 in accordance with ORS 457.460. The Annual Report is available online at the City website at [www.tillamookor.gov](http://www.tillamookor.gov) under the "Documents" tab and available for inspection at Tillamook City Hall, 210 Laurel Ave, Tillamook, OR 97141.

Tax Revenues for the 2020-2021 for TURA were assessed by Tillamook County in the amount of \$544,471.76. TURA received \$522,469 in current taxes and \$11,606 in prior year taxes. TURA budgeted \$552,000 for fiscal year 2020-2021. The funds received were spent on various projects within the district including façade improvements and commercial renovations. The Agency has also committed funds to a number of long-term public interest projects, such as the Tillamook Library Foundation Park and drainage improvements near the Hadley Road soccer field.

The information below shows the taxing district information. For analysis, each district is listed with the amount of taxes without urban renewal, the amount with urban renewal, and the amount of urban renewal taxes imposed for Fiscal Year 2019-2020:

<b>TURA Annual Taxing District Analysis FY 2020-2021</b>			
<b>District</b>	<b>Taxes with UR</b>	<b>Taxes without UR</b>	<b>UR Taxes Imposed</b>
4-H Extension SD	374,657.13	378,374.48	3,717.35
City of Tillamook	699,897.09	797,221.78	97,324.69
EMCD-911	1,022,433.17	1,032,567.39	10,134.22
Fairview Water District	27,470.62	28,269.51	798.89
NW Regional ESD ***	828,779.20	837,054.74	8,275.54
Port Of Tillamook Bay	61,361.58	63,308.77	1,947.19
Tillamook Bay CC	2,082,793.40	2,096,999.01	14,205.61
Tillamook County	9,864,916.87	9,945,857.86	80,940.99
Tillamook Co. Transportation District	1,085,932.57	1,096,730.60	10,798.03
Tillamook Fire District	857,757.87	895,550.99	37,793.12
Tillamook School District #9 ***	10,449,804.47	10,725,110.04	275,305.57
Tillamook Soil & Water Cons. Dist.	325,791.11	329,021.67	3,230.56
<b>TOTAL</b>	<b>\$27,681,595.08</b>	<b>\$28,226,066.84</b>	<b>\$544,471.76</b>

\*\*\*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.

The information in the following table is the current and past financial information of the Agency.

<b>TURA Funds 2020-2021</b>				
<b>Resources - Tax Increment Financing</b>	<b>Actual FY 2018-2019</b>	<b>Actual FY 2019-2020</b>	<b>Adopted FY 2020-2021</b>	<b>Adopted FY 2021-2022</b>
Beginning Fund Balance	\$147,296	\$160,000	\$28,000	\$106,000
Total (not including beginning fund balance)	\$434,516	\$434,225	\$12,000	\$552,000
<b>Resources - General Fund</b>				
Beginning Fund Balance	\$542,845	\$583,000	\$582,000	\$578,050

Total (not including beginning fund balance)	\$361,784	\$35,100	\$21,000	\$37,000
Other Resources - General Fund	\$862,586	\$1,099,000	\$864,000	\$1,394,000
<b>Total Resources + Unappropriated Fund Balance</b>	\$1,658,886	\$1,568,325	\$897,000	\$1,983,000
<b>Total Resources + Beginning Fund Balance</b>	\$2,349,027	\$2,311,325	\$1,507,000	\$2,667,050
<b>Expenditures</b>				
Materials and Services	\$60,599	\$99,000	\$114,000	\$94,000
Capital Outlay	\$1,118,814	\$1,493,100	\$1,233,000	\$1,765,072
Special Payments/Debt Service	\$321,761	\$357,000	\$401,000	\$463,000
Transfers	\$96,300	\$99,000	\$114,000	\$94,000
Reserve Future Debt Service	\$0	\$100,000	\$100,000	\$100,000
<b>Total Expenditures</b>	\$1,597,474	\$2,148,100	\$1,962,000	\$2,516,072
<b>Unappropriated Fund Balance</b>	\$125,129	\$0	\$0	\$149,978
<b>Total Expenditures + Unappropriated Fund Balance</b>	\$1,722,603	\$2,148,100	\$1,962,000	\$2,666,050

Please contact City Planner Tommy O'Donnell (503-374-1830) or Finance Director Jamy Christensen, (503-374-1828), City Hall, 210 Laurel Ave, Tillamook, OR 97141 for further information or questions.

Posted: January 13, 2022

Published: January 25 and February 8, 2022

Tillamook City Hall and [www.tillamookor.gov](http://www.tillamookor.gov)

Tillamook Headlight Herald

## **BOARD OF DIRECTORS**

### **Ruth LaFrance**

At Large Position #1 – Term 1/1/2021 - 12/31/2024

### **Logan Laity**

At Large Position #2 – Term 1/1/2022 - 12/31/2025

### **Cheryl Davy**

At Large Position #3 - Term 1/1/2022 - 12/31/2025

### **Jorge Rios**

At Large Position #4 – Term 1/1/2021 - 12/31/2024

### **Sierra Lauder**

At Large Position #5 – Term 1/1/2021 – 12/31/2024

### **Rebekah Hopkins**

City Councilor Position #1

### **John Sandusky**

City Councilor Position #2

### **City Staff:**

Tommy O'Donnell

City Planner

Jamy Christensen

Financial Officer

### **Contact 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) or at Tillamook City Hall, 210 Laurel Ave, Tillamook, OR, 97141.

Applications for assistance are also located at this website and at City Hall.

Please contact City Planner Tommy O'Donnell at 503-374-1830 if there are any questions.

# **TURA BACKGROUND**

## **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 land included 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 2006, with minor amendments in September and December 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 was passed on September 24, 2009 as Resolution 2009-08 and made minor clarifications and corrections. The second Minor Amendment was passed on December 16, 2009 as Ordinance #1243, adding eighteen (18) potential opportunity sites 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**

### **Goal One: Promote private development to increase the City's economic base**

Objectives:

- 1.a. Improve the ratio of profitable business to residential growth within the City and immediate area surrounding the district.
- 1.b. Improve streets, streetscapes, parks, and public buildings and spaces to enhance investment and development of existing commercial areas within the City and district.

- 1.c. Assist property owners in rehabilitating existing buildings and property to accommodate more profitable and alluring commercial businesses.
- 1.d. Increase the number of family wage jobs within the district.
- 1.e. 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.
- 1.f. Support and assist in implementing the City's Comprehensive & Town Center Plans.

**Goal Two: Improve and retain existing profitable businesses**

Objectives:

- 2.a. Entice private investments in new development and redevelopment in the commercial area of the district.
- 2.b. Encourage retention and expansion of profitable businesses within the commercial areas of the district.
- 2.c. 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:

- 3.a. Enhance streetscapes by installing street lighting, street furniture, banners, planters, and other amenities.
- 3.b. Reconstruct existing roadways and sidewalks where needed and in a manner meeting the objectives of the Plan.
- 3.c. Construct new streets to provide connectivity and encourage private investment.
- 3.d. Address and improve pedestrian safety on Main and Pacific Avenues.
- 3.e. Improve pedestrian and bicycle access to and through the renewal area.
- 3.f. Create pedestrian spaces that are attractive areas for residents and employees that stimulate economic activity and enhance livability.
- 3.g. 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:

- 4.a. Evaluate the adequacy of public facilities serving the renewal area.
- 4.b. Repair, improve, or construct new public facilities to enable appropriate service within the renewal area.

- 4.c. Develop convenient, attractive parking facilities close to shopping, entertainment, and business destinations.
- 4.d. 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:

- 5.a. Improve the appearance of existing buildings in order to enhance the overall aesthetics of the renewal plan.
- 5.b. Repair and improve existing historical buildings for architectural continuity and a revitalized appearance.
- 5.c. Improve the safety of older buildings in regard to seismic stability, fire safety, building code compliance and accessibility to persons with disabilities by repairing or upgrading existing buildings to current code.
- 5.d. 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:

- 6.a. 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.
- 6.b. Provide assistance to help maintain and assist in the rehabilitation of the stock of existing housing in the renewal area.
- 6.c. Assist in the development of quality housing for a range of household incomes that are representative of the City as a whole.
- 6.d. Rehabilitate existing housing stock.

**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. The highlighted projects have received Agency funding or have been completed by the Agency.

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



Projects	Project Estimate
Town Center Improvements	\$400,000
Alley Improvements	\$50,000
Visitor Sign and Parking Area Signs	\$100,000
Property Acquisition	\$500,000
Public Parking	\$400,000
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	\$300,000
City CIP Water Line	\$385,000
City CIP Wastewater Line	\$400,000
12th St Sewer Line Extension	\$500,000
Holden Creek	\$200,000
City Gateway and Entrance	\$200,000
Assistance Utilities and Infrastructure	\$150,000
Financing Costs	\$10,000
<b>Total</b>	<b>\$10,095,000</b>

Other public projects that the Agency has obligated future funding towards are:

1. **Former Safeway and Tillamook RV Site:** The Agency has committed funding towards the Hadley Road Drainage project, which will add underground pumps to assist to alleviate flooding issues on Hadley Road which runs east to west between the former Safeway site and Tillamook RV site. The City has leased the open area left at the old Safeway Store site to local group developing soccer fields on the property. This area should see increased usage in the future.
2. **3rd Street and Stillwell Avenue Intersection:** The Agency has committed funding towards improving the intersection of 3rd Street and Stillwell Avenue to widen the turn radius for larger vehicles. This intersection is heavily used by commercial vehicles and passenger vehicles.
3. **2nd Street Underground Electrical:** The City of Tillamook is working with the Tillamook PUD in placing underground electrical service from the City Hall building on Laurel Avenue west to Ivy Avenue. This project will upgrade the electrical service for approximately 8 to 10 businesses in the vicinity. Urban Renewal has committed to funding this project.

At this time, private projects are limited due to funding. The Agency will continue seeking loan funding for new private projects during Fiscal Year 2021-2022.

## **FINANCIAL REPORT**

### **Funding Mechanism**

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

The 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.

### **Annual Taxing District Analysis**

The information below shows the taxing district information. For analysis, each district is listed with the amount of taxes without urban renewal, the amount with urban renewal, and the amount of urban renewal taxes imposed for Fiscal Year 2019-2020:

<b>TURA Annual Taxing District Analysis FY 2020-2021</b>			
<b>District</b>	<b>Taxes with UR</b>	<b>Taxes without UR</b>	<b>UR Taxes Imposed</b>
4-H Extension SD	\$374,657	\$378,374.48	\$3,717
City of Tillamook	\$699,897	797,221.78	\$97,325
EMCD-911	\$1,022,433	\$1,032,567.39	\$10,134
Fairview Water District	\$27,471	\$28,269.51	\$799
NW Regional ESD ***	\$828,779	\$837,054.74	\$8,276
Port Of Tillamook Bay	\$61,362	\$63,308.77	\$1,947
Tillamook Bay Community College	\$2,082,793	\$2,096,999.01	\$14,206
Tillamook County	\$9,864,917	\$9,945,857.86	\$80,941
Tillamook County Transportation District	\$1,085,933	\$1,096,730.60	\$10,798
Tillamook Fire District	\$857,758	\$895,550.99	\$37,793
Tillamook School District #9 ***	\$10,449,804	\$10,725,110.04	\$275,306
Tillamook Soil & Water Conservation District	\$325,791	\$329,021.67	\$3,231

TURA Annual Taxing District Analysis FY 2020-2021			
District	Taxes with UR	Taxes without UR	UR Taxes Imposed
TOTAL	\$27,681,595	\$28,226,066.84	\$544,472

\*\*\*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**

The maximum indebtedness is the total amount of funds that can be spent on projects, programs, and administration in the urban renewal area over the life of the urban renewal plan. This threshold was set at \$15,132,606 in the 2012 amendment to the plan. Currently, \$6,831,050 of that indebtedness remains. The table below describes the sources of indebtedness, as calculated by Elaine Howard Consulting.

Maximum Indebtedness Calculation	
Year	Loan Proceeds Deduction
2009	\$175,000.00
2010	\$461,390.00
2011	\$242,552.00
2012	\$1,633,855.00
2013	\$1,552,813.00
2014	\$98,280.00
2015	\$137,728.00
2016	\$2,297,114.00
2017	\$425,348.00
2018	\$311,190.00
2019	\$766,286.00
2020	\$200,000.00
<b>Total Loan Proceeds</b>	<b>\$8,301,556.00</b>
<b>MI-Deductions</b>	<b>\$6,831,050.00</b>

### **Budget History**

The following is from the 2021-2022 Budget Message to the Tillamook Urban Renewal Agency Budget Committee presented in May 2019. A full copy of the Urban Renewal Budget Committee presentation can be found on the City of Tillamook website.

*In November 2020, tax revenues for the Agency increased over \$40,000. We will again stay on the conservative side and estimate 2021-2022 tax revenue at a 10% increase for Fiscal Year 2021-2022.*

We are currently working on a potential new loan with one of the local banks and hope to have funding in place within a few months [Note: Loan efforts are still underway with expected funding in February 2022]. In a Project Priority Planning workshop in early 2020, the Board decided that any new money obtained by a new bank loan would be used for Public Project funding only. A copy of the Priority Planning Projects for 2020 is attached in this information as Appendix B.

The Agency Plan allows for one last borrowing opportunity in Fiscal Year 2024-2025. After that time, there will no more borrowing opportunities and new project assistance will cease. The Agency will continue to repay the debt until approximately 2033, at which time the Agency will end.

If the Agency is unable to acquire a new money loan in FY 2021-2022, project assistance funding will be minimal, and the Agency will potentially need to wait until 2024-2025 for the final borrowing opportunity to fund any considerable amount of public or private assistance requests.

### **PLANNING AND PROJECTS:**

The TURA Board of Directors began working on project priority planning earlier in 2020 and had decided to focus mainly on public projects for that fiscal year. The priority project plans were only to be set into place if a new money loan was acquired during that fiscal year. At that time some of the projects discussed had been alley improvement, business and residential sidewalks, grant match funding, parking, lighting, and underground electrical. Funding for private projects would be limited for the fiscal year.

Due to the funding that was anticipated falling through in 2020, along with the Covid pandemic, and staffing changes, the Board decided to hold off on new 2021 project priority planning. The Board is hoping for the current potential funding with a local bank to be completed late summer and will revisit project priority planning at that time.

### **OBLIGATED PROJECTS:**

- 1) Currently there are five public projects that are obligated but not completed. The City's **Hadley Road Drainage Project**, and the **Lucia Wiley Mural Project** [Note: This project has been completed] have not been completed. Funds held to complete these projects are approximately \$38,154.27. There is one other obligated public project for the Tillamook Fire District Renovation Project in the amount of \$16,560 that has not paid out yet but will be before this current fiscal year is complete [Note: This project has been completed].
- 2) Private projects that have not completed are:
  - a. **Tillamook County Library Foundation's Library Park** project has a remaining balance of \$4,000. This project has landscaping and water feature installation to complete.
  - b. **Jackie Ripley** project has a remaining balance of \$7,500. This project has store lighting to complete [Note: This project is actually for signage].

- c. **Matt Carlough** This project is for design and engineering for \$2,000 and \$32,000 for sidewalks and a sign [**Note:** This project has been cancelled].
- d. **Gallery Glass Building** This project has a remaining \$3,856 for painting and gutters to complete [**Note:** This project has been completed].

TURA currently has several new applications for assistance being reviewed and potential funding with either a loan, grant, or a combination of both. The earliest these projects could be approved and partially funded would be after July 1st.

TURA project funding assistance will only continue as the Agency accumulates debt, accepts and awards funding assistance for private and public projects, and receives loan repayment for private projects. As stated earlier in this message, the clock for project funding is winding down, at which time the Agency will not accumulate any new debt and will only repay the debt that has been accumulated over the previous years.

TURA Funds 2020-2021				
Resources - Tax Increment Financing	Actual FY 2018-2019	Actual FY 2019-2020	Adopted FY 2020-2021	Adopted FY 2021-2022
Beginning Fund Balance	\$147,296	\$160,000	\$28,000	\$106,000
Total (not including beginning fund balance)	\$434,516	\$434,225	\$12,000	\$552,000
<b>Resources - General Fund</b>				
Beginning Fund Balance	\$542,845	\$583,000	\$582,000	\$578,050
Total (not including beginning fund balance)	\$361,784	\$35,100	\$21,000	\$37,000
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<b>Total Resources + Unappropriated Fund Balance</b>	\$1,658,886	\$1,568,325	\$897,000	\$1,983,000
<b>Total Resources + Beginning Fund Balance</b>	\$2,349,027	\$2,311,325	\$1,507,000	\$2,667,050
<b>Expenditures</b>				
Materials and Services	\$60,599	\$99,000	\$114,000	\$94,000
Capital Outlay	\$1,118,814	\$1,493,100	\$1,233,000	\$1,765,072
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Transfers	\$96,300	\$99,000	\$114,000	\$94,000
Reserve Future Debt Service	\$0	\$100,000	\$100,000	\$100,000
<b>Total Expenditures</b>	\$1,597,474	\$2,148,100	\$1,962,000	\$2,516,072
<b>Unappropriated Fund Balance</b>	\$125,129	\$0	\$0	\$149,978
<b>Total Expenditures + Unappropriated Fund Balance</b>	\$1,722,603	\$2,148,100	\$1,962,000	\$2,666,050

## **ATTACHMENTS**





- TURA Tax Revenue History and Projections
- TURA District Map

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	\$90,313	\$86,139	\$84,569	93.6%	\$0	\$84,569	93.6%	\$84,000
2008-2009	\$152,736	\$112,045	\$141,249	92.5%	\$2,173	\$143,421	93.9%	\$110,000
2009-2010	\$190,456	\$138,857	\$174,780	91.8%	\$5,487	\$180,267	94.7%	\$175,000
2010-2011	\$222,192	\$166,607	\$205,286	92.4%	\$8,232	\$213,518	96.1%	\$210,000
2011-2012	\$245,552	\$195,329	\$228,075	92.9%	\$10,670	\$238,745	97.2%	\$240,000
2012-2013 *	\$250,148	\$246,502	\$231,785	92.7%	\$13,230	\$245,015	97.9%	\$231,000
2013-2014 *	\$243,573	\$277,182	\$227,400	93.4%	\$14,443	\$241,844	99.3%	\$240,000
2014-2015	\$263,346	\$309,345	\$247,708	94.1%	\$11,692	\$259,401	98.5%	\$230,000
2015-2016	\$268,395	\$342,633	\$252,736	94.2%	\$11,152	\$263,888	98.3%	\$263,000
2016-2017	\$294,182	\$377,085	\$277,058	94.2%	\$11,964	\$289,022	98.2%	\$275,000
2017-2018	\$367,988	\$412,743	\$347,789	94.5%	\$11,730	\$359,518	97.7%	\$290,000
2018-2019	\$448,663	\$449,650	\$422,225	94.1%	\$12,291	\$434,516	96.8%	\$405,000
2019-2020	\$493,755	\$487,848	\$471,950	95.6%	\$10,561	\$482,136	97.6%	\$484,000
2020-2021	\$544,472	\$527,383	\$522,469	96.0%	\$11,606	\$534,074	98.1%	\$525,000
2021-2022	\$609,002	\$568,300						\$540,000
2022-2023		\$610,652						
2023-2024		\$654,486						
2024-2025		\$699,852						
2025-2026		\$746,807						
2026-2027		\$795,407						
2027-2028		\$845,707						
2028-2029		\$897,766						
2029-2030		\$951,648						
2030-2031		\$1,007,415						
2031-2032		\$1,065,136						
2032-2033		\$1,124,876						

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

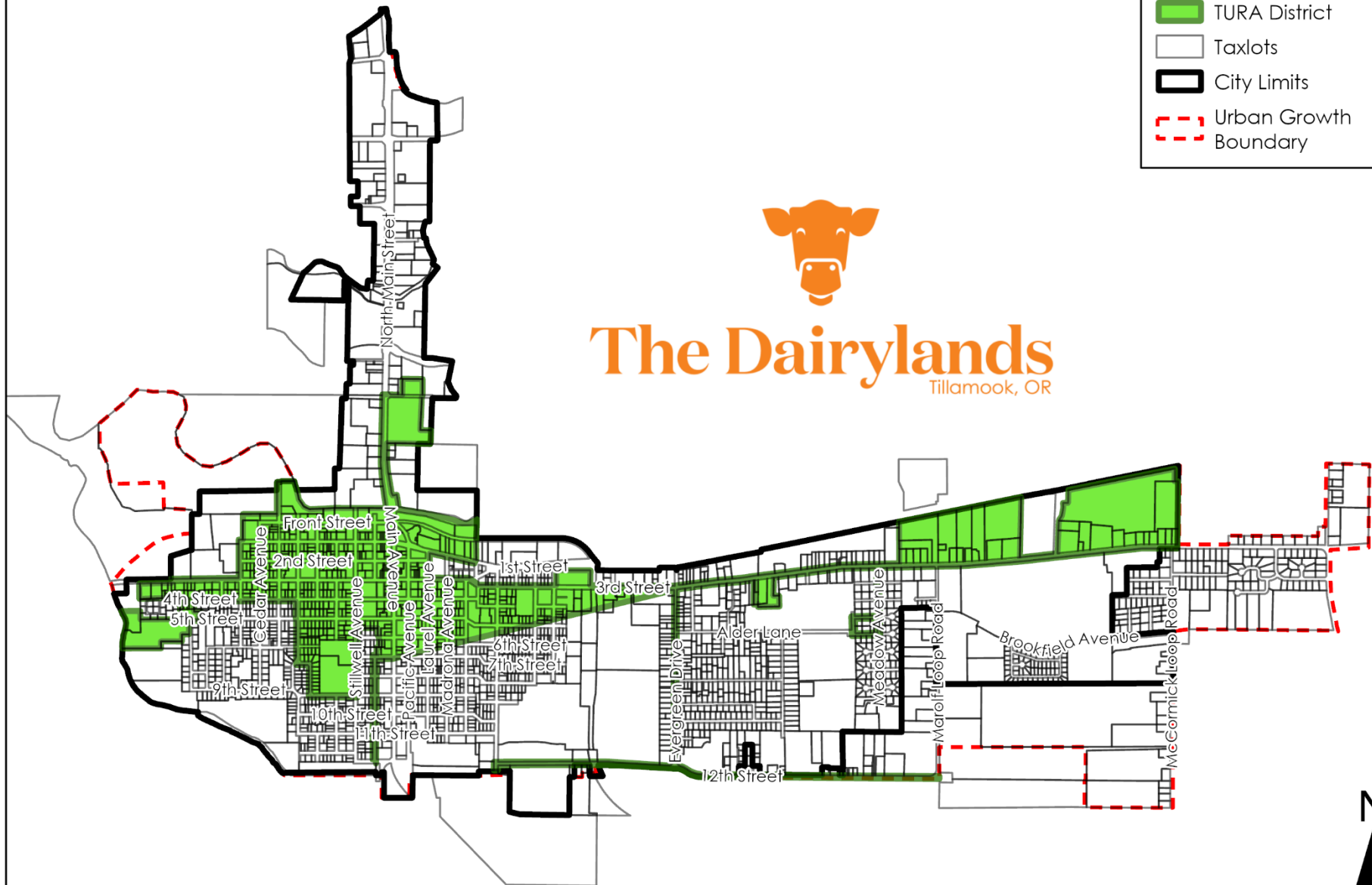
**NOTE: 2013-2018 taxes were lower than anticipated due to properties coming off tax rolls and anticipated property development not taking place.**

# Tillamook Urban Renewal District

-  TURA District
-  Taxlots
-  City Limits
-  Urban Growth Boundary



**The Dairylands**  
Tillamook, OR



0 0.5 1 2 Miles

