

Pre-Application for TURA Assistance

Please review all program guidelines prior to completion of this form in order to select the TURA goals that your project fits. TURA potentially offers grants, loans, combinations of grants and loans, design assistance, and blade sign assistance.

Date: _____

1) Applicant:

Name: _____

Mailing Address: _____

Project Address: _____

Phone: _____ Cell Phone: _____

Email address: _____

2) Property Owner (if not applicant):

Name: _____

Mailing Address: _____

Project Address: _____

Phone: _____ Cell Phone: _____

Email address: _____

3) Anticipated total project costs: \$ _____

4) Design assistance requested? (Yes) _____ (No) _____

5) Project Summary: On an attached page, please submit a narrative description of the proposed project.

6) TURA Objectives: Please review the **TURA Goals and Objectives** and answer the following questions:

Please note: 1) To be considered for funding, projects must meet at least one or more of TURA's objectives. 2) TURA does not expect any given project to meet all of the objectives set forth.

<p>Does your project meet the objectives of TURA GOAL 1: "Promote private development to increase the City's economic base"? If so, how?</p>
<p>Does your project meet the objectives of TURA GOAL 2: "Improve and retain existing profitable business"? If so, how?</p>
<p>Does your project meet the objectives of TURA GOAL 3: "Provide efficient safe, and effective streets, streetscapes, and open spaces" ? If so, how?</p>

Does your project meet the objectives of TURA GOAL 4: "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"? If so, how?
Does your project meet the objectives of TURA GOAL 5: "Upgrade and Repair Buildings within the existing renewal area"? If so, how?
Does your project meet the objectives of TURA GOAL 6: "Provide for new housing units that collectively reflect a diversity of housing types, occupancy (rental and owner occupied) and income levels in the city"? If so, how?

7) Application Information and Process:

Funding approval will come from the Board of Directors only after submission of a fully completed application. Funding is issued on a reimbursement basis, to the applicant. Any project renovations begun before formal approval by the Board will not be considered as part of the project.

8) Other Certification by Applicant:

The applicant certifies that all information in this pre-application and all information furnished in support of this pre-application is true and complete to the best of the applicant's knowledge. If the applicant is not the owner of the project property, or if the applicable business is a partnership or corporation rather than an individual, the applicant certifies that he/she has the authority to sign and enter into an agreement to perform the renovation work on the property.

Applicant Signature	Date
Property Owner Signature	Date

Thank you for submitting this pre-application. This allows TURA to understand the scope of your proposed project and determine the extent of funding that might be available. **A Pre-Application Meeting with the TURA Proposal & Justification Committee and staff will be scheduled as soon as possible.** The intention of the Pre-Application process is to allow TURA to give feedback on whether the project meets the goals and objectives of TURA prior to going through the information gathering required for the actual application. For additional information or questions, please call 503-374-1830.

Return Completed Application to: Tillamook Urban Renewal Agency
 210 Laurel Avenue
 Tillamook, OR 97141

FOR OFFICE USE ONLY			
Grant Amount Request	\$	Applicant Contribution	\$
Loan Amount Request	\$	Estimated Start Date	
Combination Request	\$	Estimated End Date	
In-Kind Contribution	\$		
Notes:			



Tillamook Urban Renewal Agency

TURA Goals and Objectives

The purpose of this Urban Renewal Plan is to eliminate blighting influences found in the Tillamook Urban Renewal Area, to implement goals and objectives of the Tillamook Comprehensive Plan, and to support the continued development of the plan area as a safe, clean, and affordable mixed-use community.

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:

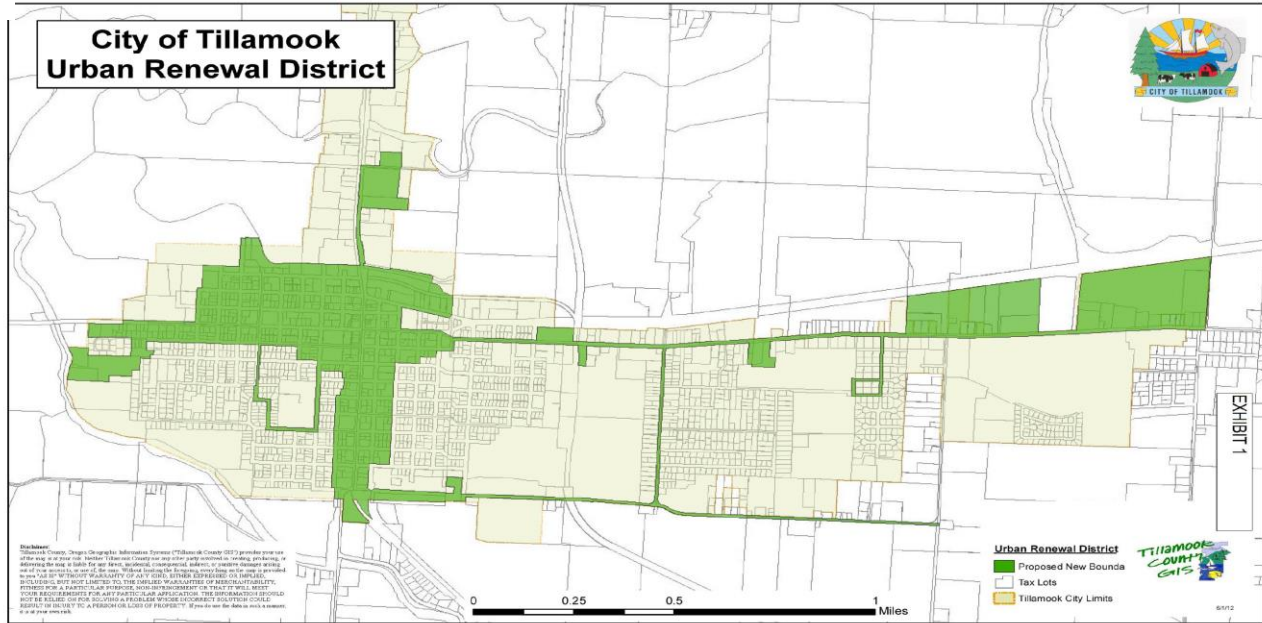
- 6.a. Provide a wide range of housing opportunities to accommodate households at all income levels, including low income, moderate-income, and market rate rental and owner-occupied housing which support prospective residential markets in, adjacent to, and near the area.
- 6.b. Provide assistance to 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.

The above information is from the Tillamook Urban Renewal Plan Amended June 18, 2012. A full copy of the TURA Plan can be viewed at www.tillamookor.gov/urban-renewal.

FAQ FREQUENTLY ASKED QUESTIONS ABOUT URBAN RENEWAL

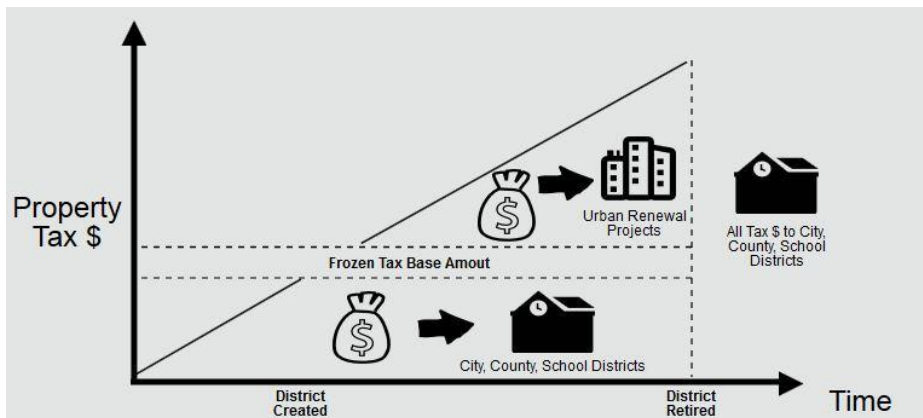
1) What is Urban Renewal?

An Urban Renewal Agency (URA) is formed to assist in the elimination of blight and to improve the properties within the district. The Tillamook URA was established in 2006. The district boundary is shown on the map below in green. Only properties located in the district are available for project funding assistance.



2) How does Urban Renewal receive their funding?

When an urban renewal district is created the assessed value of property within the district is set (or “frozen”) and those taxes continue to go to the government (city, county, and school districts through the State). Any property value increase above that frozen amount is called the “increment.” The amount of taxes on the increased value (or “increment”) is what is collected across the city for the urban renewal district to use for redevelopment projects. Tillamook Urban Renewal Agency has 12 taxing districts that contribute a portion of their tax revenue to fund urban renewal projects in the urban renewal district. A listing of the taxing districts and amounts distributed to TURA are on the agency website and in the annual report.



3) What kind of project can be funded by Urban Renewal dollars?

A URA can fund public and private projects within the district. Though TURA is focused on the downtown area of the city, it can assist with any project that meets the agency goals and objectives for properties within the district. There are six goals set for TURA. Four of the goals pertain to private businesses and property and two of the goals pertain to public property. A complete list of the goals and objectives can be found on the TURA webpages at: <http://tillamookor.gov/urban-renewal/tura-goals-and-objectives/>

4) Who can apply for Urban Renewal funding and how much can be applied for?

Private or public property owners can apply for TURA funding provided the property lies within the district boundary. Those who rent a business or residence can apply with the permission of the property owner. The maximum amount a property owner can apply for is \$100,000. A renter or business owner is limited to \$5,000 annually. The TURA Board of Directors can fund a project in the form of a grant, a low interest loan, or a combination of both. All funding is reported as taxable income.

5) What is the process for applying for Urban Renewal assistance?

The first step in the application process is to determine if the property is located in the urban renewal district. TURA has several applications depending on the dollar amount of the project. The second step is a pre-application form, which can be essential in helping the board and staff assist in completion of the full application. After submittal of a pre-application, a brief meeting with applicant, the TURA Proposal & Justification Committee and staff will be scheduled, to prepare for submission of the full application. The TURA Board of Directors meets on the second Wednesday of each month; therefore, there are only twelve times a year they meet to approve applications. The Board can hold special meetings if there are extenuating circumstances. If a project is extensive, requiring architectural design, TURA can provide design assistance prior to submission of the actual application. After a full application has been submitted, the TURA Proposal & Justification Committee reviews and recommends or rejects the project to the Board of Directors. The Board of Directors defines the amount of funding and terms of the agreement. A project that does not fit into the goals and objectives of the agency will be denied, as urban renewal agencies are regulated by state law. The entire application process can take from one to three months, depending on the circumstances. The TURA Board of Directors and committee members are volunteers.

6) What are some of the projects TURA has assisted in funding in the past?

TURA has been actively assisting with projects in the district since 2009. One of the first TURA projects was renovations to a large, historic building in the town center. TURA has assisted private property owners with façade improvements including awning replacement, painting, and window replacement. Examples of larger private commercial projects include brewing facility renovations and expansion and theater renovations. Public improvement projects include reconstruction and addition of curbs and sidewalks to a portion of 3rd Street, various sidewalk repairs and new sidewalks, playground equipment, the first phase of a bike skate park, streetscape amenities such as planters and benches, metal art in the form of an alley gate, and the purchase of property and construction of a public parking lot. TURA has also assisted several non-profit organizations with grant match assistance, ADA renovations, and historic building restoration. A complete list of projects and TURA funding can be reviewed on the TURA website.

7) Where can I find more information about the Tillamook Urban Renewal Agency?

The urban renewal agency meets regular on the second Wednesday of each month at 5:30 P.M. at the Tillamook City Hall. Meetings are open to the public and anyone considering an application are encouraged to attend. The TURA Board of Directors consists of 5 at-large members and 2 City Council members. All board members are volunteers. The City Manager acts as the Administrator of the agency as well as his executive assistant. The City website houses urban renewal information and documents at TURA Website: <http://tillamookor.gov/urban-renewal>. For further information please contact Paul Wyntergreen, TURA Administrator: (503)374-1829 or Debbi Reeves, TURA Executive Assistance (503)374-1830