



**Tillamook Urban Renewal Agency
Annual Report
Fiscal Year Ending June 30, 2017**



Tillamook Fire District Parking Lot



**New Sidewalks at
Railroad Crossing
on 3rd Street**



de Garde Brewing



**Senior Citizens Center New
Flooring**



**Tillamook Area
Chamber of Commerce
Renovations**



Decker Real Estate Renovations



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, 2017**

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BOARD OF DIRECTORS

Ruth LaFrance

At Large Position #1 - Term 1/1/2017 - 12/31/2020

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 1/1/2017 - 12/31/2020

Tom Connaughton

At Large Position #5 - Term 1/1/2017 – 12/31/2020

Doug Henson

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

Adam Schwend

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

2017 Board Officers:

Chairman: Adam Schwend

Vice Chairman: Tom Connaughton

City Staff:

Paul Wyntergreen

TURA Administrator

Debbi Reeves

TURA Executive Assistant

Tillamook Urban Renewal Agency

Annual Report for Fiscal Year ending June 30, 2017

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, state, county, city, 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 2016-2017 | | | |
|---|---------------|------------------|------------------|
| District | Taxes with UR | Taxes without UR | UR Taxes Imposed |
| 4-H Extension SD | 318,103.73 | 316,099.36 | 2,004.37 |
| City of Tillamook | 598,438.40 | 545,862.79 | 52,575.61 |
| EMCD-911 | 868,080.49 | 862,591.04 | 5,489.45 |
| Fairview Water District | 15,792.66 | 15,324.51 | 468.15 |
| NW Regional ESD *** | 699,707.49 | 695,220.22 | 4,487.27 |
| Port Of Tillamook Bay | 51,834.99 | 50,778.63 | 1,056.36 |
| Tillamook Bay Community College | 1,961,551.94 | 1,953,868.51 | 7,683.43 |
| Tillamook County | 8,370,024.21 | 8,326,307.23 | 43,716.98 |
| Tillamook County Transportation District | 922,016.06 | 916,183.52 | 5,832.54 |
| Tillamook Fire District | 715,465.46 | 695,051.56 | 20,413.90 |
| Tillamook School District #9 *** | 8,653,617.72 | 8,504,905.93 | 148,711.79 |
| Tillamook Soil & Water Conservation Dist | 276,614.37 | 274,871.83 | 1,742.54 |
| | | | |
| TOTAL | 23,451,247.52 | 23,157,065.13 | 294,182.39 |
| | | | |

***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 13 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.

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

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 |
| Total | \$10,710,000 |

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.
4. **Meadow Avenue area sidewalks:** The project will construct sidewalks in the Meadow area.
Existing Conditions: There are no sidewalks in this location.
5. **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.
6. **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 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 2016-2017 Budget Message to the Tillamook Urban Renewal Agency Budget Committee presented in the spring of 2016, which explains fiscal year budget planning for the Agency:

For 2016-2017, we are still being conservative with anticipated tax revenue estimates. We anticipate a minimal increase in tax revenues from several new construction projects that should now be included in the tax rolls. Overall, we anticipated a 5% increase from last fiscal year.

In Capital Outlay lines, we have included project funding from the newly established credit line with Oregon Coast Bank. This credit line is only available for public project funding.

The ODOT Hwy 101/US 6 Intersection project is scheduled to begin demolition and construction in 2016-2017. The Oregon Coast Bank credit line will be utilized for any TURA assistance with this project. In 2015, the TURA Board of Directors approved a priority project list for upcoming years, which included not only 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.

Most of the following project commitments will carry over from Fiscal Year 2015-2016:

- 1) *The **Hoquarton Historical and Interpretive Center** project continues with Phase 2. There is a small balance to pay out and could possibly be expended before the end of Fiscal Year 2015-16. The Agency approved \$20,000 assistance with the **Hoquarton House parking lot**, which should be expended in FY 2016-2017.
(NOTE: The parking lot has been completed)*
- 2) *The **2nd Street Pilot project** continues with an approximate line balance of \$265,000. The 2nd Street Pedestrian Plaza project, between Main and Pacific, is a part of the pilot project and included as a part of the ODOT project. TURA's work may include power undergrounding and improvements west of Main.*
- 3) *The Agency committed \$160,000 towards the **Goodspeed Park Skatepark** or Fiscal Years 2014-15 and 2015-16. These funds may be expended prior to the current year-end as construction crews have already mobilized onsite.
(NOTE: This project has been completed)*
- 4) *We anticipate the matching grant funds for the **Crosstown Connections** project for \$50,000 be expended in 2016-17.
(NOTE: This match has been paid out)*

- 5) A Grant-Loan application for \$100,000 was approved for **Candace and Ross Ryding** for their building located at 312-314 Main Avenue. There is approximately \$64,000 left to pay out. TURA purchased the **clock sign** for the building and has approximately \$3,800 left to pay.
(NOTE: This project has been completed)
- 6) **Tillamook Senior Citizens Club** ADA renovation project in the amount of \$37,710.00 may be paid out prior to 2015-16 year-end but may carry-over.
(NOTE: This project has been completed)
- 7) The **de Garde Brewing** renovation project of the old NAPA building will begin in FY 2016-17. TURA has committed \$100,000.
(NOTE: This project has been completed)
- 8) TURA has committed \$50,849.60 toward running **underground electrical** in the 1st Street alley between Highway 101 and Stillwell Avenue.
(NOTE: This project has been completed)
- 9) **All Starr Signs** will begin a sidewalk project at their new location in downtown, of which TURA committed \$9,338.00 in assistance but can qualify as a public expenditure since it is all in the right-of-way.
(NOTE: This project has been completed)

The TURA Board adopted a Five Year Priority Project List in 2015. The following are the public projects from that list with estimated funding dates.

2016-2017

| | |
|-----------|----------------------------------|
| \$ 50,000 | Crosstown Connection Grant Match |
| \$200,000 | Parking |
| \$ 25,000 | Hadley Fields |
| \$150,000 | ODOT Assistance |
| \$100,000 | Underground Electrical |

2017-2018

| | |
|-----------|---------------|
| \$ 50,000 | Sidewalks |
| \$150,000 | Holden Creek |
| \$100,000 | Hadley Fields |

2018-2019

| | |
|-----------|-----------|
| \$200,000 | Gateways |
| \$ 50,000 | Sidewalks |

Of the projects listed above in the 2016-2017 budget message only two remain open projects.

In 2015, the agency obtained a loan with Oregon Coast Bank for debt consolidation and credit line for new 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.

Some of the 2016-2017 private and public projects included:

- ❖ Business façade improvements,
- ❖ New sidewalks and repairs to existing sidewalks on 3rd Street,
- ❖ Assistance with underground electrical placement in the 2nd Street Plaza, Front Street, Stillwell Avenue, Ivy Avenue and the new Hoquarton Bridge,
- ❖ Replacement of the Tillamook Fire District parking lot,
- ❖ New flooring for the Senior Citizens Club
- ❖ Renovations at the new location for the Tillamook Area Chamber of Commerce who purchased a building in the town center,
- ❖ Assistance with renovations to the Sue H. Elmore Park,
- ❖ Several short term loans,
- ❖ Future commitments for several large projects including a new commercial building construction, a parking lot replacement, and renovation to exiting properties.

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

| | Adopted | | | |
|---|--------------|--------------|--------------|--------------|
| Resources - Tax Increment Financing | FY 2014-2015 | FY 2015-2016 | FY 2016-2017 | FY 2017-2018 |
| Beginning Fund Balance | \$210,990 | \$109,772 | \$327,477 | \$125,000 |
| Total (not including beginning fund balance) | \$261,495 | \$1,836,800 | \$286,642 | \$300,000 |
| | | | | |
| Resources - General Fund | | | | |
| Beginning Fund Balance | \$49,432 | \$345,000 | \$554,392 | \$312,000 |
| Total (not including beginning fund balance) | \$283,391 | \$44,750 | \$109,948 | \$369,200 |
| Other Resources - General Fund | \$321,228 | \$2,036,322 | \$709,348 | \$719,800 |
| | | | | |
| Total Resources + Unappropriated Fund Balance | \$866,114 | \$3,917,872 | \$1,105,938 | \$1,389,000 |
| Total Resources + Beginning Fund Balance | \$1,126,536 | \$4,372,644 | \$1,987,807 | \$1,826,000 |
| | | | | |
| Expenditures | | | | |
| Materials and Services | \$55,570 | \$129,100 | \$56,011 | \$99,800 |
| Capital Outlay | \$247,681 | \$2,091,972 | \$902,230 | \$1,174,000 |
| Special Payments/Debt Service | \$167,920 | \$1,617,000 | \$204,862 | \$225,000 |
| Transfers | \$183,500 | \$314,572 | \$284,000 | \$99,800 |
| Reserve Future Debt Service | \$258,927 | \$0 | \$0 | \$127,000 |
| | | | | |
| Total Expenditures | \$913,598 | \$4,152,644 | \$1,447,103 | \$1,725,600 |
| | | | | |
| Unappropriated Fund Balance | \$212,938 | \$220,000 | \$540,704 | \$127,200 |
| Total Expenditures + Unappropriated Fund Balance | \$1,126,536 | \$4,372,644 | \$1,987,807 | \$1,826,000 |

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

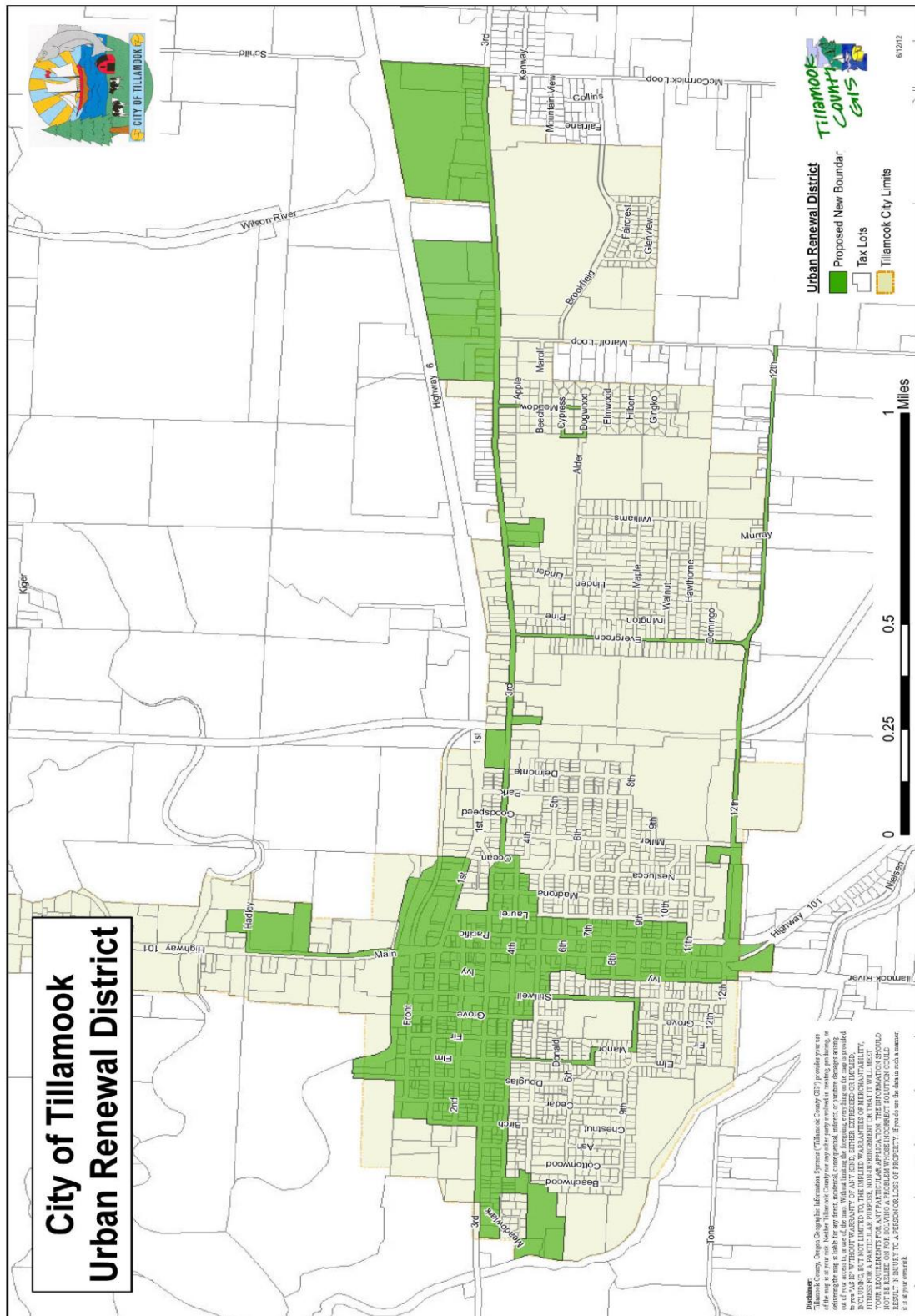
TURA Tax Revenue History & Projections (Total Plan Years 2007-2032)

| 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 | \$277,058.08 | 94.18% | \$11,963.54 | \$289,021.62 | 98.25% | \$275,000.00 |
| 2017-2018 | \$367,988.26 | \$412,743.00 | | | | | | \$290,000.00 |
| 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 | | | | | | |
| 2025-2026 | | | | | | | | |
| 2026-2027 | | | | | | | | |
| 2027-2028 | | | | | | | | |
| 2028-2029 | | | | | | | | |

***** 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.

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.