



# Tillamook Urban Renewal Agency Annual Report Fiscal Year Ending June 30, 2018



2<sup>nd</sup> Street Pedestrian Plaza



Sue H. Elmore Park Parking



Kimmel's Courtyard



Ivy Street Sidewalks



5<sup>th</sup> Street Infrastructure



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, 2018**

**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 2017-2018</b>	<b>6</b>
<b>Maximum Indebtedness</b>	<b>7</b>
<b>Proposed Projects</b>	<b>8</b>
<b>Budget History</b>	<b>10</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 1/1/2017 - 12/31/2020

### **Lonnie Jenck**

At Large Position #2 - Term 1/1/2018 - 12/31/2021

### **Cheryl Davy**

At Large Position #3 - Term 1/1/2018 - 12/31/2021

### **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 1/1/2018 – 12/31/2018

### **Brian Reynolds**

City Councilor Position #2 - Term 1/1/2018 – 12/31/2018

### **2018 Board Officers:**

Chairman: Tom Connaughton

Vice Chairman: Cheryl Davy

### **City Staff:**

Paul Wyntergreen

TURA Administrator

Debbi Reeves

TURA Executive Assistant

# Tillamook Urban Renewal Agency

## Annual Report for Fiscal Year ending June 30, 2018

### **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 2017-2018			
District	Taxes with UR	Taxes without UR	UR Taxes Imposed
4-H Extension SD	329,889.34	327,370.89	2,518.45
City of Tillamook	618,736.97	552,966.39	65,770.58
EMCD-911	900,262.59	893,390.54	6,872.05
Fairview Water District	16,302.01	15,780.89	521.12
NW Regional ESD ***	726,592.20	720,979.38	5,612.82
Port Of Tillamook Bay	53,556.04	52,228.49	1,327.55
Tillamook Bay Community College	1,965,689.87	1,956,074.86	9,615.01
Tillamook County	8,793,890.59	8,739,197.29	54,693.30
Tillamook County Transportation District	956,209.92	948,918.13	7,291.79
Tillamook Fire District	742,122.05	716,576.39	25,545.66
Tillamook School District #9 ***	9,150,912.24	8,964,878.87	186,033.37
Tillamook Soil & Water Conservation Dist	286,866.14	284,679.58	2,186.56
TOTAL	24,541,029.96	24,173,041.70	367,988.26

\*\*\*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.

**Table 19 – Projected Tax Increment Funds in the Area**

<b>Fiscal Year</b>	<b>Total</b>				
<b>Ending</b>	<b>AV</b>	<b>Frozen Base</b>	<b>Increment</b>	<b>Tax Rate</b>	<b>TIF</b>
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	\$95,167,536	\$62,120,813	\$33,046,723	10.3681	\$342,633
2016	\$98,498,399	\$62,120,813	\$36,377,586	10.3659	\$377,085
2017	\$101,945,843	\$62,120,813	\$39,825,030	10.3639	\$412,743
2018	\$105,513,948	\$62,120,813	\$43,393,135	10.3622	\$449,650
2019	\$109,206,936	\$62,120,813	\$47,086,123	10.3608	\$487,848
2020	\$113,029,178	\$62,120,813	\$50,908,365	10.3595	\$527,383
2021	\$116,985,200	\$62,120,813	\$54,864,387	10.3583	\$568,300
2022	\$121,079,683	\$62,120,813	\$58,958,870	10.3573	\$610,652
2023	\$125,317,473	\$62,120,813	\$63,196,660	10.3563	\$654,486
2024	\$129,703,585	\$62,120,813	\$67,582,772	10.3555	\$699,852
2025	\$134,243,210	\$62,120,813	\$72,122,397	10.3547	\$746,807
2026	\$138,941,723	\$62,120,813	\$76,820,910	10.3540	\$795,407
2027	\$143,804,683	\$62,120,813	\$81,683,870	10.3534	\$845,707
2028	\$148,837,847	\$62,120,813	\$86,717,034	10.3528	\$897,766
2029	\$154,047,170	\$62,120,813	\$91,926,357	10.3523	\$951,648
2030	\$159,438,823	\$62,120,813	\$97,318,010	10.3518	\$1,007,415
2031	\$165,019,182	\$62,120,813	\$102,898,369	10.3513	\$1,065,136
2032	\$170,794,853	\$62,120,813	\$108,674,040	10.3509	\$1,124,876
					\$13,151,921



## **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.

<b>Projects</b>	<b>Project Estimate</b>
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.
4. **Meadow Avenue area sidewalks:** The project will construct sidewalks in the Meadow area.  
**Existing Conditions:** There are no sidewalks in this location.  
**This project is currently in process and will be completed in FY 2018-2019**
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 2017-2018 Budget Message to the Tillamook Urban Renewal Agency Budget Committee presented in the spring of 2017, which explains fiscal year budget planning for the Agency:

*Anticipated tax revenue estimates for 2017-2018 are still conservative figures due to the effect of the substantial plan amendment in 2012. We have anticipated approximately 10% of an increase from last fiscal year.*

*General Fund cash carry-over is lower this year than in past years as the Agency provided a large short-term loan for renovations to one of the cornerstone properties in the town center area for a new business venture. The Agency also receives monthly loan payments from several loans made over the past few years. There are two balloon payments due in this fiscal year. The agency will use these repayment funds for private project assistance.*

*Materials and Services remain steady with slight increases. Agency Bond insurance is on a 3-year pre-paid plan and is due in November 2017, therefore a budget amount is included for this year. The General Fund Unappropriated Ending Fund Balance is 10%, as in previous years.*

*Capital Outlay lines include public project funding from the Oregon Coast Bank credit line. The majority of the credit line has been committed to public projects including the 2nd Street Pilot project, which began in 2014 but has been on hold since the ODOT Hwy 101/US 6 Intersection project began construction in the area. There is approximately \$160,000 left of the \$300,000 amount committed to that project. The Agency is currently reviewing this project for a potential Request for Proposal (RFP) for design services on 2nd Street. The Agency's focus is still in the town center area and the 2nd Street Pilot Project area. The 2nd Street Plaza is currently in the construction phase and should be completed by summertime.*

Project commitments and proposed projects for Fiscal Year 2017-2018 listed in the Budget Message:

*The TURA Board of Directors approved a priority public project list in 2015 for upcoming years. Projects include sidewalk repairs, parking, city gateways, murals, visitor signage, underground utilities, ODOT Intersection project assistance, Hadley Ball Fields, and the Holden Creek project.*

*The Agency assisted in a new paver parking lot adjacent to the Hoquarton House Interpretive Center in 2016. There will likely be another paver parking lot project as part of the Sue H. Elmore Park project. Sidewalk repairs on 3rd Street have been completed and several underground electrical projects have also been completed. There are additional sidewalk and electrical undergrounding projects coming up on 12th Street and the bridge.*

*The following project commitments will carry over from Fiscal Year 2016-2017:*

- 1) *The 2nd Street Pilot Project (public project) continues with an approximate line balance of \$160,000. TURA has funded benches, alley gate art, plaza underground electrical, and plaza construction through this item. (NOTE: This project was defunded by the board in 2017)*
- 2) *The de Garde Brewing (private project) renovation project of the old NAPA building has begun after being held up by DEQ last year. TURA committed \$100,000, which we expect to partially be paid out in FY 2016-17 and the balance paid out in FY 2017-18.*

**(NOTE: This project has been completed)**

- 3) *The Tillamook Area Chamber of Commerce (private project) renovation project was approved for assistance of \$80,000. This funding may partially be paid out in FY 2016-17 and the balance paid in FY 2017-18.*

**(NOTE: This project is still under construction in 2018)**

- 4) *Renovation to the Sue H. Elmore Park (public project) in conjunction with the ODOT Intersection project will carry over from FY 2016-17 to FY 2017-18. The Agency has committed \$270,000 to the renovations for the park.*

**(NOTE: A paver parking lot was constructed in 2017-2018 in this park. This rest of the project is still under construction)**

- 5) *The Tillamook Fire District (public project) applied for and received a grant commitment of approximately \$22,500 for a new parking lot, which should be paid out in FY 2017-18.*

**(NOTE: This project has been completed)**

- 6) *The Tillamook Lightwave (public project) project should receive their \$20,000 grant commitment in FY 2017-18.*

**(NOTE: This project is still under construction in 2018)**

*Public projects will be funded from the Oregon Coast Bank credit line until that credit line has been fully expended.*

*Private project funding will come from the loan repayments to the Agency. The Agency will most likely need to look at debt consolidation and refinancing in FY 2018-2019. TLC Fibre Federal Credit Union has expressed an interest in helping the Agency when the time comes.*

*The Agency is currently in an update and review process of their assistance program. The program is expected to change to a Public Project application and a Private Project application with no limits on requested funding and continual acceptance of applications throughout the year. The Proposal and Justification Committee would interview the applicant at a pre-application meeting and determine the impact of the project for the community. After full application submission, the committee would submit their recommended assistance amount and contract details to the Board of Directors for approval or denial.*

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

	Adopted			
<b>Resources - Tax Increment Financing</b>	FY 2015-2016	FY 2016-2017	FY 2017-2018	FY 2018-2019
Beginning Fund Balance	\$109,772	\$327,477	\$125,000	\$140,000
Total (not including beginning fund balance)	\$1,836,800	\$286,642	\$300,000	\$415,000
<b>Resources - General Fund</b>				
Beginning Fund Balance	\$345,000	\$554,392	\$312,000	\$550,000
Total (not including beginning fund balance)	\$44,750	\$109,948	\$369,200	\$188,200
Other Resources - General Fund	\$2,036,322	\$709,348	\$719,800	\$1,716,300
<b>Total Resources + Unappropriated Fund Balance</b>	<b>\$3,917,872</b>	<b>\$1,105,938</b>	<b>\$1,389,000</b>	<b>\$2,319,500</b>
<b>Total Resources + Beginning Fund Balance</b>	<b>\$4,372,644</b>	<b>\$1,987,807</b>	<b>\$1,826,000</b>	<b>\$3,009,500</b>
<b>Expenditures</b>				
Materials and Services	\$129,100	\$56,011	\$99,800	\$115,300
Capital Outlay	\$2,091,972	\$902,230	\$1,174,000	\$2,158,200
Special Payments/Debt Service	\$1,617,000	\$204,862	\$225,000	\$379,700
Transfers	\$314,572	\$284,000	\$99,800	\$96,300
Reserve Future Debt Service	\$0	\$0	\$100,200	\$60,000
<b>Total Expenditures</b>	<b>\$4,152,644</b>	<b>\$1,447,103</b>	<b>\$1,698,800</b>	<b>\$2,809,500</b>
<b>Unappropriated Fund Balance</b>	<b>\$220,000</b>	<b>\$540,704</b>	<b>\$127,200</b>	<b>\$200,000</b>
<b>Total Expenditures + Unappropriated Fund Balance</b>	<b>\$4,372,644</b>	<b>\$1,987,807</b>	<b>\$1,826,000</b>	<b>\$3,009,500</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)

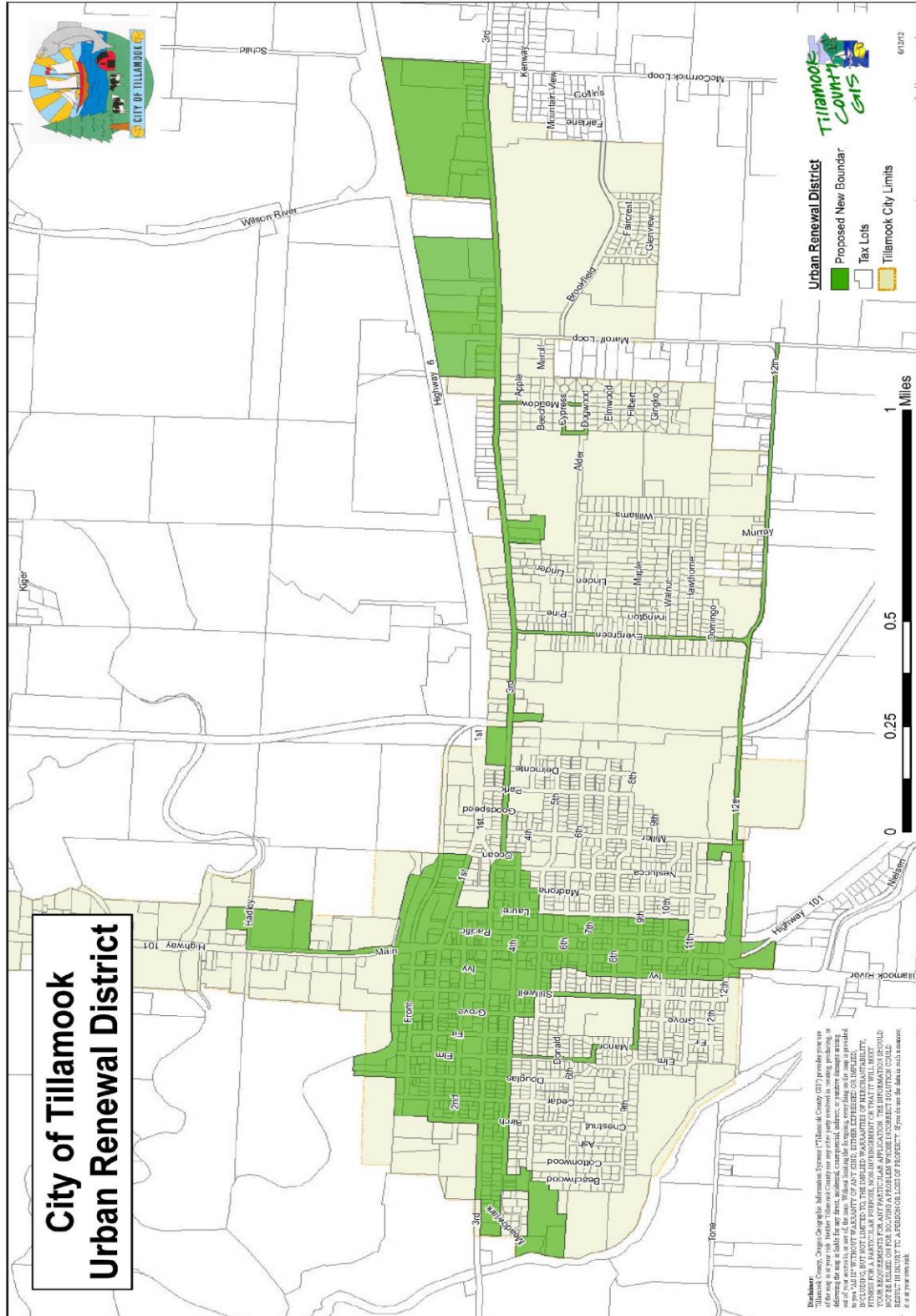
Tax Year	Current Taxes Levied	Plan Projections from Report on the Plan (2006-2011 and 2012 Amendment)	Actual Current Taxes Received + Interest	% of Current Received	Prior Taxes Received	Total Taxes Received	% of Total Levied and Received	Budgeted
2007-2008	\$90,312.94	\$86,139.00	\$84,569.00	93.64%	\$0.00	\$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	\$277,058.08	94.18%	\$11,963.54	\$289,021.62	98.25%	\$275,000.00
2017-2018	\$367,988.26	\$412,743.00	\$347,788.58	94.51%	\$11,729.63	\$359,518.21	97.70%	\$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 to 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.