

Tillamook Liquor Store Sign



Madeline's Deux Signage



Madeline's Deux Interior



113 Main Façade Renovation (Ongoing)



TILLAMOOK URBAN RENEWAL AGENCY

ANNUAL REPORT 2021-2022

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, 2022

The Tillamook Urban Renewal Agency (TURA) has compiled the agency's Annual Report for the Fiscal Year ending June 30, 2022 in accordance with ORS 457.460. The Annual Report is available online at the City website at 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 2021-2022 for TURA were assessed by Tillamook County in the amount of \$609,002.38. TURA received \$586,256 in current taxes and \$5,872 in prior year taxes. TURA budgeted \$580,000 for fiscal year 2021-2022. The funds received were spent on various projects within the district, including façade improvements and commercial/mixed use renovations. The Agency has also committed funds to various 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 2020-2021:

TURA Annual Taxing District Analysis FY 2021-2022			
District	Taxes with UR	Taxes without UR	UR Taxes Imposed
4-H Extension SD	\$390,092.20	\$394,229.01	\$4,136.81
City of Tillamook	\$719,148.69	\$828,048.00	\$108,899.31
EMCD-911	\$1,064,497.68	\$1,075,850.94	\$11,353.26
Fairview Water District	\$28,609.03	\$29,398.50	\$789.47
NW Regional ESD ***	\$864,283.71	\$873,568.56	\$9,284.85
Port Of Tillamook Bay	\$63,685.51	\$65,845.85	\$2,160.34
Tillamook Bay CC	\$2,191,025.04	\$2,206,928.80	\$15,903.76
Tillamook County	\$10,291,145.24	\$10,381,695.53	\$90,550.29
Tillamook Co. Transportation District	\$1,130,657.34	\$1,142,700.06	\$12,042.72
Tillamook Fire District	\$890,045.16	\$932,332.60	\$42,287.44
Tillamook School District #9 ***	\$10,838,392.12	\$11,146,401.01	\$308,008.89
Tillamook Soil & Water Cons. Dist.	\$339,226.31	\$342,811.55	\$3,585.24
TOTAL	\$28,810,808.03	\$29,419,810.41	\$609,002.38

***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.

TURA Funds 2021-2022				
Resources - Tax Increment Financing	Actual FY 2019-2020	Actual FY 2020-2021	Adopted FY 2021-2022	Adopted FY 2022-2023
Beginning Fund Balance	\$163,751	\$25,126	\$106,000	\$380,435
Total (not including beginning fund balance)	\$482,136	\$534,043	\$552,000	\$2,205,517
Resources - General Fund				
Beginning Fund Balance	\$587,802	\$601,770	\$578,050	\$550,000

Total (not including beginning fund balance)	\$38,036	\$24,877	\$37,000	\$37,000
Other Resources - General Fund	\$299,000	\$114,000	\$1,394,000	\$1,003,447
Total Resources + Unappropriated Fund Balance	\$819,172	\$672,920	\$1,983,000	\$3,245,964
Total Resources + Beginning Fund Balance	\$1,570,725	\$1,299,816	\$2,667,050	\$4,176,399
Expenditures				
Materials and Services	\$61,348	\$45,929	\$144,000	\$104,000
Capital Outlay	\$261,721	\$121,847	\$1,765,072	\$1,321,000
Special Payments/Debt Service	\$521,760	\$321,760	\$413,000	\$608,903
Transfers	\$99,000	\$114,000	\$94,000	\$1,003,447
Reserve Future Debt Service	\$0	\$0	\$100,000	\$610,070
Total Expenditures	\$943,830	\$603,537	\$2,516,072	\$3,647,420
Unappropriated Fund Balance	\$626,895	\$696,279	\$150,978	\$528,980
Total Expenditures + Unappropriated Fund Balance	\$1,570,725	\$1,299,816	\$2,667,050	\$4,176,399

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 12, 2023

Published: January 24 and 31, 2023

Tillamook City Hall and 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

Annesa Ayers

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 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 receipt of new financing in mid-2022, a new project priority list was generated, based on a combination of projects identified in the 2012 Substantial Amendment, the accompanying Report on the Plan, and projects identified in the decade since. 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.

Public Projects

Project	
1	12th Street Sewer Lift Station

2	Sidewalk Partnership Program
3	CIP Wastewater Improvements
4	Pedestrian Safety – 1st-5th Streets
5	Sidewalks – Front-3rd Streets in NW area
6	CIP Water Line Improvements
7	Stormwater Upgrades
8	Sidewalks – Liberty School Area
9	Pedestrian Safety – US 101, 4th-12th Streets
10	Public Restroom Construction and Improvements
11	Plaza Improvements
12	3rd Street Improvements
13	Holden Creek – Miller to Pacific
14	Hadley Recreation Area Improvements
15	Dog Park Improvements
16	Beals Alley
17	302 Main Avenue (Beals Building) – Acquisition
18	Goodspeed Park Improvements
19	Hoquarton Trail Project
20	Carnahan Park Improvements
21	City Wi-Fi Program
22	Sidewalks – 3rd Street to Trask River Bridge
23	603 Pacific Avenue – Acquisition
24	1708 4th Street – Acquisition
25	Public Art Program
26	Visitor Signage
27	Splash Pad
28	Streetscaping – Town Center
29	RV Parking
30	Masons Alley
31	Tillamook Museum Improvements
32	Streetscaping – Main and Pacific
33	Transit Facility at City Hall

Private Projects

Project	
1	Downtown Density
2	Sidewalk Partnership Program
3	Sidewalks – Front-3 rd St in NW area
4	Sidewalks – Liberty School Area
5	Façades and Signs
6	302 Main Avenue (Beals Building) – Rehab
7	302 Main Avenue (Beals Building) – Acquisition
8	Sidewalks – 3rd Street to Trask River Bridge
9	603 Pacific Avenue – Acquisition
10	1708 4th Street – Acquisition
11	Public Art Program
12	1904 3rd Street (Formerly Muddy Waters)
13	TURA Parking Lot Sale for Redevelopment
14	Streetscaping – Town Center
15	Streetscaping – Main and Pacific

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 2021-2022:

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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.

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
2021	\$0.00
Total Loan Proceeds	\$8,301,556.00
Remaining MI	\$6,831,050.00

Budget History

The following is from the 2022-2023 Budget Message to the Tillamook Urban Renewal Agency Budget Committee presented in May 2022. A full copy of the Urban Renewal Budget Committee presentation can be found on the City of Tillamook website.

For fiscal year 2021-2022, levied taxes for the Agency increased almost \$65,000, which is an approximately 10% increase. As we tend to stay on the conservative side, we will estimate 2022-2023 tax revenue at a limited increase again this year as there have not been a large number of high-cost projects completed.

General Fund cash carry-over currently hold the funds for projects that have been obligated over the past few years. Although these projects have seen delays in past years due to COVID and staff changes, most should pay out this year barring any unforeseen circumstances. As in years prior, this amount could change if the projects complete and are reimbursed before June 30, 2022.

The Agency Plan included a borrowing opportunity in fiscal year 2019-2020 but the agency was unable to secure new project funding. Our consultant with the Special Districts Association of Oregon has assured us that our loan will close by the end of June 2022, which will include payoffs for Oregon Coast Bank and TLC loans, as well as the TPUD-City loan agreement. A supplemental budget for 2021-2022 will likely be required following the closing of this loan. [Note: A supplemental budget for 2022-2023 is being prepared to manage the loan and other items. The loan will be treated as occurring this fiscal year.]

The maximum indebtedness authorized under the 2012 substantial amendment to the TURA Plan is \$15,132,606. Of that, \$8,301,556 has been expended towards debt proceeds at time of writing. The new loan is expected to add \$1,640,000 to this total, leaving approximately \$5,000,000 available for future borrowing. The 2012 Report on the Plan, which is not binding, contemplates an additional loan in fiscal year 2024-2025. This may be an ideal opportunity to close out the remaining indebtedness. After the maximum indebtedness is reached, there will no more borrowing opportunities and new projects will cease. There is no hard end date established in the Plan, but the Report on the Plan estimates that the

Agency will repay the debt until approximately 2033, at which time the Agency will end.

While new project money will be available for Fiscal Year 2021-2022, funds are not unlimited. It may be reasonable to pursue additional loans for major projects, particularly public projects where loan proceeds would be untaxed.

In this budget for FY 2022-2023, we are anticipating additional audit costs due to loan acquisition and payoff, as well as possible costs for outsourced financial services. As such, we have increased Materials and Services to accommodate this need. The General Fund Unappropriated Ending Fund Balance is approximately 10%, as in previous years.

PROJECTS:

Since the Agency has now been funding projects for over a decade many of [the] projects listed in the plan have received some funding [from] the URA.

As new funding becomes available, the Agency plans to generate a new priority list in June 2022, possibly extending into July. Previous discussions came to a consensus to separate the upcoming new project funding with approximately 60% of funding to public projects and 40% to private.

Financial planning is an integral part of project assistance for the Agency Board of Directors as well as the Budget Committee.

OBLIGATED PROJECTS:

- 1) Up to \$35,000 for the **Hadley Road Drainage** improvements (public project). This project will help to alleviate some of the drainage issues and flooding issues in the area. Of this, \$30,029.27 remains to be disbursed. [Note: This project is ongoing, with completion expected in the first half of 2023.]
- 2) Up to \$4,000 to the **Tillamook Library Foundation Park**. [Note: This project is ongoing, with completion expected in early 2023.]
- 3) Up to \$34,652.70 to **OBB Partners V** for renovations and siding at 116 Stillwell. [Note: This project is complete.]
- 4) Up to \$12,500 to **Coastal Acupuncture** for painting and landscaping. [Note: This project is ongoing, with completion expected in early 2023.]
- 5) Up to \$3,553 to **Recurrent** for display lighting. [Note: This project has been withdrawn.]
- 6) Up to \$32,700 for sidewalk renovations at the **Kelly Building**, with an additional \$7,400 for the City to complete the roadway portion. [Note: This project is complete.]
- 7) Up to \$95,000 for renovation of the **First National Building**. [Note: This project is ongoing, with completion expected in 2023.]
- 8) Up to \$9,025 to **Madeline's** for renovations. [Note: This project is ongoing, with painting still to complete.]

While some of these projects have been completed, reimbursements have not yet been approved. As well, additional grant and loan applications are still pending review in upcoming meetings. The above committed project totals, combined with potential obligations pending June approval, give the approximate total \$320,000, as indicated in the Obligated Agency Approved Projects line item.

The City of Tillamook recently completed renovations of the City Hall building and is preparing to complete additional basement renovations. As such, the City may approach TURA for some further assistance on the historic building.

New project funding for both private and public projects will come from the anticipated new loan.

TURA project funding assistance will only continue as the Agency accumulates debt, accepts and awards funding for private and public projects, and receives loan repayment for private projects.

TURA Budgets				
Resources - Tax Increment Financing	Actual FY 2019-2020	Actual FY 2020-2021	Adopted FY 2021-2022	Adopted FY 2022-2023
Beginning Fund Balance	\$163,751	\$25,126	\$106,000	\$380,435
Total (not including beginning fund balance)	\$482,136	\$534,043	\$552,000	\$2,205,517
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Total Expenditures	\$943,830	\$603,537	\$2,516,072	\$3,647,420
Unappropriated Fund Balance	\$626,895	\$696,279	\$150,978	\$528,980
Total Expenditures + Unappropriated Fund Balance	\$1,570,725	\$1,299,816	\$2,667,050	\$4,176,399

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	\$586,256	96.3%	\$5,872	\$592,128	97.2%	\$540,000
2022-2023	\$762,808	\$610,652						\$580,000
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

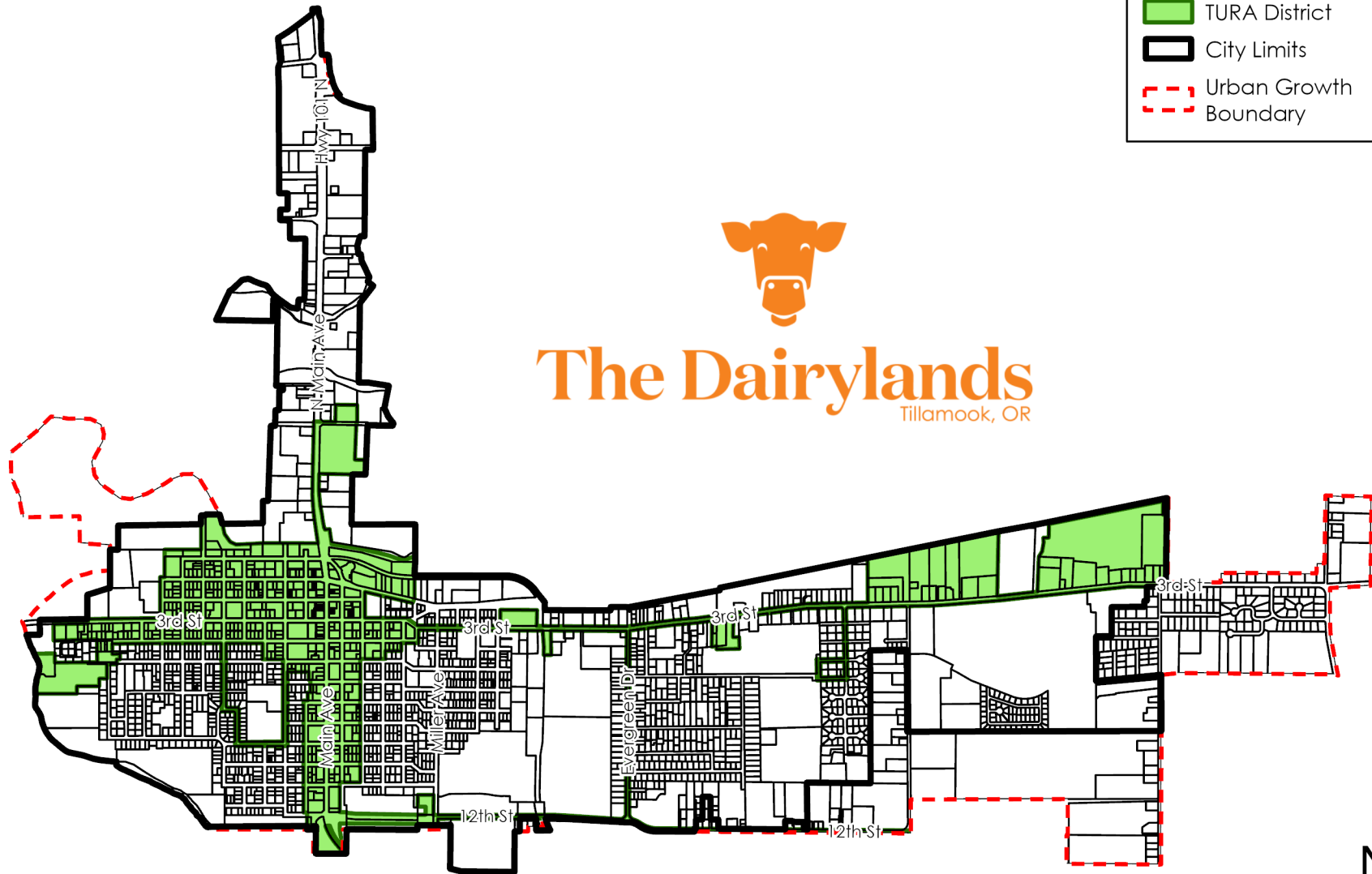
NOTE: 2013-2018 taxes were lower than anticipated due to properties coming off tax rolls and anticipated property development not taking place.

Tillamook Urban Renewal District

-  TURA District
-  City Limits
-  Urban Growth
Boundary



The Dairylands
Tillamook, OR



0 0.5 1 2 Miles

