



Tillamook Senior Citizens



Tillamook Chamber of Commerce

Tillamook Urban Renewal Agency
210 Laurel Avenue
Tillamook OR 97141

TILLAMOOK URBAN RENEWAL AGENCY
BUDGET COMMITTEE MEETING
FOR FISCAL YEAR
2018-2019



2nd Street Pedestrian Plaza



de Garde Brewing Co.



Tillamook Fire District

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Tillamook Urban Renewal Agency

2018-2019 Budget

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The Dairylands
Tillamook, OR

**Tillamook Urban Renewal Agency
Budget Committee
FY 2018-2019**

Board of Directors

Chair Tom Connaughton
307 Main Avenue
Tillamook OR 97141

Vice Chair Cheryl Davy
402 Douglas Avenue
Tillamook OR 97141

Lonnie Jenck
745 3rd Street
Tillamook OR 97141

Suzanne Weber
314 Miller Avenue
Tillamook OR 97141

Doug Henson
1130 Meadow Avenue
Tillamook OR 97141

Ruth LaFrance
7730 Trask River Road
Tillamook OR 97141

Brian Reynolds
2209 8th Street
Tillamook OR 97141

Budget Committee

Justin Aufdermauer
4205 Filbert Ave
Tillamook OR 97141

Pat Kehr
303 Miller Ave
Tillamook OR 97141

Rena Pajarillo
804 Chestnut Dr. #3
Tillamook OR 97141

Kelly Katen
PO Box 884
Tillamook OR 97141

Doug Edwards
2406 8th St
Tillamook OR 97141

Vacant

Vacant

Staff:

TURA Administrator – Paul Wyntergreen
Executive Assistant – Debbi Reeves

**Tillamook Urban Renewal Agency
Budget Committee Meeting
Public Notice and Agenda**

June 5, 2018 - 5:30 PM

Tillamook City Hall – 210 Laurel Avenue – Tillamook Oregon 97141

- 1. CALL TO ORDER**
- 2. ROLL CALL and INTRODUCTIONS**
- 3. ELECTION OF OFFICERS**
 - ~~~~~ Budget Chair
 - ~~~~~ Budget Vice Chair
 - ~~~~~ Budget Secretary
- 4. APPROVAL OF BUDGET COMMITTEE MINUTES FROM May 8, 2017**
- 5. BUDGET MESSAGE**
- 6. REVIEW OF BUDGET DOCUMENTS FOR FISCAL YEAR**
- 7. RECOMMEND APPROVAL OF BUDGET TO TURA BOARD OF DIRECTORS**
- 8. ADJOURNMENT**

This is a public meeting per ORS Chapter 192. The Board reserves the right to adjourn into Executive Session per ORS 192.660. The meeting location is accessible to persons with disabilities. Please contact the office of the City Manager at 503-842-2472 should special accommodations be required for citizens with visual or hearing impairment. Persons with hearing impairments may contact the Oregon Relay Service at 1-800-648-3458 (TTY) OR 1-800-848-4442 (VOICE)
Se anima a los ciudadanos que tengan interés en el tema (s) del orden del día para asistir a esta reunión es una reunión pública por Estatutos Revisados de Oregon 192, con el testimonio público permitido, una vez reconocido por el Presidente del Comité. El comité anteriormente se reserva el derecho celebrar una sesión ejecutiva por los Estatutos Revisados de Oregon Capítulo 192.660. El Ayuntamiento es accesible a discapacitados. Por favor, póngase en contacto con la oficina del administrador de la ciudad deben ser adaptaciones especiales requerida. Los ciudadanos con impedimentos visuales o manuales pueden comunicarse con el Servicio de Retransmisión de Oregon llamando al 1-800-648-3458 (TTY) or 1-800-848-4442 (VOZ).

**Tillamook Urban Renewal Agency
Budget Committee Meeting Minutes
May 8, 2017**

1. CALL TO ORDER

Chairman Adam Schwend called the Budget Committee Meeting of the Tillamook Urban Renewal Agency to order at 5:30 PM on May 8, 2017.

He asked D. Reeves to call the roll. She noted that Carolyn Decker was absent and Cheryl Davy had asked to be excused. All other board members and Budget Committee members were present.

2. ROLL CALL

Present: Doug Henson, Tom Connaughton, Adam Schwend, Ruth LaFrance, Suzanne Weber, Alene Allen, Justin Aufdermauer, Steve Fladstol, Teri Fladstol, Pat Kehr, Sheryl Pingel

Absent: Carolyn Decker, Cheryl Davy

Staff Paul Wyntergreen, TURA Administrator; Debbi Reeves, Executive

Present: Assistant

3. ELECTION OF OFFICERS

Chair Schwend noted the first item on the agenda is to elect a Budget Committee Chairman. He opened the floor for nominations.

MOTION: Ruth LaFrance, **SECOND:** Tom Connaughton

R. LaFrance made a motion to elect Pat Kehr as Budget Chair. T. Connaughton seconded the motion. There was no discussion. The vote passed unanimously.

VOTE: AYE: Doug Henson, Tom Connaughton, Adam Schwend, Ruth LaFrance, Suzanne Weber, Alene Allen, Justin Aufdermauer, Steve Fladstol, Teri Fladstol, Pat Kehr, Sheryl Pingel

Carried - Unanimously

Chair Schwend turned the budget meeting over to Budget Chair Pat Kehr. Chair Kehr opened the floor for nominations for Budget Vice-Chair and noted the Budget Secretary nomination would follow.

MOTION: Suzanne Weber, **SECOND:** Tom Connaughton
S. Weber made a motion to elect Teri Fladstol as Budget Vice Chair. T. Connaughton seconded the motion. There was no discussion and the motion passed unanimously.

VOTE: AYE: Doug Henson, Tom Connaughton, Adam Schwend, Ruth LaFrance, Suzanne Weber, Alene Allen, Justin Aufdermauer, Steve Fladstol, Teri Fladstol, Pat Kehr, Sheryl Pingel

Carried - Unanimously

MOTION: Justin Aufdermauer, **SECOND:** Adam Schwend
Justin Aufdermauer made a motion to elect R. LaFrance as Budget Secretary. A. Schwend seconded the motion. The motion passed unanimously.

VOTE: AYE: Doug Henson, Tom Connaughton, Adam Schwend, Ruth LaFrance, Suzanne Weber, Alene Allen, Justin Aufdermauer, Steve Fladstol, Teri Fladstol, Pat Kehr, Sheryl Pingel

Carried - Unanimously

4. APPROVAL OF BUDGET COMMITTEE MINUTES FROM APRIL 25, 2016

Budget Chair Kehr stated the next agenda item is approval of the minutes from the Budget Committee meeting from April 25, 2016.

MOTION: Ruth LaFrance, **SECOND:** Adam Schwend
R. LaFrance made a motion to approve the minutes of the Budget Committee Meeting from April 25, 2016 as presented. There was no discussion. The motion passed unanimously.

VOTE: AYE: Doug Henson, Tom Connaughton, Adam Schwend, Ruth LaFrance, Suzanne Weber, Alene Allen, Justin Aufdermauer, Steve Fladstol, Teri Fladstol, Pat Kehr, Sheryl Pingel

Carried - Unanimously

5. BUDGET MESSAGE

Budget Chair Kehr asked TURA Administrator P. Wyntergreen to present the budget message. P. Wyntergreen spoke about the Tax Increment Finance Fund (TIF), explaining debt service is paid from that fund. He also spoke about revenue, expenses, and projects that the agency does. He commented on approved open projects and future projects. He explained that TURA is a debt organization and spoke about financing, loans, operating expenses, and that TURA largely builds things.

There were no questions from the committee members.

6. REVIEW OF BUDGET DOCUMENTS FOR FISCAL YEAR

P. Wyntergreen proceeded to go over the budget forms. He spoke about the LB10 form which is for the TIF Fund. He explained the different lines.

He then went over the LB20 form which is for the General Fund Revenues. He commented on revenue, grants, and loan proceeds. There was discussion about revenue.

The committee then moved on to the LB31 form for General Fund Expenditures. There were questions about several of the lines that had been changed from the previous years. There were questions about the insurance costs and it was explained the TURA Professional insurance is a 3 year policy and only paid once every 3 years. There were questions about the Consulting/Professional Services lines. P. Wyntergreen noted the potential design plans for the rest of 2nd Street.

R. LaFrance noted the TURA Board will be doing a mailing during the summer therefore the postage line should be increased to cover those additional costs. There was discussion about the mailing and how to promote TURA to the community.

MOTION: Justin Aufdermauer, **SECOND:** Ruth LaFrance
Justin Aufdermauer made a motion to move \$1000 from the Consulting Fee/Professional Services line to the budget line for postage. R. LaFrance seconded the motion. The vote was called for by Budget Chair Kehr and the motion passed unanimously.

VOTE: AYE: Doug Henson, Tom Connaughton, Adam Schwend, Ruth LaFrance, Suzanne Weber, Alene Allen, Justin Aufdermauer, Steve Fladstol, Teri Fladstol, Pat Kehr, Sheryl Pingel

Carried - Unanimously

J. Aufdermauer asked about public projects and Oregon Coast Bank financing. Financing was discussed.

R. LaFrance asked about the information shown on the Project Commitment list compared to the revenue listed on the LB20 form. D. Reeves explained that the information on the Project Commitment list is actual year-to-date information and the LB20 form is anticipated revenue figures for Fiscal Year 2017-2018.

7. RECOMMEND APPROVAL OF BUDGET TO TURA BOARD OF DIRECTORS

MOTION: Adam Schwend, **SECOND:** Justin Aufdermauer
A. Schwend made a motion to approve the TURA 2017-2018 budget as amended. J. Aufdermauer seconded the motion. The motion passed unanimously.

VOTE: AYE: Doug Henson, Tom Connaughton, Adam Schwend, Ruth LaFrance, Suzanne Weber, Alene Allen, Justin Aufdermauer, Steve Fladstol, Teri Fladstol, Pat Kehr, Sheryl Pingel

Carried - Unanimously

8. ADJOURNMENT

With no further business Budget Chair Pat Kehr adjourned the meeting at 5:50 PM and thanked everyone for their participation.

Budget Secretary Ruth LaFrance

Respectfully Submitted By:

Debbi Reeves - Executive Assistant

Tillamook Urban Renewal Agency (TURA) 2018-2019 Budget Message

BACKGROUND:

TURA has received tax revenues for over 10 years and has been providing assistance since 2009. The Agency has approximately 15 years left in its 25-year plan, as the 2012 substantial amendment extended the approximate life of the Agency to 2033. The tax revenue predictions from the 2012 substantial plan amendment were lower than anticipated but because of the renovation and construction project activities of the agency annual tax revenues are increasing and should soon be at the predicted levels.

The Agency has been working towards the goals and objectives of the Plan with projects that improve and revitalize properties within the district boundaries. The Plan contains six goals for the Agency to focus on and projects implemented thus far have remained true to those goals. (See Appendix A)

THIS FISCAL YEAR:

We are still being conservative with tax revenue estimates for 2018-2019 with an approximate 10% increase from last fiscal year's tax receipts.

General Fund cash carry-over is higher as there are several projects that were expected to payout but have not. This amount may need to be changed at the Budget Hearing if one or more of those projects require payment before the end of this fiscal year. The loan payments to the agency have decreased due to the fact that prior loans have been repaid and only one new loan has been issued. The Agency will receive two balloon payments in fiscal year 2018-2019. A third loan has the option of monthly payments or a full balloon payment.

We have increased Materials and Services to accommodate extra legal services if the Agency attains a new loan this fiscal year. Agency Bond insurance is on a 3-year pre-paid plan and is not due until 2020, therefore a budget amount is not included for this year. The General Fund Unappropriated Ending Fund Balance is 10%, as in previous years.

As stated above, the Agency is currently in discussion with Oregon Coast Bank to establish a new line of credit for new private and public projects for the next few years. Current debt is approximately \$3.4 million with low interest rates. Refinancing that debt would cost the agency additional interest as rates are higher at this time. The plan is to establish a new credit line of \$1.6 million for new projects. Without new borrowing projects for FY 2018-2019 will be minimal.

PROJECTS:

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

There are currently two sidewalk projects in the works for 12th Street near Tillamook High School and Meadow Avenue near East Elementary and Tillamook Junior High School. The City is working on a grant for Hadley Fields and if the grant is awarded the City will be asking TURA to assist with funding. With the ODOT project due to wrap up late this fall the City will be looking to TURA for gateway entrance assistance. Both of these items are listed in the top five priorities the Board set in 2015. (See Appendix B)

The following project commitments will carry over from Fiscal Year 2017-2018:

- 1) The **2nd Street Pilot Project** (public project) was defunded and the money was obligated to the City Public projects awarded by the Board in January 2018. The four projects were the two sidewalk projects mentioned above, the 5th Street Infrastructure project and the 1st to Front Streetscape Connection project. The four projects totaling approximately \$686,000 will payout in the early fall of 2018.
- 2) The **Tillamook Area Chamber of Commerce** (private project) - This project may pay out the balance of approximately \$25,000 by FY 2017-2018 end.
- 4) Renovations to the **Sue H. Elmore Park** (public project) in conjunction with the ODOT Intersection project will carry over from FY 2017-18. The paver parking lot portion of the project is completed and there is approximately \$75,000 left to pay out for the renovations to the park.
- 5) The **Tillamook Lightwave** (public project) project should receive their \$20,000 grant commitment in FY 2018-19.
- 6) The **Tillamook Apartments** (private project) renovations are scheduled to begin in July 2018 and the \$100,000 committed will be paid out this fall.

- 7) New construction of **Sand Creek Dental** (private project) has begun and the \$100,000 commitment will payout in the next several months.
- 8) The **Dutch Mill Diner** (private project) has received a \$100,000 commitment for front and rear façade improvements, which will payout in FY 2018-2019.

There are several other smaller private projects that may or may not be paid out by the end of Fiscal Year 2017-2018, which will carry over FY 2018-2019.

The City of Tillamook will be starting a complete renovation of the City Hall building in 2018 therefore the City may approach TURA for assistance. The project will also include necessary lobby lighting renovations for a public Lucia Wiley art exhibit.

The Public project obligations will be funded from the current Oregon Coast Bank credit line in August. These projects will utilize the balance of the credit line that was established in 2015. If new loan funds are not secured there will be no public project funding available for FY 2018-2019.

New private project funding will come from an anticipated new credit line with Oregon Coast Bank. If this new loan is not secured in FY 2018-2019 there will be no funding for private.

TURA project 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.

RESOURCES AND REQUIREMENTS

DRAFT

**FORM
LB-10**

Tax Increment Financing (TIF)

Tillamook Urban Renewal Agency

(Fund)

(Name of Municipal Corporation)

	Historical Data			DESCRIPTION RESOURCES AND REQUIREMENTS	Budget for Next Year 2018-2019			
	Actual		Adopted Budget This Year 2017-2018		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body	
	Second Preceding Year 2015-2016	First Preceding Year 2016-2017						
				RESOURCES				
				Beginning Fund Balance:				
1	120,938	327,477	125,000	1 Cash on hand (cash basis)	140,000			1
2	7,820	9,584	10,000	2 Previously levied taxes to be received	10,000			2
3	3,403	0	0	3 Interest Earned	0			3
4	1,855,237	0	0	4 Other Revenues				4
5				5				5
6				6				6
7				7				7
8				8				8
9	1,987,398	337,061	135,000	9 Total Resources, except taxes to be levied	150,000		0	9
10			290,000	10 Taxes estimated to be received	405,000			10
11	256,041	277,058		11 Taxes collected in year levied				11
12	2,243,439	614,119	425,000	12 TOTAL RESOURCES	555,000		0	12
				REQUIREMENTS				
1	1,900,501	149,655	169,800	1 OCB Public Debt Service	249,500			1
2	0	55,207	55,200	2 TLC-Fibre Private Debt Service	55,200			2
3	15,461	128	200	3 Bank Loan Legal Fees (New Loan/Legal Fees)	19,000			3
4	0	284,000	99,800	4 Transfer out to General Fund	96,300			4
5				5 New OCB Public Debt (@ 4.25%-\$97,400 pmt on \$1.1M)	50,000			5
6				6 New OCB Private Debt (@ 5.25%-\$47K pmt on \$500K)	25,000			6
7				7				7
8				8				8
9				9				9
10				10				10
11				11				11
12				12				12
13				13				13
14				14				14
15			100,000	15 Reserve for Future Debt Service (Restricted)	60,000			15
16	327,477	125,129	0	16. UNAPPROPRIATED ENDING FUND BALANCE	0	0	0	16
17	2,243,439	614,119	425,000	17. TOTAL REQUIREMENTS	555,000	0	0	17

RESOURCES

DRAFT

**FORM
LB-20**

General Fund
(Fund)

Tillamook Urban Renewal Agency
(Name of Municipal Corporation)

	Historical Data			RESOURCE DESCRIPTION	Budget for Next Year <u>2018-2019</u>			
	Actual		Adopted Budget This Year <u>2017-2018</u>		Proposed By Budget Officer	Approved By Budget Committee	Budget Adopted By Governing Body	
	Second Preceding Year <u>2015-2016</u>	First Preceding Year <u>2016-2017</u>						
				Beginning Fund Balance:				
1	349,475	554,392	312,000	1 Available cash on hand* (cash basis)	550,000			1
2	138	7,359	2000	2 Interest Investment Earnings	8,000			2
3	42,379	102,237	367,000	3 Long Term Loan Repayments (to Agency)	180,000			3
4	1,350	300	200	4 Late Charges and Fees	200			4
5	0	52	0	5 Deposit/Refund/Misc	0			5
6				6				6
7				7				7
8				8				8
9				9				9
10				10				10
11				11				11
12				12				12
13				OTHER RESOURCES				13
14	0	0	20,000	14 Grants and Donations	20,000			14
15	441,877	0	350,000	15 Obligated Loan Proceeds (City Public Projects)	800,000			15
16	0	425,348	250,000	16 Future Loan Proceeds (\$1.6M over 2 yrs)	800,000			16
17	0	284,000	99,800	17 Transfer in from TIF	96,300			17
18				18				18
19				19				19
20				20				20
21				21				21
22				22				22
23				23				23
24				24				24
25				25				25
26				26				26
27				27				27
28				28				28
29				29				29
30				30				30
31				31				31
32				32				32
33	835,219	1,373,688	1,401,000	33 TOTAL RESOURCES	2,454,500	0	0	33

*Includes Unappropriated Balance Budgeted Last Year

DETAILED EXPENDITURES

DRAFT

FORM
LB-31

General Fund
(Fund)

Tillamook Urban Renewal Agency

Line Item	Historical Data			EXPENDITURE DESCRIPTION	Number of Employees	Range*	Budget for Next Year 2018-2019			Total
	Actual		Adopted Budget This Year 2017-2018				Proposed by Budget Officer	Approved by Budget Committee	Adopted by Governing Body	
	Second Preceding Year 2015-2016	First Preceding Year 2016-2017								
1				Materials & Services						1
2	107	96	100	2 Bank Fees			100			2
3	46,712	46,917	50,000	3 IGA Services			50,000			3
4	12,187	0	12,000	4 Legal Services			12,000			4
5	997	1,428	2,000	5 Advertising/Publications Notices			2,000			5
6	0	390	1,000	6 Agency/Community Meeting Expense			1,000			6
7	240	426	1,500	7 Office Supply			1,500			7
8	85	81	1,100	8 Postage			1,000			8
9	0	40	9,000	9 Consulting Fees/Professional Services			9,000			9
10	4,900	5,250	7,000	10 Financial/Audit Services			7,000			10
11	0	0	100	11 Internet Web Services			100			11
12	0	939	4,000	12 Conference and Education			4,000			12
13	0	0	1,000	13 Appraisals and Inspections			1,000			13
14	830	0	5,000	14 Agency Loan Fees			5,000			14
15	0	0	3,000	15 Insurance			0			15
16	317	316	3,000	16 Other Types of Expense			2,600			16
17				17						17
18				18						18
19	66,375	55,883	99,800	Sub Total Materials & Services			96,300	0	0	19
20				20						20
21				Capital Outlay						21
22	15,175	261,750	220,000	22 Private Projects (new loan \$250K each for 2 yrs)			438,700			22
23	20,493	243,859	320,000	23 Public Projects (new loan \$550K each for 2 yrs)			550,000			23
24	166,261	346,032	574,000	24 Obligated Agency Approved Projects (Private & Public)			1,167,000			24
25	0	0	20,000	25 Grants & Donations (to Agency)			0			25
26	2,523	589	5,000	26 Project Fees			2,500			26
27	10,000	50,000	35,000	27 Match Commitments			0			27
28				28						28
29				29						29
30				30						30
31	214,452	902,230	1,174,000	Sub-Total Capital Outlay			2,158,200	0	0	31
32				32						32
33				33						33
34	280,827	958,113	1,273,800	TOTAL EXPENDITURES			2,254,500			34
35	554,392	415,575	127,200	35 UNAPPROPRIATED ENDING FUND BALANCE 10% (restricted)			200,000			35
36	835,219	1,373,688	1,401,000	TOTAL RESOURCES			2,454,500	0	0	36



The Dairylands

Tillamook, OR

NOTICE OF BUDGET COMMITTEE MEETING

Tillamook Urban Renewal Agency

A public meeting of the Budget Committee of the Tillamook Urban Renewal Agency, State of Oregon, Tillamook County, to discuss the budget for the fiscal year July 1, 2018 to June 30, 2019, will be held at Tillamook City Hall, 210 Laurel Avenue, Tillamook OR 97141. The meeting will take place on June 5, 2018 at 5:30 PM.

The purpose of the meeting is to receive the budget message and to receive comment from the public on the budget. This is a public meeting where deliberation of the Budget Committee will take place. Any person may appear at the meeting and discuss the proposed programs with the Budget Committee.

A copy of the budget document may be inspected or obtained on or after May 18, 2018 at Tillamook City Hall, 210 Laurel Avenue, Tillamook OR 97141, between the hours of 8:00 AM and 4:00 PM or at web address www.tillamookor.gov.

Notice Posted: City Hall – May 16, 2018
www.tillamookor.gov – May 16, 2018

Notice Published: Tillamook Headlight Herald – May 23, 2018

150-504-073-1 (Rev 1/16)

City of Tillamook - Tillamook Urban Renewal Agency
Budget Calendar
Fiscal Year 2018/2019

	CITY BUDGET COMMITTEE	URBAN RENEWAL BUDGET COMMITTEE
<u>PREPARING THE BUDGET</u>		
1. BUDGET OFFICER APPOINTED. Each local government must have a budget officer, either appointed by the governing body or designated in the local government's charter. The budget officer is under the supervision of either the executive officer or the governing body.	Paul Wyntergreen	
Council to appoint budget committee members.	May 7, 2018	
Council to set two budget committee meeting dates for both budgets.	#1) May 24, 2018 #2) June 5, 2018	
2. PROPOSED BUDGET PREPARED. The budget officer is responsible for preparing or supervising the preparation of the proposed budget for presentation to the budget committee and to be available to the public.	May 18, 2018	
<u>APPROVING THE BUDGET</u>		
3. BUDGET OFFICER PUBLISHES NOTICE. When the proposed budget and the budget message are ready, the budget officer publishes a "Notice of Budget Committee Meeting." It must be published at least twice, 5 to 30 days before the scheduled budget committee meeting date, separated by at least 5 days. One notice may be published once in a newspaper (5 to 30 days prior to the scheduled budget committee meeting) as long as it is also published on the local government's website at least 10 days before the meeting. PUT WEB ADDRESS ON NOTICES	Website Notice - May 9, 2018 (10 days minimum before meeting) Newspaper Published Notice - May 16, 2018 (submit to newspaper by Friday May 11 before noon)	
Prepare budget committee packets for pickup.	May 18, 2018	
4. BUDGET COMMITTEE MEETS. At least one meeting must be held to 1) receive the budget message and budget document, and 2) hear the public. The budget officer provides a copy of the proposed budget to each member of the budget committee. The copies may be distributed at the advertised meeting. When the budget is given to the budget committee, it becomes a public record and must be made available to the public.	1) May 24, 2018 2) June 5, 2018	
5. COMMITTEE APPROVES BUDGET. When the budget committee is satisfied with the proposed budget, including any additions to or deletions from the one prepared by the budget officer, the budget is approved.	1) May 24, 2018 or 2) June 5, 2018	
<u>ADVERTISING AND HOLDING HEARINGS</u>		
6. NOTICE OF BUDGET HEARING AND FINANCIAL SUMMARY. The budget summary and notice of budget hearing are published at the same time. If the hearing notice is published by newspaper only one publication is required and there is no internet publication requirement. The budget summary and hearing notice are published not less than 5 days or more than 30 days before the budget hearing.	Submit to newspaper before June 1, 2018 at noon for publication on June 6, 2018 (publish once at least 5 days prior, but not more than 30 days prior to meeting date)	
7. BUDGET HEARING HELD. After the budget is approved, a budget hearing must be held by the governing body. The budget hearing must be held by the governing body on the date specified on the public notices. The purpose of the hearing is to receive citizen's testimony on the budget. Additional hearings may be held, and all hearings are open to the public.	June 18, 2018 @ 7:00 p.m.	June 13, 2018 @ 5:30 p.m.
<u>ADOPTING THE BUDGET</u>		
8. BUDGET ADOPTED, APPROPRIATIONS MADE, TAX LEVY DECLARED AND CATEGORIZED. By law the governing body may make changes in the approved budget before or after it is adopted, but no later than the beginning of the fiscal year to which the budget relates. After the budget hearing, the governing body adopts the budget. It should not be formally adopted until the latter part of June so last-minute revisions can be incorporated.	Adoption June 18, 2018 7:00 p.m.	UR Adoption June 13, 2018 5:30 p.m.
1. The governing body must enact a resolution to formally adopt the budget.	Resol. #	Resol. #
2. The governing body must enact a resolution to make appropriations.	Resol. #	Resol. #
3. The governing body must enact a resolution to levy & categorize any tax.	Resol. #	Resol. #
<u>9. BUDGET FILED AND LEVY CERTIFIED.</u>		
1. Districts levying a property tax must submit to the county assessor's office on or before July 15: 2 copies of notice of levy and the categorization certification, and two copies of the four resolutions. At the same time, one copy of the complete budget should go to the county clerk.	File July 1, 2018	UR - File July 1, 2018

Tillamook Urban Renewal Agency
Project Commitments and Funds
May 9, 2018

OUTSTANDING COMMITMENTS	PAYOUT YEAR	PRIVATE AMOUNT	PUBLIC AMOUNT	PROJECT DEADLINE
City 5th Street Project	18-19		\$210,327.50	
City 1st St Ivy Project	18-19		\$230,195.50	
City Meadow Area Project	18-19		\$99,952.25	
City 12th St Sidewalk Project	18-19		\$142,460.00	
Tillamook Lightwave	18-19		\$20,000.00	
Sue H Elmore Park Reno (incls. paver parking lot)	18-19		\$77,127.90	
2nd Street Plaza Underground	18-19		\$13,558.03	
Cyrus Javadi - Sand Creek Dental	17-18	\$100,000.00		Jul-18
TAPA Parking Lot	17-18	\$30,100.00		Jul-18
Tillamook Senior Citizens	17-18	\$5,000.00		Aug-18
Robert Bocchi	17-18	\$2,000.00		Aug-18
Kathleen Whitten Bauer	17-18	\$2,000.00		Aug-18
Tillamook Chamber of Commerce	18-19	\$25,238.14		Sep-18
Rod and Anna Jackson	17-18	\$5,831.15		Oct-18
Allan Kimmel - Kimmels Courtyard	17-18	\$23,427.21		Oct-18
Terry Phillips - Dutch Mill Diner	18-19	\$100,000.00		May-19
Carol Langlois - Tillamook Apts	18-19	\$100,000.00		Jul-19
TOTAL		\$393,596.50	\$793,621.18	
PRIVATE FUNDS AVAILABLE		AMOUNT		
Approx Total of all General Fund Accounts (5/9/2018)		\$561,744.06		
Minus the above commitments		\$393,596.50		
Remaining Balance		\$168,147.56		
PRIVATE LOAN BALLOON PAYMENTS DUE		DATE	AMOUNT	
Pelican Brewing Company	8/15/2018	\$93,196.51		
Candace and Ross Ryding	8/17/2018	\$60,000.00		
Pelican Brewing Company	9/30/2018	\$75,000.00		
TOTAL		\$228,196.51		
PUBLIC FUNDS AVAILABLE		AMOUNT		
Oregon Coast Bank Credit Line		\$1,581,254.22		
Total of all public project funds spent (5/9/2018)		\$814,968.17		
TOTAL		\$766,286.05		
Minus the above commitments		\$793,621.18		
Remaining Balance of Credit Line		(\$27,335.13)		



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.

TURA FINANCIAL PLANNING
 PRIORITY LIST - BUDGET
 Board Approved 2-11-2015

	FINAL RANKING	BUDGET AMOUNT FROM LIFE OF THE PLAN	From Lines in Table 16 of Plan Report
1	#1 - Facades = 12	\$600,000	Facades and Signs
2	#2 - Grant Loan Assistance = 11	\$700,000	Town Center Improvements
3	#3 - Sidewalks = 8.5	\$1,000,000	All sidewalk lines
4	#4 - Hadley Fields = 8	\$300,000	Safeway Site & Hoquarton Trail
5	#5 - Gateways = 5	\$200,000	City Gateway & Entrance
6	#6 - Murals = 4		Not Identified in Plan
7	#6 - Underground Electrical = 4	\$150,000	Assistance Utilities & Infrastructure
8	#6 - Visitor Signage = 4	\$100,000	Visitor and Parking Signs
9	#6 - 3rd Street Improvement Phase II = 4	\$400,000	3rd Street Phase 2
10	#7 - Parking = 3.5	\$400,000	Public Parking
11	#8 - Other ODOT Project Assistance = 3		Not Identified in Plan
12	#8 - Holden Creek/12th Street Walk = 3	\$200,000	Holden Creek
13	#9 - Marquees/Signs =2		Not Identified in Plan