



## **AGENDA & Notice of Joint City Council and Planning Commission Work Session Meeting**

---

The City Council and the Planning Commission of the City of Newport will hold a joint work session meeting at **12:00 noon, Monday, January 12, 2014**, at the Newport City Hall, Conference Room "A", 169 SW Coast Hwy., Newport, OR 97365. A copy of the meeting agenda follows.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Peggy Hawker, City Recorder, 541-574-0613.

The City of Newport Planning Commission and the City Council reserve the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the work session.

---

### **NEWPORT PLANNING COMMISSION Monday, January 12, 2014, 12:00 noon**

#### **AGENDA**

#### **A. Unfinished Business.**

1. Discussion regarding the public process for the possible formation of a North Side Urban Renewal District.

#### **B. Adjournment.**

## CITY MANAGER'S REPORT AND RECOMMENDATIONS



Agenda #: VI.A.  
Meeting Date: January 9, 2015

### Agenda Item:

### **Public Process for the Possible Formation of a North Side Urban Renewal District**

#### Background:

Community Development Director Derrick Tokos has been working on the next steps that are necessary for the City Council to consider as part of the decision as to whether a new North Side Urban Renewal District should be created within the City of Newport. If a decision is made to move forward with a North Side Urban Renewal Plan than determining a general boundary and maximum level of debt that could be incurred by the Urban Renewal District would be important to establish in order to provide guidelines in the development of the actual Urban Renewal Plan for the north side.

Derrick Tokos and I have met with most of the other tax entities to brief them on the general parameters and alternatives that the City Council and Planning Commission are considering. Generally, the other taxing entities understand the need for redeveloping this critical area of the city, but also want a clear understanding of the financial impact that the creation of this district would have on their tax base. In addition, there was discussion of some of the projects that would be included as part of the redevelopment plan. There were some concerns expressed by the hospital relating to the potential development of a one-way couplet through the City Center area.

There has also been discussion as to whether a separate Urban Renewal Agency should be created independent of the Council; whether the Council remain the Urban Renewal Agency utilizing an existing committee or commission as an advisory body to the Council, such as the Planning Commission; or whether a separate new advisory body should be created to advise the Council on urban renewal issues. If there is consensus on moving forward with an Urban Renewal District it is the intent to schedule consideration of initiating this process at the March 2, 2015 City Council meeting. This will give an opportunity for the affected tax entities to weigh in on alternatives outlined in the feasibility study. In addition, the Council would be asked to establish a task force to develop the plan. Based on the schedule developed by Derrick Tokos, if steps proceed, public hearings could be held before the Planning Commission and the City Council in August and September of 2015, prior to consideration of adopting an ordinance that would establish a new Urban Renewal North Side District.


Community Development Director Derrick Tokos will lead the City Council and Planning Commission through the various discussion points to provide direction to staff on how to best proceed with creating a new Urban Renewal District, or not, during the next year.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "S. Nebel".

Spencer R. Nebel  
City Manager

# Memorandum

To: Newport City Council/Newport Planning Commission  
From: Derrick Tokos, Community Development Director   
Date: January 9, 2015  
Re: Discussion Points for Creating a New Urban Renewal District

---

1. Analysis and outreach conducted to date.
  - a. Brief review of feasibility study completed March 2014 (maps and project list attached).
  - b. Discuss coordination meetings held with the affected taxing entities, YBEF, and Chamber of Commerce.
2. Updated tables showing impacts to taxing districts
  - a. Does the updated information clearly identify potential near-term impacts to taxing entities in a manner that will help the Council establish working parameters for the creation of a new district? If not, what additional information is needed?
3. Overview of key components of an urban renewal plan (ORS 457.085).
  - a. Map and legal description of the urban renewal plan boundary.
  - b. Explanation of the physical, social, and economic conditions in the plan area that warrant the creation of an urban renewal district and how the proposed plan will improve those conditions.
  - c. Description of each urban renewal project that is to be undertaken, including a phasing plan with estimated project completion dates. Funding to adequately staff the district will be captured with this element.
  - d. Establishment of a maximum level of indebtedness.
  - e. Breakdown of how ad valorem taxes are to be divided to fund the district, including a debt retirement schedule and detailed financial impact statement estimating the impact to the affected taxing entities.
  - f. Identification of the types of future changes to the plan that constitute a substantial amendment that must go through the same adoption process as the original plan. By statute, increasing the size of a district by more than 1% or increasing the maximum amount of indebtedness that can be incurred is automatically a substantial amendment.

4. Process for adopting the Urban Renewal Plan (see attached schedule).
  - a. Working parameters for forming a district. A general boundary and maximum level of indebtedness seem appropriate. Are there other issues worth pointing out?
  - b. Make-up of the taskforce?
5. Urban Renewal Agency decision making structure to support two Urban Renewal Plans.
  - a. Options include creating an Urban Renewal Agency independent of the Council, using an existing committee/commission as an advisory body to the Council (e.g. Planning Commission), or creating a new advisory body.
6. Other discussion topics?

# Schedule for Development and Potential Adoption of an Urban Renewal Plan



## Council / Planning Commission Work Session

*January 12, 2015*

- Review progress to date
- Discuss essential plan components and working parameters
- Identify make-up of taskforce and potential need for urban renewal advisory body to the Council

## City Council Meeting to Initiate Process to Create an Urban Renewal District

*March 2, 2015*

- Opportunity for affected taxing entities to formally weigh in on alternatives outlined in feasibility study
- A resolution could be proposed to establish working parameters for the new district (e.g. general boundary, maximum debt limit, etc.)
- A second resolution can be used to establish a taskforce to develop the plan

## Hire Consultant to assist Taskforce in developing Urban Renewal Plan

*March - April 2015*

- Consultant to perform detailed mapping, financial analysis, and plan preparation at direction of the taskforce
- \$30,000 budget should be sufficient provided agreed upon boundary and conceptual project lists do not deviate substantially from Feasibility Study

## Taskforce develops an Urban Renewal Plan consistent with ORS 457.085

*April - August 2015*

- Taskforce to refine district boundary, complete required socio-economic analysis, refine project lists/phasing plan, and complete financial analysis and fiscal impact statements consistent with Council's general direction
- A minimum of two public outreach meetings to be conducted during this phase
- Anticipate Taskforce meeting 6 to 8 times over a 4 month time period

## Public hearings before Planning Commission and City Council


*August - September 2015*

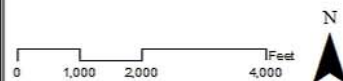
- Plan adoption must occur by Ordinance
- Agency to provide copy of plan to affected taxing entities and offer consultation prior to final adoption
- Public hearings required before Planning Commission and City Council
- Plan must conform to City Comprehensive Plan



# Newport Urban Renewal Proposed Boundary Options

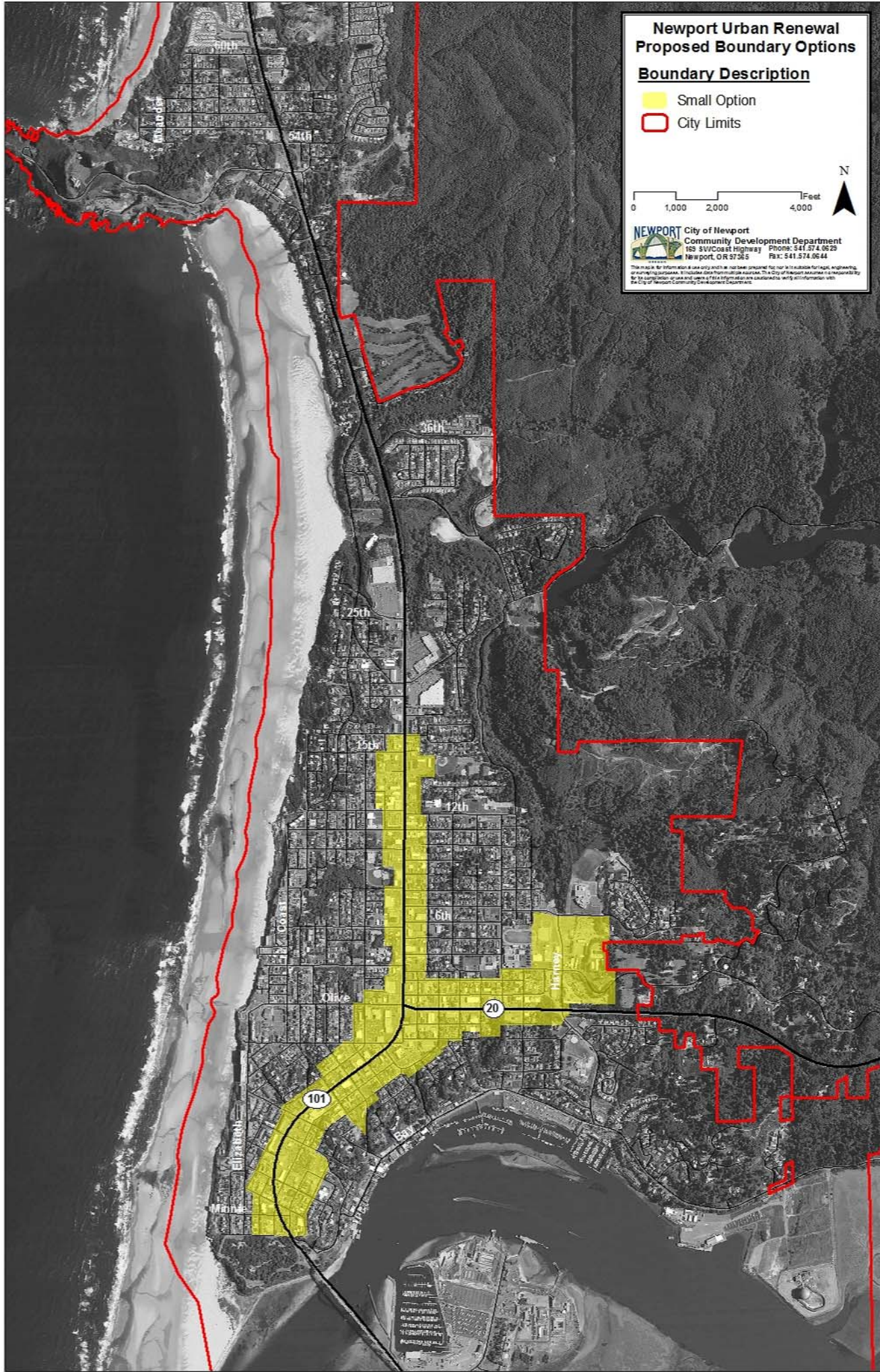
## Boundary Description

-  Small Option
-  City Limits



**NEWPORT** City of Newport  
Community Development Department  
169 SW Coast Highway Phone: 541.574.0629  
Newport, OR 97365 Fax: 541.574.0644

This map is for information only and is not to be used for legal, engineering, or planning purposes. It includes data from public sources. The City of Newport assumes no responsibility for the data shown on this map. For more information, please contact the City of Newport Community Development Department.





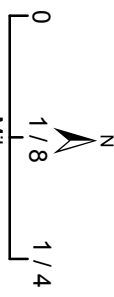
# Newport Urban Renewal Proposed Small Option with Newport Zoning (Map Created March 12, 2014)

## Zone Designation

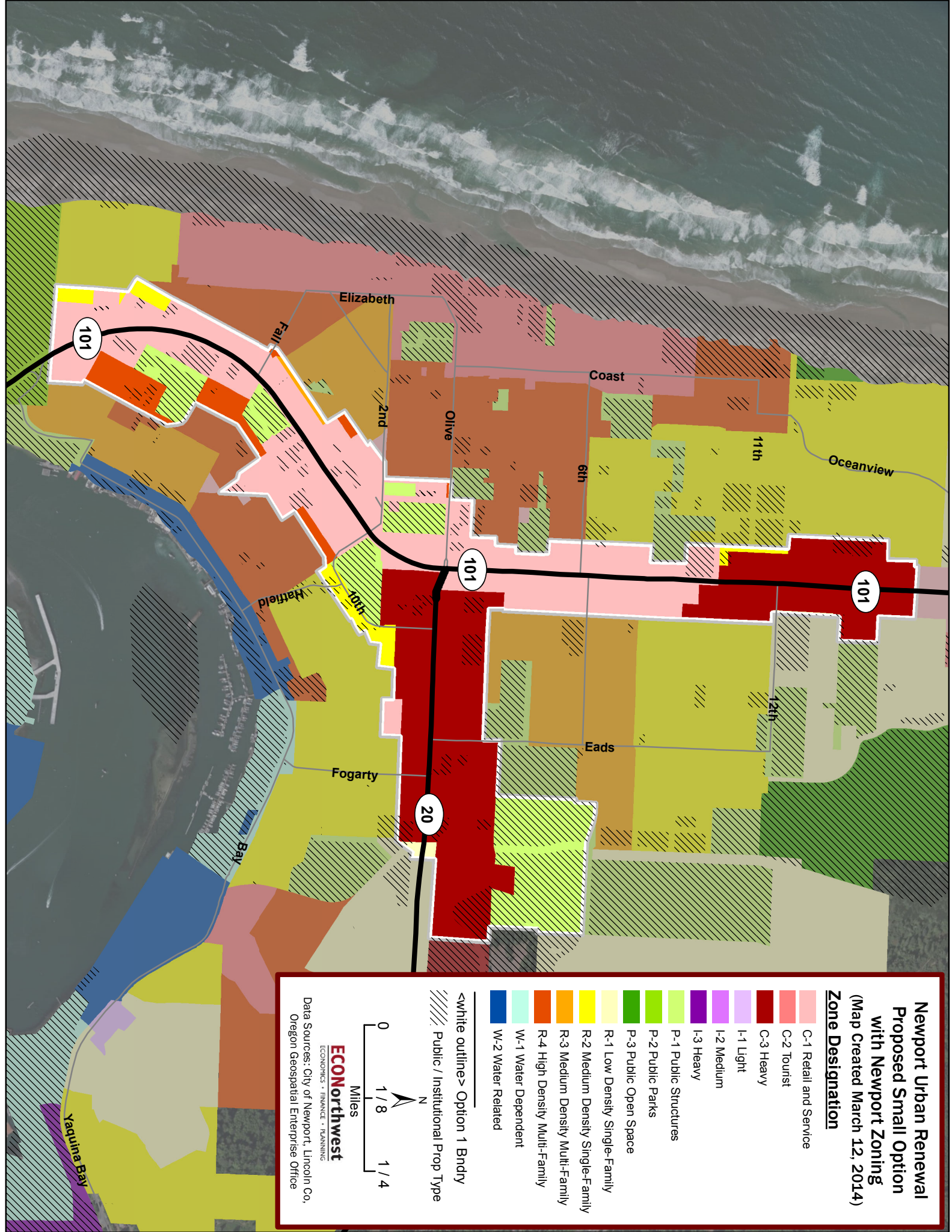
- C-1 Retail and Service
- C-2 Tourist
- C-3 Heavy
- I-1 Light
- I-2 Medium
- I-3 Heavy
- P-1 Public Structures
- P-2 Public Parks
- P-3 Public Open Space
- R-1 Low Density Single-Family
- R-2 Medium Density Single-Family
- R-3 Medium Density Multi-Family
- R-4 High Density Multi-Family
- W-1 Water Dependent
- W-2 Water Related

<white outline> Option 1 Bndry

Public / Institutional Prop Type



**ECONorthwest**  
ECONOMICS • FINANCE • PLANNING  
Data Sources: City of Newport, Lincoln Co,  
Oregon Geospatial Enterprise Office

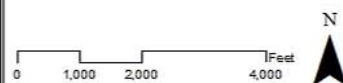




# Newport Urban Renewal Proposed Boundary Options

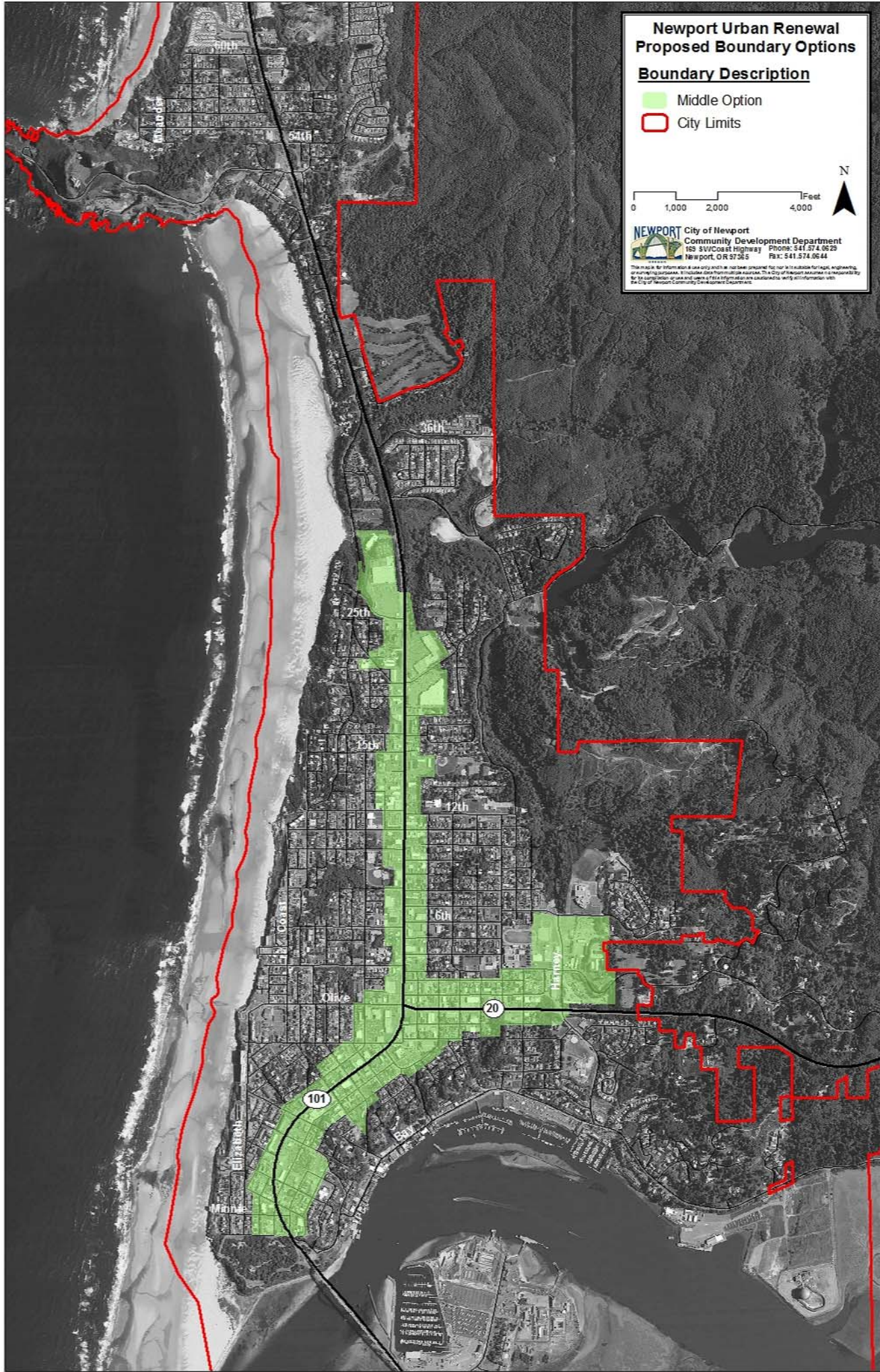
## Boundary Description

- Middle Option
- City Limits



**NEWPORT** City of Newport  
Community Development Department  
169 SW Coast Highway Phone: 541.574.0629  
Newport, OR 97365 Fax: 541.574.0644

This map is for information only and is not to be used for legal, engineering, or planning purposes. It includes data from public sources. The City of Newport assumes no responsibility for the data shown on this map. For more information, please contact the City of Newport Community Development Department.



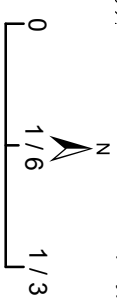


# Newport Urban Renewal Proposed Mid Option with Newport Zoning (Map Created March 12, 2014)

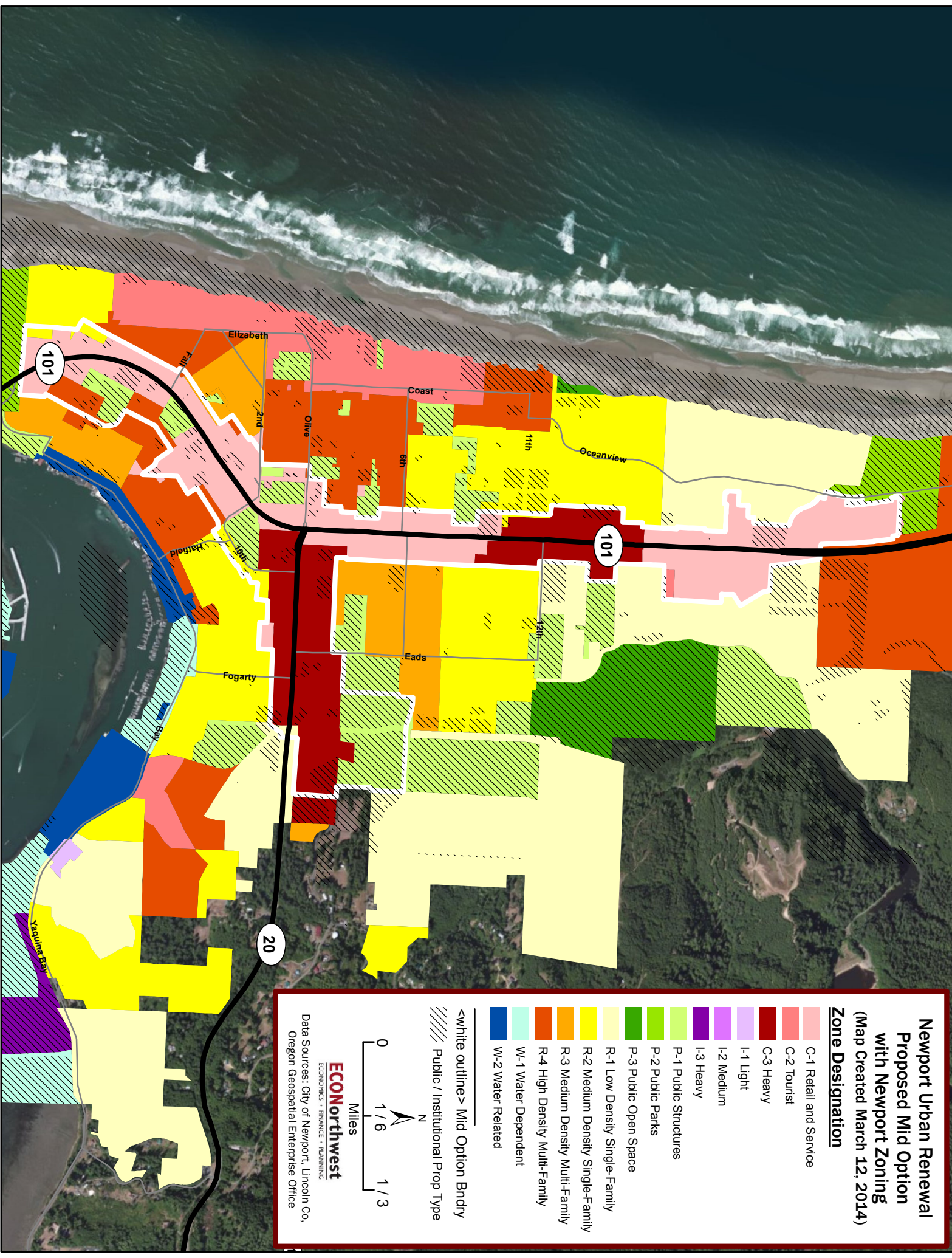
## Zone Designation

- C-1 Retail and Service
- C-2 Tourist
- C-3 Heavy
- I-1 Light
- I-2 Medium
- I-3 Heavy
- P-1 Public Structures
- P-2 Public Parks
- P-3 Public Open Space
- R-1 Low Density Single-Family
- R-2 Medium Density Single-Family
- R-3 Medium Density Multi-Family
- R-4 High Density Multi-Family
- W-1 Water Dependent
- W-2 Water Related

<white outline> Mid Option Bndry  
Public / Institutional Prop Type




**ECONorthwest**  
ECONOMICS • FINANCE • PLANNING  
Data Sources: City of Newport, Lincoln Co,  
Oregon Geospatial Enterprise Office

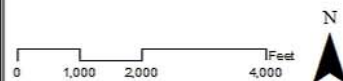




# Newport Urban Renewal Proposed Boundary Options

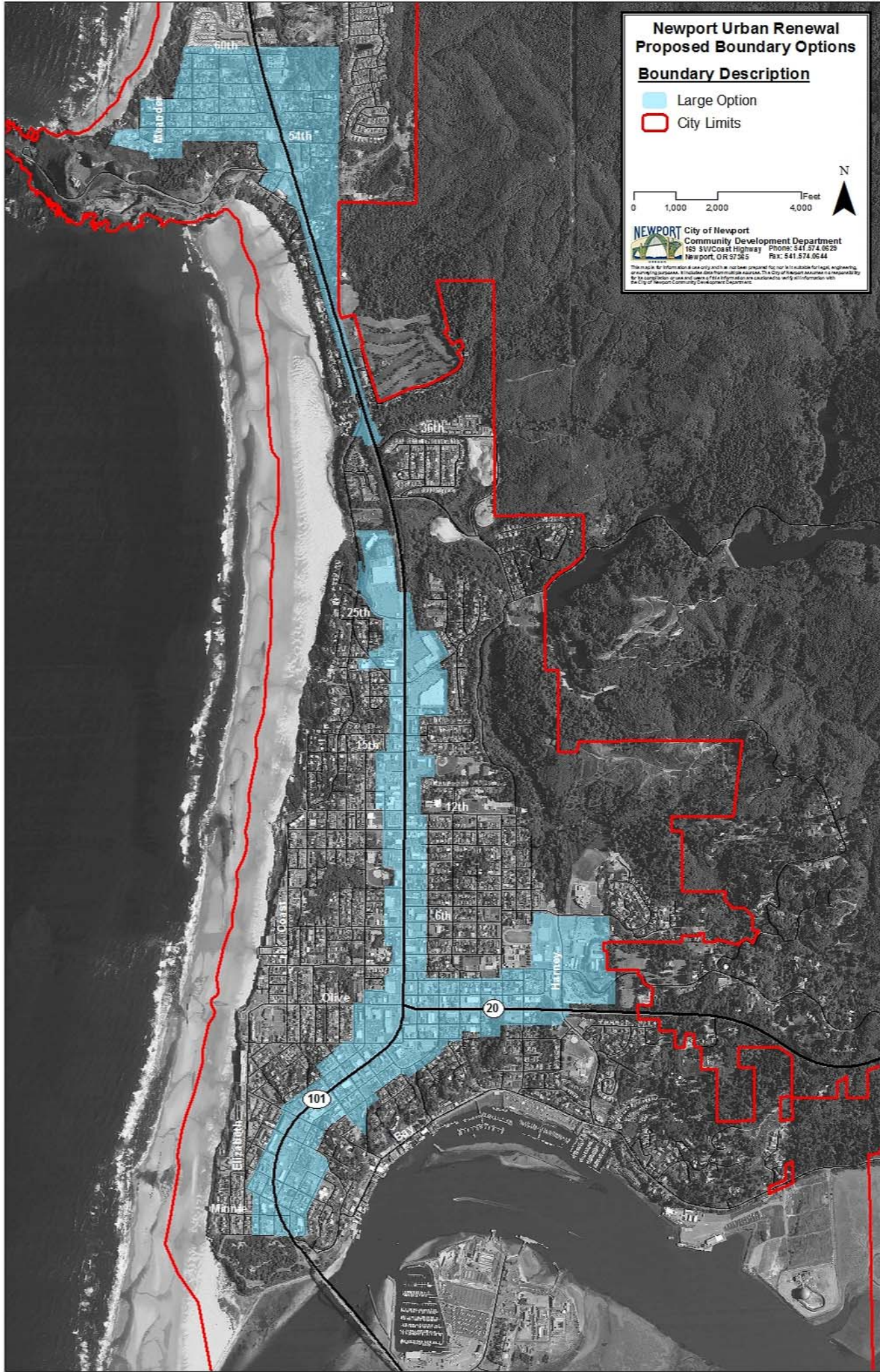
## Boundary Description

-  Large Option
-  City Limits



**NEWPORT** City of Newport  
Community Development Department  
169 SW Coast Highway Phone: 541.574.0629  
Newport, OR 97365 Fax: 541.574.0644

This map is for information only and is not to be used for legal, engineering, or planning purposes. It includes data from public sources. The City of Newport assumes no responsibility for the accuracy or completeness of the information shown on this map. The City of Newport Community Development Department.



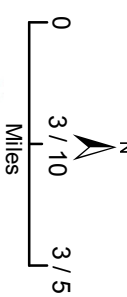


# Newport Urban Renewal Proposed Large Option with Newport Zoning (Map Created March 12, 2014)

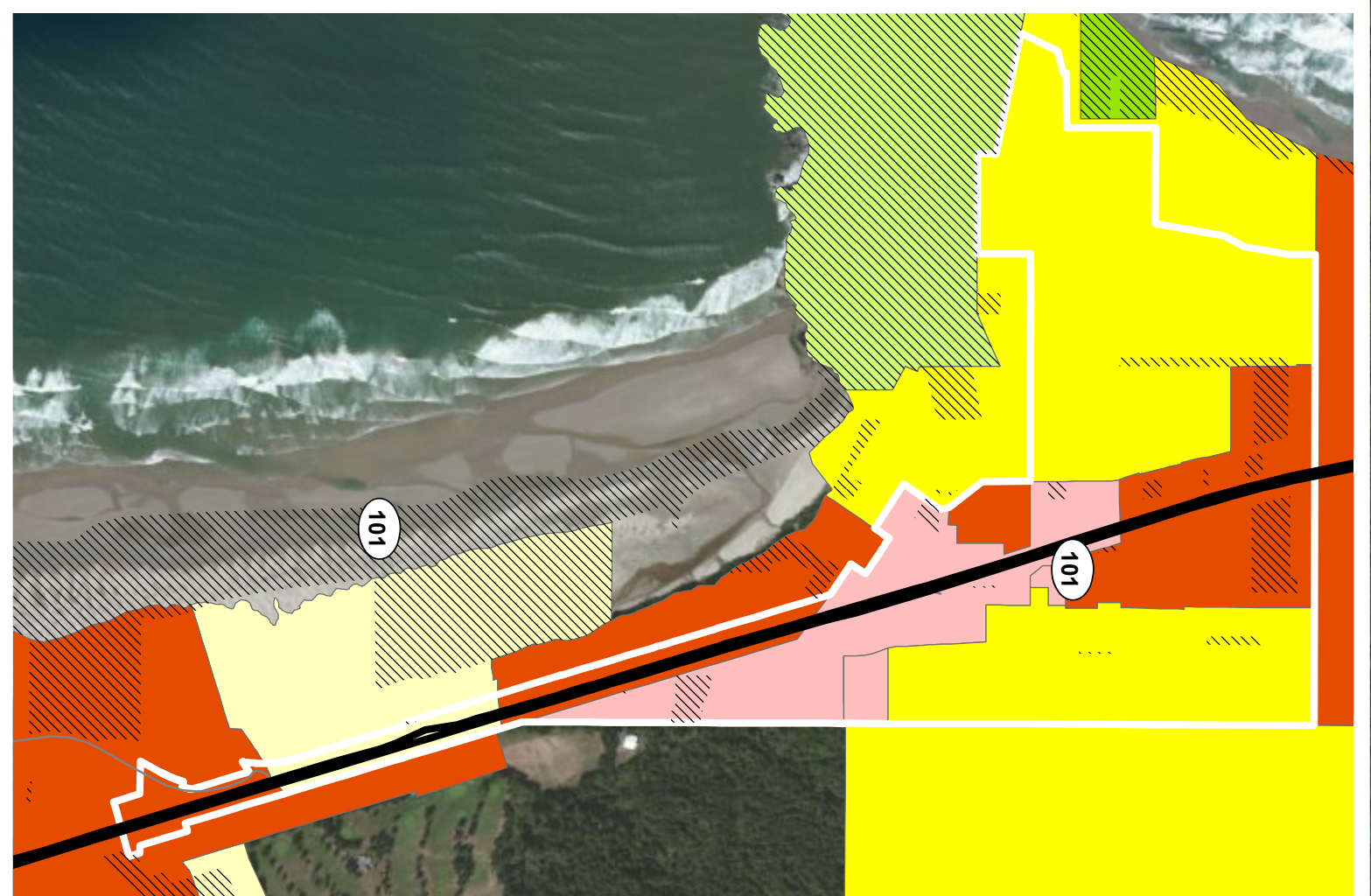
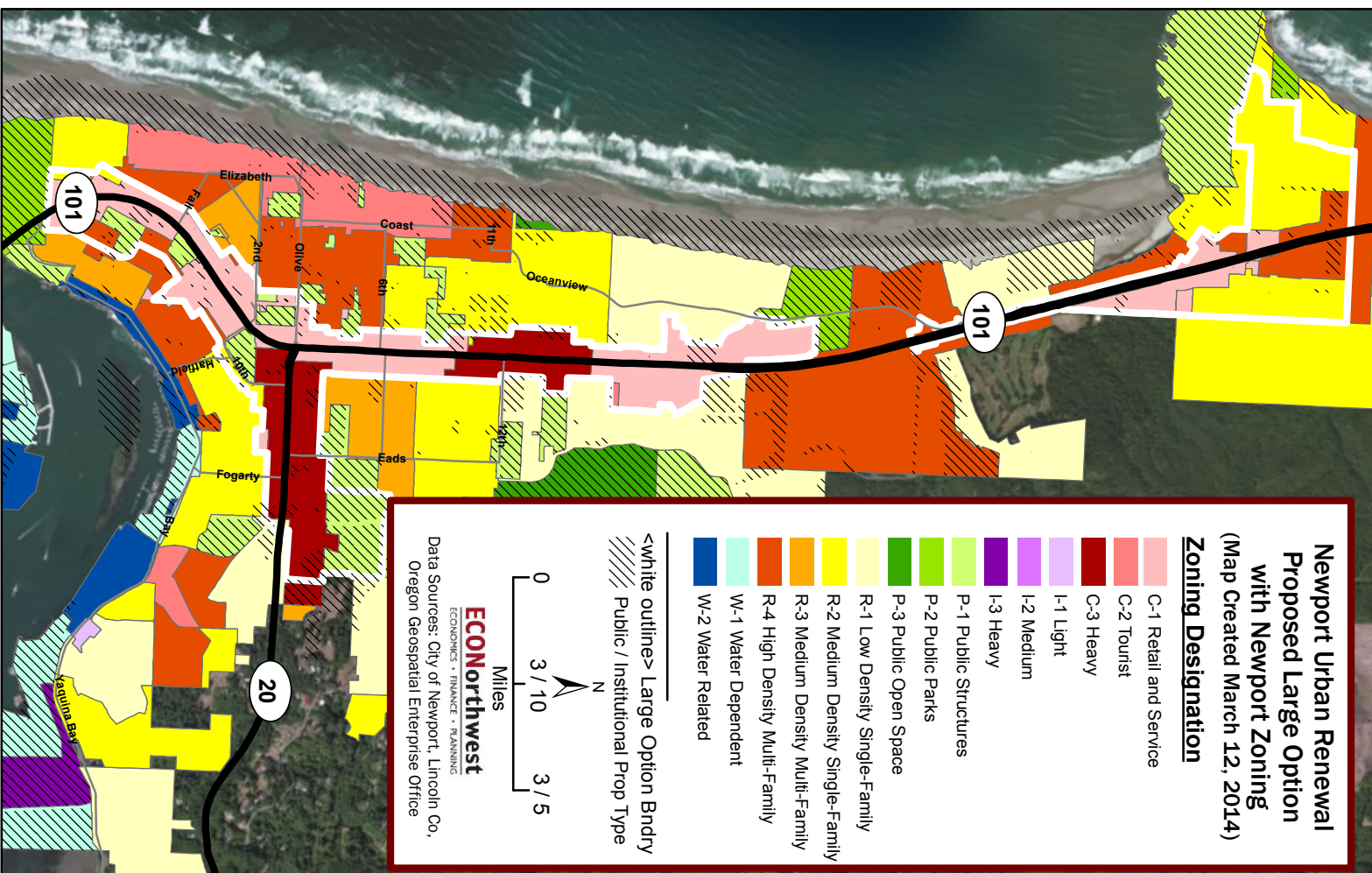
## Zoning Designation

- C-1 Retail and Service
- C-2 Tourist
- C-3 Heavy
- I-1 Light
- I-2 Medium
- I-3 Heavy
- P-1 Public Structures
- P-2 Public Parks
- P-3 Public Open Space
- R-1 Low Density Single-Family
- R-2 Medium Density Single-Family
- R-3 Medium Density Multi-Family
- R-4 High Density Multi-Family
- W-1 Water Dependent
- W-2 Water Related

<white outline> Large Option Bndry  
Public / Institutional Prop Type



**ECONorthwest**  
ECONOMICS • FINANCE • PLANNING  
Data Sources: City of Newport, Lincoln Co,  
Oregon Geospatial Enterprise Office





**Exhibit 3. Estimated project costs, Newport URD boundary options**

Project Name	Urban Renewal Share of Cost			Total Cost
	Small Option	Mid Option	Large Option	
Agate Beach Improvements				
Agate Beach Neighborhood Refinement Plan	\$ -	\$ -	\$ 100,000	\$ 100,000
Agate Beach improvements to existing local street ROW	\$ -	\$ -	\$ 1,000,000	\$ 2,000,000
Agate Beach storm drainage improvements	\$ -	\$ -	\$ 1,500,000	\$ 2,000,000
Agate Beach US 101 access and collector upgrades	\$ -	\$ -	\$ 750,000	\$ 1,500,000
US 101 water line upgrade	\$ -	\$ -	\$ 600,000	\$ 1,200,000
Public buildings				
Multi-purpose building (flaggrounds redevelopment)	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 9,000,000
Public Safety Building	\$ 5,000,000	\$ -	\$ 5,000,000	\$ 10,000,000
Transportation system enhancements				
Downtown Revitalization and Couplet Refinement Plan	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Couplet and related ROW improvements	\$ 12,500,000	\$ 10,000,000	\$ 12,500,000	\$ 25,000,000
Intersection realignment (e.g. US 101 and NW 6th)	\$ 1,000,000	\$ 1,000,000	\$ 1,250,000	\$ 3,000,000
Parking improvements	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Right-of-way acquisition	\$ 500,000	\$ 500,000	\$ 500,000	\$ 1,000,000
Signal installation or adjustment	\$ 500,000	\$ 500,000	\$ 500,000	\$ 1,000,000
Economic development				
Benches, public art	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Billboard removal	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Site prep for reuse (demolition, lot aggregation, etc.)	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000
Storefront façade loans/grants	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Strategic site acquisition for economic development	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000
Street tree and landscape island enhancements	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Wayfinding improvements	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
Utility undergrounding	\$ 4,000,000	\$ 2,700,000	\$ 4,000,000	\$ 8,000,000
Total	\$ 37,300,000	\$ 28,500,000	\$ 41,400,000	\$ 74,600,000

Source: City of Newport

## Impact to Taxing Districts - Small Option

FYE	General Government								Education				TOTAL
	LINCOLN COUNTY GENERAL	LINCOLN COUNTY ANIMAL SVC	LINCOLN COUNTY EXTENSION	LINCOLN COUNTY TRANSPORT	PORT OF NEWPORT	CITY OF NEWPORT	PACIFIC COMMUNITIES HEALTH	SUBTOTAL	LINCOLN COUNTY SCHOOL	OR COAST COM COLLEGE	LINN-BENTON ESD	SUBTOTAL	
2014	-	-	-	-	-	-	-	-	-	-	-	-	-
2015	-	-	-	-	-	-	-	-	-	-	-	-	-
2016	(40,006)	(1,560)	(640)	(1,382)	(864)	(79,351)	(5,142)	(128,944)	(69,639)	(2,492)	(4,325)	(76,457)	(205,401)
2017	(60,372)	(2,355)	(965)	(2,085)	(1,304)	(119,747)	(7,760)	(194,588)	(105,091)	(3,761)	(6,527)	(115,379)	(309,967)
2018	(81,655)	(3,185)	(1,306)	(2,820)	(1,763)	(161,960)	(10,496)	(263,185)	(142,139)	(5,087)	(8,828)	(156,054)	(419,239)
2019	(103,896)	(4,052)	(1,661)	(3,588)	(2,244)	(206,074)	(13,354)	(334,870)	(180,854)	(6,473)	(11,232)	(198,559)	(533,429)
2020	(127,137)	(4,959)	(2,033)	(4,391)	(2,745)	(252,173)	(16,342)	(409,780)	(221,311)	(7,921)	(13,745)	(242,977)	(652,757)
2021	(151,424)	(5,906)	(2,422)	(5,230)	(3,270)	(300,347)	(19,464)	(488,062)	(263,588)	(9,434)	(16,371)	(289,393)	(777,455)
2022	(176,804)	(6,896)	(2,827)	(6,106)	(3,818)	(350,688)	(22,726)	(569,866)	(307,768)	(11,015)	(19,115)	(337,898)	(907,764)
2023	(203,327)	(7,931)	(3,252)	(7,022)	(4,391)	(403,294)	(26,135)	(655,351)	(353,937)	(12,667)	(21,982)	(388,586)	(1,043,937)
2024	(231,042)	(9,012)	(3,695)	(8,980)	(4,989)	(458,267)	(29,698)	(744,682)	(402,182)	(14,394)	(24,979)	(441,555)	(1,186,237)
2025	(260,006)	(10,141)	(4,158)	(9,980)	(5,615)	(515,715)	(33,420)	(838,035)	(452,599)	(16,198)	(28,110)	(496,907)	(1,334,942)
2026	(290,272)	(11,322)	(4,642)	(10,025)	(6,268)	(575,748)	(37,311)	(935,587)	(505,284)	(18,084)	(31,382)	(554,751)	(1,490,338)
2027	(321,901)	(12,556)	(5,148)	(11,177)	(6,951)	(638,482)	(41,376)	(1,037,531)	(560,341)	(20,055)	(34,802)	(615,197)	(1,652,728)
2028	(354,952)	(13,845)	(5,676)	(12,259)	(7,665)	(704,039)	(45,624)	(1,144,060)	(617,875)	(22,114)	(38,375)	(678,364)	(1,822,424)
2029	(389,491)	(15,192)	(6,229)	(13,452)	(8,411)	(772,546)	(50,064)	(1,255,385)	(677,998)	(24,266)	(42,109)	(744,372)	(1,999,757)
2030	(425,584)	(16,600)	(6,806)	(14,698)	(9,190)	(844,136)	(54,703)	(1,371,718)	(740,826)	(26,514)	(46,011)	(813,351)	(2,185,069)
2031	(463,302)	(18,071)	(7,409)	(16,001)	(10,005)	(918,948)	(59,551)	(1,493,287)	(806,482)	(28,864)	(50,089)	(885,435)	(2,378,722)
2032	(502,716)	(19,608)	(8,039)	(17,362)	(10,856)	(997,126)	(64,618)	(1,620,325)	(875,092)	(31,320)	(54,350)	(960,762)	(2,581,087)
2033	(543,905)	(21,215)	(8,698)	(18,785)	(11,745)	(1,078,822)	(69,912)	(1,753,081)	(946,790)	(33,886)	(58,803)	(1,039,479)	(2,792,560)
2034	(586,947)	(22,893)	(9,386)	(20,271)	(12,675)	(1,164,195)	(75,444)	(1,891,811)	(1,021,714)	(36,567)	(63,457)	(1,121,738)	(3,013,549)
2035	(631,925)	(24,648)	(10,106)	(21,825)	(13,646)	(1,253,409)	(81,226)	(2,036,784)	(1,100,010)	(39,369)	(68,319)	(1,207,699)	(3,244,483)
2036	(678,928)	(26,481)	(10,857)	(23,448)	(14,661)	(1,346,638)	(87,267)	(2,188,281)	(1,181,829)	(42,298)	(73,401)	(1,297,527)	(3,485,808)
2037	(728,046)	(28,397)	(11,643)	(25,144)	(15,722)	(1,444,062)	(93,581)	(2,346,594)	(1,267,330)	(45,358)	(78,711)	(1,391,399)	(3,737,993)
2038	(779,374)	(30,399)	(12,464)	(26,917)	(16,830)	(1,545,871)	(100,178)	(2,512,033)	(1,356,678)	(48,555)	(84,260)	(1,489,494)	(4,001,527)
2039	(792,561)	(30,913)	(12,674)	(27,372)	(17,115)	(1,572,025)	(101,873)	(2,554,534)	(1,379,632)	(49,377)	(85,686)	(1,514,695)	(4,069,229)
2040	(806,574)	(31,460)	(12,899)	(27,856)	(17,417)	(1,599,820)	(103,675)	(2,599,700)	(1,404,025)	(50,250)	(87,201)	(1,541,476)	(4,141,176)
2041	(821,217)	(32,031)	(13,133)	(28,362)	(17,734)	(1,628,865)	(105,557)	(2,646,896)	(1,429,515)	(51,162)	(88,784)	(1,569,462)	(4,216,360)
2042	-	-	-	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	(10,553,364)	(411,628)	(168,768)	(364,477)	(227,894)	(20,932,348)	(1,356,497)	(34,014,972)	(18,370,529)	(657,481)	(1,140,954)	(20,168,966)	(54,183,938)

## Notes:

Foregone revenue for the School District does not have a direct impact on school funding, as funding is equalized at the State level.

This table only shows the annual impacts from the proposed new URD, and does not show impacts for the existing South Beach URD, which is scheduled to close in FYE 2027, releasing an estimated \$2,861,064 of annual TIF revenue back to the overlapping taxing districts. SBURD TIF estimates are taken from Minor Amendment Ten to the South Beach Urban Renewal District Plan, prepared in August 2013 by the City of Newport.

Newport Urban Renewal Impact on Taxing Districts, Percent of Total Tax Revenue (small scenario)

FYE	General Government										Education				
	LINCOLN COUNTY GENERAL	LINCOLN COUNTY ANIMAL SVC	A-LINCOLN CO SOLID WASTE	LINCOLN COUNTY EXTENSION	LINCOLN COUNTY TRANSPORT	PORT OF NEWPORT	PORT OF NEWPORT (GO)	CITY OF NEWPORT	PACIFIC COMMUNITIE S HEALTH	LINCOLN COUNTY SCHOOL	A-LINCOLN CO SCHOOL (GO)	OR COAST COM COLLEGE	A-OR CST COM COLLEGE (GO)	LINN-BENTON ESD	
2014	-2.1%	0.0%	0.0%	-2.1%	-2.1%	-8.1%	0.0%	-10.5%	-4.1%	-2.1%	0.0%	-2.1%	0.0%	-1.9%	
2015	-2.1%	0.0%	0.0%	-2.1%	-2.1%	-8.0%	0.0%	-10.4%	-4.0%	-2.1%	0.0%	-2.1%	0.0%	-1.8%	
2016	-2.2%	-0.2%	0.0%	-2.3%	-2.2%	-8.7%	0.0%	-11.3%	-4.4%	-2.2%	0.0%	-2.2%	0.0%	-2.0%	
2017	-2.3%	-0.3%	0.0%	-2.3%	-2.3%	-8.9%	0.0%	-11.6%	-4.5%	-2.3%	0.0%	-2.3%	0.0%	-2.0%	
2018	-2.3%	-0.4%	0.0%	-2.4%	-2.3%	-9.1%	0.0%	-11.9%	-4.6%	-2.3%	0.0%	-2.3%	0.0%	-2.1%	
2019	-2.4%	-0.4%	0.0%	-2.4%	-2.4%	-9.3%	0.0%	-12.2%	-4.7%	-2.4%	0.0%	-2.4%	0.0%	-2.1%	
2020	-2.5%	-0.5%	0.0%	-2.5%	-2.5%	-10.0%	0.0%	-13.1%	-5.0%	-2.5%	0.0%	-2.5%	0.0%	-2.3%	
2021	-2.6%	-0.6%	0.0%	-2.6%	-2.6%	-10.2%	0.0%	-13.3%	-5.1%	-2.6%	0.0%	-2.6%	0.0%	-2.3%	
2022	-2.6%	-0.6%	0.0%	-2.6%	-2.6%	-10.3%	0.0%	-13.6%	-5.1%	-2.6%	0.0%	-2.6%	0.0%	-2.3%	
2023	-2.7%	-0.7%	0.0%	-2.6%	-2.7%	-10.5%	0.0%	-13.8%	-5.2%	-2.7%	0.0%	-2.7%	0.0%	-2.4%	
2024	-2.7%	-0.8%	0.0%	-2.7%	-2.7%	-10.6%	0.0%	-14.0%	-5.3%	-2.7%	0.0%	-2.7%	0.0%	-2.4%	
2025	-2.7%	-0.8%	0.0%	-2.7%	-2.7%	-10.7%	0.0%	-14.2%	-5.3%	-2.7%	0.0%	-2.7%	0.0%	-2.4%	
2026	-2.8%	-0.9%	0.0%	-2.7%	-2.8%	-10.8%	0.0%	-14.4%	-5.4%	-2.8%	0.0%	-2.8%	0.0%	-2.5%	
2027	-2.8%	-0.9%	0.0%	-2.8%	-2.8%	-10.9%	0.0%	-14.5%	-5.5%	-2.8%	0.0%	-2.8%	0.0%	-2.5%	
2028	-1.0%	-1.0%	0.0%	-1.0%	-1.0%	-3.9%	0.0%	-5.6%	-2.0%	-1.0%	0.0%	-1.0%	0.0%	-0.9%	
2029	-1.1%	-1.1%	0.0%	-1.1%	-1.1%	-4.1%	0.0%	-5.9%	-2.1%	-1.1%	0.0%	-1.1%	0.0%	-0.9%	
2030	-1.1%	-1.1%	0.0%	-1.1%	-1.1%	-4.3%	0.0%	-6.2%	-2.2%	-1.1%	0.0%	-1.1%	0.0%	-1.0%	
2031	-1.1%	-1.1%	0.0%	-1.1%	-1.1%	-4.5%	0.0%	-6.4%	-2.2%	-1.1%	0.0%	-1.1%	0.0%	-1.0%	
2032	-1.2%	-1.2%	0.0%	-1.2%	-1.2%	-4.7%	0.0%	-6.7%	-2.3%	-1.2%	0.0%	-1.2%	0.0%	-1.1%	
2033	-1.2%	-1.2%	0.0%	-1.2%	-1.2%	-4.8%	0.0%	-6.9%	-2.4%	-1.2%	0.0%	-1.2%	0.0%	-1.1%	
2034	-1.3%	-1.3%	0.0%	-1.3%	-1.3%	-5.0%	0.0%	-7.1%	-2.5%	-1.3%	0.0%	-1.3%	0.0%	-1.1%	
2035	-1.3%	-1.3%	0.0%	-1.3%	-1.3%	-5.1%	0.0%	-7.4%	-2.6%	-1.3%	0.0%	-1.3%	0.0%	-1.2%	
2036	-1.3%	-1.3%	0.0%	-1.3%	-1.3%	-5.3%	0.0%	-7.6%	-2.6%	-1.3%	0.0%	-1.3%	0.0%	-1.2%	
2037	-1.4%	-1.4%	0.0%	-1.4%	-1.4%	-5.4%	0.0%	-7.8%	-2.7%	-1.4%	0.0%	-1.4%	0.0%	-1.2%	
2038	-1.4%	-1.4%	0.0%	-1.4%	-1.4%	-5.5%	0.0%	-8.0%	-2.8%	-1.4%	0.0%	-1.4%	0.0%	-1.3%	
2039	-1.4%	-1.4%	0.0%	-1.4%	-1.4%	-5.4%	0.0%	-7.7%	-2.7%	-1.4%	0.0%	-1.4%	0.0%	-1.2%	
2040	-1.3%	-1.3%	0.0%	-1.3%	-1.3%	-5.3%	0.0%	-7.5%	-2.6%	-1.3%	0.0%	-1.3%	0.0%	-1.2%	
2041	-1.3%	-1.3%	0.0%	-1.3%	-1.3%	-5.1%	0.0%	-7.3%	-2.6%	-1.3%	0.0%	-1.3%	0.0%	-1.2%	
2042	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
2043	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
2044	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Total	-1.4%	-0.9%	0.0%	-1.4%	-1.4%	-5.6%	0.0%	-7.7%	-2.8%	-1.4%	0.0%	-1.4%	0.0%	-1.3%	



## Impact to Taxing Districts - Mid Option

FYE	General Government								Education				TOTAL
	LINCOLN COUNTY GENERAL	LINCOLN COUNTY ANIMAL SVC	LINCOLN COUNTY EXTENSION	LINCOLN COUNTY TRANSPORT	PORT OF NEWPORT	CITY OF NEWPORT	PACIFIC COMMUNITIES HEALTH	SUBTOTAL	LINCOLN COUNTY SCHOOL	OR COAST COM COLLEGE	LINN-BENTON ESD	SUBTOTAL	
2014	-	-	-	-	-	-	-	-	-	-	-	-	-
2015	-	-	-	-	-	-	-	-	-	-	-	-	-
2016	(60,961)	(2,378)	(975)	(2,105)	(1,316)	(120,915)	(7,836)	(196,486)	(106,117)	(3,798)	(6,591)	(116,505)	(312,991)
2017	(88,930)	(3,469)	(1,422)	(3,071)	(1,920)	(176,390)	(11,431)	(286,633)	(154,802)	(5,540)	(9,614)	(169,957)	(456,590)
2018	(118,157)	(4,609)	(1,890)	(4,081)	(2,552)	(234,362)	(15,188)	(380,838)	(205,680)	(7,361)	(12,774)	(225,815)	(606,653)
2019	(148,700)	(5,800)	(2,378)	(5,136)	(3,211)	(294,943)	(19,113)	(479,281)	(258,846)	(9,264)	(16,076)	(284,187)	(763,468)
2020	(180,617)	(7,045)	(2,888)	(6,238)	(3,900)	(358,250)	(23,216)	(582,154)	(314,405)	(11,253)	(19,527)	(345,185)	(927,339)
2021	(213,971)	(8,346)	(3,422)	(7,390)	(4,621)	(424,406)	(27,503)	(689,657)	(372,464)	(13,330)	(23,133)	(408,928)	(1,098,585)
2022	(248,825)	(9,705)	(3,979)	(8,594)	(5,373)	(493,538)	(31,983)	(801,998)	(433,136)	(15,502)	(26,901)	(475,539)	(1,277,537)
2023	(285,248)	(11,126)	(4,562)	(9,851)	(6,160)	(565,782)	(36,665)	(919,393)	(496,539)	(17,771)	(30,839)	(545,149)	(1,464,542)
2024	(323,310)	(12,610)	(5,170)	(11,166)	(6,982)	(641,277)	(41,557)	(1,042,072)	(562,794)	(20,142)	(34,954)	(617,890)	(1,659,962)
2025	(363,084)	(14,162)	(5,806)	(12,540)	(7,841)	(720,169)	(46,670)	(1,170,271)	(632,031)	(22,620)	(39,254)	(693,905)	(1,864,176)
2026	(404,648)	(15,783)	(6,471)	(13,975)	(8,738)	(802,611)	(52,012)	(1,304,239)	(704,383)	(25,210)	(43,748)	(773,340)	(2,077,579)
2027	(448,084)	(17,477)	(7,166)	(15,475)	(9,676)	(888,763)	(57,595)	(1,444,236)	(779,991)	(27,916)	(48,444)	(856,351)	(2,300,587)
2028	(493,473)	(19,248)	(7,892)	(17,043)	(10,656)	(978,792)	(63,430)	(1,590,532)	(859,002)	(30,744)	(53,351)	(943,096)	(2,533,628)
2029	(540,905)	(21,098)	(8,650)	(18,681)	(11,680)	(1,072,872)	(69,526)	(1,743,412)	(941,568)	(33,699)	(58,479)	(1,033,745)	(2,777,157)
2030	(590,471)	(23,031)	(9,443)	(20,393)	(12,751)	(1,171,186)	(75,897)	(1,903,171)	(1,027,849)	(36,787)	(63,838)	(1,128,474)	(3,031,645)
2031	(598,798)	(23,356)	(9,576)	(20,680)	(12,931)	(1,187,701)	(76,968)	(1,930,009)	(1,042,344)	(37,305)	(64,738)	(1,144,387)	(3,074,396)
2032	(612,330)	(23,884)	(9,792)	(21,148)	(13,223)	(1,214,541)	(78,707)	(1,973,624)	(1,065,899)	(38,148)	(66,201)	(1,170,248)	(3,143,872)
2033	(626,471)	(24,435)	(10,018)	(21,636)	(13,528)	(1,242,590)	(80,525)	(2,019,202)	(1,090,515)	(39,029)	(67,730)	(1,197,274)	(3,216,476)
2034	(641,248)	(25,011)	(10,255)	(22,146)	(13,847)	(1,271,900)	(82,424)	(2,066,832)	(1,116,238)	(39,950)	(69,327)	(1,225,515)	(3,292,347)
2035	(656,690)	(25,614)	(10,502)	(22,680)	(14,181)	(1,302,529)	(84,409)	(2,116,604)	(1,143,118)	(40,912)	(70,997)	(1,255,027)	(3,371,631)
2036	(672,827)	(26,243)	(10,760)	(23,237)	(14,529)	(1,334,536)	(86,483)	(2,168,616)	(1,171,209)	(41,917)	(72,741)	(1,285,867)	(3,454,483)
2037	-	-	-	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	(8,317,748)	(324,430)	(133,017)	(287,266)	(179,616)	(16,498,053)	(1,069,138)	(26,809,260)	(14,478,930)	(518,198)	(899,257)	(15,896,384)	(42,705,644)

## Notes:

Foregone revenue for the School District does not have a direct impact on school funding, as funding is equalized at the State level.

This table only shows the annual impacts from the proposed new URD, and does not show impacts for the existing South Beach URD, which is scheduled to close in FYE 2027, releasing an estimated \$2,861,064 of annual TIF revenue back to the overlapping taxing districts. SBURD TIF estimates are taken from Minor Amendment Ten to the South Beach Urban Renewal District Plan, prepared in August 2013 by the City of Newport.

Newport Urban Renewal Impact on Taxing Districts, Percent of Total Tax Revenue (medium scenario)

FYE	General Government										Education				
	LINCOLN COUNTY GENERAL	LINCOLN COUNTY ANIMAL SVC	A-LINCOLN COUNTY SOLID WASTE	LINCOLN COUNTY EXTENSION	LINCOLN COUNTY TRANSPORT	PORT OF NEWPORT	PORT OF NEWPORT (GO)	CITY OF NEWPORT	PACIFIC COMMUNITIE S HEALTH	LINCOLN COUNTY SCHOOL	A-LINCOLN COUNTY SCHOOL (GO)	OR COAST COM COLLEGE (GO)	A-OR CST COM COLLEGE (GO)	LINN-BENTON ESD	
2014	-2.1%	0.0%	0.0%	-2.1%	-2.1%	-8.1%	0.0%	-10.5%	-4.1%	-2.1%	0.0%	-2.1%	0.0%	-1.9%	
2015	-2.1%	0.0%	0.0%	-2.1%	-2.1%	-8.0%	0.0%	-10.4%	-4.0%	-2.1%	0.0%	-2.1%	0.0%	-1.8%	
2016	-2.3%	-0.3%	0.0%	-2.4%	-2.3%	-9.0%	0.0%	-11.8%	-4.6%	-2.3%	0.0%	-2.3%	0.0%	-2.1%	
2017	-2.4%	-0.4%	0.0%	-2.4%	-2.4%	-9.4%	0.0%	-12.3%	-4.7%	-2.4%	0.0%	-2.4%	0.0%	-2.2%	
2018	-2.5%	-0.5%	0.0%	-2.5%	-2.5%	-9.7%	0.0%	-12.8%	-4.9%	-2.5%	0.0%	-2.5%	0.0%	-2.2%	
2019	-2.6%	-0.6%	0.0%	-2.6%	-2.6%	-10.0%	0.0%	-13.3%	-5.0%	-2.6%	0.0%	-2.6%	0.0%	-2.3%	
2020	-2.8%	-0.7%	0.0%	-2.7%	-2.8%	-10.8%	0.0%	-14.3%	-5.4%	-2.8%	0.0%	-2.8%	0.0%	-2.5%	
2021	-2.8%	-0.8%	0.0%	-2.8%	-2.8%	-11.1%	0.0%	-14.7%	-5.5%	-2.8%	0.0%	-2.8%	0.0%	-2.5%	
2022	-2.9%	-0.9%	0.0%	-2.9%	-2.9%	-11.4%	0.0%	-15.0%	-5.7%	-2.9%	0.0%	-2.9%	0.0%	-2.6%	
2023	-2.9%	-1.0%	0.0%	-2.9%	-3.0%	-11.6%	0.0%	-15.4%	-5.8%	-2.9%	0.0%	-2.9%	0.0%	-2.6%	
2024	-3.0%	-1.1%	0.0%	-3.0%	-3.0%	-11.8%	0.0%	-15.7%	-5.9%	-3.0%	0.0%	-3.0%	0.0%	-2.7%	
2025	-3.1%	-1.2%	0.0%	-3.0%	-3.1%	-12.0%	0.0%	-16.1%	-6.0%	-3.1%	0.0%	-3.1%	0.0%	-2.7%	
2026	-3.1%	-1.2%	0.0%	-3.1%	-3.1%	-12.2%	0.0%	-16.4%	-6.1%	-3.1%	0.0%	-3.1%	0.0%	-2.8%	
2027	-3.2%	-1.3%	0.0%	-3.1%	-3.2%	-12.4%	0.0%	-16.6%	-6.2%	-3.2%	0.0%	-3.2%	0.0%	-2.8%	
2028	-1.4%	-1.4%	0.0%	-1.4%	-1.4%	-5.4%	0.0%	-7.8%	-2.7%	-1.4%	0.0%	-1.4%	0.0%	-1.2%	
2029	-1.5%	-1.5%	0.0%	-1.5%	-1.5%	-5.7%	0.0%	-8.2%	-2.9%	-1.5%	0.0%	-1.5%	0.0%	-1.3%	
2030	-1.5%	-1.5%	0.0%	-1.5%	-1.5%	-6.0%	0.0%	-8.6%	-3.0%	-1.5%	0.0%	-1.5%	0.0%	-1.4%	
2031	-1.5%	-1.5%	0.0%	-1.5%	-1.5%	-5.8%	0.0%	-8.3%	-2.9%	-1.5%	0.0%	-1.5%	0.0%	-1.3%	
2032	-1.4%	-1.4%	0.0%	-1.4%	-1.4%	-5.7%	0.0%	-8.1%	-2.8%	-1.4%	0.0%	-1.4%	0.0%	-1.3%	
2033	-1.4%	-1.4%	0.0%	-1.4%	-1.4%	-5.6%	0.0%	-8.0%	-2.8%	-1.4%	0.0%	-1.4%	0.0%	-1.3%	
2034	-1.4%	-1.4%	0.0%	-1.4%	-1.4%	-5.4%	0.0%	-7.8%	-2.7%	-1.4%	0.0%	-1.4%	0.0%	-1.2%	
2035	-1.4%	-1.4%	0.0%	-1.4%	-1.4%	-5.3%	0.0%	-7.7%	-2.7%	-1.4%	0.0%	-1.4%	0.0%	-1.2%	
2036	-1.3%	-1.3%	0.0%	-1.3%	-1.3%	-5.2%	0.0%	-7.5%	-2.6%	-1.3%	0.0%	-1.3%	0.0%	-1.2%	
2037	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
2038	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
2039	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
2040	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
2041	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
2042	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
2043	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
2044	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Total	-1.2%	-0.7%	0.0%	-1.2%	-1.2%	-4.9%	0.0%	-6.6%	-2.4%	-1.2%	0.0%	-1.2%	0.0%	-1.1%	

## Impact to Taxing Districts - Large Option

FYE	General Government								Education				TOTAL
	LINCOLN COUNTY GENERAL	LINCOLN COUNTY ANIMAL SVC	LINCOLN COUNTY EXTENSION	LINCOLN COUNTY TRANSPORT	PORT OF NEWPORT	CITY OF NEWPORT	PACIFIC COMMUNITIES HEALTH	SUBTOTAL	LINCOLN COUNTY SCHOOL	OR COAST COM COLLEGE	LINN-BENTON ESD	SUBTOTAL	
2014	-	-	-	-	-	-	-	-	-	-	-	-	-
2015	-	-	-	-	-	-	-	-	-	-	-	-	-
2016	(79,599)	(3,105)	(1,273)	(2,749)	(1,719)	(157,884)	(10,231)	(256,560)	(138,561)	(4,959)	(8,606)	(152,126)	(408,686)
2017	(117,403)	(4,579)	(1,877)	(4,055)	(2,535)	(232,865)	(15,091)	(378,405)	(204,366)	(7,314)	(12,693)	(224,373)	(602,778)
2018	(156,907)	(6,120)	(2,509)	(5,419)	(3,388)	(311,221)	(20,168)	(505,733)	(273,132)	(9,775)	(16,964)	(299,872)	(805,605)
2019	(198,189)	(7,730)	(3,169)	(6,845)	(4,280)	(393,104)	(25,475)	(638,792)	(344,994)	(12,347)	(21,427)	(378,768)	(1,017,560)
2020	(241,329)	(9,413)	(3,859)	(8,335)	(5,211)	(478,671)	(31,020)	(777,838)	(420,088)	(15,035)	(26,091)	(461,214)	(1,239,052)
2021	(286,410)	(11,171)	(4,580)	(9,892)	(6,185)	(568,088)	(36,814)	(923,141)	(498,562)	(17,844)	(30,965)	(547,370)	(1,470,511)
2022	(333,520)	(13,009)	(5,334)	(11,519)	(7,202)	(661,529)	(42,870)	(1,074,982)	(580,568)	(20,778)	(36,058)	(637,404)	(1,712,386)
2023	(382,750)	(14,929)	(6,121)	(13,219)	(8,265)	(759,175)	(49,198)	(1,233,656)	(666,263)	(23,846)	(41,380)	(731,489)	(1,965,145)
2024	(434,195)	(16,935)	(6,944)	(14,996)	(9,376)	(861,215)	(55,810)	(1,399,471)	(755,815)	(27,051)	(46,942)	(829,807)	(2,229,278)
2025	(487,955)	(19,032)	(7,803)	(16,852)	(10,537)	(967,847)	(62,720)	(1,572,747)	(849,397)	(30,400)	(52,754)	(932,551)	(2,505,298)
2026	(544,134)	(21,224)	(8,702)	(18,793)	(11,750)	(1,079,277)	(69,941)	(1,753,821)	(947,189)	(33,900)	(58,828)	(1,039,917)	(2,793,738)
2027	(602,842)	(23,513)	(9,641)	(20,820)	(13,018)	(1,195,722)	(77,487)	(1,943,043)	(1,049,383)	(37,557)	(65,175)	(1,152,116)	(3,095,159)
2028	(664,191)	(25,906)	(10,622)	(22,939)	(14,343)	(1,317,407)	(85,373)	(2,140,780)	(1,156,175)	(41,379)	(71,808)	(1,269,363)	(3,410,143)
2029	(728,301)	(28,407)	(11,647)	(25,153)	(15,727)	(1,444,567)	(93,614)	(2,347,415)	(1,267,773)	(45,374)	(78,739)	(1,391,886)	(3,739,301)
2030	(795,296)	(31,020)	(12,718)	(27,467)	(17,174)	(1,577,450)	(102,225)	(2,563,349)	(1,384,393)	(49,547)	(85,982)	(1,519,922)	(4,083,271)
2031	(865,305)	(33,751)	(13,838)	(29,885)	(18,686)	(1,716,313)	(111,224)	(2,789,000)	(1,506,261)	(53,909)	(93,551)	(1,653,721)	(4,442,721)
2032	(938,465)	(36,604)	(15,008)	(32,411)	(20,265)	(1,861,424)	(120,628)	(3,024,805)	(1,633,613)	(58,467)	(101,460)	(1,793,540)	(4,818,345)
2033	(911,076)	(35,536)	(14,570)	(31,465)	(19,674)	(1,807,097)	(117,107)	(2,936,524)	(1,585,934)	(56,761)	(98,499)	(1,741,194)	(4,677,718)
2034	(931,049)	(36,315)	(14,889)	(32,155)	(20,105)	(1,846,713)	(119,674)	(3,000,901)	(1,620,702)	(58,005)	(100,658)	(1,779,365)	(4,780,266)
2035	(951,921)	(37,129)	(15,223)	(32,876)	(20,556)	(1,888,112)	(122,357)	(3,068,174)	(1,657,035)	(59,305)	(102,915)	(1,819,255)	(4,887,429)
2036	(973,732)	(37,980)	(15,572)	(33,629)	(21,027)	(1,931,374)	(125,161)	(3,138,474)	(1,695,002)	(60,664)	(105,273)	(1,860,939)	(4,999,413)
2037	(996,525)	(38,869)	(15,936)	(34,417)	(21,519)	(1,976,583)	(128,090)	(3,211,938)	(1,734,678)	(62,084)	(107,737)	(1,904,499)	(5,116,437)
2038	-	-	-	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	(12,621,094)	(492,277)	(201,835)	(435,891)	(272,542)	(25,033,638)	(1,622,278)	(40,679,549)	(21,969,884)	(786,301)	(1,364,505)	(24,120,691)	(64,800,240)

## Notes:

Foregone revenue for the School District does not have a direct impact on school funding, as funding is equalized at the State level.

This table only shows the annual impacts from the proposed new URD, and does not show impacts for the existing South Beach URD, which is scheduled to close in FYE 2027, releasing an estimated \$2,861,064 of annual TIF revenue back to the overlapping taxing districts. SBURD TIF estimates are taken from Minor Amendment Ten to the South Beach Urban Renewal District Plan, prepared in August 2013 by the City of Newport.



Newport Urban Renewal Impact on Taxing Districts, Percent of Total Tax Revenue (large scenario)

FYE	General Government										Education				
	LINCOLN COUNTY GENERAL	LINCOLN COUNTY ANIMAL SVC	A-LINCOLN CO SOLID WASTE	LINCOLN COUNTY EXTENSION	LINCOLN COUNTY TRANSPORT	PORT OF NEWPORT	PORT OF NEWPORT (GO)	CITY OF NEWPORT	PACIFIC COMMUNITIE S HEALTH	LINCOLN COUNTY SCHOOL	A-LINCOLN CO SCHOOL (GO)	OR COAST COM COLLEGE	A-OR CST COM COLLEGE (GO)	LINN-BENTON ESD	
2014	-2.1%	0.0%	0.0%	-2.1%	-2.1%	-8.1%	0.0%	-10.5%	-4.1%	-2.1%	0.0%	-2.1%	0.0%	-1.9%	
2015	-2.1%	0.0%	0.0%	-2.1%	-2.1%	-8.0%	0.0%	-10.4%	-4.0%	-2.1%	0.0%	-2.1%	0.0%	-1.8%	
2016	-2.4%	-0.4%	0.0%	-2.4%	-2.4%	-9.4%	0.0%	-12.3%	-4.4%	-2.4%	0.0%	-2.4%	0.0%	-2.2%	
2017	-2.5%	-0.5%	0.0%	-2.6%	-2.5%	-9.9%	0.0%	-13.1%	-4.5%	-2.5%	0.0%	-2.5%	0.0%	-2.3%	
2018	-2.7%	-0.7%	0.0%	-2.7%	-2.7%	-10.4%	0.0%	-13.8%	-4.6%	-2.7%	0.0%	-2.7%	0.0%	-2.4%	
2019	-2.8%	-0.8%	0.0%	-2.8%	-2.8%	-10.8%	0.0%	-14.4%	-4.7%	-2.8%	0.0%	-2.8%	0.0%	-2.5%	
2020	-3.0%	-1.0%	0.0%	-3.0%	-3.0%	-11.8%	0.0%	-15.6%	-5.0%	-3.0%	0.0%	-3.0%	0.0%	-2.7%	
2021	-3.1%	-1.1%	0.0%	-3.1%	-3.1%	-12.2%	0.0%	-16.2%	-5.1%	-3.1%	0.0%	-3.1%	0.0%	-2.8%	
2022	-3.2%	-1.2%	0.0%	-3.2%	-3.2%	-12.6%	0.0%	-16.8%	-5.1%	-3.2%	0.0%	-3.2%	0.0%	-2.9%	
2023	-3.3%	-1.3%	0.0%	-3.3%	-3.3%	-12.9%	0.0%	-17.3%	-5.2%	-3.3%	0.0%	-3.3%	0.0%	-2.9%	
2024	-3.4%	-1.5%	0.0%	-3.4%	-3.4%	-13.3%	0.0%	-17.8%	-5.3%	-3.4%	0.0%	-3.4%	0.0%	-3.0%	
2025	-3.5%	-1.6%	0.0%	-3.4%	-3.5%	-13.6%	0.0%	-18.3%	-5.3%	-3.5%	0.0%	-3.5%	0.0%	-3.1%	
2026	-3.5%	-1.7%	0.0%	-3.5%	-3.5%	-13.9%	0.0%	-18.8%	-5.4%	-3.5%	0.0%	-3.5%	0.0%	-3.2%	
2027	-3.6%	-1.8%	0.0%	-3.6%	-3.6%	-14.2%	0.0%	-19.2%	-5.5%	-3.6%	0.0%	-3.6%	0.0%	-3.2%	
2028	-1.9%	-1.9%	0.0%	-1.9%	-1.9%	-7.3%	0.0%	-10.5%	-2.0%	-1.9%	0.0%	-1.9%	0.0%	-1.7%	
2029	-2.0%	-2.0%	0.0%	-2.0%	-2.0%	-7.7%	0.0%	-11.0%	-2.1%	-2.0%	0.0%	-2.0%	0.0%	-1.8%	
2030	-2.1%	-2.1%	0.0%	-2.1%	-2.1%	-8.0%	0.0%	-11.5%	-2.2%	-2.1%	0.0%	-2.1%	0.0%	-1.8%	
2031	-2.1%	-2.1%	0.0%	-2.1%	-2.1%	-8.4%	0.0%	-12.0%	-2.2%	-2.1%	0.0%	-2.1%	0.0%	-1.9%	
2032	-2.2%	-2.2%	0.0%	-2.2%	-2.2%	-8.7%	0.0%	-12.5%	-2.3%	-2.2%	0.0%	-2.2%	0.0%	-2.0%	
2033	-2.1%	-2.1%	0.0%	-2.1%	-2.1%	-8.1%	0.0%	-11.6%	-2.4%	-2.1%	0.0%	-2.1%	0.0%	-1.8%	
2034	-2.0%	-2.0%	0.0%	-2.0%	-2.0%	-7.9%	0.0%	-11.3%	-2.5%	-2.0%	0.0%	-2.0%	0.0%	-1.8%	
2035	-2.0%	-2.0%	0.0%	-2.0%	-2.0%	-7.7%	0.0%	-11.1%	-2.6%	-2.0%	0.0%	-2.0%	0.0%	-1.8%	
2036	-1.9%	-1.9%	0.0%	-1.9%	-1.9%	-7.6%	0.0%	-10.9%	-2.6%	-1.9%	0.0%	-1.9%	0.0%	-1.7%	
2037	-1.9%	-1.9%	0.0%	-1.9%	-1.9%	-7.4%	0.0%	-10.6%	-2.7%	-1.9%	0.0%	-1.9%	0.0%	-1.7%	
2038	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-2.8%	0.0%	0.0%	0.0%	0.0%	0.0%	
2039	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-2.7%	0.0%	0.0%	0.0%	0.0%	0.0%	
2040	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-2.6%	0.0%	0.0%	0.0%	0.0%	0.0%	
2041	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-2.6%	0.0%	0.0%	0.0%	0.0%	0.0%	
2042	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
2043	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
2044	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Total	-1.6%	-1.0%	0.0%	-1.6%	-1.6%	-6.2%	0.0%	-8.6%	-2.8%	-1.6%	0.0%	-1.6%	0.0%	-1.4%	

Example 1 : Tax Revenue Projections  
Lincoln County (General)

General Government A-LINC CO General

FYE	Growth Rate	Assessed Value	Tax Rate	Tax Revenue		
				Gross	Adjustments*	Net
2014	4.50%	\$ 6,781,928,457	2.8202	\$ 19,126,395	7%	\$ 17,787,547
2015	4.50%	\$ 7,087,115,238	2.8202	\$ 19,987,082	7%	\$ 18,587,986
2016	4.50%	\$ 7,406,035,424	2.8202	\$ 20,886,501	7%	\$ 19,424,446
2017	4.50%	\$ 7,739,307,018	2.8202	\$ 21,826,394	7%	\$ 20,298,546
2018	4.50%	\$ 8,087,575,834	2.8202	\$ 22,808,581	7%	\$ 21,211,980
2019	4.50%	\$ 8,451,516,747	2.8202	\$ 23,834,968	7%	\$ 22,166,520
2020	4.50%	\$ 8,831,835,001	2.8202	\$ 24,907,541	7%	\$ 23,164,013
2021	4.50%	\$ 9,229,267,576	2.8202	\$ 26,028,380	7%	\$ 24,206,393
2022	4.50%	\$ 9,644,584,617	2.8202	\$ 27,199,658	7%	\$ 25,295,682
2023	4.50%	\$ 10,078,590,925	2.8202	\$ 28,423,642	7%	\$ 26,433,987
2024	4.50%	\$ 10,532,127,517	2.8202	\$ 29,702,706	7%	\$ 27,623,517
2025	4.50%	\$ 11,006,073,255	2.8202	\$ 31,039,328	7%	\$ 28,866,575
2026	4.50%	\$ 11,501,346,551	2.8202	\$ 32,436,098	7%	\$ 30,165,571
2027	4.50%	\$ 12,018,907,146	2.8202	\$ 33,895,722	7%	\$ 31,523,021
2028	4.50%	\$ 12,559,757,968	2.8202	\$ 35,421,029	7%	\$ 32,941,557
2029	4.50%	\$ 13,124,947,077	2.8202	\$ 37,014,976	7%	\$ 34,423,928
2030	4.50%	\$ 13,715,569,695	2.8202	\$ 38,680,650	7%	\$ 35,973,005
2031	4.50%	\$ 14,332,770,331	2.8202	\$ 40,421,279	7%	\$ 37,591,789
2032	4.50%	\$ 14,977,744,996	2.8202	\$ 42,240,236	7%	\$ 39,283,419
2033	4.50%	\$ 15,651,743,521	2.8202	\$ 44,141,047	7%	\$ 41,051,174
2034	4.50%	\$ 16,356,071,979	2.8202	\$ 46,127,394	7%	\$ 42,898,476
2035	4.50%	\$ 17,092,095,218	2.8202	\$ 48,203,127	7%	\$ 44,828,908
2036	4.50%	\$ 17,861,239,503	2.8202	\$ 50,372,268	7%	\$ 46,846,209
2037	4.50%	\$ 18,664,995,281	2.8202	\$ 52,639,020	7%	\$ 48,954,289
2038	4.50%	\$ 19,504,920,069	2.8202	\$ 55,007,776	7%	\$ 51,157,232
2039	4.50%	\$ 20,382,641,472	2.8202	\$ 57,483,125	7%	\$ 53,459,306
2040	4.50%	\$ 21,299,860,338	2.8202	\$ 60,069,866	7%	\$ 55,864,975
2041	4.50%	\$ 22,258,354,053	2.8202	\$ 62,773,010	7%	\$ 58,378,899
2042	4.50%	\$ 23,259,979,985	2.8202	\$ 65,597,796	7%	\$ 61,005,950
2043	4.50%	\$ 24,306,679,084	2.8202	\$ 68,549,696	7%	\$ 63,751,217
2044	4.50%	\$ 25,400,479,643	2.8202	\$ 71,634,433	7%	\$ 66,620,023

\*Reductions from discounts, delinquencies, compression, and rate truncation.

Example 1: Impact to Annual Tax Revenue  
Lincoln County (General)

**General Government A-LINC CO General**

**1. Small Scenario**

FYE	Revenue before urban renewal	Foregone from Newport Urban Renewal			Revenue after urban renewal	Percent Difference
		South Beach	New URA	Total Foregone		
2014	\$17,787,547	-\$372,504	\$0	-\$372,504	\$17,415,043	-2.1%
2015	\$18,587,986	-\$383,680	\$0	-\$383,680	\$18,204,306	-2.1%
2016	\$19,424,446	-\$395,190	-\$37,206	-\$432,396	\$18,992,050	-2.2%
2017	\$20,298,546	-\$407,046	-\$56,146	-\$463,192	\$19,835,354	-2.3%
2018	\$21,211,980	-\$419,257	-\$75,939	-\$495,196	\$20,716,784	-2.3%
2019	\$22,166,520	-\$431,835	-\$96,623	-\$528,458	\$21,638,062	-2.4%
2020	\$23,164,013	-\$470,612	-\$118,237	-\$588,849	\$22,575,164	-2.5%
2021	\$24,206,393	-\$484,730	-\$140,824	-\$625,554	\$23,580,839	-2.6%
2022	\$25,295,682	-\$499,272	-\$164,428	-\$663,700	\$24,631,982	-2.6%
2023	\$26,433,987	-\$514,250	-\$189,094	-\$703,344	\$25,730,643	-2.7%
2024	\$27,623,517	-\$529,678	-\$214,869	-\$744,547	\$26,878,970	-2.7%
2025	\$28,866,575	-\$545,568	-\$241,806	-\$787,374	\$28,079,201	-2.7%
2026	\$30,165,571	-\$561,935	-\$269,953	-\$831,888	\$29,333,683	-2.8%
2027	\$31,523,021	-\$578,793	-\$299,368	-\$878,161	\$30,644,860	-2.8%
2028	\$32,941,557	\$0	-\$330,105	-\$330,105	\$32,611,452	-1.0%
2029	\$34,423,928	\$0	-\$362,227	-\$362,227	\$34,061,701	-1.1%
2030	\$35,973,005	\$0	-\$395,793	-\$395,793	\$35,577,212	-1.1%
2031	\$37,591,789	\$0	-\$430,871	-\$430,871	\$37,160,918	-1.1%
2032	\$39,283,419	\$0	-\$467,526	-\$467,526	\$38,815,893	-1.2%
2033	\$41,051,174	\$0	-\$505,832	-\$505,832	\$40,545,342	-1.2%
2034	\$42,898,476	\$0	-\$545,861	-\$545,861	\$42,352,615	-1.3%
2035	\$44,828,908	\$0	-\$587,690	-\$587,690	\$44,241,218	-1.3%
2036	\$46,846,209	\$0	-\$631,403	-\$631,403	\$46,214,806	-1.3%
2037	\$48,954,289	\$0	-\$677,083	-\$677,083	\$48,277,206	-1.4%
2038	\$51,157,232	\$0	-\$724,818	-\$724,818	\$50,432,414	-1.4%
2039	\$53,459,306	\$0	-\$737,082	-\$737,082	\$52,722,224	-1.4%
2040	\$55,864,975	\$0	-\$750,114	-\$750,114	\$55,114,861	-1.3%
2041	\$58,378,899	\$0	-\$763,732	-\$763,732	\$57,615,167	-1.3%
2042	\$61,005,950	\$0	\$0	\$0	\$61,005,950	0.0%
2043	\$63,751,217	\$0	\$0	\$0	\$63,751,217	0.0%
2044	\$66,620,023	\$0	\$0	\$0	\$66,620,023	0.0%
Total	\$1,151,786,140	-\$6,594,350	-\$9,814,630	-\$16,408,980	\$1,135,377,160	-1.4%

Notes:

1. Revenue before urban renewal - Neport\_URA\_Revenue\_Projections\_2015\_01\_08.xlsx
2. South Beach foregone revenue - Page 17 of SBURP Amendment 11 Final.pdf
3. New URA foregone revenue - Newport URA TIF Model (Small, Medium, Large), March 2014

Example 1: Impact to Annual Tax Revenue  
Lincoln County (General)

General Government A-LINC CO General

2. Medium Scenario

FYE	Revenue before urban renewal	Foregone from Newport Urban Renewal			Revenue after urban renewal	Percent Difference
		South Beach	New URA	Total Foregone		
2014	\$17,787,547	-\$372,504	\$0	-\$372,504	\$17,415,043	-2.1%
2015	\$18,587,986	-\$383,680	\$0	-\$383,680	\$18,204,306	-2.1%
2016	\$19,424,446	-\$395,190	-\$56,694	-\$451,884	\$18,972,562	-2.3%
2017	\$20,298,546	-\$407,046	-\$82,705	-\$489,751	\$19,808,795	-2.4%
2018	\$21,211,980	-\$419,257	-\$109,886	-\$529,143	\$20,682,837	-2.5%
2019	\$22,166,520	-\$431,835	-\$138,291	-\$570,126	\$21,596,394	-2.6%
2020	\$23,164,013	-\$470,612	-\$167,974	-\$638,586	\$22,525,427	-2.8%
2021	\$24,206,393	-\$484,730	-\$198,993	-\$683,723	\$23,522,670	-2.8%
2022	\$25,295,682	-\$499,272	-\$231,407	-\$730,679	\$24,565,003	-2.9%
2023	\$26,433,987	-\$514,250	-\$265,281	-\$779,531	\$25,654,456	-2.9%
2024	\$27,623,517	-\$529,678	-\$300,678	-\$830,356	\$26,793,161	-3.0%
2025	\$28,866,575	-\$545,568	-\$337,668	-\$883,236	\$27,983,339	-3.1%
2026	\$30,165,571	-\$561,935	-\$376,323	-\$938,258	\$29,227,313	-3.1%
2027	\$31,523,021	-\$578,793	-\$416,718	-\$995,511	\$30,527,510	-3.2%
2028	\$32,941,557	\$0	-\$458,930	-\$458,930	\$32,482,627	-1.4%
2029	\$34,423,928	\$0	-\$503,042	-\$503,042	\$33,920,886	-1.5%
2030	\$35,973,005	\$0	-\$549,138	-\$549,138	\$35,423,867	-1.5%
2031	\$37,591,789	\$0	-\$556,882	-\$556,882	\$37,034,907	-1.5%
2032	\$39,283,419	\$0	-\$569,467	-\$569,467	\$38,713,952	-1.4%
2033	\$41,051,174	\$0	-\$582,618	-\$582,618	\$40,468,556	-1.4%
2034	\$42,898,476	\$0	-\$596,361	-\$596,361	\$42,302,115	-1.4%
2035	\$44,828,908	\$0	-\$610,722	-\$610,722	\$44,218,186	-1.4%
2036	\$46,846,209	\$0	-\$625,729	-\$625,729	\$46,220,480	-1.3%
2037	\$48,954,289	\$0	\$0	\$0	\$48,954,289	0.0%
2038	\$51,157,232	\$0	\$0	\$0	\$51,157,232	0.0%
2039	\$53,459,306	\$0	\$0	\$0	\$53,459,306	0.0%
2040	\$55,864,975	\$0	\$0	\$0	\$55,864,975	0.0%
2041	\$58,378,899	\$0	\$0	\$0	\$58,378,899	0.0%
2042	\$61,005,950	\$0	\$0	\$0	\$61,005,950	0.0%
2043	\$63,751,217	\$0	\$0	\$0	\$63,751,217	0.0%
2044	\$66,620,023	\$0	\$0	\$0	\$66,620,023	0.0%
Total	\$1,151,786,140	-\$6,594,350	-\$7,735,507	-\$14,329,857	\$1,137,456,283	-1.2%

Notes:

1. Revenue before urban renewal - Neport\_URA\_Revenue\_Projections\_2015\_01\_08.xlsx
2. South Beach foregone revenue - Page 17 of SBURP Amendment 11 Final.pdf
3. New URA foregone revenue - Newport URA TIF Model (Small, Medium, Large), March 2014



Example 1: Impact to Annual Tax Revenue  
Lincoln County (General)

General Government A-LINC CO General

3. Large Scenario

FYE	Revenue before urban renewal	Foregone from Newport Urban Renewal			Revenue after urban renewal	Percent Difference
		South Beach	New URA	Total Foregone		
2014	\$17,787,547	-\$372,504	\$0	-\$372,504	\$17,415,043	-2.1%
2015	\$18,587,986	-\$383,680	\$0	-\$383,680	\$18,204,306	-2.1%
2016	\$19,424,446	-\$395,190	-\$74,027	-\$469,217	\$18,955,229	-2.4%
2017	\$20,298,546	-\$407,046	-\$109,185	-\$516,231	\$19,782,315	-2.5%
2018	\$21,211,980	-\$419,257	-\$145,924	-\$565,181	\$20,646,799	-2.7%
2019	\$22,166,520	-\$431,835	-\$184,316	-\$616,151	\$21,550,369	-2.8%
2020	\$23,164,013	-\$470,612	-\$224,436	-\$695,048	\$22,468,965	-3.0%
2021	\$24,206,393	-\$484,730	-\$266,361	-\$751,091	\$23,455,302	-3.1%
2022	\$25,295,682	-\$499,272	-\$310,174	-\$809,446	\$24,486,236	-3.2%
2023	\$26,433,987	-\$514,250	-\$355,958	-\$870,208	\$25,563,779	-3.3%
2024	\$27,623,517	-\$529,678	-\$403,801	-\$933,479	\$26,690,038	-3.4%
2025	\$28,866,575	-\$545,568	-\$453,798	-\$999,366	\$27,867,209	-3.5%
2026	\$30,165,571	-\$561,935	-\$506,045	-\$1,067,980	\$29,097,591	-3.5%
2027	\$31,523,021	-\$578,793	-\$560,643	-\$1,139,436	\$30,383,585	-3.6%
2028	\$32,941,557	\$0	-\$617,698	-\$617,698	\$32,323,859	-1.9%
2029	\$34,423,928	\$0	-\$677,320	-\$677,320	\$33,746,608	-2.0%
2030	\$35,973,005	\$0	-\$739,625	-\$739,625	\$35,233,380	-2.1%
2031	\$37,591,789	\$0	-\$804,734	-\$804,734	\$36,787,055	-2.1%
2032	\$39,283,419	\$0	-\$872,772	-\$872,772	\$38,410,647	-2.2%
2033	\$41,051,174	\$0	-\$847,301	-\$847,301	\$40,203,873	-2.1%
2034	\$42,898,476	\$0	-\$865,876	-\$865,876	\$42,032,600	-2.0%
2035	\$44,828,908	\$0	-\$885,287	-\$885,287	\$43,943,621	-2.0%
2036	\$46,846,209	\$0	-\$905,571	-\$905,571	\$45,940,638	-1.9%
2037	\$48,954,289	\$0	-\$926,768	-\$926,768	\$48,027,521	-1.9%
2038	\$51,157,232	\$0	\$0	\$0	\$51,157,232	0.0%
2039	\$53,459,306	\$0	\$0	\$0	\$53,459,306	0.0%
2040	\$55,864,975	\$0	\$0	\$0	\$55,864,975	0.0%
2041	\$58,378,899	\$0	\$0	\$0	\$58,378,899	0.0%
2042	\$61,005,950	\$0	\$0	\$0	\$61,005,950	0.0%
2043	\$63,751,217	\$0	\$0	\$0	\$63,751,217	0.0%
2044	\$66,620,023	\$0	\$0	\$0	\$66,620,023	0.0%
Total	\$1,151,786,140	-\$6,594,350	-\$11,737,620	-\$18,331,970	\$1,133,454,170	-1.6%

Notes:

1. Revenue before urban renewal - Neport\_URA\_Revenue\_Projections\_2015\_01\_08.xlsx
2. South Beach foregone revenue - Page 17 of SBURP Amendment 11 Final.pdf
3. New URA foregone revenue - Newport URA TIF Model (Small, Medium, Large), March 2014

# Example 2 : Tax Revenue Projections City of Newport

## General Government City of Newport

FYE	Growth Rate	Assessed Value	Tax Rate	Tax Revenue		
				Gross	Adjustments*	Net
2014	4.50%	\$ 1,207,747,440	5.5938	\$ 6,755,898	7%	\$ 6,282,985
2015	4.50%	\$ 1,262,096,075	5.5938	\$ 7,059,913	7%	\$ 6,565,719
2016	4.50%	\$ 1,318,890,398	5.5938	\$ 7,377,609	7%	\$ 6,861,176
2017	4.50%	\$ 1,378,240,466	5.5938	\$ 7,709,602	7%	\$ 7,169,930
2018	4.50%	\$ 1,440,261,287	5.5938	\$ 8,056,534	7%	\$ 7,492,577
2019	4.50%	\$ 1,505,073,045	5.5938	\$ 8,419,078	7%	\$ 7,829,743
2020	4.50%	\$ 1,572,801,332	5.5938	\$ 8,797,936	7%	\$ 8,182,080
2021	4.50%	\$ 1,643,577,392	5.5938	\$ 9,193,843	7%	\$ 8,550,274
2022	4.50%	\$ 1,717,538,375	5.5938	\$ 9,607,566	7%	\$ 8,935,036
2023	4.50%	\$ 1,794,827,602	5.5938	\$ 10,039,907	7%	\$ 9,337,114
2024	4.50%	\$ 1,875,594,844	5.5938	\$ 10,491,702	7%	\$ 9,757,283
2025	4.50%	\$ 1,959,996,612	5.5938	\$ 10,963,829	7%	\$ 10,196,361
2026	4.50%	\$ 2,048,196,460	5.5938	\$ 11,457,201	7%	\$ 10,655,197
2027	4.50%	\$ 2,140,365,301	5.5938	\$ 11,972,775	7%	\$ 11,134,681
2028	4.50%	\$ 2,236,681,740	5.5938	\$ 12,511,550	7%	\$ 11,635,742
2029	4.50%	\$ 2,337,332,418	5.5938	\$ 13,074,570	7%	\$ 12,159,350
2030	4.50%	\$ 2,442,512,377	5.5938	\$ 13,662,926	7%	\$ 12,706,521
2031	4.50%	\$ 2,552,425,434	5.5938	\$ 14,277,757	7%	\$ 13,278,314
2032	4.50%	\$ 2,667,284,579	5.5938	\$ 14,920,256	7%	\$ 13,875,838
2033	4.50%	\$ 2,787,312,385	5.5938	\$ 15,591,668	7%	\$ 14,500,251
2034	4.50%	\$ 2,912,741,442	5.5938	\$ 16,293,293	7%	\$ 15,152,762
2035	4.50%	\$ 3,043,814,807	5.5938	\$ 17,026,491	7%	\$ 15,834,637
2036	4.50%	\$ 3,180,786,473	5.5938	\$ 17,792,683	7%	\$ 16,547,195
2037	4.50%	\$ 3,323,921,864	5.5938	\$ 18,593,354	7%	\$ 17,291,819
2038	4.50%	\$ 3,473,498,348	5.5938	\$ 19,430,055	7%	\$ 18,069,951
2039	4.50%	\$ 3,629,805,774	5.5938	\$ 20,304,408	7%	\$ 18,883,099
2040	4.50%	\$ 3,793,147,034	5.5938	\$ 21,218,106	7%	\$ 19,732,839
2041	4.50%	\$ 3,963,838,651	5.5938	\$ 22,172,921	7%	\$ 20,620,817
2042	4.50%	\$ 4,142,211,390	5.5938	\$ 23,170,702	7%	\$ 21,548,753
2043	4.50%	\$ 4,328,610,903	5.5938	\$ 24,213,384	7%	\$ 22,518,447
2044	4.50%	\$ 4,523,398,394	5.5938	\$ 25,302,986	7%	\$ 23,531,777

\*Reductions from discounts, delinquencies, compression, and rate truncation.

Total Assessed Value on Roll

\$ 1,207,747,440.00

Total Assessed Value to Calculate

\$ 1,087,148,290.00

Example 2: Impact to Annual Tax Revenue  
City of Newport

**General Government City of Newport**

**1. Small Scenario**

FYE	Revenue before urban	Foregone from Newport Urban Renewal			Revenue after urban	Percent Difference
		South Beach	New URA	Total Foregone		
2014	\$6,282,985	-\$659,871	\$0	-\$659,871	\$5,623,114	-10.5%
2015	\$6,565,719	-\$679,667	\$0	-\$679,667	\$5,886,052	-10.4%
2016	\$6,861,176	-\$700,057	-\$73,796	-\$773,853	\$6,087,323	-11.3%
2017	\$7,169,930	-\$721,058	-\$111,365	-\$832,423	\$6,337,507	-11.6%
2018	\$7,492,577	-\$742,690	-\$150,623	-\$893,313	\$6,599,264	-11.9%
2019	\$7,829,743	-\$764,971	-\$191,649	-\$956,620	\$6,873,123	-12.2%
2020	\$8,182,080	-\$834,446	-\$234,521	-\$1,068,967	\$7,113,113	-13.1%
2021	\$8,550,274	-\$859,480	-\$279,323	-\$1,138,803	\$7,411,471	-13.3%
2022	\$8,935,036	-\$885,264	-\$326,140	-\$1,211,404	\$7,723,632	-13.6%
2023	\$9,337,114	-\$911,822	-\$375,063	-\$1,286,885	\$8,050,229	-13.8%
2024	\$9,757,283	-\$939,177	-\$426,188	-\$1,365,365	\$8,391,918	-14.0%
2025	\$10,196,361	-\$967,352	-\$479,615	-\$1,446,967	\$8,749,394	-14.2%
2026	\$10,655,197	-\$996,372	-\$535,446	-\$1,531,818	\$9,123,379	-14.4%
2027	\$11,134,681	-\$1,026,264	-\$593,788	-\$1,620,052	\$9,514,629	-14.5%
2028	\$11,635,742	\$0	-\$654,756	-\$654,756	\$10,980,986	-5.6%
2029	\$12,159,350	\$0	-\$718,468	-\$718,468	\$11,440,882	-5.9%
2030	\$12,706,521	\$0	-\$785,046	-\$785,046	\$11,921,475	-6.2%
2031	\$13,278,314	\$0	-\$854,622	-\$854,622	\$12,423,692	-6.4%
2032	\$13,875,838	\$0	-\$927,327	-\$927,327	\$12,948,511	-6.7%
2033	\$14,500,251	\$0	-\$1,003,304	-\$1,003,304	\$13,496,947	-6.9%
2034	\$15,152,762	\$0	-\$1,082,701	-\$1,082,701	\$14,070,061	-7.1%
2035	\$15,834,637	\$0	-\$1,165,670	-\$1,165,670	\$14,668,967	-7.4%
2036	\$16,547,195	\$0	-\$1,252,373	-\$1,252,373	\$15,294,822	-7.6%
2037	\$17,291,819	\$0	-\$1,342,978	-\$1,342,978	\$15,948,841	-7.8%
2038	\$18,069,951	\$0	-\$1,437,660	-\$1,437,660	\$16,632,291	-8.0%
2039	\$18,883,099	\$0	-\$1,461,983	-\$1,461,983	\$17,421,116	-7.7%
2040	\$19,732,839	\$0	-\$1,487,833	-\$1,487,833	\$18,245,006	-7.5%
2041	\$20,620,817	\$0	-\$1,514,844	-\$1,514,844	\$19,105,973	-7.3%
2042	\$21,548,753	\$0	\$0	\$0	\$21,548,753	0.0%
2043	\$22,518,447	\$0	\$0	\$0	\$22,518,447	0.0%
2044	\$23,531,777	\$0	\$0	\$0	\$23,531,777	0.0%
Total	\$406,838,268	-\$11,688,491	-\$19,467,082	-\$31,155,573	\$375,682,695	-7.7%

Notes:

1. Revenue before urban renewal - Newport\_URA\_Revenue\_Projections\_2015\_01\_08.xlsx
2. South Beach foregone revenue - Page 17 of SBURP Amendment 11 Final.pdf
3. New URA foregone revenue - Newport URA TIF Model (Small, Medium, Large), March 2014

Example 2: Impact to Annual Tax Revenue  
City of Newport

General Government City of Newport

2. Medium Scenario

FYE	Revenue before urban renewal	Foregone from Newport Urban Renewal			Revenue after urban renewal	Percent Difference
		South Beach	New URA	Total Foregone		
2014	\$6,282,985	-\$659,871	\$0	-\$659,871	\$5,623,114	-10.5%
2015	\$6,565,719	-\$679,667	\$0	-\$679,667	\$5,886,052	-10.4%
2016	\$6,861,176	-\$700,057	-\$112,451	-\$812,508	\$6,048,668	-11.8%
2017	\$7,169,930	-\$721,058	-\$164,043	-\$885,101	\$6,284,829	-12.3%
2018	\$7,492,577	-\$742,690	-\$217,957	-\$960,647	\$6,531,930	-12.8%
2019	\$7,829,743	-\$764,971	-\$274,297	-\$1,039,268	\$6,790,475	-13.3%
2020	\$8,182,080	-\$834,446	-\$333,173	-\$1,167,619	\$7,014,461	-14.3%
2021	\$8,550,274	-\$859,480	-\$394,698	-\$1,254,178	\$7,296,096	-14.7%
2022	\$8,935,036	-\$885,264	-\$458,990	-\$1,344,254	\$7,590,782	-15.0%
2023	\$9,337,114	-\$911,822	-\$526,177	-\$1,437,999	\$7,899,115	-15.4%
2024	\$9,757,283	-\$939,177	-\$596,388	-\$1,535,565	\$8,221,718	-15.7%
2025	\$10,196,361	-\$967,352	-\$669,757	-\$1,637,109	\$8,559,252	-16.1%
2026	\$10,655,197	-\$996,372	-\$746,428	-\$1,742,800	\$8,912,397	-16.4%
2027	\$11,134,681	-\$1,026,264	-\$826,550	-\$1,852,814	\$9,281,867	-16.6%
2028	\$11,635,742	\$0	-\$910,277	-\$910,277	\$10,725,465	-7.8%
2029	\$12,159,350	\$0	-\$997,771	-\$997,771	\$11,161,579	-8.2%
2030	\$12,706,521	\$0	-\$1,089,203	-\$1,089,203	\$11,617,318	-8.6%
2031	\$13,278,314	\$0	-\$1,104,562	-\$1,104,562	\$12,173,752	-8.3%
2032	\$13,875,838	\$0	-\$1,129,523	-\$1,129,523	\$12,746,315	-8.1%
2033	\$14,500,251	\$0	-\$1,155,609	-\$1,155,609	\$13,344,642	-8.0%
2034	\$15,152,762	\$0	-\$1,182,867	-\$1,182,867	\$13,969,895	-7.8%
2035	\$15,834,637	\$0	-\$1,211,352	-\$1,211,352	\$14,623,285	-7.7%
2036	\$16,547,195	\$0	-\$1,241,118	-\$1,241,118	\$15,306,077	-7.5%
2037	\$17,291,819	\$0	\$0	\$0	\$17,291,819	0.0%
2038	\$18,069,951	\$0	\$0	\$0	\$18,069,951	0.0%
2039	\$18,883,099	\$0	\$0	\$0	\$18,883,099	0.0%
2040	\$19,732,839	\$0	\$0	\$0	\$19,732,839	0.0%
2041	\$20,620,817	\$0	\$0	\$0	\$20,620,817	0.0%
2042	\$21,548,753	\$0	\$0	\$0	\$21,548,753	0.0%
2043	\$22,518,447	\$0	\$0	\$0	\$22,518,447	0.0%
2044	\$23,531,777	\$0	\$0	\$0	\$23,531,777	0.0%
Total	\$406,838,268	-\$11,688,491	-\$15,343,191	-\$27,031,682	\$379,806,586	-6.6%

Notes:

1. Revenue before urban renewal - Newport\_URA\_Revenue\_Projections\_2015\_01\_08.xlsx
2. South Beach foregone revenue - Page 17 of SBURP Amendment 11 Final.pdf
3. New URA foregone revenue - Newport URA TIF Model (Small, Medium, Large), March 2014



Example 2: Impact to Annual Tax Revenue  
City of Newport

General Government City of Newport

3. Large Scenario

FYE	Revenue before urban	Foregone from Newport Urban Renewal			Revenue after urban renewal	Percent Difference
		South Beach	New URA	Total Foregone		
2014	\$6,282,985	-\$659,871	\$0	-\$659,871	\$5,623,114	-10.5%
2015	\$6,565,719	-\$679,667	\$0	-\$679,667	\$5,886,052	-10.4%
2016	\$6,861,176	-\$700,057	-\$146,832	-\$846,889	\$6,014,287	-12.3%
2017	\$7,169,930	-\$721,058	-\$216,564	-\$937,622	\$6,232,308	-13.1%
2018	\$7,492,577	-\$742,690	-\$289,436	-\$1,032,126	\$6,460,451	-13.8%
2019	\$7,829,743	-\$764,971	-\$365,587	-\$1,130,558	\$6,699,185	-14.4%
2020	\$8,182,080	-\$834,446	-\$445,164	-\$1,279,610	\$6,902,470	-15.6%
2021	\$8,550,274	-\$859,480	-\$528,322	-\$1,387,802	\$7,162,472	-16.2%
2022	\$8,935,036	-\$885,264	-\$615,222	-\$1,500,486	\$7,434,550	-16.8%
2023	\$9,337,114	-\$911,822	-\$706,033	-\$1,617,855	\$7,719,259	-17.3%
2024	\$9,757,283	-\$939,177	-\$800,930	-\$1,740,107	\$8,017,176	-17.8%
2025	\$10,196,361	-\$967,352	-\$900,098	-\$1,867,450	\$8,328,911	-18.3%
2026	\$10,655,197	-\$996,372	-\$1,003,728	-\$2,000,100	\$8,655,097	-18.8%
2027	\$11,134,681	-\$1,026,264	-\$1,112,021	-\$2,138,285	\$8,996,396	-19.2%
2028	\$11,635,742	\$0	-\$1,225,189	-\$1,225,189	\$10,410,553	-10.5%
2029	\$12,159,350	\$0	-\$1,343,447	-\$1,343,447	\$10,815,903	-11.0%
2030	\$12,706,521	\$0	-\$1,467,029	-\$1,467,029	\$11,239,492	-11.5%
2031	\$13,278,314	\$0	-\$1,596,171	-\$1,596,171	\$11,682,143	-12.0%
2032	\$13,875,838	\$0	-\$1,731,124	-\$1,731,124	\$12,144,714	-12.5%
2033	\$14,500,251	\$0	-\$1,680,600	-\$1,680,600	\$12,819,651	-11.6%
2034	\$15,152,762	\$0	-\$1,717,443	-\$1,717,443	\$13,435,319	-11.3%
2035	\$15,834,637	\$0	-\$1,755,944	-\$1,755,944	\$14,078,693	-11.1%
2036	\$16,547,195	\$0	-\$1,796,178	-\$1,796,178	\$14,751,017	-10.9%
2037	\$17,291,819	\$0	-\$1,838,222	-\$1,838,222	\$15,453,597	-10.6%
2038	\$18,069,951	\$0	\$0	\$0	\$18,069,951	0.0%
2039	\$18,883,099	\$0	\$0	\$0	\$18,883,099	0.0%
2040	\$19,732,839	\$0	\$0	\$0	\$19,732,839	0.0%
2041	\$20,620,817	\$0	\$0	\$0	\$20,620,817	0.0%
2042	\$21,548,753	\$0	\$0	\$0	\$21,548,753	0.0%
2043	\$22,518,447	\$0	\$0	\$0	\$22,518,447	0.0%
2044	\$23,531,777	\$0	\$0	\$0	\$23,531,777	0.0%
Total	\$406,838,268	-\$11,688,491	-\$23,281,284	-\$34,969,775	\$371,868,493	-8.6%

Notes:

1. Revenue before urban renewal - Neport\_URA\_Revenue\_Projections\_2015\_01\_08.xlsx
2. South Beach foregone revenue - Page 17 of SBURP Amendment 11 Final.pdf
3. New URA foregone revenue - Newport URA TIF Model (Small, Medium, Large), March 2014