

Newport Potential Urban Renewal Areas Public Meeting



Public Meeting: Potential Urban Renewal Agenda



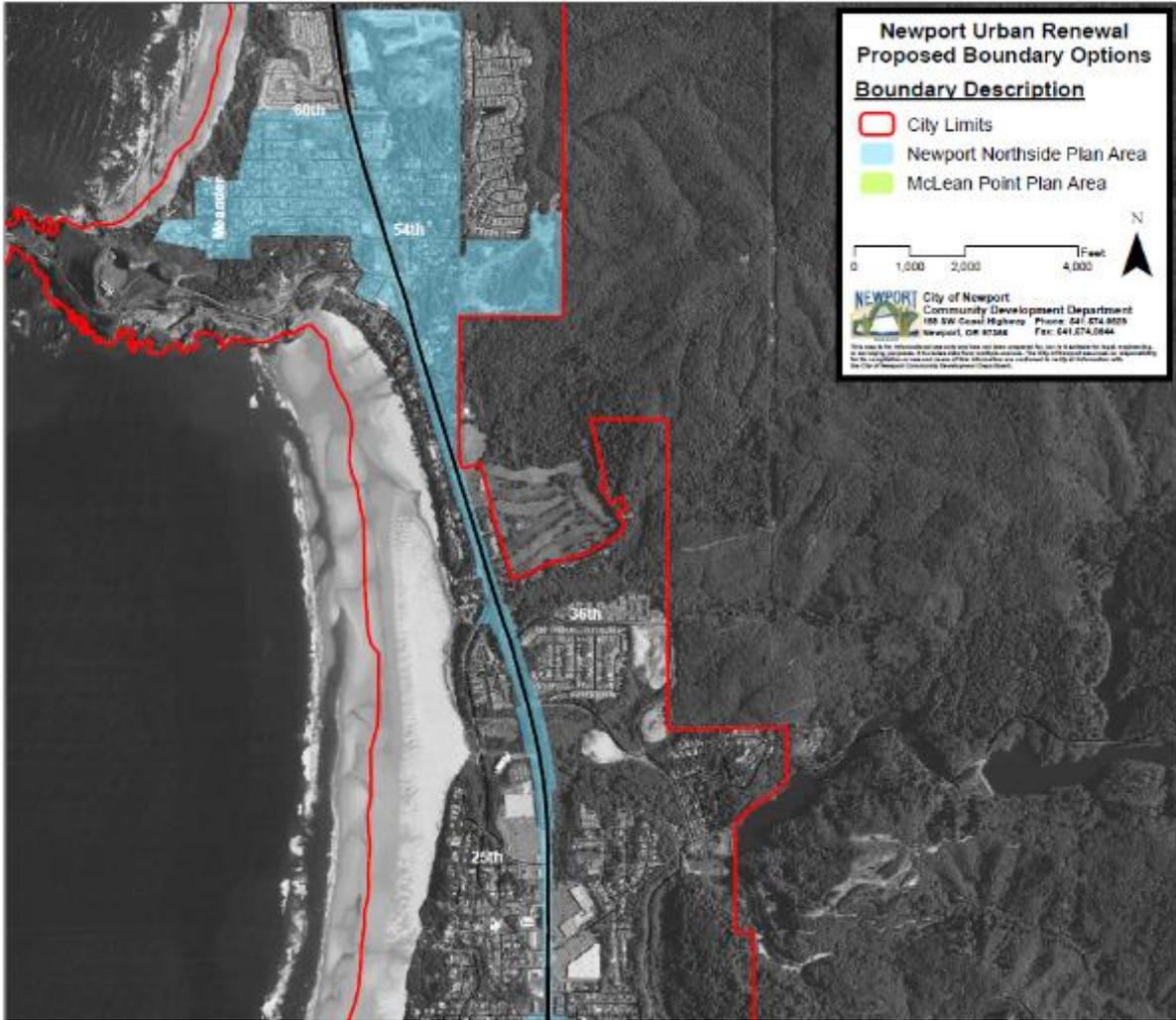
- Background
 - Feasibility Study
 - Resolution 3707 setting sidebars
 - Port Area
- Condensed Urban Renewal Primer: How is tax increment raised? What are the impacts?
- Schedule
- Goals and Objectives/projects

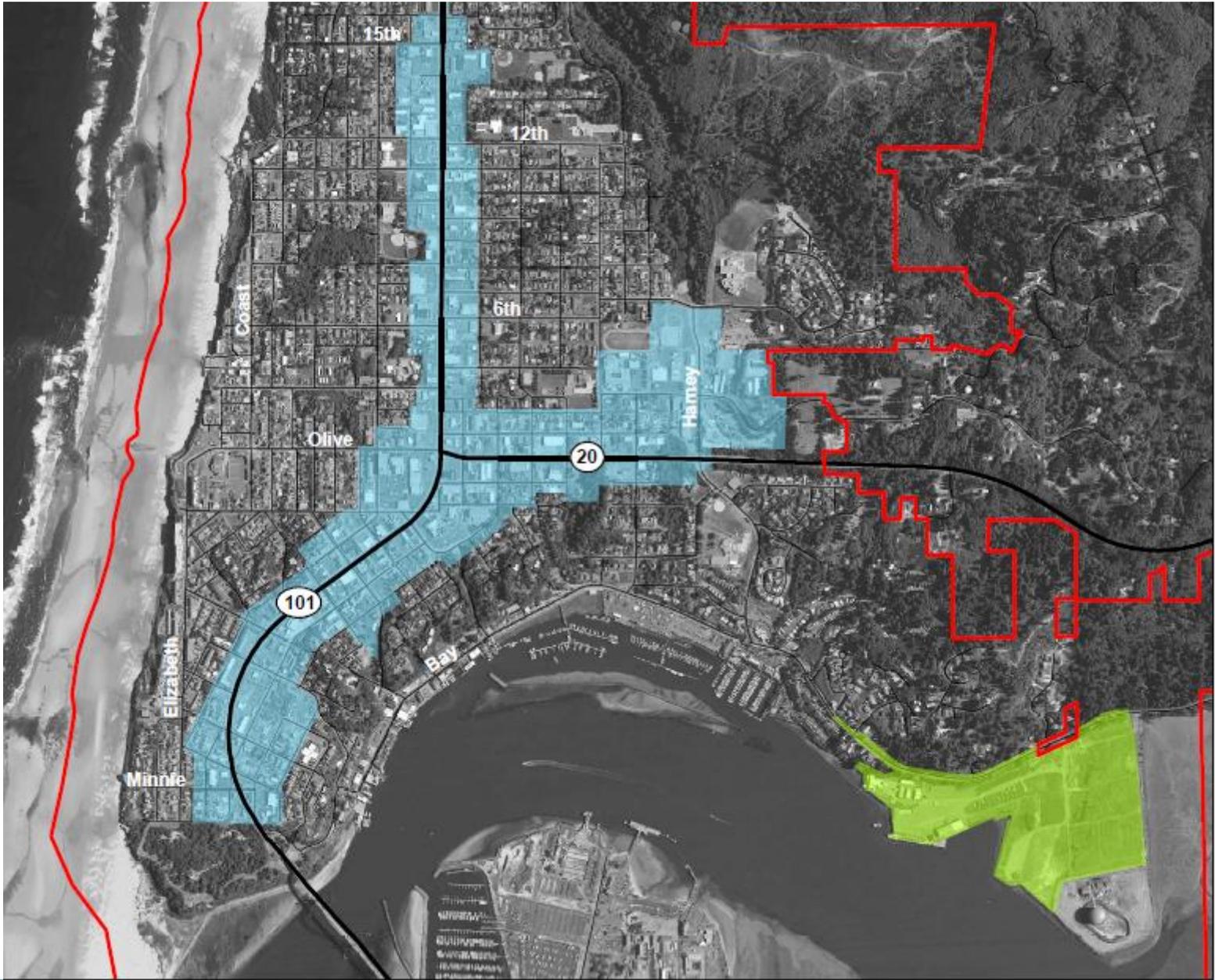
Council Direction



- Feasibility Study a component of the Economic Opportunity Analysis recommendations
- Completed March 2014
- 3 options small, mid and large
- City Council chose Option 3.

- Port Partnership at McLean Point
- Advisory Committee





Resolution 3707



- Project emphasis on those that stimulate economic activity, likely to draw matching funds, consistent with city plans.
- Cost of administering to allow implementation on schedule
- Amendments should include engaging stakeholders.
- Examine opportunity for under-levy
- Maximum level of Maximum Indebtedness should not exceed \$42 million over life of plan(s)

Maximum Indebtedness



- Maximum indebtedness
- Created by looking at financial capacity of a district and the projects that are desired. City Council set a sidebar of \$42 million through life of Plan(s).
 - Can only be changed through a substantial amendment

UR Background



- Used throughout Oregon
- Provides Financing Mechanism to Implement City Plans:

Uses increases in Property Taxes to Fund Projects in Area

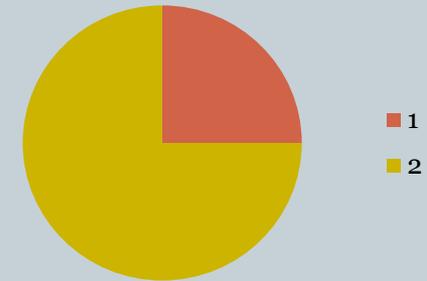
Amount of spending in an urban renewal area is Controlled by Maximum Indebtedness in each Plan

State Limitations on Urban Renewal



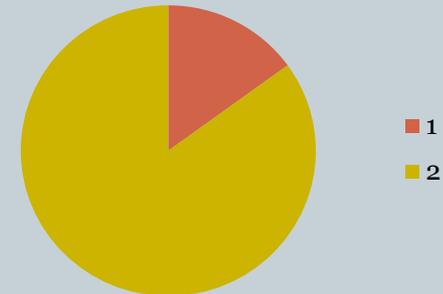
- Population under 50,000

- 25% of Assessed Value of Property in City
- 25% of Acreage of City



- Population over 50,000

- 15% of Assessed Value of Property in City
- 15% of Acreage of City



- Existing Plan limitations:

- Can not be increased in size by more than 20% of original Plan acreage
- Maximum Indebtedness (MI) can not increase by more than 20% of original MI, indexing

AV and Acreage



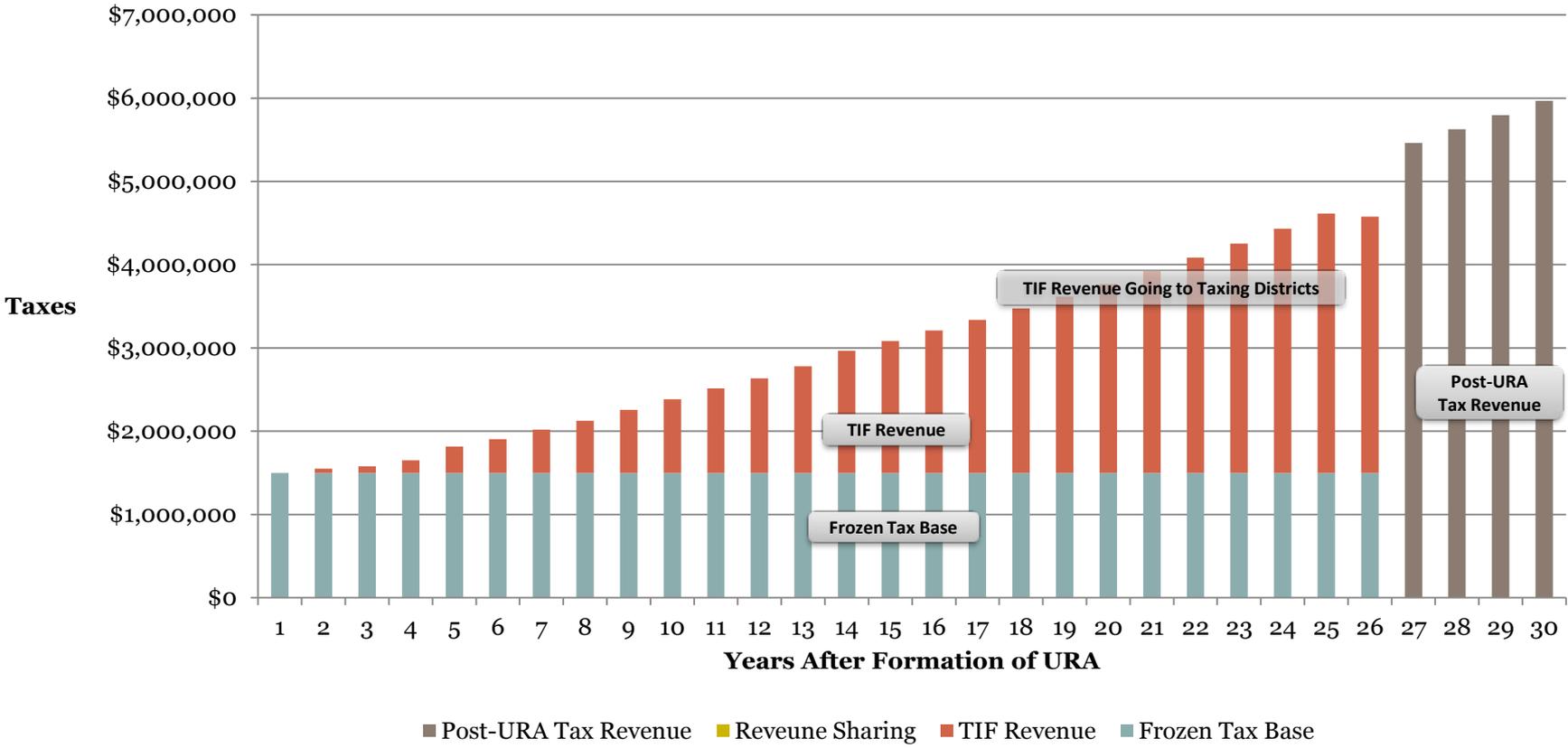
Area	Assessed Value	Acreage	
City	\$1,243,361,351	7,151	
Less SB Increment	\$136,869,617		
Adjusted City total	\$1,106,491,734		
South Beach Frozen Base	\$13,778,500	1.25%	1,169 16.35%
Large Option	< \$260,844,434	23.75%	< 544 7.61%
Port	est. \$1-2M	25.00%	est. 75 1.05%
			25.00%

How Does Financing in Urban Renewal Work?

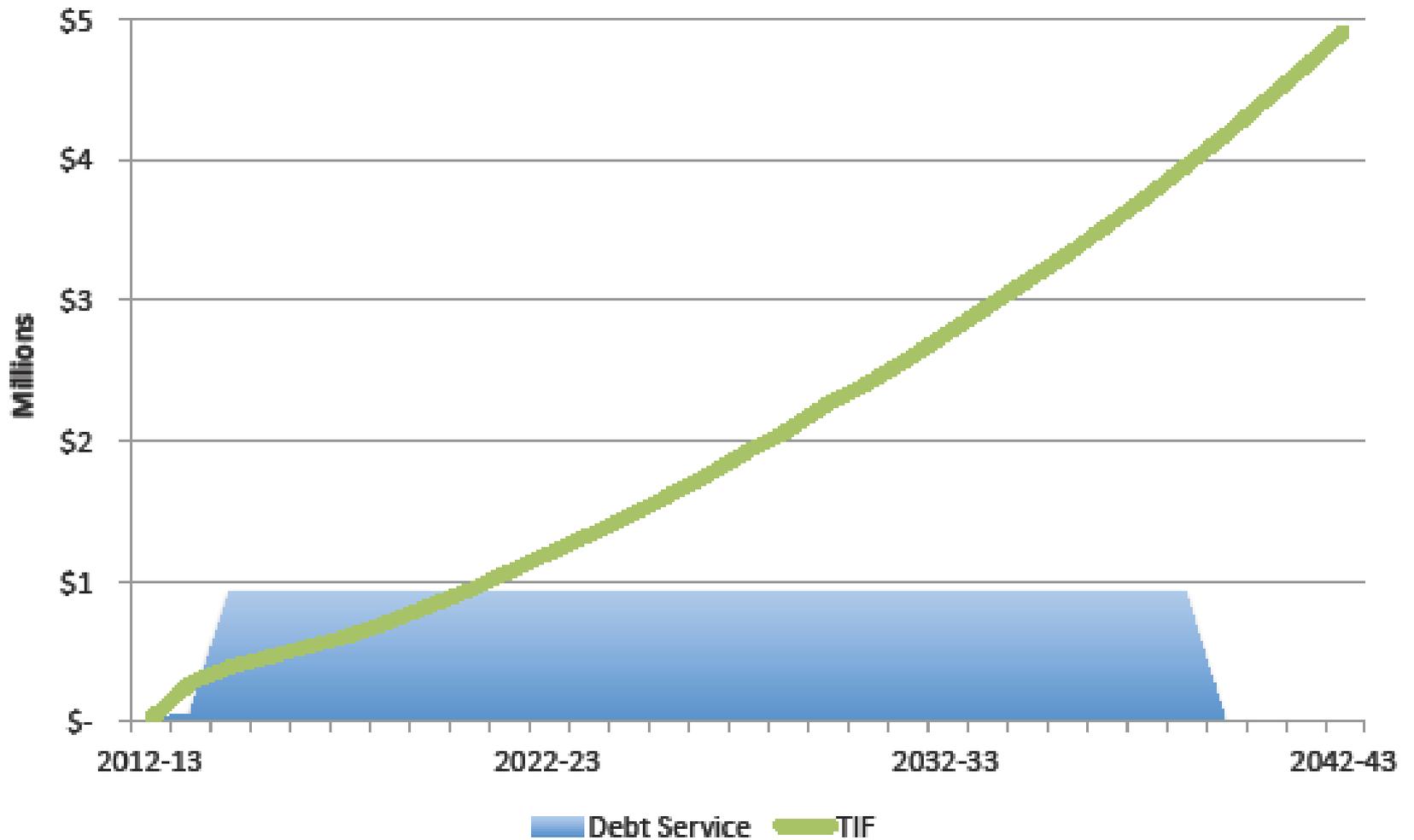


- An area is designated as an urban renewal area
- The tax assessed value of properties within the area is frozen
- Taxes from that “frozen base” go to all taxing jurisdictions
- Increases in taxes over the “frozen base” go to the urban renewal agency for use in the Area

Projected TIF Revenues



Scenario Showing TIF Revenues and Debt Service



Impacts on Taxing Jurisdictions



Communication is Key

- Continue Receiving Taxes on Frozen Base
- Forego taxes on growth in Area
- “But For Urban Renewal”
- Increased Tax Revenues After UR

What is Blight?

- Defined by the State Statute ORS 457, Program to address blighting influences in specifically designated areas
- Generally covers:
 - Underdevelopment or underutilization of property
 - Poor condition of buildings
 - Inadequacy of infrastructure including streets and utilities



How Impacts are Calculated by Assessor



		2015	2016	2016
		Property Value	Property Value	Property Value
		\$100,000	\$103,000	\$103,000
District Name	Perm. Rates			
Lincoln County	2.8202	\$282.02	\$290.48	\$282.02
Animal Service	0.1100	\$11.00	\$11.33	\$11.00
Extension	0.0451	\$4.51	\$4.65	\$4.51
Transportation	0.0974	\$9.74	\$10.03	\$9.74
Port of Newport	0.0609	\$6.09	\$6.27	\$6.09
City of Newport	5.5938	\$559.38	\$576.16	\$559.38
Pacific Communities Health	0.3625	\$36.25	\$37.34	\$36.25
General Gov Sub Total	9.0899			
Lincoln Co School Unit	4.9092	\$490.92	\$505.65	\$490.92
Oregon Coast CC	0.1757	\$17.57	\$18.10	\$17.57
Lincoln-Benton ESD	0.3049	\$30.49	\$31.40	\$30.49
Education Sub Total	5.3898			
Urban Renewal				\$43.44
Total Consolidated Rate	14.4797	\$1,447.97	\$1,491.41	\$1,447.97

Property Tax Bills



- Add all increases in Assessed Value in Area
- Distribute to all Property Tax Bills in City
- Does Not Increase Tax Bills, Just Shows the Division of Taxes
- Bonds, Local Options

	2016	2016
	Property Value	Property Value
	\$103,000	\$103,000
District Name		
Lincoln County	\$290.48	\$282.02
Animal Service	\$11.33	\$11.00
Extension	\$4.65	\$4.51
Transportation	\$10.03	\$9.74
Port of Newport	\$6.27	\$6.09
City of Newport	\$576.16	\$559.38
Pacific Communities		
Health	\$37.34	\$36.25
General Gov Sub		
Total		
Lincoln Co School Unit	\$505.65	\$490.92
Oregon Coast CC	\$18.10	\$17.57
Lincoln-Benton ESD	\$31.40	\$30.49
Education Sub		
Total		
Urban Renewal		\$43.44
Total Consolidated Rate	\$1,491.41	\$1,447.97

What Happens After Urban Renewal?



- Increased value of the Area is returned to the tax rolls and all taxing jurisdictions gain the benefit of increased taxes
- Area of the City has been improved, better serving the citizens of the community

Tax Base Through Life of URA



Newport Northside Plan Goals



Public Involvement

- Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the urban renewal implementation process.

Newport Northside Plan Goals



Economy:

- Create conditions that are attractive to the growth of existing business and attract new businesses to Newport to create new jobs. Provide an adequate number of sites of suitable sizes, types, and locations to accommodate a variety of economic opportunities.

Newport Northside Plan Goals



Housing:

- Support existing and potential new residential neighborhoods through upgrading utility and transportation infrastructure.

Conceptual Projects City Newport Northside Plan



- Agate Beach Improvements
 - Refinement plan, local street ROW improvements, storm drainage, US 101 access and collector upgrades, US 101 water line
- Public Buildings
 - Multi-purpose building (fairgrounds)
- Transportation System Enhancements
 - Couplet, intersection improvements, parking, ROW acquisition, signals

Conceptual Projects Newport Northside Plan



- Economic Development
 - Benches, public art, billboard removal, site prep for reuse, storefront façade program, strategic site acquisition for economic development, street and landscape island enhancements, wayfinding, utility undergrounding

Port UR Plan Goals



PUBLIC INVOLVEMENT

- Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the urban renewal implementation process.

McLean Point Plan Goals



Economy:

- Collaborate with the Port of Newport on the implementation of the Capital Improvement Plan. Create conditions that are attractive to the growth of existing business and attract new businesses to Newport to create new jobs. Provide an adequate number of sites of suitable sizes, types, and locations to accommodate a variety of economic opportunities.

Projects: Review of Project List Update

Project Name	Urban Renewal Share	Total Cost
<u>Newport Northside Urban Renewal Plan</u>		
Infrastructure Refinement Plans		
Downtown Revitalization Plan	\$100,000	\$100,000
Agate Beach Neighborhood Plan	\$100,000	\$100,000
Public Buildings		
Multi-purpose building (includes supporting infrastructure)	\$3,000,000	\$9,000,000
Transportation System Enhancements		
Downtown highway/street upgrades (e.g. couplet, widening, etc.)	\$12,500,000	\$25,000,000
Intersection realignment (e.g. US 101 and NW 6th)	\$2,000,000	\$4,500,000
Local street right-of-way improvements	\$2,000,000	\$3,000,000
Parking improvements	\$750,000	\$1,500,000
Right-of-way acquisition	\$600,000	\$1,200,000
Signal installation or adjustment	\$500,000	\$1,000,000
Storm drainage improvements	\$1,500,000	\$2,000,000
Water line capacity upgrades (e.g. US 101 at Agate Beach)	\$600,000	\$1,200,000
Economic Development		
Benches, public art	\$250,000	\$250,000
Billboard removal	\$500,000	\$500,000
Site prep for reuse (e.g. demolition, lot aggregation, etc.)	\$2,500,000	\$2,500,000
Storefront façade loans/grants	\$1,000,000	\$1,000,000
Strategic site acquisition for economic development	\$5,000,000	\$5,000,000
Street tree and landscape island enhancements	\$250,000	\$250,000
Wayfinding improvements	\$200,000	\$200,000
Utility undergrounding	\$4,000,000	\$8,000,000
<i>Subtotal (Northside Urban Renewal Plan)</i>	<i>\$37,350,000</i>	<i>\$66,300,000</i>
<u>McLean Point Urban Renewal Plan</u>		
Sewer pump station and mains	\$1,000,000	\$3,000,000
Storm drainage	\$500,000	\$1,000,000
Water line extensions/upgrades	\$250,000	\$500,000
Street improvements	\$250,000	\$500,000
<i>Subtotal (McLean Point Plan)</i>	<i>\$2,000,000</i>	<i>\$5,000,000</i>
Total (Both Urban Renewal Plans)	\$39,350,000	\$71,300,000

McLean Point Urban Renewal Area



McLean Point Urban Renewal Plan Goals



Economy

- Collaborate with the Port of Newport on the implementation of its Capital Improvement Plan. Create conditions that are attractive to the growth of existing business and attract new businesses to Newport to create new jobs. Provide an adequate number of sites of suitable sizes, types, and locations to accommodate a variety of economic opportunities.

McLean Point Urban Renewal Plan Goals



Infrastructure

- Assure adequate planning for public facilities to meet the changing needs of the City of Newport urbanizable area. Provide a storm water drainage system, water system, wastewater collection and treatment system with sufficient capacity to meet the present and future needs of the Newport urbanizable area. Provide a safe and efficient multi-modal transportation system consistent with the Transportation System Plan.

Potential Projects McLean Point Urban Renewal Plan



Port of Newport Proposal		
Sewer pump station and mains	\$1,000,000	\$3,000,000
Storm drainage	\$500,000	\$1,000,000
Water line extensions/upgrades	\$250,000	\$500,000
Street improvements	\$250,000	\$500,000

Schedule



- June 29 Meeting 1 Kick off
 - July 14 Meeting 2 Boundary
 - July 27 Meeting 3 Socio Economic Data (Goals/Obj/Projects?)
OPEN HOUSE

 - August 10 Meeting 4 Goals/Obj, Debrief on Open House
 - August 17 Meeting 5 Financials/Draft Plan and Report
 - August 31 Meeting 6 Review Draft
Plan/Report
OPEN HOUSE
- Sept 7/8 URA Meeting
Sept 14 Planning Commission
Sept 21 City Council
Effective Oct 21. First Increment FY 16/17



Elaine Howard
Office: 503.206.7060
Cell: 503.975.3147

elaine@elainehowardconsulting.com