

Tillamook Urban Renewal Agency Annual Report Fiscal Year Ending June 30, 2019



Dutch Mill Diner



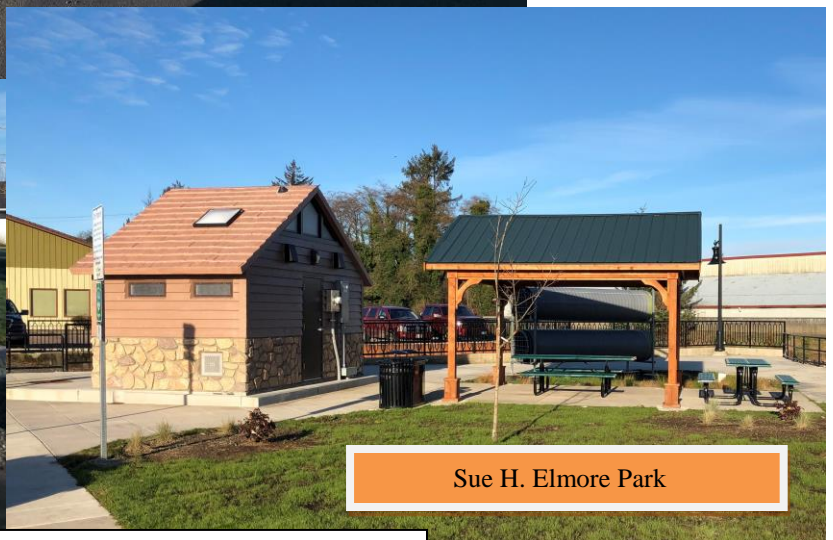
1st Street Sidewalks



12th Street Sidewalks



Meadow Area Sidewalks



Sue H. Elmore Park

This report fulfills the requirements, prescribed in ORS 457.460, for the filing of an annual report detailing the financial activity of an urban renewal area established in Oregon.



**Tillamook Urban Renewal Agency
Annual Report for Fiscal Year ending June 30, 2019**

TABLE OF CONTENTS

Tillamook Urban Renewal Board of Directors	2
History of the Tillamook Urban Renewal Agency	3
History of Plan Amendments	3
Mission Statement	3
Goals and Objectives	4
Funding Mechanism	6
Annual Taxing District Analysis 2018-2019	6
Maximum Indebtedness	7
Proposed Projects	8
Budget History	9
Tax Revenue History	12
District Map	13
Contact Information	14

BOARD OF DIRECTORS

Ruth LaFrance

At Large Position #1 - Term 1/1/2017 - 12/31/2020

Lonnie Jenck

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

Cheryl Davy

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

Suzanne Weber

At Large Position #4 - Term 1/1/2017 - 12/31/2020

Tom Connaughton

At Large Position #5 - Term 1/1/2017 – 12/31/2020

Doug Henson

City Councilor Position #1 - Term 1/1/2019 – 12/31/2019

Brian Reynolds

City Councilor Position #2 - Term 1/1/2019 – 12/31/2019

2019 Board Officers:

Chairman: Cheryl Davy

Vice Chairman: Lonnie Jenck

City Staff:

Paul Wyntergreen

TURA Administrator

Debbi Reeves

TURA Executive Assistant

Tillamook Urban Renewal Agency

Annual Report for Fiscal Year ending June 30, 2019

History of the Tillamook Urban Renewal Agency

In 2006, the Tillamook Urban Renewal Plan was developed in a series of public meetings and public “open house” workshops conducted by a Citizens Advisory Committee (CAC), approved by the City Council. The CAC reviewed and helped develop all aspects of the Urban Renewal Plan and Report. The City Planning Commission and the Tillamook County Commissioners met at different times to review the Plan inclusion of Tillamook land in the plan area. The Tillamook City Council scheduled a public hearing on adoption of this Plan on November 6, 2006. Additional notice for the City Council’s hearing on adoption of the Plan was provided as required by ORS 457.120.

The original Tillamook Urban Renewal Plan was established in October of 2006, with minor amendments in September 2009 and December of 2009. In June 2012, a substantial amendment was completed. Explanations of the amendments are listed below.

History of Plan Amendments

The Plan has gone through two Minor Amendments. The first in September 24, 2009 – Resolution 2009-08, A Resolution Making Minor Amendments to the Tillamook Urban Renewal Agency Plan with word clarifications and word corrections. The second Minor Amendment was in December 16, 2009 – Ordinance #1243, An Ordinance Amending the Tillamook Urban Renewal Agency Plan, Section 800, C, Adding Potential Opportunity Sites for Development/Redevelopment which added eighteen (18) potential opportunity sites; Exhibit 2, Maps #1, #2, #3, #4, #5, #6; and added a History of the Plan Amendments section to the Acknowledgements page.

In February of 2011, Elaine Howard of Elaine Howard Consulting was hired to assist the Agency with a Substantial Amendment to the Plan. The Substantial Amendment was done to add acreage in excess of 1% of the Plan acreage and was approved by Tillamook City Council by Ordinance No. 1267, June 18, 2012. Also amended were Section 200 - Citizen Participation, Section 300 - Boundary Description, Section - 400, Relationship to Local Objectives, Section 600 - Outline of Development, Section 700 - Description of Projects to be Undertaken, Section 1200 - Maximum Indebtedness.

Mission Statement

The mission of the Tillamook City Urban Renewal District is to stabilize and improve property values, thus improving the quality of life for those who live, work, and visit within the area. Elimination of existing blight in commercial, industrial, and/or residential properties will aid in providing positive results.

Goals and Objectives

There are six (6) Goals and Objectives listed in the Plan, which included:

Goal One:

Promote private development to increase the City's economic base:

Objectives:

- *Improve the ratio of profitable business to residential growth within the City and immediate area surrounding the district.*
- *Improve streets, streetscapes, parks, and public buildings and spaces to enhance investment and development of existing commercial areas within the City and district.*
- *Assist property owners in rehabilitating existing buildings and property to accommodate more profitable and alluring commercial businesses.*
- *Increase the number of family wage jobs within the district.*
- *Help create economic vitality by promoting and creating activities and encouraging uses that bring a significant amount of new business activity and new people into the downtown area.*
- *Support and assist in implementing the City's Comprehensive & Town Center Plans.*

Goal Two:

Improve and retain existing profitable businesses.

Objectives:

- *Entice private investments in new development and redevelopment in the commercial area of the district.*
- *Encourage retention and expansion of profitable businesses within the commercial areas of the district.*
- *Support and assist in implementing the City's Comprehensive and Town Center plans.*

Goal Three:

Provide efficient, safe, and effective streets, streetscapes and open spaces.

Objectives:

- *Enhance streetscapes by installing street lighting, street furniture, banners, planters, and other amenities.*
- *Reconstruct existing roadways and sidewalks where needed and in a manner meeting the objectives of the Plan.*
- *Construct new streets to provide connectivity and encourage private investment.*
- *Address and improve pedestrian safety on Main and Pacific Avenues.*
- *Improve pedestrian and bicycle access to and through the renewal area.*
- *Create pedestrian spaces that are attractive areas for residents and employees that stimulate economic activity and enhance livability.*
- *Construct or reconstruct utilities (including electrical, water, sewer, and storm sewer) as necessary to encourage and permit development of private properties and public amenities.*

Goal Four:

Maintain, remodel, and construct public parks and open spaces, public facilities and public safety facilities to maintain and enhance safety in the renewal area and increase public utilization of the renewal area.

Objectives:

- *Evaluate the adequacy of public facilities serving the renewal area.*
- *Repair, improve, or construct new public facilities to enable appropriate service within the renewal area.*
- *Develop convenient, attractive parking facilities close to shopping, entertainment, and business destinations.*
- *Improve or construct public parking facilities to support profitable business and activities in the area.*

Goal Five:

Upgrade and repair existing buildings within the renewal area.

Objectives:

- *Improve the appearance of existing buildings in order to enhance the overall aesthetics of the renewal plan.*
- *Repair and improve existing historical buildings for architectural continuity and a revitalized appearance.*
- *Improve the safety of older buildings in regards to seismic stability, fire safety, building code compliance and accessibility to persons with disabilities by repairing or upgrading existing buildings to current code.*
- *Promote the redevelopment of existing buildings and areas that are inconsistent with the goals and objectives of this Plan in manners that benefit the entire economic development effort and the property owners.*

Goal Six:

Provide for new housing units that collectively reflect a diversity of housing types, occupancy (rental and owner occupied) and income levels in the City.

Objectives:

- *Provide a wide range of housing opportunities to accommodate households at all income levels, including low income, moderate-income, and market rate rental and owner-occupied housing which support prospective residential markets in, adjacent to, and near the area.*
- *Provide assistance to help maintain and assist in the rehabilitation of the stock of existing housing in the renewal area.*
- *Assist in the development of quality housing for a range of household incomes that are representative of the City as a whole.*
- *Rehabilitate existing housing stock.*

Funding Mechanism

The Renewal Agency may borrow money and accept advances, loans, grants, and other forms of financial assistance from the federal government, state, county, city, or other public body, or from any sources public or private, for the purposes of undertaking and carrying out this Plan.

In addition, the Agency may borrow money from, or lend money to, a public entity in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned out, the Agency may promulgate rules and procedures for the methods and conditions of payment of such loans. The funds obtained by the Agency shall be used to pay or repay any costs, expenses, advances, and indebtedness incurred in planning or undertaking project activities or in otherwise exercising any of the powers granted by ORS Chapter 457.

This Plan will be financed, in whole or in part, by tax increment revenues. The ad valorem taxes levied by all taxing districts in which all or a portion of the Tillamook Urban Renewal Area is located shall be divided as provided in Section 1C, Article IX, of the Oregon Constitution and ORS 457.420 to 457.460.

Any indebtedness permitted by law and incurred by the Agency or the City of Tillamook in connection with preplanning for this Plan shall be repaid from tax increment proceeds generated pursuant to this section. The Substantial Amendment completed in June 2012 increased the Maximum Indebtedness (MI) in compliance with state laws.

TURA Annual Taxing District Analysis FY 2018-2019			
District	Taxes with UR	Taxes without UR	UR Taxes Imposed
4-H Extension SD	345,758.76	348,812.25	3,053.49
City of Tillamook	644,334.22	724,537.47	80,203.25
EMCD-911	943,539.86	951,896.78	8,356.92
Fairview Water District	16,302.01	16,896.54	594.53
NW Regional ESD ***	763,969.35	770,799.53	6,830.18
Port Of Tillamook Bay	56,035.72	57,642.82	1,607.10
Tillamook Bay Community College	2,007,870.52	2,019,602.35	11,731.83
Tillamook County	9,163,260.66	9,229,955.32	66,694.66
Tillamook County Transportation District	1,002,166.09	1,011,045.31	8,879.22
Tillamook Fire District	777,897.30	809,034.86	31,137.56
Tillamook School District #9 ***	9,613,160.09	9,840,082.64	226,922.55
Tillamook Soil & Water Conservation Dist	300,671.24	303,322.96	2,651.72
TOTAL	25,634,965.82	26,083,628.83	448,663.01

***Due to the state school funding formula, local schools and ESDs are not directly impacted by Tax Increment Financing. Property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Property taxes foregone because of the use of Tax Increment Financing are replaced as determined by a funding formula at the State level with State School Fund revenues.

Maximum Indebtedness

Because of unforeseen circumstances after the substantial amendment to the Plan in 2012, tax revenue projections have been considerably lower than projections on the included chart. Tax revenue for 2014 was lower than estimated, by approximately 15%. These lower tax revenues are due to anticipated new building projects not coming to fruition and two large property parcels rolling from private property to public property. A comparison of the table below and the table on page 12 of this report show the actual differences in tax revenue for the agency.

With several years of new private construction taking place in the district boundary, Fiscal Year 2018-2019 assessed tax revenue is within \$1,000 of the 2012 projected amount of anticipated revenues.

The Table below reflects the new MI estimates of the Agency, which was included in the 2012 Report on the Plan.

Table 19 – Projected Tax Increment Funds in the Area

Fiscal Year	Total				
Ending	AV	Frozen Base	Increment	Tax Rate	TIF
2012	\$84,199,573	\$60,446,942	\$23,752,631	10.3779	\$246,502
2013	\$88,839,914	\$62,120,813	\$26,719,101	10.3739	\$277,182
2014	\$91,949,309	\$62,120,813	\$29,828,496	10.3708	\$309,345
2015	\$95,167,536	\$62,120,813	\$33,046,723	10.3681	\$342,633
2016	\$98,498,399	\$62,120,813	\$36,377,586	10.3659	\$377,085
2017	\$101,945,843	\$62,120,813	\$39,825,030	10.3639	\$412,743
2018	\$105,513,948	\$62,120,813	\$43,393,135	10.3622	\$449,650
2019	\$109,206,936	\$62,120,813	\$47,086,123	10.3608	\$487,848
2020	\$113,029,178	\$62,120,813	\$50,908,365	10.3595	\$527,383
2021	\$116,985,200	\$62,120,813	\$54,864,387	10.3583	\$568,300
2022	\$121,079,683	\$62,120,813	\$58,958,870	10.3573	\$610,652
2023	\$125,317,473	\$62,120,813	\$63,196,660	10.3563	\$654,486
2024	\$129,703,585	\$62,120,813	\$67,582,772	10.3555	\$699,852
2025	\$134,243,210	\$62,120,813	\$72,122,397	10.3547	\$746,807
2026	\$138,941,723	\$62,120,813	\$76,820,910	10.3540	\$795,407
2027	\$143,804,683	\$62,120,813	\$81,683,870	10.3534	\$845,707
2028	\$148,837,847	\$62,120,813	\$86,717,034	10.3528	\$897,766
2029	\$154,047,170	\$62,120,813	\$91,926,357	10.3523	\$951,648
2030	\$159,438,823	\$62,120,813	\$97,318,010	10.3518	\$1,007,415
2031	\$165,019,182	\$62,120,813	\$102,898,369	10.3513	\$1,065,136
2032	\$170,794,853	\$62,120,813	\$108,674,040	10.3509	\$1,124,876
					\$13,151,921

TURA Proposed Project List

With the Substantial Plan Amendment in June 2012, a new Project list was established and is shown below. The projects will be ongoing throughout the life of the Plan and will be determined in the annual budgeting process of the Agency. The list below is a tool for guiding the Agency in plans for future spending. The highlighted projects have received Agency funding or have been completed by the Agency.

Projects	Project Estimate
3rd Street Project Phase I	\$1,000,000
Administration	\$1,250,000
Technical, Architectural, Zoning	\$100,000
Facades and Signs	\$600,000
City Shops	\$300,000
Town Center Improvements	\$400,000
Alley Improvements	\$50,000
Visitor Sign and Parking Area Signs	\$100,000
Property Acquisition	\$500,000
Public Parking	\$500,000
Goodspeed Park RR	\$300,000
Streetscapes	\$250,000
Janac/IOOF Bldg. 2nd Floor	\$300,000
City Hall Improvements	\$200,000
3rd Street Phase II	\$400,000
Safeway Site	\$200,000
Sue H Elmore Park	\$200,000
Goodspeed Park	\$300,000
Hoquarton Trail Park	\$100,000
Liberty School Sidewalks	\$200,000
Meadow Area Sidewalks	\$200,000
Street/Sidewalk Main & Pacific 4th to 12th	\$200,000
Street/Sidewalk 1st to 5th	\$200,000
Street/Sidewalk 3rd to Trask River Bridge	\$200,000
Stormwater Upgrades	\$500,000
City CIP Water Line	\$500,000
City CIP Wastewater Line	\$500,000
12th St Sewer Line Extension	\$500,000
Holden Creek	\$250,000
City Gateway and Entrance	\$200,000
Assistance Utilities and Infrastructure	\$200,000
Financing Costs	\$10,000
Total	\$10,710,000

Other public projects that the Agency has obligated future funding towards are:

1. **Former Safeway and Tillamook RV Site:** The Agency has committed funding towards the Hadley Road Drainage project, which will add underground pumps to assist to alleviate flooding issues on Hadley Road which runs east to west between the former Safeway site and Tillamook RV site. The City is currently working with local groups to develop soccer fields on the property so this area will see increased usage in the future.
2. **3rd Street and Stillwell Avenue Intersection:** The Agency has committed funding towards improving the intersection of 3rd Street and Stillwell Avenue to widen the turn radius for larger vehicles. This intersection is heavily used by commercial vehicles and passenger vehicles.
3. **2nd Street Underground Electrical:** With the completion of the Oregon Department of Transportation Intersection project in late 2018 the City approached the Agency for assistance in placing underground electrical service from the City Hall building on Laurel Avenue west to Ivy Avenue. This project will upgrade the electrical service for approximately 8 to 10 businesses in the vicinity.

At this time, private projects are limited due to funding. The Agency will be seeking loan funding for new private projects during Fiscal Year 2019-2020. As of June 30, 2019 the Agency had indebtedness in the amount of \$2,942,879.55.

Budget History

The following are excerpts from the 2018-2019 Budget Message to the Tillamook Urban Renewal Agency Budget Committee presented in the spring of 2018, which explains fiscal year budget planning for the Agency:

We are still being conservative with tax revenue estimates for 2018-2019 with an approximate 15% 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 debt consolidation loan and new money 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 for a new loan to consolidate the existing debt and borrow money for new private and public projects for the next few years. Current debt of approximately \$3.4 million will be refinanced and a new credit line of \$1.6 million will be established for new projects. Without new borrowing projects for FY 2018-2019 will be minimal.

Project commitments and proposed projects for Fiscal Year 2018-2019 listed in the Budget Message:

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

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 to 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. This credit line will be a part of the planned debt consolidation for FY 2018-2019. If no new loan funds are 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.

The chart below shows a history of the TURA budgets and the current adopted budget for Fiscal Year 2019-2020:

Tillamook Urban Renewal Agency Funds

	Adopted			
Resources - Tax Increment Financing	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020
Beginning Fund Balance	\$327,477	\$125,000	\$140,000	\$160,000
Total (not including beginning fund balance)	\$286,642	\$300,000	\$415,000	\$496,000
Resources - General Fund				
Beginning Fund Balance	\$554,392	\$312,000	\$550,000	\$583,000
Total (not including beginning fund balance)	\$109,948	\$369,200	\$188,200	\$35,100
Other Resources - General Fund	\$709,348	\$719,800	\$1,716,300	\$1,099,000
Total Resources + Unappropriated Fund Balance	\$1,105,938	\$1,389,000	\$2,319,500	\$2,126,100
Total Resources + Beginning Fund Balance	\$1,987,807	\$1,826,000	\$3,009,500	\$2,373,100
Expenditures				
Materials and Services	\$56,011	\$99,800	\$115,300	\$133,000
Capital Outlay	\$902,230	\$1,174,000	\$2,158,200	\$1,493,100
Special Payments/Debt Service	\$204,862	\$225,000	\$379,700	\$423,000
Transfers	\$284,000	\$99,800	\$96,300	\$99,000
Reserve Future Debt Service	\$0	\$100,200	\$60,000	\$100,000
Total Expenditures	\$1,447,103	\$1,698,800	\$2,809,500	\$2,248,100
Unappropriated Fund Balance	\$540,704	\$127,200	\$200,000	\$125,000
Total Expenditures + Unappropriated Fund Balance	\$1,987,807	\$1,826,000	\$3,009,500	\$2,373,100

The chart below shows the tax revenue history of TURA since its first tax revenues in Fiscal Year 2007-2008:

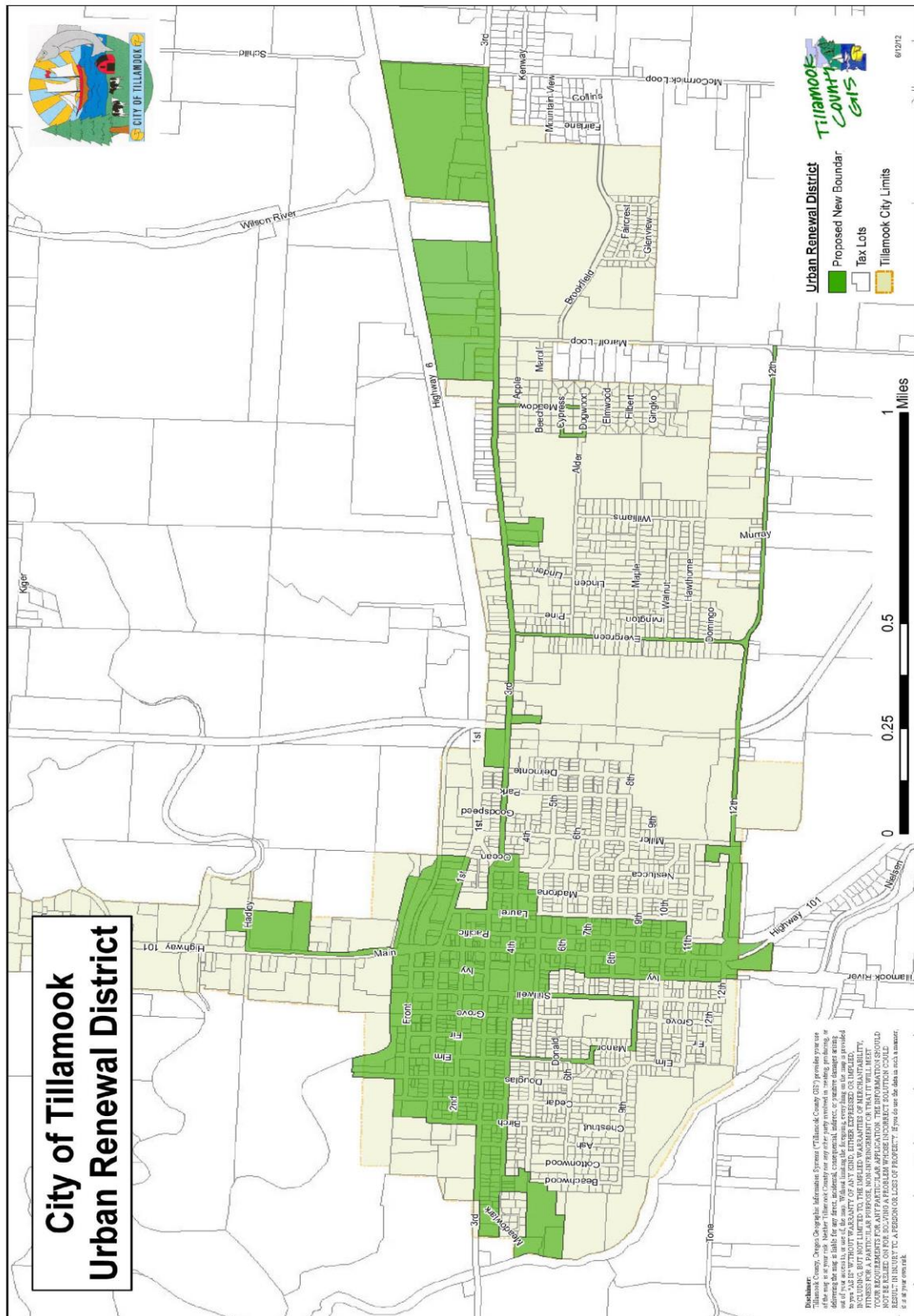
TURA Tax Revenue History & Projections (Total Plan Years 2007-2032)

Tax Year	Current Taxes Levied	Plan Projections from Report on the Plan (2006-2011 and 2012 Amendment)	Actual Current Taxes Received + Interest	% of Current Received	Prior Taxes Received	Total Taxes Received	% of Total Levied and Received	Budgeted
2007-2008	\$90,312.94	\$86,139.00	\$84,569.00	93.64%	\$0.00	\$84,569.00	93.64%	\$84,000.00
2008-2009	\$152,736.36	\$112,045.00	\$141,248.56	92.48%	\$2,172.57	\$143,421.13	93.90%	\$110,000.00
2009-2010	\$190,456.08	\$138,857.00	\$174,780.35	91.77%	\$5,487.11	\$180,267.46	94.65%	\$175,000.00
2010-2011	\$222,192.00	\$166,607.00	\$205,286.35	92.39%	\$8,232.07	\$213,518.42	96.10%	\$210,000.00
2011-2012	\$245,552.04	\$195,329.00	\$228,074.67	92.88%	\$10,670.49	\$238,745.16	97.23%	\$240,000.00
2012-2013 *****	\$250,147.56	\$246,502.00	\$231,784.98	92.66%	\$13,229.81	\$245,014.79	97.95%	\$231,000.00
2013-2014 *****	\$243,572.79	\$277,182.00	\$227,400.47	93.36%	\$14,443.34	\$241,843.81	99.29%	\$240,000.00
2014-2015	\$263,346.31	\$309,345.00	\$247,708.41	94.06%	\$11,692.20	\$259,400.61	98.50%	\$230,000.00
2015-2016	\$268,394.60	\$342,633.00	\$252,735.69	94.17%	\$11,152.09	\$263,887.78	98.32%	\$263,000.00
2016-2017	\$294,182.39	\$377,085.00	\$277,058.08	94.18%	\$11,963.54	\$289,021.62	98.25%	\$275,000.00
2017-2018	\$367,988.26	\$412,743.00	\$347,788.58	94.51%	\$11,729.63	\$359,518.21	97.70%	\$290,000.00
2018-2019	\$448,663.01	\$449,650.00	\$422,224.98	94.11%	\$12,290.95	\$434,515.93	96.85%	\$405,000.00
2019-2020	\$493,975.00	\$487,848.00						
2020-2021		\$527,383.00						
2021-2022		\$568,300.00						
2022-2023		\$610,652.00						
2023-2024		\$654,486.00						
2024-2025		\$699,852.00						
2025-2026		\$746,807.00						
2026-2027		\$795,407.00						
2027-2028		\$845,707.00						
2028-2029		\$897,766.00						
2029-2030		\$951,648.00						
2030-2031		\$1,007,415.00						
2031-2032		\$1,065,136.00						
2032-2033		\$1,124,876.00						

***** NOTE: start new projections from the Report on the Plan for June 2012 Plan Amendment

NOTE: 2012 projections for Plan Amendment were lower than anticipated due to properties coming off tax rolls and anticipated property development not taking place.

District Map



Information

A full copy of the TURA Plan and Report on the Plan can be reviewed or downloaded from the Documents page of the City of Tillamook website at www.tillamookor.gov.

Applications for assistance are also located at this website.

Please contact the TURA Administrator Paul Wyntergreen at (503) 374-1829 or TURA Executive Assistant Debbi Reeves at (503) 374-1830 if there are any questions.