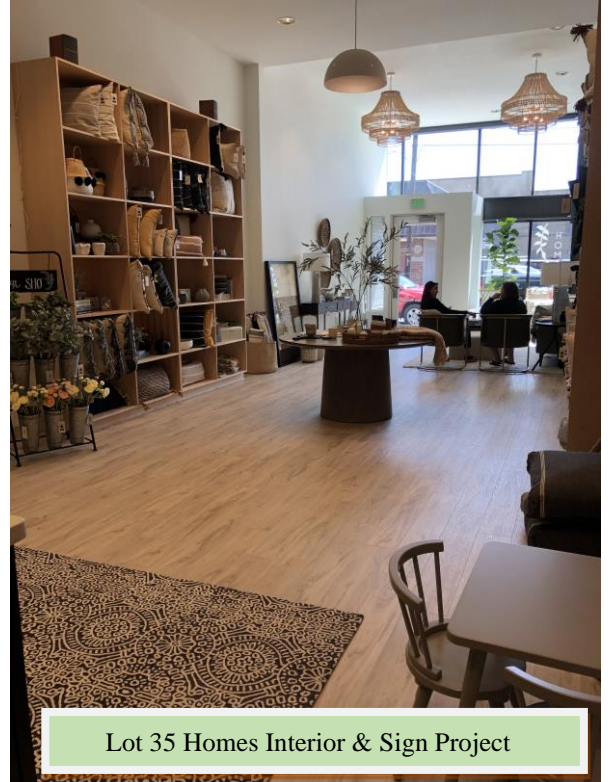


Tillamook Urban Renewal Agency Annual Report Fiscal Year Ending June 30, 2020



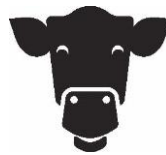
City Hall Landscape Project



Lot 35 Homes Interior & Sign Project



Lot 101 Sidewalks & Paving Project



Recurrent Recycle Façade Project



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, 2020**

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BOARD OF DIRECTORS

Ruth LaFrance

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

Barbara Billstine

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

Sierra Lauder

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

Jorge Rios

City Councilor Position #1 - Term 1/1/2020 – 12/31/2020

Brian Reynolds

City Councilor Position #2 - Term 1/1/2020 – 12/31/2020

2020 Board Officers:

Chairman: Sierra Lauder

Vice Chairman: Brian Reynolds

City Staff:

Paul Wyntergreen

TURA Administrator

Debbi Reeves

TURA Executive Assistant

Tillamook Urban Renewal Agency

Annual Report for Fiscal Year ending June 30, 2020

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 for project requirements, which include:

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 source 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 2019-2020			
District	Taxes with UR	Taxes without UR	UR Taxes Imposed
4-H Extension SD	362,444.55	365,794.21	3,349.66
City of Tillamook	682,533.09	770,823.15	88,290.06
EMCD-911	989,021.33	998,222.30	9,200.97
Fairview Water District	17,519.48	18,141.93	622.45
NW Regional ESD ***	802,158.01	809,662.94	7,504.93
Port Of Tillamook Bay	59,580.34	61,361.17	1,780.83
Tillamook Bay Community College	2,079,685.63	2,092,575.46	12,889.83
Tillamook County	9,163,260.66	9,236,656.38	73,395.72
Tillamook County Transportation District	1,050,458.35	1,060,252.93	9,794.58
Tillamook Fire District	833,710.39	867,970.21	34,259.82
Tillamook School District #9 ***	10,201,512.17	10,451,252.66	249,740.49
Tillamook Soil & Water Conservation Dist	315,148.59	318,074.24	2,925.65
TOTAL	26,557,032.59	27,050,787.58	493,754.99

***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 2019-2020 assessed tax revenue is in close approximation 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 has leased the open area left at the old Safeway Store site to local group developing soccer fields on the property. This area should 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:** The City of Tillamook is working with the Tillamook PUD 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. Urban Renewal has committed to funding this project.

At this time, private projects are limited due to funding. The Agency will continue seeking loan funding for new private projects during Fiscal Year 2020-2021. As of June 30, 2020 the Agency had indebtedness in the amount of \$2,725,083.27.

Budget History

The following is from the 2019-2020 Budget Message to the Tillamook Urban Renewal Agency Budget Committee presented in May 2019. A full copy of the Urban Renewal Budget Committee presentation can be found on the City of Tillamook website.

Tax revenues for the Agency increased by \$80,000 (approximately 22 %) for Fiscal Year 2018-2019, which has been the largest annual increase since the agency began receiving tax revenues in 2007. Staying on the conservative side, we will estimate 2019-2020 tax revenue at 10% increase or roughly \$45,000 from last fiscal year's tax assessment. Until we can see several years of history showing more of an increase, we will keep using conservative estimates.

General Fund cash carry-over is lower than previous years as most of the projects on the Agency commitment list have been completed. There are still several small projects to finish paying out on, so this carry-over amount may need to be adjusted in the final budget adoption. Loan payments made to the Agency by those who have borrowed for projects have decreased due to many of prior loans being repaid.

According to the Agency Plan, this fiscal year is one of the borrowing opportunity predictions. There is one last borrowing opportunity shown in the plan for fiscal year 2024-2025. After that time, there will no more borrowing opportunities and new projects will cease. The Agency will repay the debt until approximately 2033, at which time the Agency will end.

In early 2019, the Agency contacted numerous lenders to inquire about borrowing \$2 million and to possibly consolidate the current loans on the books. Of the 12 lenders contacted, only

three lenders were interested in more finding out more details of the request. After months of discussion, only one lender offered to delve into the borrowing request for a new loan to the Agency. We have included their potential offer of a \$1 million loan in the budget. If this loan is not completed or falls through, the Agency will only be able to commit to a few small projects in FY 2019-2020 or possibly pay any extra tax revenues toward the principal of the existing debt.

If the new project loan borrowing becomes a reality, there will be added legal and bank fees; therefore, we have increased Materials and Services to accommodate extra legal services. The line for insurance is zero as the agency bond insurance is on a 3-year pre-paid plan and is not due until the next fiscal year in 2020-2021. The General Fund Unappropriated Ending Fund Balance is 10%, as in previous years.

PROJECTS:

The TURA Board of Directors approved a priority public project list in 2015 for upcoming years and are working on a new priority list for the next several years. Many of the priority lines from the 2015 list have been completed; therefore, the current Board will be looking at the priority items that have not been accomplished by the Agency. Some of the projects listed in the original URA plan that have not been funded in past years include city gateways, murals, visitor signage, Joe Champion Fields (formerly 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.

Now that the ODOT Intersection project has completed the Agency can look at other projects that will enhance the City. Several of the City gateway entrance projects will be looking to TURA assistance. This is listed in the top five priorities the Board set in 2015. (See Appendix B)

The following project commitments will carry over from Fiscal Year 2018-2019:

- 1) Renovations to the Sue H. Elmore Park (public project) in conjunction with the ODOT Intersection project will carry over from FY 2018-19. There is approximately \$25,000 left to pay out for the renovations to the park. **(Note: This project is complete)***
- 2) The Agency committed up to \$35,000 for the Hadley Road Drainage improvements (public project) and will payout in FY 2019-2020.*
- 3) The Agency committed up to \$41,000 for the 3rd Street – Stillwell Avenue Intersection Improvements (public project) and will pay this in FY 2019-2020.*
- 4) The Dutch Mill Diner (private project) has approximately \$50,000 remaining on their funding for front and rear façade improvements, which will payout in FY 2019-2020. **(Note: This project is complete)***
- 5) The Agency committed up to \$18,000 to Morgan Motsinger, Lot 35 Homes, LLC (private project) for property improvements which will pay out during FY 2019-2020. **(Note: This project is complete)***

6) *The Agency has approximately \$34,000 left to payout on the grant/loan commitment to Ike Kendrick for the Lot 101 parking lot (private project) which will payout in FY 2019-2020. (Note: This project is complete)*

7) *In May, the Agency committed \$100,000 to the City of Tillamook (public project) for doing underground electrical near 2nd Street and City Hall.*

8) *Also, in May, the Agency committed \$49,750 towards the first phase of the Tillamook County Library Foundation for their Library Park project (private project).*

The above committed project totals approximately \$370,600, shown in the General Fund Capital Outlay budget line.

The City of Tillamook has started a complete renovation of the City Hall building therefore, the City may approach TURA for some assistance. The project will also include lobby and lighting renovations for a Lucia Wiley public art exhibit, which has been in discussion since 2016. The Agency funded several sidewalk projects in the City, but will probably continue to work with residents to complete sidewalk repairs and also sidewalks missing near the schools.

New project funding for both private and public projects will come from the anticipated new loan that the Agency is currently working on. If new money is not secured in FY 2019-2020, there will be minimal funding for any new projects, whether private or public. Any substantial new commitments to provide funding will be based on a new loan to the Agency.

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

The table below shows a history of the TURA budgets and the current adopted budget for Fiscal Year 2020-2021:

				Adopted
Resources - Tax Increment Financing	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021
Beginning Fund Balance	\$125,000	\$140,000	\$160,000	\$25,000
Total (not including beginning fund balance)	\$300,000	\$415,000	\$496,000	\$500,000
Resources - General Fund				
Beginning Fund Balance	\$312,000	\$550,000	\$583,000	\$601,000
Total (not including beginning fund balance)	\$369,200	\$188,200	\$35,100	\$21,000
Other Resources - General Fund	\$719,800	\$1,716,300	\$1,099,000	\$885,000
Total Resources + Unappropriated Fund Balance	\$1,389,000	\$2,319,500	\$2,126,100	\$1,422,000
Total Resources + Beginning Fund Balance	\$1,826,000	\$3,009,500	\$2,373,100	\$2,048,000
Expenditures				
Materials and Services	\$99,800	\$115,300	\$133,000	\$114,000
Capital Outlay	\$1,174,000	\$2,158,200	\$1,493,100	\$1,248,000
Special Payments/Debt Service	\$225,000	\$379,700	\$423,000	\$371,000
Transfers	\$99,800	\$96,300	\$99,000	\$114,000
Reserve Future Debt Service	\$100,200	\$60,000	\$100,000	\$50,000
Total Expenditures	\$1,698,800	\$2,809,500	\$2,248,100	\$1,924,000
Unappropriated Fund Balance	\$127,200	\$200,000	\$125,000	\$124,000
Total Expenditures + Unappropriated Fund Balance	\$1,826,000	\$3,009,500	\$2,373,100	\$2,048,000

The table 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	\$471,949.62	95.54%	\$10,561.20	\$482,510.82	97.68%	\$484,000.00
2020-2021		\$527,383.00						\$525,000.00
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.

Contact Information

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

Applications for assistance are also located at this website.

Please contact TURA Administrator Debbi Reeves at (503) 374-1830 if there are any questions.

District Map

