



**City of Tillamook**  
The Dairylands

## **TILLAMOOK URBAN RENEWAL AGENCY**

### **ANNUAL REPORT 2022-2023**

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 agency established in Oregon.

CONTENTS

Public Notice ..... 1

Board of Directors ..... 3

TURA Background ..... 4

    History of the Tillamook Urban Renewal Agency ..... 4

    History of Plan Amendments..... 4

    Mission Statement ..... 4

    Goals and Objectives..... 4

    Proposed Project List..... 6

Financial Report ..... 8

    Funding Mechanism ..... 8

    Annual Taxing District Analysis ..... 9

    Maximum Indebtedness..... 9

    Budget History..... 10

Attachments..... 13

# PUBLIC NOTICE

## TILLAMOOK URBAN RENEWAL AGENCY

### Annual Agency Report for Fiscal Year Ending June 30, 2023

The Tillamook Urban Renewal Agency (TURA) has compiled the agency's Annual Report for the Fiscal Year ending June 30, 2023 in accordance with ORS 457.460. The Annual Report is available online at the City website at [www.tillamookor.gov](http://www.tillamookor.gov) under the "Documents" tab and available for inspection at Tillamook City Hall, 210 Laurel Ave, Tillamook, OR 97141.

Tax Revenues for the 2022-2023 for TURA were assessed by Tillamook County in the amount of \$671,224.14. TURA received \$643,798.53 in current taxes and \$10,251.35 in prior year taxes. TURA budgeted \$625,000 for fiscal year 2023-2024. The funds received were spent on various projects within the district, including façade improvements and commercial/mixed use renovations. The Agency has also committed funds to various long-term public interest projects, such as the Tillamook Library Foundation Park and drainage improvements near the Hadley Road soccer field.

The information below shows the taxing district information. For analysis, each district is listed with the amount of taxes without urban renewal, the amount with urban renewal, and the amount of urban renewal taxes imposed for Fiscal Year 2022-2023:

TURA Annual Taxing District Analysis FY 2022-2023			
District	Taxes with UR	Taxes without UR	UR Taxes Imposed
4-H Extension SD	\$390,092.20	\$394,644.52	\$4,552.32
City of Tillamook	\$719,148.69	\$839,134.37	\$119,985.68
EMCD-911	\$1,064,497.68	\$1,077,028.81	\$12,531.13
Fairview Water District	\$28,609.03	\$29,456.86	\$847.83
NW Regional ESD ***	\$864,283.71	\$874,514.20	\$10,230.49
Port Of Tillamook Bay	\$63,685.51	\$66,084.05	\$2,398.54
Tillamook Bay CC	\$2,191,025.04	\$2,208,549.04	\$17,524.00
Tillamook County	\$10,291,145.24	\$10,390,953.72	\$99,808.48
Tillamook Co. Transportation District	\$1,130,657.34	\$1,143,971.66	\$13,314.32
Tillamook Fire District	\$890,045.16	\$936,645.29	\$46,600.13
Tillamook School District #9 ***	\$10,838,392.12	\$11,177,858.45	\$339,466.33
Tillamook Soil & Water Cons. Dist.	\$339,226.31	\$343,191.24	\$3,964.93
TOTAL	\$28,810,808.03	\$29,482,032.22	\$671,224.19

\*\*\*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.

The information in the following table is the current and past financial information of the Agency.

TURA Funds 2022-2023				
Resources - Tax Increment Financing	Actual FY 2020-2021	Adopted FY 2021-2022	Adopted FY 2022-2023	Adopted FY 2023-2024
Beginning Fund Balance	\$25,126	\$106,000	\$380,435	\$1,003,275

Total (not including beginning fund balance)	\$534,043	\$552,000	\$2,205,517	\$1,259,095
<b>Resources - General Fund</b>				
Beginning Fund Balance	\$601,770	\$578,050	\$550,000	\$400,000

Total (not including beginning fund balance)	\$24,877	\$37,000	\$37,000	\$89,000
Other Resources - General Fund	\$114,000	\$1,394,000	\$1,003,447	\$1,150,000
<b>Total Resources + Unappropriated Fund Balance</b>	\$672,920	\$1,983,000	\$3,245,964	\$2,498,095
<b>Total Resources + Beginning Fund Balance</b>	\$1,299,816	\$2,667,050	\$4,176,399	\$3,901,370
<b>Expenditures</b>				
Materials and Services	\$45,929	\$144,000	\$104,000	\$66,800
Capital Outlay	\$121,847	\$1,765,072	\$1,321,000	\$1,432,368
Special Payments/Debt Service	\$321,760	\$413,000	\$608,903	\$546,634
Transfers	\$114,000	\$94,000	\$1,003,447	\$1,150,000
Reserve Future Debt Service	\$0	\$100,000	\$610,070	\$546,634
<b>Total Expenditures</b>	\$603,537	\$2,516,072	\$3,647,420	\$3,666,025
<b>Unappropriated Fund Balance</b>	\$696,279	\$150,978	\$528,980	\$235,345
<b>Total Expenditures + Unappropriated Fund Balance</b>	\$1,299,816	\$2,667,050	\$4,176,399	\$3,901,370

Please contact Deputy City Recorder Tammy Heitsman (503-374-1814) or Assistant City Manager Jamy Christensen, (503-374-1828), City Hall, 210 Laurel Ave, Tillamook, OR 97141 for further information or questions.

Posted: March 11, 2024

Published: March 19 and 26, 2024

Tillamook City Hall and [www.tillamookor.gov](http://www.tillamookor.gov)

Tillamook Headlight Herald

## **BOARD OF DIRECTORS**

### **Ruth LaFrance**

At Large Position #1 – Term 1/1/2021 - 12/31/2024

### **Logan Laity**

At Large Position #2 – Term 1/1/2022 - 12/31/2025

### **Annesa Ayers**

At Large Position #3 – Term 1/1/2022 - 12/31/2025

### **Jorge Rios**

At Large Position #4 – Term 1/1/2021 - 12/31/2024

### **Sierra Lauder**

At Large Position #5 – Term 1/1/2021 – 12/31/2024

### **John Sandusky**

City Councilor Position #1

### **Garrett Noffsinger**

City Councilor Position #2

### **City Staff:**

Tammy Heitsman

Deputy City

Recorder

Jamy Christensen

Assistant City

Manager

### **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](http://www.tillamookor.gov) or at Tillamook City Hall, 210 Laurel Ave, Tillamook, OR, 97141.

Applications for assistance are also located at this website and at City Hall.

# **TURA BACKGROUND**

## **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 land included 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 2006, with minor amendments in September and December 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 was passed on September 24, 2009 as Resolution 2009-08 and made minor clarifications and corrections. The second Minor Amendment was passed on December 16, 2009 as Ordinance #1243, adding eighteen (18) potential opportunity sites 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**

### **Goal One: Promote private development to increase the City’s economic base**

Objectives:

- 1.a. Improve the ratio of profitable business to residential growth within the City and immediate area surrounding the district.
- 1.b. Improve streets, streetscapes, parks, and public buildings and spaces to enhance investment and development of existing commercial areas within the City and district.

- 1.c. Assist property owners in rehabilitating existing buildings and property to accommodate more profitable and alluring commercial businesses.
- 1.d. Increase the number of family wage jobs within the district.
- 1.e. Help create economic vitality by promoting and creating activities and encouraging uses that bring a significant amount of new business activity and new people into the downtown area.
- 1.f. Support and assist in implementing the City's Comprehensive & Town Center Plans.

**Goal Two: Improve and retain existing profitable businesses**

Objectives:

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

**Goal Three: Provide efficient, safe, and effective streets, streetscapes and open spaces**

Objectives:

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

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

Objectives:

- 4.a. Evaluate the adequacy of public facilities serving the renewal area.
- 4.b. Repair, improve, or construct new public facilities to enable appropriate service within the renewal area.

- 4.c. Develop convenient, attractive parking facilities close to shopping, entertainment, and business destinations.
- 4.d. Improve or construct public parking facilities to support profitable business and activities in the area.

**Goal Five: Upgrade and repair existing buildings within the renewal area**

Objectives:

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

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

Objectives:

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

**Proposed Project List**

With the receipt of new financing in mid-2022, a new project priority list was generated, based on a combination of projects identified in the 2012 Substantial Amendment, the accompanying Report on the Plan, and projects identified in the decade since. 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.

**Public Projects**

Project	
1	12th Street Sewer Lift Station



<b>2</b>	Sidewalk Partnership Program
<b>3</b>	CIP Wastewater Improvements
<b>4</b>	Pedestrian Safety – 1st-5th Streets
<b>5</b>	Sidewalks – Front-3rd Streets in NW area
<b>6</b>	CIP Water Line Improvements
<b>7</b>	Stormwater Upgrades
<b>8</b>	Sidewalks – Liberty School Area
<b>9</b>	Pedestrian Safety – US 101, 4th-12th Streets
<b>10</b>	Public Restroom Construction and Improvements
<b>11</b>	Plaza Improvements
<b>12</b>	3rd Street Improvements
<b>13</b>	Holden Creek – Miller to Pacific
<b>14</b>	Hadley Recreation Area Improvements
<b>15</b>	Dog Park Improvements
<b>16</b>	Beals Alley
<b>17</b>	302 Main Avenue (Beals Building) – Acquisition
<b>18</b>	Goodspeed Park Improvements
<b>19</b>	Hoquarton Trail Project
<b>20</b>	Carnahan Park Improvements
<b>21</b>	City Wi-Fi Program
<b>22</b>	Sidewalks – 3rd Street to Trask River Bridge
<b>23</b>	603 Pacific Avenue – Acquisition
<b>24</b>	1708 4th Street – Acquisition
<b>25</b>	Public Art Program
<b>26</b>	Visitor Signage
<b>27</b>	Splash Pad
<b>28</b>	Streetscaping – Town Center
<b>29</b>	RV Parking
<b>30</b>	Masons Alley
<b>31</b>	Tillamook Museum Improvements
<b>32</b>	Streetscaping – Main and Pacific
<b>33</b>	Transit Facility at City Hall

### **Private Projects**

generated pursuant to this section. The Substantial Amendment completed in June 2012 increased the Maximum Indebtedness (MI) in compliance with state laws.

### **Annual Taxing District Analysis**

The information below shows the taxing district information. For analysis, each district is listed with the amount of taxes without urban renewal, the amount with urban renewal, and the amount of urban renewal taxes imposed for Fiscal Year 2022-2023:

<b>TURA Annual Taxing District Analysis FY 2022-2023</b>			
<b>District</b>	<b>Taxes with UR</b>	<b>Taxes without UR</b>	<b>UR Taxes Imposed</b>
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<b>TOTAL</b>	<b>\$28,810,808.03</b>	<b>\$29,482,032.22</b>	<b>\$671,224.19</b>

\*\*\*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**

The maximum indebtedness is the total amount of funds that can be spent on projects, programs, and administration in the urban renewal area over the life of the urban renewal plan. This threshold was set at \$15,132,606 in the 2012 amendment to the plan. Currently, \$6,831,050 of that indebtedness remains. The table below describes the sources of indebtedness.

<b>Maximum Indebtedness Calculation</b>	
<b>Year</b>	<b>Loan Proceeds Deduction</b>
2009	\$175,000.00
2010	\$461,390.00
2011	\$242,552.00
2012	\$1,633,855.00
2013	\$1,552,813.00
2014	\$98,280.00
2015	\$137,728.00
2016	\$2,297,114.00
2017	\$425,348.00
2018	\$311,190.00
2019	\$766,286.00
2020	\$200,000.00
2021	\$0.00
2022	\$1,170,000.00
<b>Total Loan Proceeds</b>	<b>\$9,471,556.00</b>
<b>Remaining MI (MI-Deduction)</b>	<b>\$5,661,050.00</b>

### **Budget History**

The following is from the 2022-2023 Budget Message to the Tillamook Urban Renewal Agency Budget Committee presented in May 2023. A full copy of the Urban Renewal Budget Committee presentation can be found on the City of Tillamook website.

For fiscal year 2022-2023, levied taxes for the Agency increased almost \$45,000, which is an approximately 8% increase. As we tend to stay on the conservative side, we will estimate 2023-2024 tax revenue at a limited increase again this year as there have not been a large number of high-cost projects completed.

General Fund cash carry-over currently hold the funds for projects that have been obligated over the past few years. Although these projects have seen delays in past years due to COVID and staff changes, most should pay out this year barring any unforeseen circumstances. As in years prior, this amount could change if the projects are completed and are reimbursed before June 30, 2023.

The maximum indebtedness authorized under the 2012 substantial amendment to the TURA Plan is \$15,132,606. Of that, \$8,301,556 has been expended towards debt proceeds at time of writing. The new loan is expected to add \$1,640,000 to this total, leaving approximately \$5,000,000 available for future borrowing. The 2012 Report on the Plan, which is not binding, contemplates an additional loan in fiscal year 2024-2025. This may be an ideal opportunity to close out the remaining indebtedness. After the maximum indebtedness is reached, there will no more borrowing opportunities and new projects will cease. There is no hard end date established in the Plan, but the Report on the Plan estimates that the Agency will repay the debt until approximately 2033, at which time the Agency will end.

In this budget for FY 2023-2024, we are anticipating audit costs to drop a little due to our new Auditors that came on board in 2022. We have decreased Materials and Services to reflect more accurate spending. The General Fund Unappropriated Ending Fund Balance is approximately 10%, as in previous years.

### **PROJECTS:**

Since the Agency has now been funding projects for over a decade many, of projects listed in the plan have received some funding for the URA.

As new funding becomes available, the Agency plans to generate a new priority list in June 2023, possibly extending into July. Previous discussions came to a consensus to

separate the upcoming new project funding with approximately 60% of funding to public projects and 40% to private.

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

**OBLIGATED PROJECTS:**

- 1) Up to \$35,000 for the **Hadley Road Drainage** improvements (public project). This project will help to alleviate some of the drainage issues and flooding issues in the area. Of this, \$30,029.27 remains to be disbursed.
- 2) Up to \$35,695 to **Salty Properties** at 111 Main Avenue.
- 3) Up to \$2,924.16 remaining to **Katherine Brinkley** at 1011 Main Avenue
- 4) Up to \$2,219 remaining to **Terry Phillips** at 113 Main Avenue.
- 5) Up to \$61,000 to **Jones Knudson Apts** at 312 Main Avenue.
- 6) Up to \$200,000 to **Fantasea Hospitality, LLC.**
- 7) Up to \$200,000 to **Downtown Cheddar** at 1902 1<sup>st</sup> Street.

While some of these projects have been completed, reimbursements have not yet been approved. As well, additional grant and loan applications are still pending review in upcoming meetings. The above committed project totals, combined with potential obligations pending June approval, give the approximate total \$531,868, as indicated in the Obligated Agency Approved Projects line item.

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.

TURA Budgets				
Resources - Tax Increment Financing	Actual FY 2019-2020	Actual FY 2020-2021	Adopted FY 2021-2022	Adopted FY 2022-2023
Beginning Fund Balance	\$163,751	\$25,126	\$106,000	\$380,435
Total (not including beginning fund balance)	\$482,136	\$534,043	\$552,000	\$2,205,517
Resources - General Fund				
Beginning Fund Balance	\$587,802	\$601,770	\$578,050	\$550,000
Total (not including beginning fund balance)	\$38,036	\$24,877	\$37,000	\$37,000
Other Resources - General Fund	\$299,000	\$114,000	\$1,394,000	\$1,003,447
<b>Total Resources + Unappropriated Fund Balance</b>	\$819,172	\$672,920	\$1,983,000	\$3,245,964
<b>Total Resources + Beginning Fund Balance</b>	\$1,570,725	\$1,299,816	\$2,667,050	\$4,176,399
Expenditures				
Materials and Services	\$61,348	\$45,929	\$144,000	\$104,000
Capital Outlay	\$261,721	\$121,847	\$1,765,072	\$1,321,000
Special Payments/Debt Service	\$521,760	\$321,760	\$413,000	\$608,903
Transfers	\$99,000	\$114,000	\$94,000	\$1,003,447
Reserve Future Debt Service	\$0	\$0	\$100,000	\$610,070

<b>Total Expenditures</b>	\$943,830	\$603,537	\$2,516,072	\$3,647,420
<b>Unappropriated Fund Balance</b>	\$626,895	\$696,279	\$150,978	\$528,980
<b>Total Expenditures + Unappropriated Fund Balance</b>	\$1,570,725	\$1,299,816	\$2,667,050	\$4,176,399

## **ATTACHMENTS**

- TURA Tax Revenue History and Projections
- TURA District Map

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	\$90,313	\$86,139	\$84,569	93.6%	\$0	\$84,569	93.6%	\$84,000
2008-2009	\$152,736	\$112,045	\$141,249	92.5%	\$2,173	\$143,421	93.9%	\$110,000
2009-2010	\$190,456	\$138,857	\$174,780	91.8%	\$5,487	\$180,267	94.7%	\$175,000
2010-2011	\$222,192	\$166,607	\$205,286	92.4%	\$8,232	\$213,518	96.1%	\$210,000
2011-2012	\$245,552	\$195,329	\$228,075	92.9%	\$10,670	\$238,745	97.2%	\$240,000
2012-2013 *	\$250,148	\$246,502	\$231,785	92.7%	\$13,230	\$245,015	97.9%	\$231,000
2013-2014 *	\$243,573	\$277,182	\$227,400	93.4%	\$14,443	\$241,844	99.3%	\$240,000
2014-2015	\$263,346	\$309,345	\$247,708	94.1%	\$11,692	\$259,401	98.5%	\$230,000
2015-2016	\$268,395	\$342,633	\$252,736	94.2%	\$11,152	\$263,888	98.3%	\$263,000
2016-2017	\$294,182	\$377,085	\$277,058	94.2%	\$11,964	\$289,022	98.2%	\$275,000
2017-2018	\$367,988	\$412,743	\$347,789	94.5%	\$11,730	\$359,518	97.7%	\$290,000
2018-2019	\$448,663	\$449,650	\$422,225	94.1%	\$12,291	\$434,516	96.8%	\$405,000
2019-2020	\$493,755	\$487,848	\$471,950	95.6%	\$10,561	\$482,136	97.6%	\$484,000
2020-2021	\$544,472	\$527,383	\$522,469	96.0%	\$11,606	\$534,074	98.1%	\$525,000
2021-2022	\$609,002	\$568,300	\$586,256	96.3%	\$5,872	\$592,128	97.2%	\$540,000
2022-2023	\$762,808	\$610,652	\$643,798	98.14%	\$10,251	\$654,049.88	98.14%	\$580,000
2023-2024		\$654,486						
2024-2025		\$699,852						
2025-2026		\$746,807						
2026-2027		\$795,407						
2027-2028		\$845,707						
2028-2029		\$897,766						
2029-2030		\$951,648						
2030-2031		\$1,007,415						
2031-2032		\$1,065,136						
2032-2033		\$1,124,876						

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

**NOTE: 2013-2018 taxes were lower than anticipated due to properties coming off tax rolls and anticipated property development not taking place.**

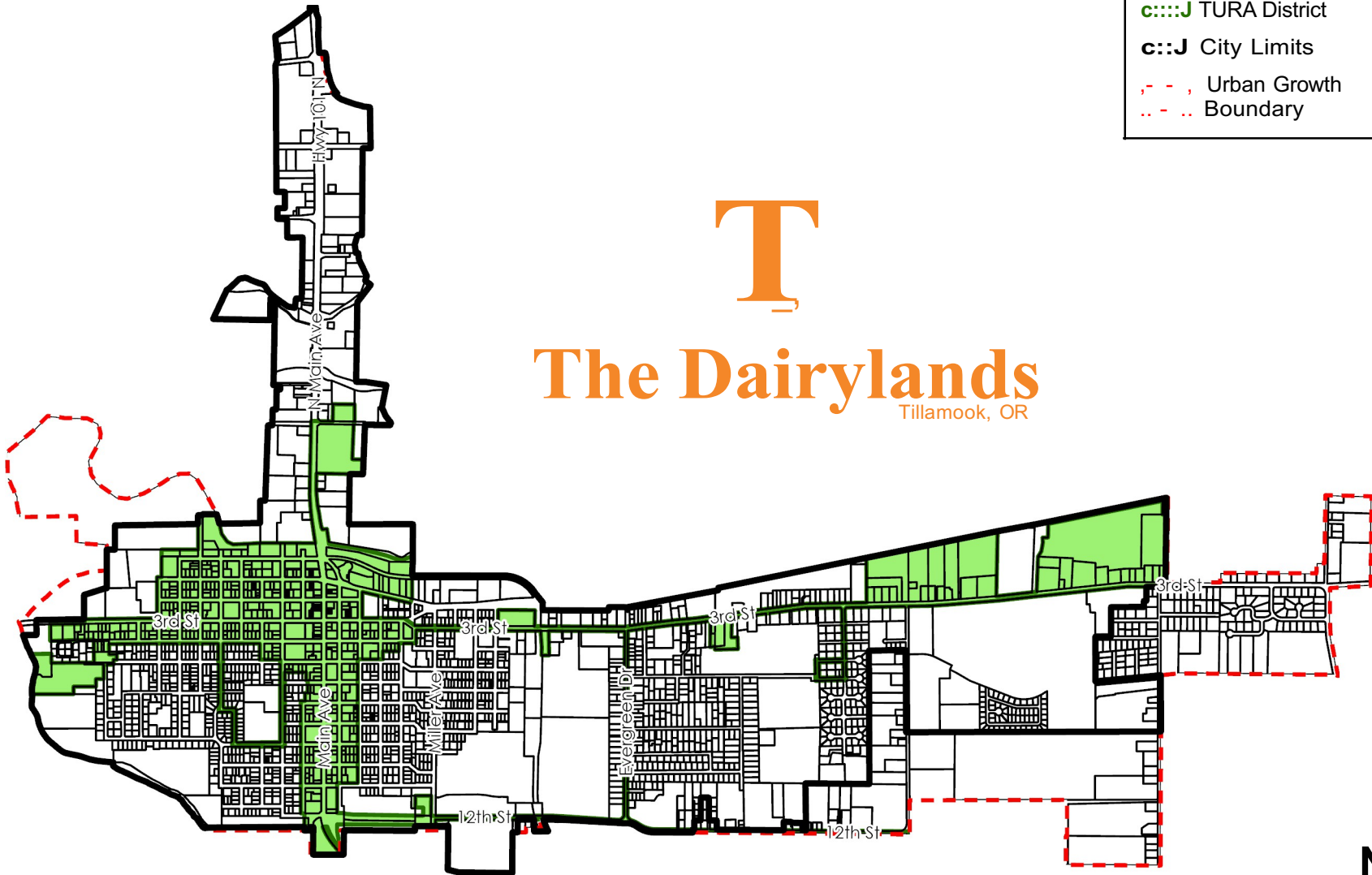
# Tillamook Urban Renewal District

 TURA District

 City Limits

 Urban Growth  
Boundary

## T The Dairylands Tillamook, OR



0

0.5

2 Miles

N  
A