

TILLAMOOK URBAN RENEWAL AGENCY



Annual Report - June 30, 2012

***TURA
210 Laurel Avenue
Tillamook OR 97141
(503)842-2472***





**Tillamook Urban Renewal Agency
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Phone: 503-842-2472

Fax: 503-842-3445

**Tillamook Urban Renewal Agency
Annual Report for Fiscal Year ending June 30, 2012**

TURA History

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 of 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 is 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, and #6; 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.

Agency Board Members:
Chairman Don Hurd; Vice-Chair Carolyn Decker;
Cheryl Davy, John Sandusky, Alene Allen, Dave Schrom, Ruth LaFrance
Administrator: Paul Wyntergreen, Executive Assistant: Debbi Reeves



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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.



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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 regard 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.



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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, the state, city, Tillamook, or other public body, or from any sources public or private, for the purposes of undertaking and carrying out this Plan. In addition, the Renewal 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, the Renewal Agency may promulgate rules and procedures for the methods and conditions of payment of such loans. The funds obtained by the Renewal 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 Renewal 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.

A review of recent urban renewal legislation limiting increases in Maximum Indebtedness (MI) indicates the MI of this Plan may be increased \$2.9 million without concurrence from impacted taxing districts. (Indexing the



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current MI of \$12,228,000 from October 2006 to October 2011 by 3.5%, the percentage inflation indicated in the original Tillamook Urban Renewal Plan.) This increase is considered a substantial amendment, and all taxing jurisdictions must be notified. The estimated amount of tax increment revenues required to pay project costs and interest is \$15,590,678, and it is anticipated that the Plan will be retired after maximum indebtedness is reached in FY 2033-34.

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



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TURA Projects

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 is a tool for guiding the Agency in plans for future spending.

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	\$400,000
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	\$300,000
City CIP Water Line	\$385,000
City CIP Wastewater Line	\$400,000
12th St Sewer Line Extension	\$500,000
Holden Creek	\$200,000
City Gateway and Entrance	\$200,000
Assistance Utilities and Infrastructure	\$150,000
Financing Costs	\$10,000
Total	\$10,095,000

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The existing conditions identified in the Report on the Plan dated October 11, 2006 remain the same. Existing conditions for new projects in the Area from the Third Amendment to the Plan are identified below:

1. Former Safeway and Tillamook RV Site: These sites will be redeveloped into recreational vehicle parking with park features. Existing Conditions: These are Federal Emergency Management Administration (FEMA) buyout properties as they are in a floodplain, very little can be done to develop the properties. Recreational vehicle and park usage is an improved use for the properties.

2. Holden Creek: Improvements to the creek to reduce impacts of flooding. Existing Conditions: Holden Creek often floods into the adjacent properties. In a coordinated effort with adjacent property owners, the city will perform flood mitigation measures to the creek.

3. Third Street sidewalk improvements: The project will construct sidewalks on Third Street. Existing Conditions: There are no sidewalks in this location.

4. Liberty School area sidewalks: Sidewalks to be upgraded. This project is near a school and may be part of a Safe Routes to School project. Existing Conditions: The existing sidewalks in this location are deteriorating and in need of upgrading.

5. Meadow area sidewalks: The project will construct sidewalks in the Meadow area. Existing Conditions: There are no sidewalks in this location.

6. 12th Street Sewer Extension: This project will run a new sewer line able to service the proposed new development in the Area. Existing Conditions: The existing sewer line does not have the capacity to service the proposed new development.

7. CIP water line improvements, CIP wastewater line improvements, storm water upgrades: These projects are all identified in the existing conditions in the Report on the Plan dated May 7, 2012. The Capital Improvement Plan identifies deficiencies and proposes upgrades as shown in Report also.

8. City Shop improvements: This project is a relocation of the city shops. Existing Conditions: The city shops property is becoming hospital property. The city shops will need to be relocated. A significant amount of new rights of way have been added to the Area. The existing conditions of those rights of way include a lack of curbs and sidewalks along streets. It is the intent of the City of Tillamook to construct curbs and sidewalks on those streets. The right of way for gateway signage is unimproved and the City is in need of adequate signage.



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A full copy of the TURA Plan can be downloaded from the City of Tillamook website at

<http://www.tillamookor.gov/urbanrenewal/turaplan.html>

or any of the applications for assistance at

<http://www.tillamookor.gov/urbanrenewal.html>

Please contact the TURA Administrator Paul Wyntergreen at (503) 842-2472, Ext. 3460 or TURA Executive Assistant Debbi Reeves at (503) 842-2472, Ext. 3463 if there are any questions.

TURA Annual Taxing District Analysis FY 2011-2012

District	Taxes with UR	Taxes without UR	UR Taxes Imposed
Tillamook School District #9 ***	\$7,568,655	\$7,689,273	\$120,618
NW Regional ESD ***	\$606,659	\$610,293	\$3,634
Tillamook Bay Community College	\$1,730,744	\$1,736,977	\$6,233
City of Tillamook	\$511,450	\$553,535	\$42,085
Fairview Water District	\$13,356	\$13,505	\$149
Port Of Tillamook Bay	\$44,489	\$45,347	\$858
4-H Extension SD	\$274,637	\$276,269	\$1,632
EMCD-911	\$749,490	\$753,940	\$4,450
Tillamook County	\$7,658,261	\$7,702,866	\$44,605
Tillamook County Transportation District	\$796,057	\$800,784	\$4,727
Tillamook Fire District	\$604,736	\$621,298	\$16,562
TOTAL	\$20,558,534	\$20,804,087	\$245,553

***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.

Year	TILLAMOOK COUNTY	SCHOOL DIST 9	NW REGIONAL ESD	TILLAMOOK BAY CC	CITY OF TILLAMOOK	FAIRVIEW WATER DISTRICT	TILLAMOOK FIRE DIST	PORT TILLAMOOK BAY	4H-EXTENSION SD	EMCD-911	TILLA TRANSPORTATION	Total
	1.8851	5.0969	0.1538	0.2636	1.8021	0.1498	0.6999	0.0364	0.0690	0.1883	0.2000	10.5449
2012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2013	\$1,791	\$4,844	\$146	\$250	\$314	\$146	\$666	\$35	\$65	\$180	\$191	\$8,626
2014	\$1,902	\$5,147	\$155	\$267	\$372	\$149	\$707	\$37	\$68	\$189	\$201	\$9,197
2015	\$2,018	\$5,458	\$165	\$282	\$433	\$154	\$751	\$40	\$74	\$203	\$213	\$9,790
2016	\$2,139	\$5,782	\$174	\$299	\$494	\$160	\$795	\$42	\$77	\$215	\$227	\$10,403
2017	\$2,262	\$6,117	\$185	\$317	\$559	\$166	\$839	\$44	\$84	\$225	\$240	\$11,037
2018	\$2,390	\$6,464	\$195	\$334	\$625	\$171	\$888	\$47	\$86	\$238	\$253	\$11,695
2019	\$2,524	\$6,823	\$207	\$353	\$694	\$177	\$937	\$49	\$92	\$251	\$267	\$12,374
2020	\$2,661	\$7,193	\$216	\$372	\$766	\$183	\$988	\$51	\$97	\$266	\$283	\$13,077
2021	\$2,804	\$7,579	\$229	\$391	\$839	\$190	\$1,040	\$54	\$103	\$279	\$297	\$13,804
2022	\$2,950	\$7,976	\$241	\$412	\$915	\$197	\$1,095	\$58	\$108	\$295	\$313	\$14,559
2023	\$3,102	\$8,387	\$253	\$433	\$994	\$203	\$1,152	\$59	\$114	\$310	\$330	\$15,339
2024	\$3,260	\$8,813	\$267	\$456	\$1,075	\$211	\$1,210	\$63	\$118	\$326	\$347	\$16,146
2025	\$3,423	\$9,255	\$279	\$479	\$1,161	\$219	\$1,271	\$66	\$126	\$342	\$364	\$16,981
2026	\$3,592	\$9,710	\$294	\$503	\$1,247	\$226	\$1,333	\$69	\$133	\$359	\$380	\$17,847
2027	\$3,766	\$10,184	\$307	\$526	\$1,338	\$233	\$1,399	\$72	\$138	\$376	\$400	\$18,741
2028	\$3,947	\$10,673	\$322	\$551	\$1,431	\$242	\$1,465	\$75	\$145	\$395	\$419	\$19,667
2029	\$173,290	\$468,540	\$14,139	\$24,232	\$160,713	\$1,012	\$64,339	\$3,346	\$6,343	\$17,310	\$18,385	\$951,648
2030	\$183,454	\$496,020	\$14,968	\$25,653	\$170,082	\$1,081	\$68,112	\$3,543	\$6,716	\$18,325	\$19,463	\$1,007,415
2031	\$193,974	\$524,463	\$15,827	\$27,124	\$179,780	\$1,151	\$72,019	\$3,745	\$7,100	\$19,376	\$20,579	\$1,065,136
2032	\$204,861	\$553,900	\$16,714	\$28,646	\$189,816	\$1,224	\$76,061	\$3,955	\$7,499	\$20,463	\$21,734	\$1,124,876
2033	\$216,130	\$584,369	\$17,633	\$30,222	\$200,204	\$1,299	\$80,244	\$4,173	\$7,912	\$21,589	\$22,930	\$1,186,707
Total	\$1,016,240	\$2,747,697	\$82,916	\$142,102	\$913,852	\$8,794	\$377,311	\$19,623	\$37,198	\$101,512	\$107,816	\$5,555,065
NPV	\$358,037	\$968,059	\$29,213	\$50,065	\$315,128	\$3,774	\$132,934	\$6,915	\$13,104	\$35,765	\$37,984	\$1,950,978

TILLAMOOK URBAN RENEWAL AGENCY ANNUAL REPORT 2011-2012
PER ORS 457-460

<u>URBAN RENEWAL FUND</u>	FY 2009/2010	FY 2010/2011	Adopted FY 2011/2012	Approved Budget FY 2012/2013
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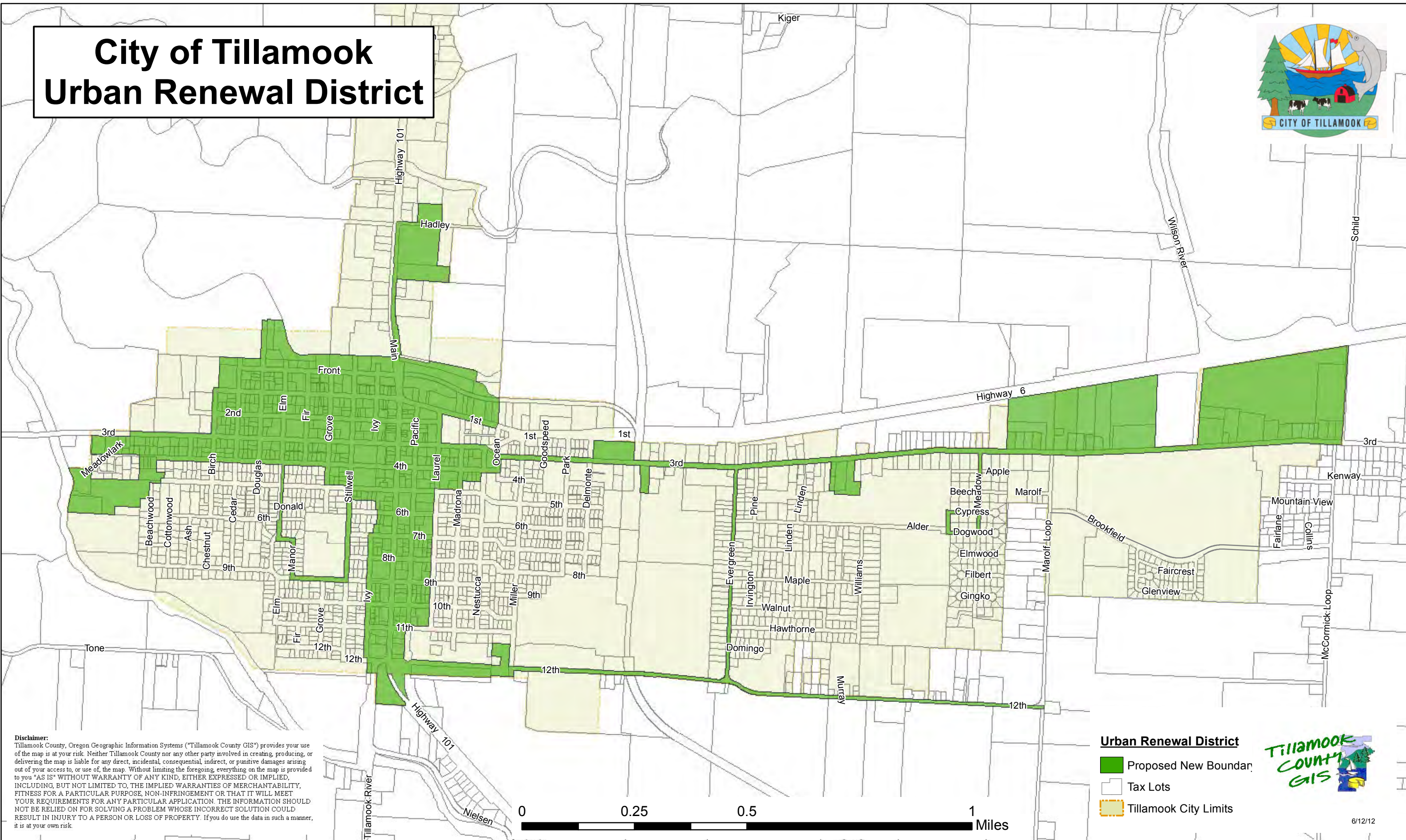
RESOURCES - TAX INCREMENT FUND							
Beginning Fund Balance			\$160,638	\$36,777	\$30,000	\$130,000	
Previously levied taxes to be received			\$5,492	\$8,248	\$7,000	\$9,000	
Interest			\$973	\$248	\$500	\$500	
Tax Increment Revenues			\$174,776	\$205,270	\$240,000	\$231,000	
Transfers					\$561,545		
Unappropriated Fund Balance			\$36,777	\$49,067	\$0	\$0	
Total (not including beginning fund balance)			\$218,017	\$262,833	\$809,045	\$240,500	
RESOURCES - GENERAL FUND							
Beginning Fund Balance			\$239,758	\$171,679	\$140,000	\$248,642	
Interest			\$520	\$708	\$500	\$500	
Long Term Loan Repayment - Principal			\$0	\$4,000	\$12,000	\$13,300	
Long Term Loan Repayment - Interest			\$0	\$0	\$0	\$0	
Late Charges & Fees				\$1	\$1,500	\$1,500	
Deposit Refund						\$226,000	
Total (not including beginning fund balance)			\$520	\$4,709	\$14,000	\$241,300	
OTHER RESOURCES - GENERAL FUND							
Grants & Donations			\$0	\$5,000	\$0	\$0	
Short Term Loans			\$461,390	\$140,000	\$242,552	\$379,000	
Future Loan Proceeds					\$1,500,000	\$0	
Obligated Loan Proceeds			\$0	\$242,552	\$379,000	\$0	
Transfer In from TIF			\$75,000	\$201,350	\$0	\$80,655	
		TOTAL	\$536,390	\$588,902	\$2,121,552	\$459,655	
TOTAL RESOURCES + Unappropriated Fund Balance				\$754,927	\$856,444	\$2,944,597	\$941,455
TOTAL RESOURCES + BEGINNING FUND BALANCE				\$1,155,323	\$1,064,900	\$3,114,597	\$1,320,097
EXPENDITURES							
Materials & Services							
Bank Fees			\$450	\$121	\$0	\$500	
IGA Admin Services			\$9,080	\$14,613	\$37,695	\$40,055	
Legal Services			\$2,752	\$8,744	\$10,000	\$10,000	
Legal/Advertising/Publications			\$786	\$1,707	\$1,500	\$1,500	
Agency/Community Meeting Expense			\$577	\$218	\$500	\$500	
Office Supply			\$1,087	\$815	\$1,500	\$1,000	
Postage			\$0	\$0	\$300	\$200	
RARE Student Program			\$0	\$0	\$0	\$0	
Consulting Fees			\$11,841	\$3,248	\$25,000	\$5,000	
Financial Bookkeeping Audit Services			\$0	\$10,359	\$10,500	\$15,000	
Engineering Architect Services			\$0	\$2,341	\$3,000	\$2,500	
Design/Environmental Studies			\$0	\$0	\$2,500	\$2,500	
Internet Web Services			\$0	\$495	\$500	\$500	

TILLAMOOK URBAN RENEWAL AGENCY ANNUAL REPORT 2011-2012
PER ORS 457-460

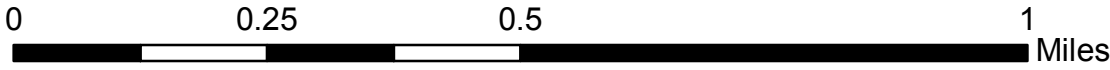
URBAN RENEWAL FUND		FY	Adopted	Approved
		2009/2010	FY 2010/2011	Budget FY 2012/2013
Conference Education		\$0	\$0	\$200
Appraisals Inspections		\$0	\$200	\$200
Loan Service Fees		\$0	\$126	\$1,275
Total Materials & Services		\$26,573	\$42,987	\$94,670
Capital Outlay:				
3rd Street ROW Match Waterline			\$0	\$1,165,180
Façade Loan & Grants		\$0	\$5,000	\$50,000
Streetscapes Neighborhood Beautification		\$0	\$11,384	\$10,000
Playground Equipment				\$21,000
Land/Property Purchase Development		\$0	\$247,454	\$0
Reserved Agency Approved Project		\$0	\$11,433	\$100,000
Sub Total Capital Outlay		\$0	\$275,271	\$1,346,180
Special Payments - Loans Grants AV Producing		\$0	\$164,311	\$0
Contingency		\$0	\$0	\$0
Transfer to TIF				\$561,545
TOTAL EXPENDITURES		\$26,573	\$482,569	\$2,002,395
Unappropriated Fund Balance		\$0	\$137,722	\$30,605
TOTAL EXPENDITURES +		\$26,573	\$620,291	\$2,033,000
UNAPPROPRIATED FUND BALANCE				

City of Tillamook

Urban Renewal District



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Urban Renewal District

- Proposed New Boundar
- Tax Lots
- Tillamook City Limits

