



*T  
i  
l  
l  
a  
m  
o  
o  
k  
  
U  
r  
b  
a  
n  
  
R  
e  
n  
e  
w  
a  
l  
  
A  
g  
e  
n  
c  
y*

***Annual Report for Fiscal Year Ending June 30, 2011***



**Tillamook Urban Renewal Agency**  
**210 Laurel Avenue**  
**Tillamook, Oregon 97141**

**Phone: 503-842-2472**

**Fax: 503-842-3445**

## **Tillamook Urban Renewal Agency**

### **Annual Report for Fiscal Year ending June 30, 2011**

#### **TURA History**

In the year 2000, Tillamook commissioned a study effort resulting in an Oregon Downtown Development Association Resource Team Report focused on downtown Tillamook and another study in 2001 producing the Tillamook Town Center Plan. Both studies recommended design and other economic development strategies intended to bolster downtown Tillamook. While both studies provided ideas, the missing element was the financial means to implement the recommendations. Late in 2005, The City of Tillamook decided to explore use of urban renewal as a means to make needed improvements in Tillamook's downtown and central areas and attract new development into Tillamook.

This Tillamook Urban Renewal Plan was developed in a series of eight public meetings and public "open house" workshops, held between January and September 2006. The meetings were 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. Meeting topics included basic information on urban renewal and tax increment financing, development of project goals and objectives, development of a list of project activities, and a thorough review of the revenues, costs and tax impacts of carrying out the project. The public involvement process included well-publicized open house workshops in April and September 2006. The April workshop was set up in roundtable fashion, to provide information on urban renewal, and to allow broad discussion and input on boundaries, goals, and activities to be funded. The September workshop was to review the draft urban renewal plan and to allow discussion of key elements of the plan and report.

#### **Mission Statement**

The mission of the Tillamook Urban Renewal Agency 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.

#### **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.

---

**Agency Board Members:**  
**Chairman Don Hurd; Vice-Chair Carolyn Decker;**  
**Joe Martin, John Sandusky, Alene Allen, Lynda Casey, Dave Schrom**  
**Administrator: Paul Wyntergreen, Executive Assistant: Debbi Reeves**



**Tillamook Urban Renewal Agency**  
**210 Laurel Avenue**  
**Tillamook, Oregon 97141**

**Phone: 503-842-2472**

**Fax: 503-842-3445**

- 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.
- 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.
- 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.

## **Funding Mechanism**

The revitalization project is projected to be completed by the year 2030-31. The total capital costs of project activities are expected to total \$12,228,000 in 2006 dollars. During the plan period, assessed property values in the Urban Renewal Area are expected to increase by approximately \$98.2 million.

The Urban Renewal Agency received its first tax increment funds in November of 2007. Project activities fully began in 2009. The sequencing and prioritization of individual project activities will be done by the Urban Renewal Agency, and any citizen advisory bodies that the Agency calls upon to assist in this process. The priority of projects and annual funding will be as established in the annual budget process.



**Tillamook Urban Renewal Agency**  
**210 Laurel Avenue**  
**Tillamook, Oregon 97141**

**Phone: 503-842-2472**

**Fax: 503-842-3445**

## **TURA Projects**

- Assistance with the reconstruction of Historical IOOF Building in the Town Center resulting in the opening of the 2<sup>nd</sup> Street Public Market which established many new businesses within the building. Future construction will continue on the second floor of the building with possible urban renewal assistance.
- Façade improvements to Diamond Art Jewelers a long time local city center business.
- Implementation of an Inter-Governmental Agreement with the City of Tillamook, Tillamook County and the TURA for the improvements to 3<sup>rd</sup> Street, an arterial street in Tillamook. The project completion of Phase 1 and Phase 2 will be in the \$3 to \$4 million dollar cost range.
- Assistance with printing costs for brochures for the Tillamook County Quilt Trail which brings in hundreds of tourists following the “Quilt Trail” inside the City of Tillamook and in the surrounding area.
- Completion of a downtown parking lot with Recreational Vehicle (RV) parking plus added Public Parking.
- Purchase of ten new litter cans for the Town Center area.
- Assistance with environmental studies done on property being donated to the City of Tillamook on the Hoquarton Slough.
- Assistance with an appeal to FEMA on revised flood maps for the City of Tillamook and surrounding areas.
- An engineering inspection of the Beals Building, a cornerstone, historic building in the Town Center, to being implementation of upgrade assistance.
- Implementation of a Plan Amendment to look at additional land to be added to the district for upcoming commercial construction and upgrades to residential areas.
- Upgrade to Tillamook City Hall of a new Council Chamber door in compliance with the standards of the Historical status of the building.
- Front Porch brochures for local businesses as informational assistance for drawing customers in the door.

A full copy of the TURA Plan can be downloaded from the City of Tillamook website at [http://www.tillamookor.gov/images/URA\\_2009\\_Plan.pdf](http://www.tillamookor.gov/images/URA_2009_Plan.pdf) or any of the applications for assistance at <http://www.tillamookor.gov/abouttillamook/urbanrenewal.html>.

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

## TILLAMOOK URBAN RENEWAL AGENCY ANNUAL REPORT 2010-2011 PER ORS 457-460

				FY	Budget	Actual	Approved
				2009/2010	2010/2011	YTD 2010/2011	Budget FY 2011/2012
<b>URBAN RENEWAL FUND</b>							
<b>RESOURCES - TAX INCREMENT FUND</b>							
Beginning Fund Balance				\$160,638	\$125,000	\$36,777	\$30,000
Previously levied taxes to be received				\$5,492	\$5,500	\$8,248	\$7,000
Interest				\$973	\$1,000	\$248	\$500
Tax Increment Revenues				\$174,776	\$210,000	\$205,270	\$240,000
Unappropriated Fund Balance				\$36,777	\$0	\$49,067	\$0
<b>RESOURCES - GENERAL FUND</b>							
Beginning Fund Balance				\$239,758	\$170,000	\$171,679	\$140,000
Interest				\$520	\$500	\$752	\$500
Long Term Loan Repayment - Principal				\$0	\$5,200	\$4,000	\$12,000
Long Term Loan Repayment - Interest				\$0	\$2,600	\$0	\$0
Late Charges & Fees							\$1,500
<b>OTHER RESOURCES - GENERAL FUND</b>							
Grants & Donations				\$0	\$5,000	\$0	\$0
Short Term Loans				\$461,390	\$140,000	\$242,552	\$379,000
Future Loan Proceeds							\$125,000
Long Term Loans				\$0	\$0	\$0	\$0
Transfer In from detailed expenditures				\$75,000	\$201,350	\$201,350	\$0
<b>TOTAL RESOURCES + Unappropriated Fund Balance</b>				<b>\$754,927</b>	<b>\$571,150</b>	<b>\$662,420</b>	<b>\$765,500</b>
<b>TOTAL RESOURCES + BEGINNING FUND BALANCE</b>				<b>\$1,155,323</b>	<b>\$866,150</b>	<b>\$919,943</b>	<b>\$935,500</b>
<b>EXPENDITURES</b>							
<b>Materials &amp; Services</b>							
Bank Fees				\$575	\$500	\$121	\$0
IGA Admin Services				\$9,080	\$15,000	\$14,613	\$37,695
Legal Services				\$2,752	\$5,000	\$8,744	\$5,000
Legal/Advertising/Publications				\$786	\$600	\$1,707	\$1,500
Agency/Community Meeting Expense				\$577	\$500	\$218	\$500
Office Supply				\$1,087	\$1,500	\$815	\$1,500
Postage				\$0	\$300	\$0	\$300
RARE Student Program				\$0	\$10	\$0	\$0
Consulting Fees				\$11,841	\$2,500	\$3,248	\$25,000
Financial Bookkeeping Audit Services				\$0	\$10,000	\$10,359	\$10,500
Engineering Architect Services				\$0	\$5,000	\$2,341	\$3,000
Design/Environmental Studies				\$0	\$5,000	\$0	\$2,500
Internet Web Services				\$0	\$600	\$495	\$500
Conference Education				\$0	\$500	\$0	\$200
Appraisals Inspections				\$0	\$5,000	\$200	\$200
Loan Service Fees				\$0	\$500	\$126	\$0
<b>Total Materials &amp; Services</b>				<b>\$26,698</b>	<b>\$52,510</b>	<b>\$42,985</b>	<b>\$88,395</b>

## TILLAMOOK URBAN RENEWAL AGENCY ANNUAL REPORT 2010-2011 PER ORS 457-460

<b>URBAN RENEWAL FUND</b>		<b>FY 2009/2010</b>	<b>Budget 2010/2011</b>	<b>Actual YTD 2010/2011</b>	<b>Approved Budget FY 2011/2012</b>
<b>Capital Outlay:</b>					
3rd Street ROW Match Waterline					\$358,000
Façade Loan & Grants		\$0	\$50,000	\$5,000	\$50,000
Streetscapes Neighborhood Beautification		\$0	\$50,000	\$11,384	\$10,000
Playground Equipment					\$21,000
Land/Property Purchase Development		\$296,581	\$390,000	\$247,454	\$0
Reserved Agency Approved Project		\$0	\$100,000	\$11,433	\$100,000
<b>Sub Total Capital Outlay</b>		\$296,581	\$590,000	\$275,271	\$539,000
Special Payments - Loans Grants AV Producing		\$281,837	\$210,000	\$164,311	\$0
Contingency		\$0	\$12,140	\$0	\$0
<b>TOTAL EXPENDITURES</b>		<b>\$578,418</b>	<b>\$812,140</b>	<b>\$482,567</b>	<b>\$1,166,395</b>
<b>Unappropriated Fund Balance</b>		<b>\$171,679</b>	<b>\$0</b>	<b>\$137,722</b>	<b>\$30,605</b>
<b>TOTAL EXPENDITURES +</b>		<b>\$750,097</b>	<b>\$812,140</b>	<b>\$620,289</b>	<b>\$1,197,000</b>
<b>UNAPPROPRIATED FUND BALANCE</b>					

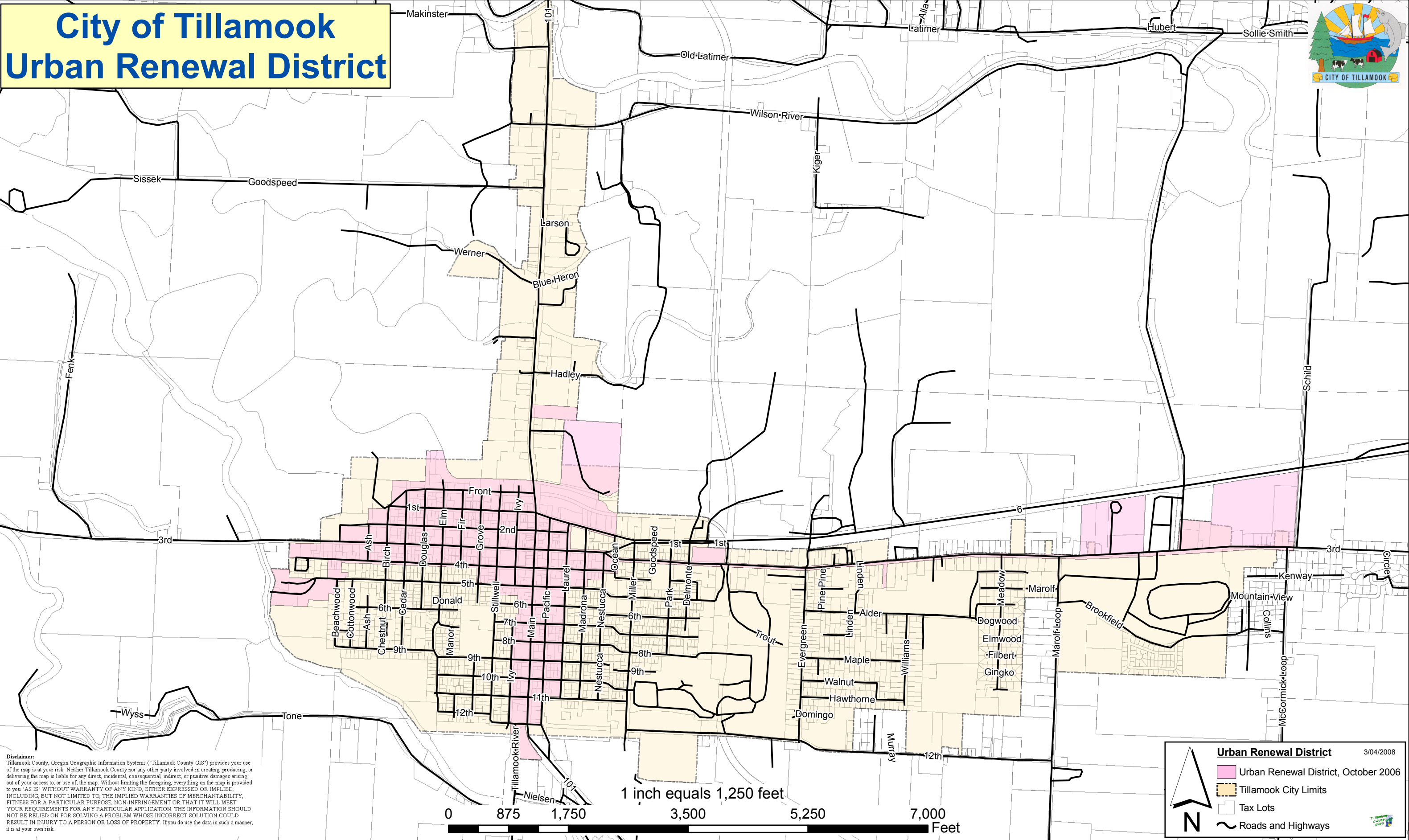
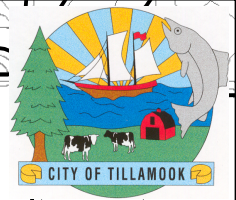
## TURA Annual Taxing District Analysis FY 2010-2011

District	Taxes with UR	Taxes without UR	UR Taxes Imposed
Tillamook School District #9 ***	\$7,362,407.74	\$7,471,543.58	\$109,135.84
NW Regional ESD ***	\$589,082.87	\$592,373.64	\$3,290.77
Tillamook Bay Community College	\$1,624,186.25	\$1,629,826.40	\$5,640.15
City of Tillamook	\$503,559.51	\$541,341.54	\$37,782.03
Fairview Water District	\$12,927.24	\$13,077.91	\$150.67
Port Of Tillamook Bay	\$43,130.49	\$43,908.16	\$777.67
4-H Extension SD	\$266,039.59	\$267,513.07	\$1,473.48
EMCD-911	\$756,010.38	\$760,037.89	\$4,027.51
Tillamook County	\$7,461,221.28	\$7,501,840.24	\$40,618.96
Tillamook County Transportation District	\$771,115.77	\$775,397.05	\$4,281.28
Tillamook Fire District	\$588,025.58	\$603,005.97	\$14,980.39
<b>TOTAL</b>	<b>\$19,977,706.70</b>	<b>\$20,199,865.45</b>	<b>\$222,158.75</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.



# City of Tillamook Urban Renewal District



**Disclaimer:**  
Tillamook County, Oregon Geographic Information Systems ("Tillamook County GIS") provides your use of the map is at your risk. Neither Tillamook County nor any other party involved in creating, producing, or delivering the map is liable for any direct, incidental, consequential, indirect, or punitive damages arising out of your access to, or use of, the map. Without limiting the foregoing, everything on the map is provided to you "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, NON-INFRINGEMENT OR THAT IT WILL MEET YOUR REQUIREMENTS FOR ANY PARTICULAR APPLICATION. THE INFORMATION SHOULD NOT BE RELIED ON FOR SOLVING A PROBLEM WHOSE INCORRECT SOLUTION COULD RESULT IN INJURY TO A PERSON OR LOSS OF PROPERTY. If you do use the data in such a manner, it is at your own risk.

**Urban Renewal District** 3/04/2008

- Urban Renewal District, October 2006
- Tillamook City Limits
- Tax Lots
- Roads and Highways

