



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Agenda Urban Renewal Commission

Wednesday, April 17, 2013

5:15 PM

Commission Chambers

4:45 P.M. - EXECUTIVE SESSION OF THE URBAN RENEWAL COMMISSION

Pursuant to ORS 192.660(2)(e): To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

1. **Convene Regular Meeting and Roll Call**

2. **Citizen Comments**

3. **Adoption of the Agenda**

4. **General Business**

4a. [13-141](#) Urban Renewal 201 Presentation

Staff: Economic Development Manager Eric Underwood

Attachments: [Staff Report](#)

5. **Consent Agenda**

5a. [13-246](#) Minutes of the March 20, 2013 Regular Meeting

Staff: City Recorder Nancy Ide

Attachments: [Minutes of 03/20/2013 meeting](#)

5b. [13-268](#) Minutes of the April 3, 2013 Regular Meeting

Staff: City Recorder Nancy Ide

Attachments: [Minutes of 04/03/2013 Regular Meeting](#)

6. **Future Agenda Items**

7. **City Manager's Report**

8. Adjournment

Citizen Comments: The following guidelines are given for citizens presenting information or raising issues relevant to the City but not listed on the agenda.

- *Complete a Comment Card prior to the meeting and submit it to the staff member.*
- *When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone.*
- *Each speaker is given 3 minutes to speak. To assist in tracking your speaking time, refer to the timer at the dais.*
- *As a general practice, Oregon City Officers do not engage in discussion with those making comments.*

Agenda Posted at City Hall, Pioneer Community Center, Library, and City Web site(oregon-city.legistar.com).

Video Streaming & Broadcasts: The meeting is streamed live on Oregon City's Web site at www.orcity.org and is available on demand following the meeting.

ADA: City Hall is wheelchair accessible with entry ramps and handicapped parking located on the east side of the building. Hearing devices may be requested from the City staff member prior to the meeting. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.



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625 Center Street
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Staff Report

File Number: 13-141

Agenda Date: 4/17/2013

Status: Agenda Ready

To: Urban Renewal Commission

Agenda #: 4a.

From: Economic Development Manager Eric Underwood

File Type: Report

SUBJECT:

Urban Renewal 201 Presentation

RECOMMENDED ACTION (Motion):

Staff recommends that the Urban Renewal Commission (URC) consider the urban renewal information presented and discuss as needed.

BACKGROUND:

In light of the recent passage of Measure 3-407, the URC has requested a work session to conduct a comprehensive review of the urban renewal process and its regulations. In an effort to satisfy this request, staff has asked Elaine Howard of Elaine Howard Consulting to present this information and lead us in an Urban Renewal 201 discussion for edification purposes. The presentation will cover both the basics of urban renewal and address specific questions derived previously from the URC, which include:

- How tax increment financing (TIF) works
- Impacts of dividing the current urban renewal district into smaller districts
- What is involved with expanding the District
- How the tax assessor determines the division of taxes

There will be time for a question and answer session once the presentation has been completed.



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Staff Report

File Number: 13-246

Agenda Date: 4/17/2013

Status: Consent Agenda

To: Urban Renewal Commission

Agenda #: 5a.

From: City Recorder Nancy Ide

File Type: Minutes

Minutes of the March 20, 2013 Regular Meeting



City of Oregon City

625 Center Street
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Meeting Minutes - Draft Urban Renewal Commission

Wednesday, March 20, 2013

5:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Vice Chair Edgar called the meeting to order at 5:00 PM.

Present: 5 - Paul Edgar, Betty Mumm, Doug Neeley, Rocky Smith and Carol Pauli

Absent: 2 - Kathy Roth and Philip Yates

Staffers: 5 - David Frasher, Nancy Ide, Wyatt Parno, Eric Underwood and Christina Robertson-Gardiner

2. Ceremonies, Proclamations, Presentations

3. Citizen Comments

There were no citizen comments.

4. Adoption of the Agenda

The agenda was adopted as presented.

5. General Business

5a. 13-152 Train Depot Design Update

Eric Underwood, Economic Development Manager, discussed the design of the windows to introduce natural light into the train depot building. There was a question about the historical integrity of the proposed windows.

Christina Robertson-Gardiner, Planner, said moving the depot to its existing location on the platform with the alterations made it harder to qualify for local designation. She thought the Commission should look at it as an Urban Renewal owned building and whether they wanted to keep what historical integrity that they could rather than trying to fit in the traditional local designation framework.

Mr. Underwood explained the purpose of the proposed windows.

Kevin Johnson, GDB Architects, said this building was not originally a train station, but had to do with the railroad.

There was discussion regarding the design of the windows and whether the Commission wanted to make this a historic building or not.

The consensus was to make the building more usable with more natural light while

maintaining the historical character.

Ms. Robertson-Gardiner could get a finding from SHPO stating whether or not it would meet the Secretary of Interior's standards for designation.

A motion was made by Commissioner Mumm, seconded by Commissioner Pauli, to direct Mr. Underwood to work with the Planning Department, HRB, and GDB Architects to revise the window design toward a more historical character and include a General Contractor to come on board to facilitate it. The motion carried by the following vote:

Aye: 5 - Paul Edgar, Betty Mumm, Doug Neeley, Rocky Smith Jr. and Carol Pauli

5b. 13-119 Reevaluation of the Potential Development of 922 Main Street

Mr. Underwood requested tabling this item as an offer to purchase the property had been received.

A motion was made by Commissioner Mumm, seconded by Commissioner Smith, to table the discussion of the 922 Main Street property. The motion carried by the following vote:

Aye: 5 - Paul Edgar, Betty Mumm, Doug Neeley, Rocky Smith Jr. and Carol Pauli

5c. 13-181 Stimson Property Transfer (Continued)

Mr. Underwood said this item was discussed last August regarding transfer of the Stimson property in exchange for the property on 12th and Main. He asked if that was the direction of the Commission.

There was discussion regarding the pros and cons of the transfer and if staff should look into other properties to exchange.

The consensus was not to take any action on a transfer of property.

5d. 13-175 Minutes of the January 16, 2013 Regular Meeting

A motion was made by Commissioner Pauli, seconded by Commissioner Mumm, to approve the minutes of the January 16, 2013 Regular Meeting. The motion carried by the following vote:

Aye: 5 - Paul Edgar, Betty Mumm, Doug Neeley, Rocky Smith Jr. and Carol Pauli

6. Future Agenda Items

Commissioner Neeley suggested a discussion on expanding the Urban Renewal District to include a portion of the Blue Heron site. This would be discussed after the master planning for the site.

Commissioner Edgar suggested discussing the potential redevelopment of the two houses on 2nd and Tumwater. Staff would bring a report back.

Commissioner Edgar also suggested a discussion on the Transportation System Plan and potential congestion problems in the McLoughlin enhancement project.

7. City Manager's Report

Mr. Frasher said staff was working on the budget, which was being transitioned from a one year budget to a two year budget.

8. Adjournment

Vice Chair Edgar adjourned the meeting at 5:50 PM.

Respectfully submitted,

Nancy Ide, City Recorder



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Staff Report

File Number: 13-268

Agenda Date: 4/17/2013

Status: Agenda Ready

To: Urban Renewal Commission

Agenda #: 5b.

From: City Recorder Nancy Ide

File Type: Minutes

Minutes of the April 3, 2013 Regular Meeting



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes - Draft Urban Renewal Commission

Wednesday, April 3, 2013

5:30 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Chair Roth called the meeting to order at 5:30 PM.

Present: 7 - Paul Edgar, Betty Mumm, Doug Neeley, Kathy Roth, Philip Yates, Rocky Smith and Carol Pauli

Staffers: 6 - David Frasher, Nancy Ide, Eric Underwood, Wyatt Parno, Tony Konkol and Maureen Cole

2. Citizen Comments

There were no citizen comments.

3. Adoption of the Agenda

The agenda was adopted as presented.

4. General Business

4a. 13-225 Storefront Improvement Program Grant for 707 Main Street

Eric Underwood, Economic Development Manager, explained the application for 707 Main Street, the Masonic Temple building. The project would consist of rehabilitation and repair work for the two store fronts at the bottom of the building. Staff recommended awarding \$20,000 for this project. There was concern that the application lacked a comprehensive approach for the whole building.

There was discussion regarding the purpose of the grant and the upgrades needed inside the building.

Mr. Underwood stated the grant was for storefront only, and that was how it was reviewed. If it was more of a restoration to the original historical character of the building, more grant money would have been recommended.

Chris Edmiston, applicant, said if there was a change of occupancy, the seismic issues would need to be addressed. All inspections had been done before he purchased the building and he knew it could be an issue depending on the occupancy. He had been working on the application with the City and State to meet both jurisdictions requirements. He explained how the application would return the windows and doors to the original character. He could not afford to do the whole building at once. He was asking for \$40,000 for the work on the lower half and would not ask for funding on the upper half.

There was discussion regarding what was there currently and what changes would

be made.

Commissioner Smith emphasized it needed to be consistent and symmetrical.

Amber Holveck, Executive Director of the Oregon City Chamber of Commerce, stated the Chamber Board was unanimously in favor of the grant request. This was a landmark both historically and architecturally. The Board was in support of full funding for the building to further the downtown economic improvement and to eventually celebrate a showcase rehabilitation effort. This was an expensive undertaking and the applicant had invested in other buildings downtown proving their commitment to Oregon City.

William Gifford, resident of Oregon City, agreed there should be symmetry in the design. He suggested the Commission grant the \$20,000 to the applicant and allow the applicant to come back with the rest of the improvements for a possible \$40,000 grant. It was important to downtown to have this done right.

Mr. Edmiston explained he had applied for a \$20,000 State grant for the lower portion and a \$20,000 State grant for the upper portion. He was willing to be flexible and make the changes suggested by Commissioner Smith.

A motion was made by Commissioner Yates, seconded by Commissioner Edgar, to approve \$20,000 for the Storefront Improvement Program Grant for 707 Main Street subject to staff's approval that the design of the two entrances was symmetrical. The motion carried by the following vote:

Aye: 5 - Paul Edgar, Doug Neeley, Kathy Roth, Philip Yates and Rocky Smith Jr.

Nay: 2 - Betty Mumm and Carol Pauli

Commissioner Neeley moved to amend the motion to grant an additional \$10,000 after confirming award of the State grant. After some discussion, Commissioner Neeley withdrew the motion.

Commissioners Pauli and Mumm voted no on the original motion because they wanted to make the grant \$30,000 and encouraged the applicant to come back for funding for the second phase.

4b. 13-232

Minutes of the March 6, 2013 Regular Meeting

A motion was made by Commissioner Mumm, seconded by Commissioner Smith, to approve the minutes of the March 6, 2013 Regular Meeting. The motion carried by the following vote:

Aye: 6 - Paul Edgar, Betty Mumm, Doug Neeley, Kathy Roth, Carol Pauli and Rocky Smith Jr.

Abstain: 1 - Philip Yates

5. Future Agenda Items

Commissioner Edgar suggested a discussion of the Blue Heron site being added to the Urban Renewal District. This would be discussed after the master planning process was completed.

Commissioner Yates suggested a discussion on sidewalk repair using Urban Renewal funds. Mr. Frasher suggested expanding the Pavement Maintenance Utility Fee for sidewalks. The item would be brought back to the City Commission in

January.

Commissioner Pauli suggested discussion on the maintenance of the wall on Railroad Avenue. Commissioner Mumm thought that should be a City Commission discussion.

6. City Manager's Report

Mr. Underwood gave an update on Urban Renewal's rental properties including the rent charged, net revenue received, average maintenance costs, occupancy, and estimated property taxes. He recommended marketing the properties and selling them.

There was consensus to place the discussion of the possible sale of the two City-owned houses on 2nd and Tumwater on a future agenda.

7. Adjournment

Chair Roth adjourned the meeting at 6:40 PM.

Respectfully submitted,

Nancy Ide, City Recorder

Urban Renewal: An Overview



Elaine Howard Consulting, LLC

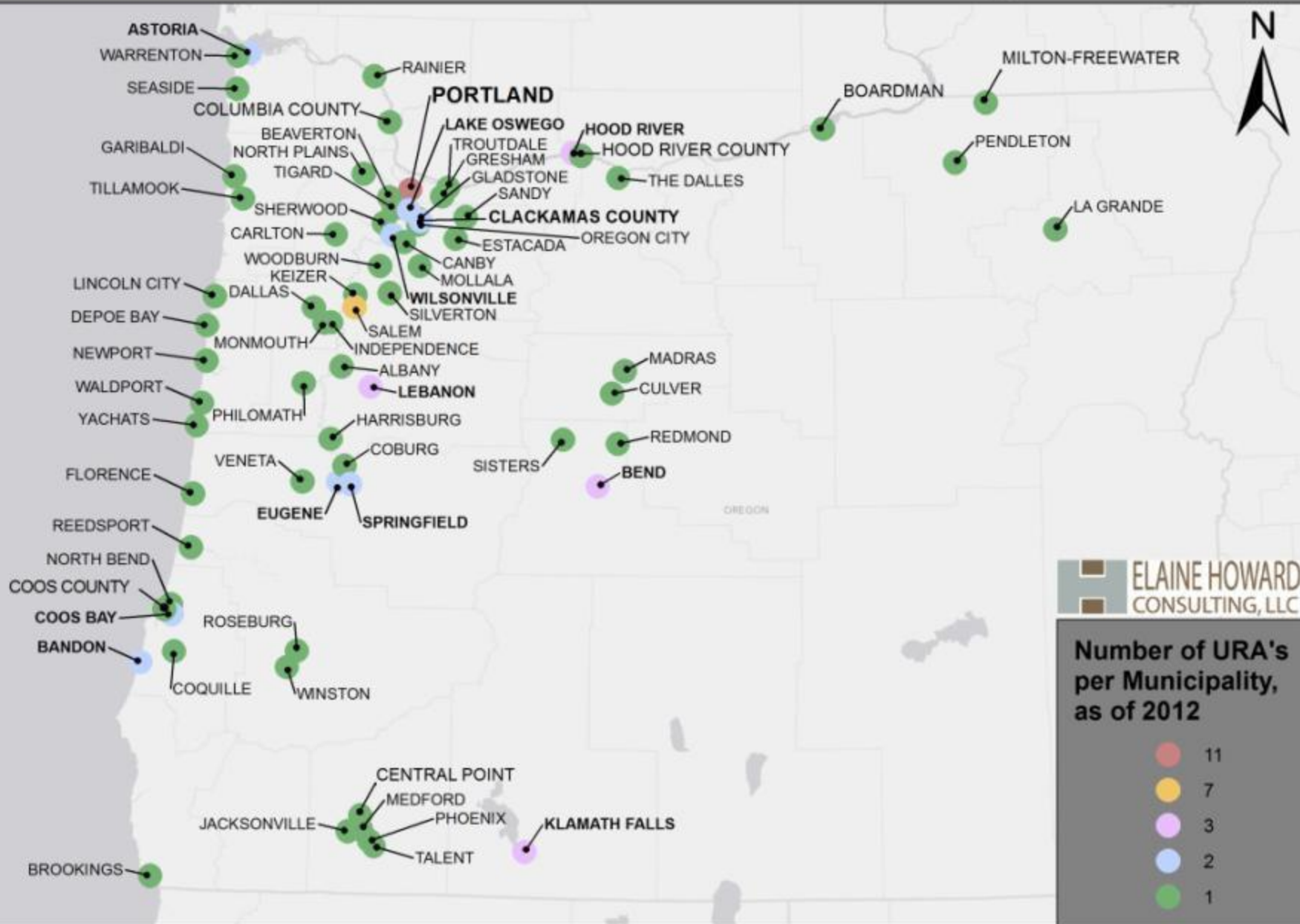
What is Urban Renewal?



- Program to address blighting influences in specifically designated areas
- Authorized through Federal 1949 Housing Act, State Statute in 1951, authorized for cities in 1957
- Used throughout Oregon
- Provides Financing Mechanism to Implement City Plans:

Uses increases in Property Taxes to Fund Projects in Area

Urban Renewal Areas in Oregon



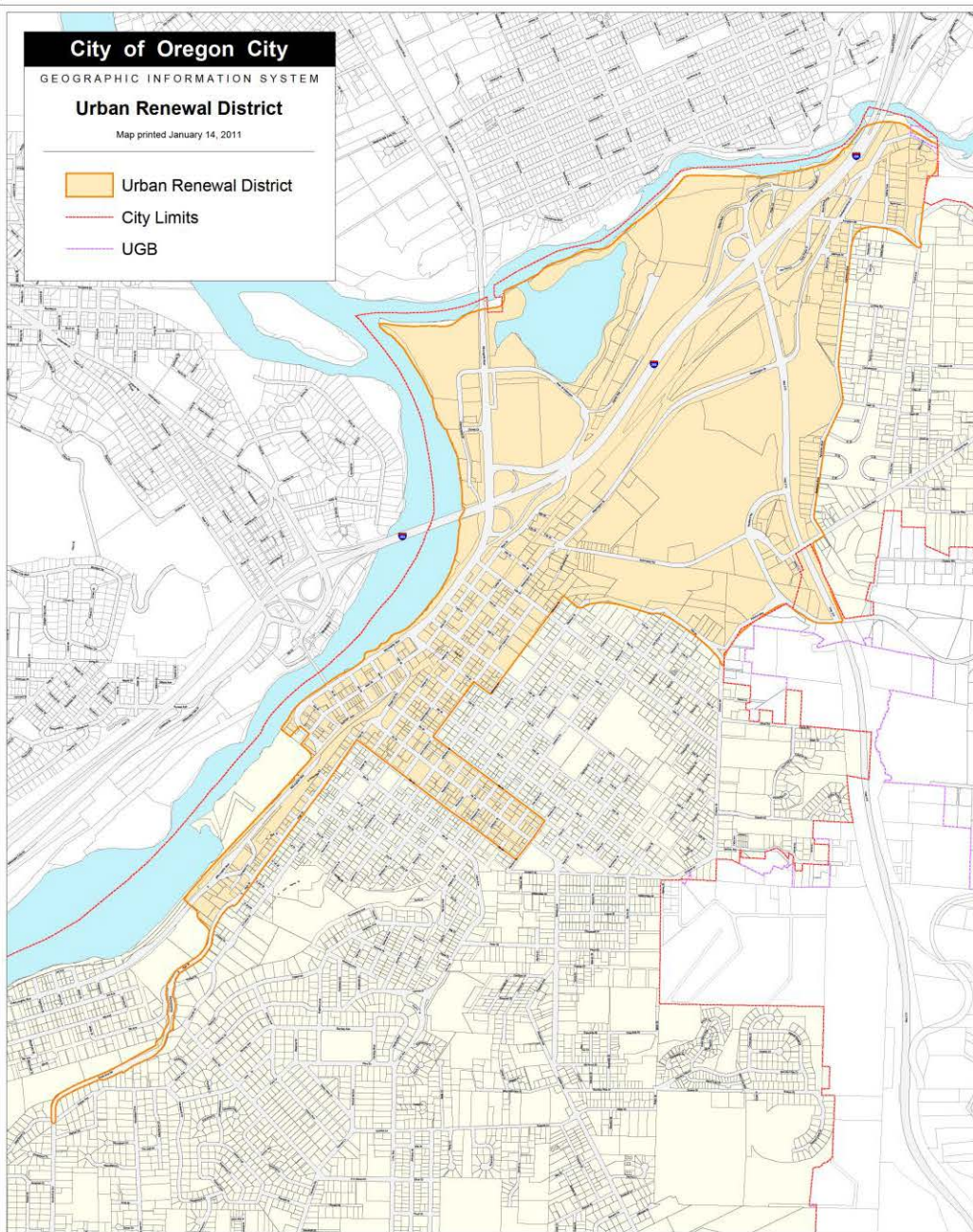
City of Oregon City

GEOGRAPHIC INFORMATION SYSTEM

Urban Renewal District

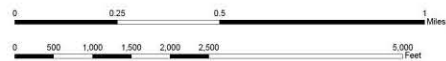
Map printed January 14, 2011

- Urban Renewal District
- City Limits
- UGB



The City of Oregon City makes no representations, warranties or express, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, or surveying purposes. Notification of any errors is appreciated.

Please recycle with colored office grade paper.



City of Oregon City
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File date: January 14, 2011
File name: Urban Renewal District - 864897 - 20110114.pdf
Map name: Urban Renewal District - 864897.mxd

What is Blight?



- Defined by the State Statute ORS 457
- Generally covers:
 - Underdevelopment or underutilization of property
 - Poor condition of buildings
 - Inadequacy of infrastructure including streets and utilities



State Limitations on Urban Renewal



- Population under 50,000
 - 25% of Assessed Value of Property in City
 - 25% of Acreage of City
- Population over 50,000
 - 15% of Assessed Value of Property in City
 - 15% of Acreage of City
- Existing Plan limitations:
 - Can not be increased in size by more than 20% of original Plan acreage
 - Maximum Indebtedness (MI) can not increase by more than 20% of original MI, indexing

Maximum Indebtedness



- Maximum Indebtedness of Oregon City Plan is
\$130,100,000

Total amount to spend on administration, projects and programs in an urban renewal area.

How is a Plan Adopted/Substantial Amendment Approved?

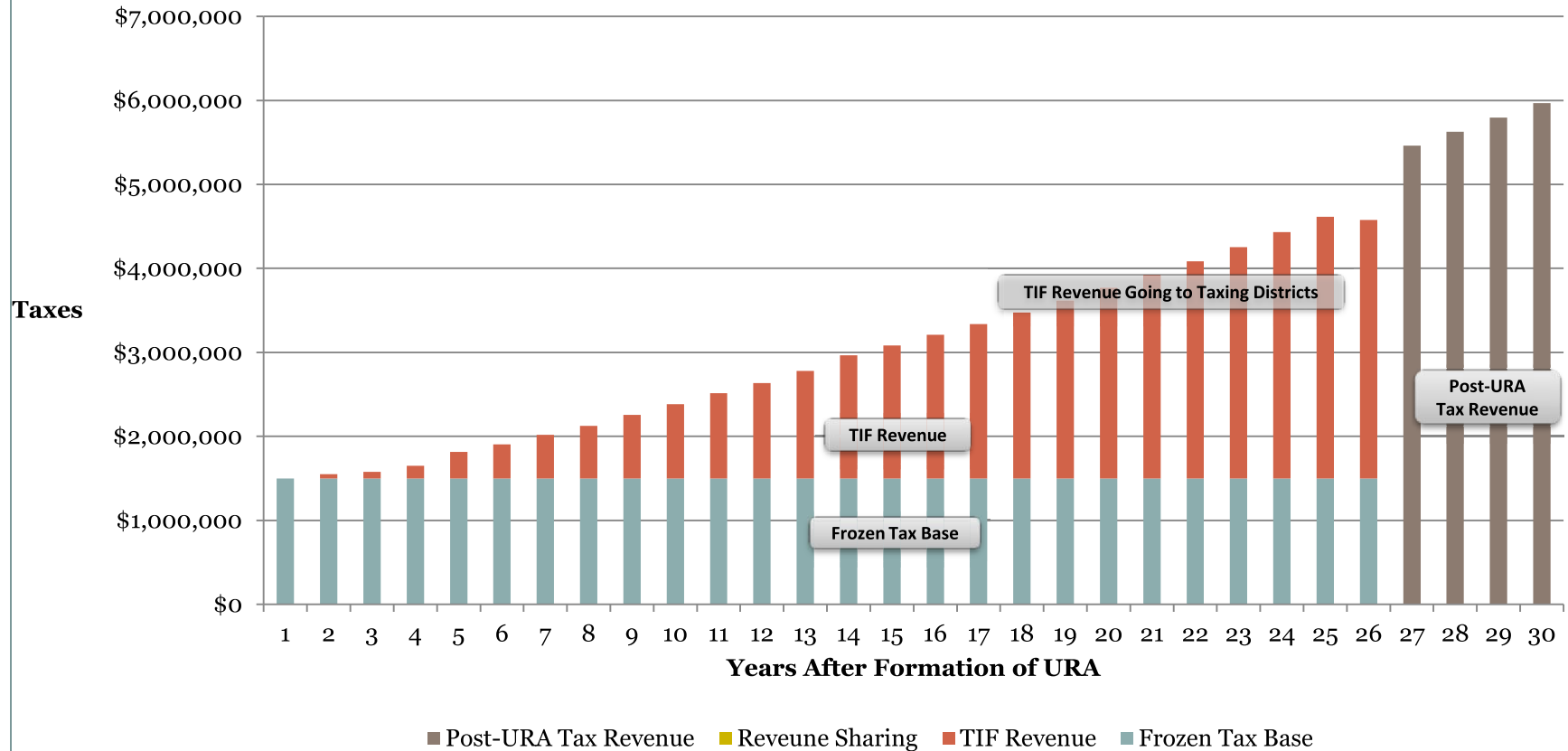


How Does Financing in Urban Renewal Work?

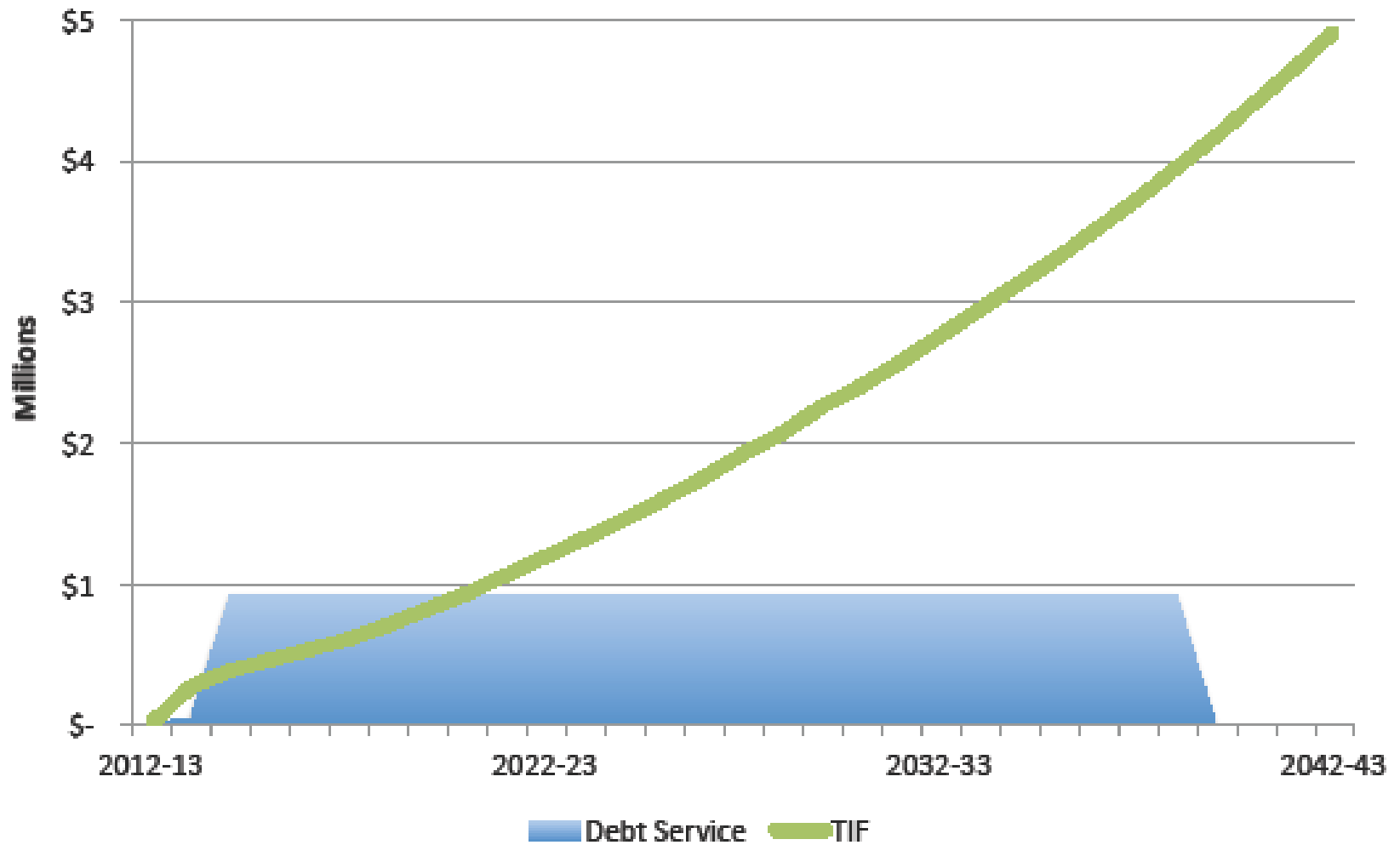


- An area is designated as an urban renewal area
- The tax assessed value of properties within the area is frozen
- Taxes from that “frozen base” go to all taxing jurisdictions
- Increases in taxes over the “frozen base” go to the urban renewal agency for use in the Area

Projected TIF Revenues



Scenario Showing TIF Revenues and Debt Service



How Impacts are Calculated by Assessor



			2012	2013	20134
Property value					
District Name	Perm Rates		\$100,000	\$103,000	\$103,000
Clackamas County	2.4042		\$240.42	\$247.63	\$240.42
Clack Co Ext Service 4H	0.05		\$5.00	\$5.15	\$5.00
Clackamas Co Soil and Conservation	0.049		\$4.90	\$5.05	\$4.90
Oregon City School District	4.9629		\$496.29	\$511.18	\$496.29
Clackamas ESD	0.3687		\$36.87	\$37.98	\$36.87
City of Oregon City	4.159		\$415.90	\$428.38	\$415.90
County Library	0.3974		\$39.74	\$40.93	\$39.74
Clackamas Comm College	0.5582		\$55.82	\$57.49	\$55.82
Clackamas Fire District 1	2.4012		\$240.12	\$247.32	\$240.12
Port of Portland	0.0701		\$7.01	\$7.22	\$7.01
Metro	0.0966		\$9.66	\$9.95	\$9.66
Vector Control	0.0065		\$0.65	\$0.67	\$0.65
Urban Renewal			\$0.00	\$0.00	\$46.57
Bonds					
	15.5238		\$1,552.38	\$1,598.95	\$1,598.95

Property Tax Bills



- Add all increases in Assessed Value in Area
- Distribute Amount to all Property Tax Bills in City
- Does Not Increase Tax Bills (unless you have pre 2001 bonds) , Just Shows the Division of Taxes
- Bonds: You are an Option 1 Plan Reduced Rate Plan. You get division of taxes on bonds issued prior to 2001, or refunded/refinanced and initial issue date prior to 2001: 2012-13 Bonds = \$232,752.87 of revenue
- Table 4e by Assessor shows Urban Renewal Impacts

Property Tax Bills



		2013	20134
District Name		Perm Rates	
		\$103,000	\$103,000
Clackamas County	2.4042	\$247.63	\$240.42
Clack Co Ext Service 4H	0.05	\$5.15	\$5.00
Clackamas Co Soil and Conservation	0.049	\$5.05	\$4.90
Oregon City School District	4.9629	\$511.18	\$496.29
Clackamas ESD	0.3687	\$37.98	\$36.87
City of Oregon City	4.159	\$428.38	\$415.90
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Urban Renewal		\$0.00	\$46.57
Bonds			
	15.5238	\$1,598.95	\$1,598.95

Impacts on Taxing Jurisdictions



- Continue Receiving Taxes on Frozen Base
- Forego taxes on growth in Area
- “But For Urban Renewal”
- Increased Tax Revenues After UR

2009 Legislation



- Revenue Sharing Triggers 10% and 12.5% of MI
 - New plans and Substantial Amendments after 2009 (Oregon City amendment preceded this)
- Limits on MI Increases: Indexing
- Concurrence
- Plans which have been amended since 2009
- Ability to Under-levy

What Types of Projects are Typically Completed?

- Infrastructure: Streets and Utilities
- Streetscape
- Catalyze development
- Storefront loans
- Parks, plazas



Parks and Plazas: Place Making



Redevelopment/Infrastructure: The Dalles Brewery Grade



Established in 1990
1998 Frozen Base \$24,866,020
Area is 7.31% of City Acreage
3.41% of City Assessed Value
Present AV



Increased MI in 2009 to
\$29,125,583 from \$14M

Redevelopment: The Dalles Commodore Hotel



Storefront Improvements



Oregon City Core Values FY 2012/13



- Return on Investment; qualitative and quantitative
- Cultivating Resources, Processes and Investment in Underutilized or Affected Areas
- Make the Urban Renewal District a Destination
- Job Creation; Permanent and Temporary
- Economic Development
- Historical and Cultural Interpretation

Issues Relevant to Oregon City



- Need for voter approval for bonded indebtedness

Projects



Short Term

- Amtrak Train Depot (5)
- Economic Development Opportunities at the North End (5)
- Disposition/Development of Infill Properties (5)
- Transfer of Stimson Property as part of Jughandle Project (4)



Projects



Mid Term

- Blue Heron (3)

Long Term

- Urban Renewal Incentive Programs (1.55)
- Terminating UR District and forming smaller UR areas (1)
- Explore Economic Development Opportunities at the South End (1)
-

Issues Relevant to Oregon City



- Should the district be broken up into smaller districts?
 - Issues: Administrative work, re-sets the frozen base presently getting 1.8M annually
 - Alternatives: Area planning/advisory groups for specific areas
- Should the urban renewal area be expanded?
 - Issues: 20% overall expansion limitation
 - Expansion over 1% requires substantial amendment: Substantial amendments put district into the 2009 legislative changes: revenue sharing

How Long Does Urban Renewal Last?



- Typical plans are designed for a 20 - 25 year period, time period is not a requirement
 - Impacts may last a few years longer to pay off the debt
- Plans can be closed out if all projects are completed earlier:

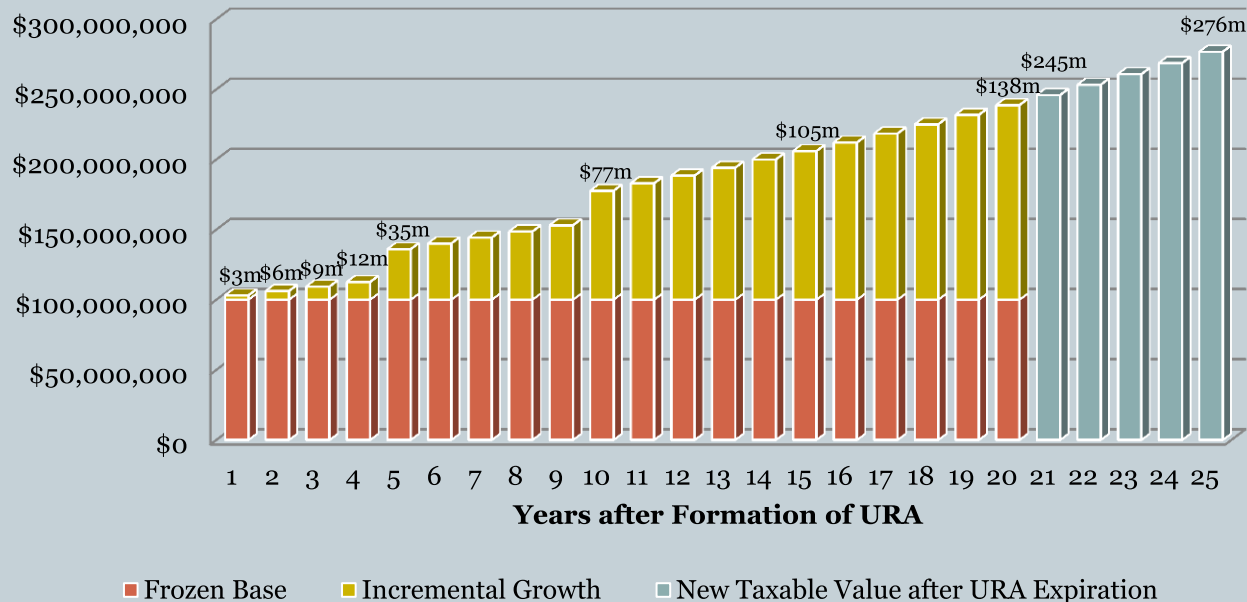
Redmond Industrial Area and Airport
Proposed Wilsonville Plan

What Happens After Urban Renewal?



- Increased value of the Area is returned to the tax rolls and all taxing jurisdictions gain the benefit of increased taxes
- Area of the City has been improved, better serving the citizens of the community

Tax Base Through Life of URA



Storefront Loans/Redevelopment: Coos Bay



First Call Resolution: New business with an additional 50 employees

Storefront Loans/Redevelopment: Coos Bay



Coos Bay National
Bank: Vacant,
historic register
building, 2011



Waterfront Industrial: Hood River



Storefront Loans/Redevelopment: Florence



Florence Infrastructure Project



“First and A” Lake Oswego



Lake View Village, Lake Oswego



Lake Oswego Redevelopment: Parking Garage





Elaine Howard Consulting, LLC

1st Street Lake Oswego



Lake Oswego Redevelopment: Streetscape



Bandon: Plan Adopted in 1987, Substantial Amendment in 2012



2 areas: 11.45% of Acreage
3.32% of AV
MI of \$12M
Frozen Base \$8.7M 2011-12 AV
\$36,343,079 417% growth



Bandon: Crabbing Dock Near Old Town



Bandon: Cheese Factory



Private Developer \$2+ M
Construction Jobs
Long Term Jobs 10
Tourist Attraction



La Grande Medical Clinic

BEFORE

Downtown Plan
adopted 1999 MI of
\$21.4 M



La Grande Medical Clinic



La Grande Storefront Program



Golden Crown Restaurant - *FRONT BEFORE*



- *REAR shortly after start*

Golden Crown Restaurant



IOOF Theater in La Grande



Removal of environmental hazards, partners
with Oregon Coalition Brownfields Cleanup
Fund, Oregon Business Development

Astor East Urban Renewal Area



- Frozen Base \$2,949,516
- Established in 1994
FY 2011-12 Assessed Value \$17,495,950
593% growth over 17 years
- City of Astoria AV 1994 \$337,804,459
2011-12 AV \$647,580,970
191% growth over 17 years
- 4.19% of total AV in UR: two districts

Astoria: Liberty Theater



Theater acquired by City of Astoria for \$1,100,000,
transferred to non-profit

Repairs and Improvements Phase I \$300,000

Built in 1925, reopened after renovations in 2005

\$386,000 matching grant in Phase II – Phase II is starting construction in June
Operates as a premier performing arts theater



Astoria: Astor Hotel



Built in 1922 and under renovation since 2008

Urban Renewal Provided:

- Low interest loan \$346,000 with a 9-year maturity date
- Grant of \$45,000

Community Benefits include:

- 56 low income housing units
- Street level visual improvements
- 380% (25%-95%) increase in ground floor occupancy in building



Astoria: Garden of Surging Waves

Commemorating Chinese History in Astoria

Located where Chinese immigrants resided in the 1800's

Urban Renewal Provided:

- Design Grant of \$250,000
- Construction grant \$350,000

City of Astoria: \$350,000

Community Benefits include:

- Historical and cultural education
- Provide outdoor space to complement downtown businesses
- Enhances destination tourism



Astoria: Garden of Surging Waves



Sherwood: New Streetscape



Area Established 2000
MI \$45,133,469
Increased in 2012 in
Substantial Amendment

Original Frozen Base
\$62,419,260
2011-12 AV:
\$290,643,763
465% growth

City 217%

Site of Sherwood City Hall





From Old Warehouse to New City Hall & Library

Elaine Howard Consulting, LLC

Public Square Sherwood



Sherwood Streetscape



Lebanon Samaritan Health Sciences Campus



North Gateway Urban
Renewal Plan Adopted
2008 20 year Plan
\$15,700,000 MI

Original AV \$8,365,939
2011-12 AV \$19,554,249

40 long term jobs
at Medical School
alone



Sam Fit, Samaritan Health
Sciences OB, GYN, PED,
Western University

Elaine Howard Consulting, LLC

Lowe's Distribution Center Lebanon



Plan adopted
in 1989

MI
\$24,680,770,
2012
Amendment
MI \$33 M

Agency invested in infrastructure, estimated 450 FTE
with 750 associated. Lowe's came on 2011-12 tax rolls:
increase AV of \$76M

Keizer Station



Area Formed 1990

Agency issued \$26.8 M in TIF
bonds for infrastructure
LID formed for repayment

Frozen Base \$45,328,592
2011-12 AV \$346,182,840

763% increase in value

Astoria: Fort George Brewery and Pub



Historic building re-constructed in 1923, remodeled over 80 years later in 2006
Urban Renewal provided:

- Low interest loan for \$120,039 with an 8-year maturity date
- Storefront Improvement Grant of \$30,000

Leverage:

- SBA Loan
- State of Oregon (forgivable loan)

Astoria: Fort George Brewery and Pub

New use: 10-hectoliter Fort George brewery and public house, Blue Scorchers bakery

Community Benefits:

- Job Creation
- Demand for local goods
- Support for local artists
- Support community events
- Provide craft beer to over 45 establishments along the Oregon Coast alone
- 2012: 3 additional brewing tanks, unveiling their 5th canned beer this month
- Getting permits for expanding Pub to 2nd Floor





Elaine Howard
James Vanden Bos
Office: 503.635.2783
Cell: 503.975.3147 | Fax: 503.675.1161
elaine@elainehowardconsulting.com
705 Terrace Drive
Lake Oswego, Oregon 97034

COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to **3 MINUTES**.
- Give to the City Recorder in Chambers **prior** to the meeting.

Date of Meeting 4-17-13

Item Number From Agenda 4a

NAME: Elaine Howard, Elaine Howard Consultin.

ADDRESS: Street: _____ LLZ

City, State, Zip: _____

PHONE NUMBER: _____

SIGNATURE: _____