

AGENDA

Warrenton Urban Renewal Agency

July 23, 2019 – 6:00 p.m.

Warrenton City Hall – Commission Chambers
225 S. Main Ave.
Warrenton, Or 97146

1. CALL TO ORDER
2. ROLL CALL
3. CONSENT CALENDAR
 - A. Urban Renewal Agency Meeting Minutes – 6.25.19
4. BUSINESS
 - A. Consideration of Draft URA Plan and Substantial Amendment
5. ADJOURN

Warrenton City Hall is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting Dawne Shaw, City Recorder, at 503-861-0823 at least 48 hours in advance of the meeting so appropriate assistance can be provided.

3-A

MINUTES
Warrenton Urban Renewal Agency
June 25, 2019
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, Or 97146

Chair Balensifer convened the Urban Renewal Agency meeting at 6:08 p.m.

Commissioners Present: Chair Henry Balensifer, Rick Newton, Tom Dyer, Pam Ackley and Mark Baldwin

Staff Present: Executive Director Linda Engbretson, City Attorney Spencer Parsons, Community Development Director Kevin Cronin, Finance Director April Clark, Public Works Director Collin Stelzig, Public Works Operations Manager Kyle Sharpsteen, Police Chief Mathew Workman, Fire Chief Tim Demers, Library Aide Laura Lattig, and Secretary Dawne Shaw

CONSENT CALENDAR

A. Urban Renewal Agency Meeting Minutes – 5.14.19

Commissioner Ackley made the motion to approve the Consent Calendar as presented. Motion was seconded and passed unanimously.

Baldwin – aye; Newton – aye; Balensifer – aye; Dyer – aye; Ackley – aye

Chair Balensifer opened the Public Hearing on Resolution No. 19-02; Adoption of the Warrenton Urban Renewal Agency FY 2019-2020 Budget. Formalities followed and no conflicts of interest were reported. Executive Director Linda Engbretson presented her staff report, noting this budget for the fiscal year commencing July 1, 2019 and ending June 30, 2020, was approved by the Warrenton Urban Renewal Agency Budget Committee. She noted the budget includes total appropriations among all funds totaling \$4,593,259. Chair Balensifer asked for public comment, and no one spoke in favor or opposition. There being no public comment, Chair Balensifer closed the public hearing.

Commissioner Baldwin made the motion to adopt the Warrenton Urban Renewal Agency FY 2019-2020 Budget, as approved by the Warrenton Urban Renewal Agency Budget Committee as set forth in Resolution No. 19-02. Motion was seconded and passed unanimously.

Baldwin – aye; Newton – aye; Balensifer – aye; Dyer – aye; Ackley – aye

There being no further business Chair Balensifer adjourned the URA meeting at 6:10 p.m.

APPROVED:

Henry A. Balensifer III, Chair

ATTEST:

Dawne Shaw, Secretary

DRAFT

4-A



AGENDA MEMORANDUM

TO: The Warrenton Urban Renewal Agency
FROM: Kevin A. Cronin, AICP, Community Development Director
DATE: For the Agenda of July 23, 2019
SUBJ: **URA Substantial Amendment | Draft Plan & Report**

The Warrenton Urban Renewal Agency directed staff to initiate a substantial amendment to the original URA Plan that was established in 2007. The amendment will provide an additional \$5.2 million in tax increment financing resources over the life of the urban renewal area (URA). As part of the plan amendment process, staff developed a list of projects and programs that could be funded over the life of the period and prioritize for implementation over the next five years. The Agency approved a list of priorities on May 14 and are included in a Draft Plan & Report (enclosed). The Draft Plan & Report is a requirement of ORS 457 and effectively replaces the original URA Plan.

If the Agency authorizes the Draft Plan & Report, the official adoption process will commence. Staff has briefed Clatsop County and Warrenton School District and will request formal presentations to each governing body. Staff will host an open house on August 8 prior to the regular Planning Commission meeting. After Planning Commission review, staff will schedule a final review by the City Commission. Notices for the City Commission meeting will be sent through utility bills in early August.

RECOMMENDATION/SUGGESTED MOTION

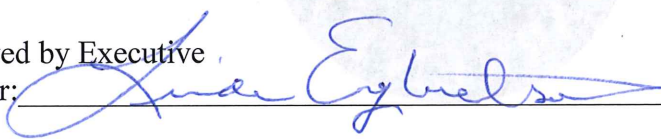
I move to authorize a Draft URA Plan & Report and initiate the formal adoption process as required by ORS 457.

ALTERNATIVE

None recommended

FISCAL IMPACT

It is expected budgeted funds will be expended to meet WURA goals for primarily downtown revitalization.

Approved by Executive
Director: 

AGENDA MEMORANDUM

TO: The Director, Urban Renewal Agency
FROM: Kevin A. Cronin, AICP, Community Development Director
DATE: For the Agenda of July 23, 2019
SUBJECT: URA Substantial Amendment | Draft Plan & Report

The Urban Renewal Agency (URA) was established in 2014. The agency has a mission to provide an additional level of planning and oversight for the city's development process. The Urban Renewal Agency (URA) is a part of the plan amendment process that oversees a list of specific and programmatic that are to be funded over the life of the project and provide for implementation over the next five years. The agency approved the plan amendment on May 14, 2019, and will be submitting a report to the Board of Directors & Report on the amendment of the URA Plan and Report, which includes the URA Plan and Report on the amendment of the URA Plan and Report.

RECOMMENDATION/SUGGESTED ACTION

I have reviewed the Draft URA Plan and Report and recommend that the Board of Directors approve the URA Plan and Report.

July 23, 2019

Warrenton Urban Renewal Plan

Amended and Restated in 2019

DATE

Ordinance No.



Original Plan Adopted by the City of Warrenton, August 28,2008 by Ordinance NO. 1112-A

Original Plan prepared by the Benkendorf Associates and Johnson Gardner, LLC

If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

LIST OF PARTICIPANTS

Mayor

Henry Balensifer III

City Commission

Pam Ackley, Position No. 1

Mark Baldwin, Position No. 2

Tom M. Dyer, Position No. 3

Rick Newton, Position No. 4

Planning Commission

Tommy Smith, Position 1

Christine Bridgens, Position 2

Chris Hayward, Vice Chair, Position 3

Mike Moha, Position 4

Ken Yuill, Position 5

Paul Mitchell, Chair, Position 6

Ryan Lampi, Position 7

City Manager

Linda Engbretson

Assistant City Manager/Community Development Director

Kevin A. Cronin, AICP

Consulting Team

Elaine Howard Consulting, LLC

Elaine Howard

Scott Vanden Bos

Tiberius Solutions, LLC

Nick Popenuk

Ali Danko

Rob Wyman

This page left blank intentionally

TABLE OF CONTENTS

I.	DEFINITIONS	1
II.	INTRODUCTION	3
III.	MAXIMUM INDEBTEDNESS	5
IV.	PLAN GOALS	6
V.	URBAN RENEWAL PROJECT CATEGORIES	10
VI.	URBAN RENEWAL PROJECTS	10
VII.	AMENDMENTS TO PLAN	12
VIII.	PROPERTY ACQUISITION AND DISPOSITION	13
IX.	RELOCATION METHODS	15
X.	TAX INCREMENT FINANCING OF PLAN	16
XI.	ANNUAL REPORT	17
XII.	RELATIONSHIP TO LOCAL OBJECTIVES	20
XIII.	APPENDIX A: LEGAL DESCRIPTION	28

I. DEFINITIONS

“Agency” means the Warrenton Urban Renewal Agency (WURA). This Agency is responsible for administration of the urban renewal plan.

“Area” means the properties and rights-of-way located within the Warrenton Urban Renewal Boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“Board of Commissioners” means the Clatsop County Board of Commissioners.

“City” means the City of Warrenton, Oregon.

“City Commission” means the Warrenton City Commission.

“Comprehensive Plan” means the City of Warrenton comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Clatsop County, Oregon.

“District” means the Warrenton Urban Renewal District.

“Fiscal year” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes and specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Warrenton Planning Commission.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“Tax increment financing (TIF)” means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Urban renewal area” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3).

II. INTRODUCTION

The Warrenton Urban Renewal Plan (Plan) was developed for the Warrenton City Commission (City Commission). The Plan was revised in 2019 to increase the maximum indebtedness and add projects and programs. The timeframe for completion was not changed.

A. Statement of Purpose

The original Warrenton Urban Renewal Plan was adopted in August of 2007. The original statement of purpose was:

The City of Warrenton Urban Renewal Plan (Plan) has been prepared to further encourage infill, rehabilitation, and redevelopment that is consistent with the Comprehensive Plan and Zoning Regulations adopted by the Warrenton City Commission. The Plan is intended to guide the provision of infrastructure necessary for the orderly and proper improvement and redevelopment of the Warrenton Urban Renewal District (District). Through implementation of the Plan, economic development will be stimulated by the elimination of blighting conditions, provision of supporting public facilities, and general improvements in the overall appearance, condition and function of the downtown, marina and the area in its entirety.

B. Plan Overview

In “late 2017” the City of Warrenton pursued an evaluation of the status of the current Warrenton Urban Renewal Plan (Plan). Somewhat uniquely, the Warrenton Urban Renewal Plan has significantly outperformed the projections from the initial Plan and Report on the Warrenton Urban Renewal Plan (Report). The improvements made by the investments from the projects in the Plan have been able to draw large investments to the District. This large increase in assessed value has also allowed the District to complete projects at a faster rate than projected in the Plan, lowering the costs of those projects as the inflationary costs were lowered by completing them at an earlier date.

The maximum indebtedness of \$7,134,597, or amount that can be spent on projects, programs, and administration, was projected to be reached by FYE 2020. From FYE 2020 the District would no longer be able to complete significant projects, having only approximately \$350,000 remaining for project activities in FY 2019/2020. After FYE 2020, the District would only pay debt service on loans taken out in preceding years. The original projections were for the District to go until FYE 2028.

Taken together, the successful performance of the District and the fact that the District would not be able to continue projects after FYE 2020 (it would essentially be a debt payment instrument for the years after FYE 2020), both a minor and substantial amendment to the Plan were considered by the City Commission. After their review, the amendment proposed by the City Commission had two main thrusts, 1) to bring the Plan up to current standards and add new projects that have become necessary since

the initial Plan authoring, and 2) increasing the maximum indebtedness to allow for projects to be completed after FYE 2020. The City Commission chose to increase the maximum indebtedness of the Plan and add specific projects to achieve the original purpose of the urban renewal area.

The District, shown in Figure 1, consists of approximately 928 total acres: 649.6 acres of land in tax lots and 278.4 acres of public rights-of-way. It is anticipated that the Plan will take 20 years of tax increment collections to implement, the same timeframe as the original Plan. The maximum amount of indebtedness (amount of tax increment financing (TIF) for projects and programs) that may be issued for the Plan is increased to \$11,160,039 (eleven million one hundred sixty thousand thirty-nine dollars).

Detailed goals and objectives developed by the community for this Plan are intended to guide TIF investment in the District over the life of the Plan. The project category descriptions and list of projects are intended to aid future decision makers when considering how best to expend funds generated by TIF. The Plan is to be administered by the Warrenton Urban Renewal Agency (WURA). Substantial amendments to the Plan must be approved by the City Commission as outlined in Section IX. All amendments to the Plan are to be listed numerically on the front page of the Plan and then incorporated into the Plan document and noted by footnote with an amendment number and adoption date.

C. Urban Renewal Overview

Urban renewal allows for the use of tax increment financing, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues— the amount of property taxes generated by the increase in total assessed values in the urban renewal district from the time the urban renewal district is first established— are used to repay borrowed funds. The borrowed funds are used to pay for urban renewal projects and cannot exceed the maximum indebtedness amount set by the urban renewal plan.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in ORS 457. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development.

In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces. The District meets the definition of blight due to its infrastructure deficiencies and underdeveloped properties. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the accompanying Urban Renewal Report (Report).

The Report accompanying the Plan contains the information required by ORS 457.085, including:

- A description of the physical, social, and economic conditions in the area;

- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

The relationship between the sections of the Plan and the ORS 457.085 requirements is shown in Table 1. The specific reference in the table below is the section of this Plan that primarily addresses the statutory reference. There may be other sections of the Plan that also address the statute.

Table 1 - Statutory References

Statutory Requirement	Plan Section
ORS 457.085(2)(a)	V, VI
ORS 457.085(2)(b)	V, VI
ORS 457.085(2)(c)	XIII
ORS 457.085(2)(d)	XII
ORS 457.085(2)(e)	XII
ORS 457.085(2)(f)	IX
ORS 457.085(2)(g)	VIII
ORS 457.085(2)(h)	III
ORS 457.085(2)(i)	VII
ORS 457.085(2)(j)	Not applicable

III. MAXIMUM INDEBTEDNESS

Maximum indebtedness is the total amount of money that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$11,160,039 (*Eleven Million One Hundred Sixty Thousand Thirty-Nine dollars*). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or

interest earned on bond proceeds. It does include initial bond financing fees and interest earned on tax increment proceeds, separate from interest on bond proceeds.

IV. PLAN GOALS

The goals of the Plan represent its basic intents and purposes. Accompanying each goal are objectives, which generally describe how the WURA intends to achieve each goal. The urban renewal projects identified in Sections V and VI of the Plan are the specific means of meeting the objectives. The goals and objectives will be pursued as economically as is feasible and at the discretion of the WURA. The goals and objectives are not listed in any order of importance or priority.

A. Goals and Objectives

The primary goal of the Plan is to improve the economic health, condition, and appearance of the District and to eliminate existing blight and blighting influences in order to strengthen the Warrenton economy. The following goals and objectives more specifically identify the purposes of the Warrenton Urban Renewal Plan but shall not preclude the ability of the WURA to consider or develop other appropriate project improvements within the District.

B. Overall Objective for the Urban Renewal District

The Plan should provide for a more attractive shopping, dining, living, working and recreating environment. The improvements to the streetscape and utilities, redevelopment of under-utilized properties and new businesses and residences will provide for a variety of shopping and living opportunities, improved marina facilities, and a unique mixed-use central area. The adequate provision of utilities to the entire area will assure that the quality of ground water is preserved, sanitary waste is properly treated and storm water is managed in a manner that enhances downstream water quality.

C. Accomplishing Overall Objective

Goal 1. A shared "vision" of the Downtown and Marina as a unique mixed-use area for shopping, living, dining, civic activities and artistic endeavors

Objectives:

- a) Utilize the 2001 Community Visioning Project as a basis for "branding" the downtown, marina and the city as a whole
- b) Prepare design standards based on a "Brand" for the downtown and the marina. Implement specific projects in the downtown area that will complement business and building/land owner's efforts to create an inviting and attractive shopping, living and dining experience.
- c) Develop "gateways" to the downtown and the marina on South Main Avenue and East Harbor Street.

- d) Promote the improvement of downtown store-fronts by offering low interest loans and small grants as an incentive to building owners and businesses.
- e) *Assist and empower volunteer led efforts to improve and revitalize downtown (RDI Downtown Action Group).*
- f) Provide business assistance programs to incentivize business development.
 - o *Feasibility and gap finance program*
 - o *Business loan guarantee program*

Goal 2. To Prepare Master Plans for the Downtown and Warrenton Marina.

Objectives:

- a) Prepare a master plan for the Downtown that will create a unique mixed use area and community center.

Projects could include:

1. Pedestrian friendly streetscape improvements and parking
2. Acquisition and redevelopment of vacant/under-utilized properties.
3. Bike and pedestrian trails with portals, bike trail-heads with directional signage, restrooms, rest areas, etc.
4. Tourist oriented directional signage
5. Underground/reconfigure electric poles, *utilities*

Prepare a Master Maintenance and Improvement Plan for the Warrenton Marina that will upgrade the quality and attractiveness of the facilities and serve as a magnet for other commercial activities.

Projects could include:

1. New floats and access ramps
2. Parking and pedestrian pathways
3. Restrooms and fish cleaning station
4. Acquire specific properties adjacent to the marina in order to redevelop lands with complementary uses.
5. *Construct a public pier.*

Goal 3. A utilization of the District's programs and funds to facilitate the expansion of existing businesses and attract new businesses.

Objectives:

- a) Create a package of programs to assist business and building/land owners improve the appearance and economic value of their properties and businesses.

Goal 4. An Inventory of the public improvement deficiencies in the area including: storm drainage, streets, sidewalks, lighting and sewer and water services *and fire district parking lot*. Based on the inventory, prepare a Master Plan and Phasing Schedule to improve/mitigate the deficiencies

Objectives:

- a) Complete streetscape improvements in the downtown by 2010.
- b) Relocate the public works yard from the downtown to a more suitable location and redevelop the site for commercial or medium density residential uses.
- c) Complete marina improvements such as: floats, parking, lighting by 2012.
- d) Extend sanitary sewer services to the land area adjacent to South Main Avenue and south of the high school.
- e) Storm water drainage should be a very high priority infrastructure improvement in the downtown and other areas within the District.
- f) Expand the existing fire station or build a new one as the need is identified during the urban renewal planning period.
- g) *Pave the Fire Station parking lot.*

Goal 5. To maximize the District tax increment revenues with state and federal grants and loans for specific project purposes.

Objectives:

- a) Obtain a state grant from the Oregon State Marine Board to prepare a marina master plan *and rebuild Warrenton Marina.*
- b) Utilize TIF funds to leverage street improvements by Oregon Department of Transportation (ODOT) on South Main Avenue and East Harbor Street.

Goal 6. To improve the quality of existing residences within the District by offering a package of home improvement programs

Objectives:

- a) Identify public infrastructure needs in the residential areas such as sidewalks, curb and gutter, lighting, street trees and signage and prepare a phased program for installation.
- b) Craft a low interest loan program to facilitate housing rehabilitation and improvement consistent with city code.
- c) Design and implement an Affordable Housing Program within the District. Habitat for Humanity should be consulted and involved in the program if possible.

V. URBAN RENEWAL PROJECT CATEGORIES

The projects within the District fall into the following categories:

- *Gateway Improvements.*
- *Public Improvements.*
- *Pedestrian/Bicycle Improvements.*
- *Business and Residential Rehabilitation Programs.*
- *Property Acquisition*
- *Marina Improvements*
- *Planning, Administration and Planning Activities.*

VI. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below.

A. *Types of Projects*

To encourage rehabilitation and redevelopment of commercial and residential land and aid in the retention of existing business and attraction of new businesses, the WURA may improve or construct public facilities and utilities including but not limited to streets, sidewalks, restrooms, marina docks, parking areas and pedestrian amenities.

Improvements may occur within public rights-of-way, easements, or on public property. The WURA will work with public and private utilities to make the necessary modifications and adjustments to implement the objectives of the plan.

B. *Urban Renewal Projects*

The following projects have been identified to achieve the objectives of the Urban Renewal Plan. There is an overall need to improve the infrastructure in all of these areas to facilitate the proposed and potential new development and to encourage rehabilitation and redevelopment of the downtown, marina and residential areas.

1. Gateway Improvements

Gateway Improvements – Design and construct gateways to the Downtown and the Marina on S. Main Avenue and E. Harbor Street.

2. Public Improvements

Existing Conditions Inventory – Inventory the public improvement deficiencies in the District including: storm drainage, streets, sidewalks, lighting, storm and sanitary sewer and water services.

Inventory Implementation – Based on the inventory begin a phased schedule to correct the deficiencies with storm drainage improvements in the downtown requiring the highest priority, but also including water improvements and sewer improvements throughout the District, including but not limited to water line upgrades.

Downtown Amenities – Improve the downtown image and attractiveness by landscaping, benches, waste receptacles, lighting, art and other aesthetically pleasing amenities.

Fire Station Improvements – *Pave the parking lot at the Fire Station.*

Undergrounding Utilities – *Underground and reconfigure utilities South Main Street and Main Avenue from Harbor Street to 2nd Avenue.*

3. Pedestrian/Bicycle Improvements

Streetscape Improvements – Provide pedestrian friendly streetscape improvements in the downtown, including but not limited to SW 4th Street and from the Harbor to the Highschool.

Trails and Amenities – Develop bike and pedestrian trails with trailheads and restrooms, directional signage and rest areas.

4. Business and Residential Rehabilitation Programs

Building Improvement Program – Establish and manage low interest loan and small grant programs for businesses and residents to improve their appearance and condition.

Business Loan Program – *Develop a program to provide business loan guarantees.*

Encouragement of Development and Redevelopment – *Develop a grant/loan program to provide feasibility and gap financing for property development and redevelopment.*

The WURA may establish policies and guidelines and administer such loan and grant programs without amendment of the Plan.

5. Property Acquisition

Property Acquisition – Acquisition and assembly of key properties for redevelopment. Projects are listed in detail by phase in the Urban Renewal Report.

6. Marina Improvements

Marina Master Plan – Prepare Master Improvement and Maintenance Plan

Fish Cleaning Station – Design and construct a fish cleaning station.

Dock Improvements – Design and construct Marina dock improvements.

Public Restrooms – Design and construct public restrooms.

Pier Improvements – Design and construct public pier improvements.

7. Administration

Planning, Administration, and Planning Activities – This project category authorizes any administrative expenses associated with the District, any special studies that may be needed to develop the District and any planning activities associated with such development, including but not limited to zone changes, economic development strategy, or master improvement plans.

VII. AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. *Substantial Amendments*

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the WURA the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Warrenton, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:¹

1. Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

B. *Minor Amendments*

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the WURA by resolution.

C. *Amendments to the Warrenton Comprehensive Plan and/or Warrenton Development Code.*

Amendments to the Warrenton Comprehensive Plan and/or Development Code that affect the Plan and/or the District shall be incorporated automatically within the Plan without any separate action required by the WURA or City Council

¹ Unless otherwise permitted by state law, no land equal to more than 20 percent of the total land area of the original Plan shall be added to the urban renewal area by amendments, and the aggregate amount of all amendments increasing the maximum indebtedness may not exceed 20 percent of the Plan's initial maximum indebtedness, as adjusted, as provided by law.

VIII. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section VII. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g).

A. Property Acquisition For Public Improvements

The WURA may acquire any property within the District for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures.

B. Property Acquisition From Willing Sellers

The Plan authorizes the WURA acquisition of any interest in property within the District that the WURA finds is necessary for private redevelopment, but only in those cases where the property owner wishes to convey such interest to the WURA. The Plan does not authorize the WURA to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the District. *To this end, the Agency may acquire additional property in the downtown to further the objectives of the URA Plan.*

C. Land Disposition

The WURA will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The WURA may retain such property during the construction of the public improvement.

The WURA may dispose of property acquired under Subsection B of this Section VI by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the WURA determines is reasonable. *The Agency*

may develop public private partnerships to develop and dispose of the “Petersen” property, Fire Station Parking Lot, and/or Public Works Yard.

IX. RELOCATION METHODS

When the WURA acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the WURA shall adopt rules and regulations, as necessary, for the administration of relocation assistance. No specific acquisitions that would result in relocation benefits have been identified; however, there are plans to acquire land for infrastructure which may trigger relocation benefits in the future in the District.

X. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the bonds are used to finance the urban renewal projects authorized in the Plan. Bonds may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

A. General Description of the Proposed Financing Methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from federal, state, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment areas; and
- Any other public or private source.

Revenues obtained by the WURA will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. Tax Increment Financing

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the WURA, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the District is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the WURA based upon the distribution schedule established under ORS 311.390.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the WURA or the City of Warrenton in connection with preparation of this Plan or prior planning efforts related to this Plan may be repaid from tax increment revenues from the District when and if such funds are available.

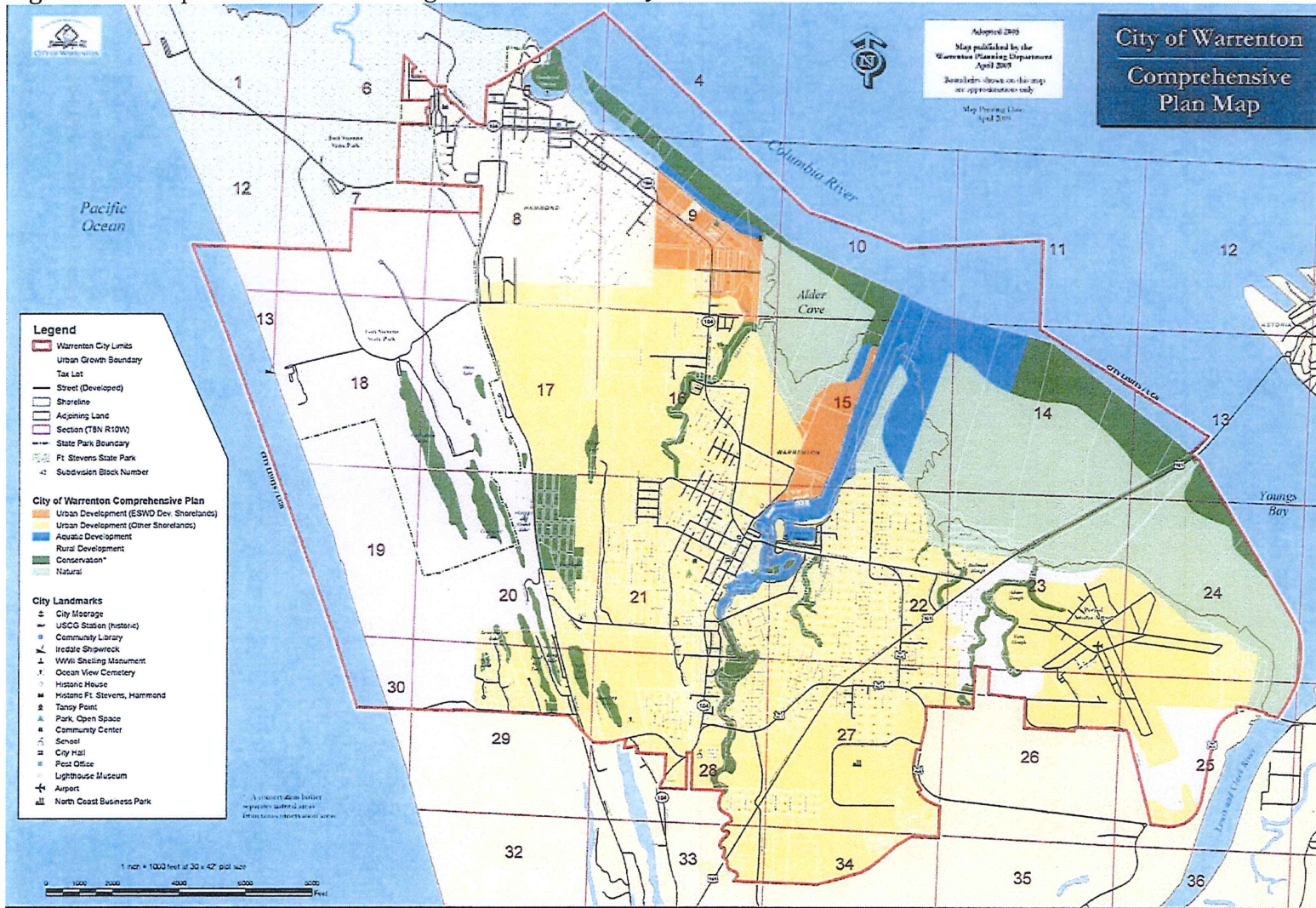
D. Debt Management

The WURA will not issue debt unless it reasonably projects that repayment of all outstanding debt will occur no later than June 30, 2028. The WURA therefore anticipates terminating the collection of tax increment revenues in FY 2027/2028.

XI. ANNUAL REPORT

The WURA will compile an annual report pursuant to ORS 457.460.

Figure 3 – Comprehensive Plan Designations for the City of Warrenton



Source: City of Warrenton

XII. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan conform to local objectives. This section provides that analysis. Relevant local planning and development objectives are contained within the Warrenton Comprehensive Plan and Development Code and Economic Vitality Roadmap. The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. *Italicized text* is text that has been taken directly from an original document.

Comprehensive Plan designations for all land in the District are shown in Figure 2. All proposed land uses conform to Figure 2. Maximum densities and building requirements for all land in the District are contained in the Development Code.

A. Warrenton Comprehensive Plan

As the Comprehensive Plan is updated in the future, this document will automatically incorporate those updates without the Plan having to be formally amended. If a substantial amendment is completed in the future, this section of the Plan should be updated at that point.

The numbering of the policies within this section reflects the numbering that occurs in the original document.

Article 2. Community Development

Plan Details

SECTION 2.200 GOAL

Establish sound basic concepts for community development which will encourage appropriate and balanced urban growth.

Finding

The Plan conforms to the Community Development Goal as the projects in the Plan will improve the infrastructure, community amenities, businesses and residences within the District.

Article 3. Land and Water Use

Plan Details

SECTION 3.290 GOALS

Achieve efficient and well-integrated development patterns that meet the needs of residents and property owners with a variety of incomes and housing needs, are compatible with natural features, and are consistent with the City's ability to provide adequate services.

Section 3.310 Residential lands

(1) It is the City's policy to encourage the development of housing needed to accommodate desired growth, and to provide every Warrenton household with the opportunity to obtain a decent home in a suitable neighborhood. Residential construction shall occur primarily in the following four types of areas: High Density Residential, Medium Density Residential, Intermediate Density Residential, Low Density Residential.

Section 3.320 Commercial Lands

(1) It is the City's policy to promote convenient and attractive commercial areas that, along with other commercial facilities in the County, provide an adequate level of trade and services for local citizens, other County residents and tourists. Commercial enterprises may be permitted in these three kinds of areas: Marine Commercial Shorelands, Recreational-Commercial, General Commercial.

Section 3.330 Industrial Lands

(1) It is the City's policy to support the establishment of a variety of well-designed industrial facilities in appropriate locations in order to expand employment opportunities, make use of land best suited for industry, increase the local tax base and insure a stable economy. Industrial development shall take place in the following areas: General Industrial, Water-Dependent Industrial Shoreland.

Section 3.340 Agriculture, Forestry, Wetlands and Open Space

(1) Open Space: It is the City's policy to encourage efficient urban development, protect environmentally sensitive areas, and otherwise benefit the public by setting aside appropriate

locations for open space, agriculture and forestry. Rural development and conservation areas or zones, described elsewhere in this plan, include important open-space tracts, such as portions of Fort Stevens State Park. Cluster development, appropriate landscaping and other efforts to preserve open space are encouraged in urban development areas. The extensive estuarine areas within the City limits and UGB are a significant open space resource.

(4) Wetlands: The City is preparing a Wetland Conservation Plan to guide management of the extensive areas of non-tidal wetlands in the City and UGB Area. Tidal wetlands are addressed in Article 5 of this Plan.

(5) The purpose of the Open Space & Institutional zone is to provide for development, use and management of parks, school grounds, golf courses, cemeteries and other relatively large tracts of publicly-used land.

Finding

The Plan conforms to the Land and Water Use Goal as the projects in the Plan will improve the infrastructure, community amenities, businesses and residences within the District including residential, commercial and industrial lands.

Article 4. Natural Features

Plan Details

SECTION 4.200 GOALS

(1) Protect, conserve, develop where suitable and appropriate, and restore Warrenton's land, water, and air resources.

(2) Recognize the value of these resources for specific types of urban uses and activities, the economy, fish and wildlife habitat, recreation and aesthetics.

(3) Reduce the hazard to human life and property and the adverse affects on natural resources resulting from the use of land, water and air in the Warrenton area.

Finding

The Plan conforms to the Natural Features Goal as the projects in the marina will recognize the value of the natural features and provide amenities to allow the public to enjoy those features.

Article 5. Columbia River Estuary and Estuary Shorelands

Plan Details

SECTION 5.200 GOALS

(1) Recognize and protect the unique environmental, economic, and social values of the Columbia River Estuary, and its associated wetlands and shorelands.

(2) Protect, maintain, restore where appropriate, and develop where appropriate the long-term environmental, economic and social values, diversity and benefits of the Columbia River Estuary, and its associated wetlands and shorelands.

Section 5.323 Public Access

(2) Public access in urban areas shall be preserved and enhanced through water-front restoration and public facilities construction, and other actions consistent with Warrenton's public access plan.

(5) Warrenton will develop and implement programs for increasing public access.

Finding

The Plan conform to the Columbia River Estuary and Estuary Shorelands Goal as the projects in the marina will provide amenities to allow the public to enjoy the District.

Article 7. Community Facilities and Services

Plan Details

SECTION 7.200 GOAL

Develop a timely, orderly and efficient arrangement of public facilities and services which will serve as a framework for development and, to the extent practical, meet the needs of local citizens and others dependent on these facilities and services.

SECTION 7.300 POLICIES

Section '7.310 Community Facilities and Services

(1) It is the City's policy to help meet community needs by establishing a capital improvements program, using appropriate site acquisition methods, carefully selecting service activities and undertaking other desirable actions.

(2) The City will continue to make necessary improvements to its community facilities and services as the need for such improvements dictate, and to the extent funding sources or mechanism are available.

Finding

The Plan conforms to the Community Facilities Goal as the projects for the Fire Station, the undergrounding of utilities and other infrastructure projects including the sewer main extension will improve the District.

Article 8. Transportation

Plan Details

SECTION 8.200 GOAL

Encourage and help provide a safe, convenient, well-maintained and economic transportation system that recognizes the relationship of the system to other land uses and takes into account the value of various modes of transportation.

Finding

The Plan conforms to the Transportation Goal as the projects for the Fire Station and other infrastructure projects including gateways and signage, street sidewalk and lighting projects will improve the transportation system in the District.

Article 9. Economy

Plan Details

SECTION 9.200 GOAL

(1) Retain, strengthen and expand the City's economic development activities to ensure that adequate land, funds, infrastructure, and services are available to meet the needs for jobs and industry.

- (2) Promote cooperative economic development partnerships.*
- (3) Strengthen and enhance a strong commercial core within the City of Warrenton.*

Finding

The Plan conforms to the Economy Goal as there are projects to assist in business retention and expansion, façade loans, signage, gateways, housing rehabilitation loans, street, sidewalk and lighting improvements will all improve conditions to support economic development in the District.

B. Warrenton Development Code

The following zoning designations exist in the District. The proposed land uses will conform to the zoning designations. The maximum densities and building requirements are included in the Warrenton Development Code and are incorporated herein.

R 40 - Low Density Residential

16.24.010 Purpose.

The Low Density Residential Zone is intended for areas which are physically isolated from the developed portions of the City, and for which extension of sewer and water services would be prohibitively expensive; however, all new sewer and water connections for a proposed development shall comply with all City regulations. Lands in this zone must be able to support development with on-site sewage disposal systems, and comply with all local, state and federal requirements. Agriculture, open space and residential uses will be permitted in this zone subject to wetlands, weak foundation soils, and active dune constraints.

R10 - Intermediate Density Residential

16.28.010 Purpose.

The purpose of the Intermediate Density Residential Zone is to provide areas within the City which have the capacity to accommodate single-family dwellings in conventional subdivisions or planned unit developments. These areas are intended for service by municipal utilities and urban type street systems, and, consequently, the residents must be willing to support the costs associated with this density of development. Certain public facilities and other nonresidential uses are permitted when desirable conditions and safeguards are satisfied. This zone includes those areas in Hammond that were in Hammond’s Low Density Residential Zone (R-10).

RM - Medium Density Residential

16.32.010 Purpose.

The Medium Density Residential Zone is intended to accommodate a variety of housing types including single-family dwellings, duplexes and, where appropriate, manufactured dwelling subdivisions and manufactured dwelling parks. This intensity of residential use is envisioned for locations in the City where community services and adequate access are available. Residential densities permitted are somewhat greater than those permitted in an R-10 zone. Certain public facilities and other nonresidential uses are also permitted when

desirable conditions and safeguards are satisfied. Those lands in the Hammond area that were in the Hammond R-6 zone have been placed in this zone.

RH – High Density Residential

16.36.010 Purpose.

The High Density Residential Zone is intended to encourage the development of duplexes and other multifamily dwellings. It provides for high density uses in locations close to the downtown area or other locations which have suitable streets, utilities and other characteristics. Certain nonresidential uses are allowed if they will not detract from the character of this area. Land in the Hammond area that was in the Town’s R-H zone has been placed in this zone.

C1 – General Commercial

16.40.010 Purpose.

The purpose of the General Commercial Zone is to allow a broad range of commercial uses providing products and services in the Warrenton downtown area, the Hammond business area and marina, and along the Highway 101 corridor.

CMU – Mixed Use Commercial

16.44.010 Purpose and Applicability.

A. Purpose. A City goal is to strengthen certain established residential areas having frontage on state highways as transition areas between commercial centers and outlying residential areas. The areas is intended to support this goal through elements of design and appropriate mixed-use development. Mixed-use development features design standards that allow residential and commercial uses to occur simultaneously on the same lot. This chapter provides standards for the orderly improvement of mixed-use commercial areas based on the following policies:

1. Use land and urban services efficiently;
2. Support a mixture of land uses to encourage walking as an alternative to driving, and provide more employment and housing options; and
3. Allow certain commercial uses amongst existing residential uses that are compatible with, and add interest to, the established residential character of the area.

B. The Commercial Mixed-Use District applies to the following area: those properties bounded by 4th and 9th Streets along S. Main Avenue (Fort Stevens Highway/State Highway 104) extending west to, and including, the easterly half of the old railroad right-of-way and extending east to the Skipanon River’s A-2 (Aquatic Conservation) Zoning District.

C2 – Water Dependent Commercial

16.48.010 Purpose.

The Marine Commercial Shorelands Zone is reserved for water-dependent developments and associated uses on shorelands adjoining certain portions of the Skipanon waterway. A mixture of water-dependent uses are allowed, including commercial service and storage, and recreation-oriented uses. Marine Commercial Shoreland areas have unique characteristics that make them especially suited for water-dependent development. Characteristics that contribute to suitability for water-dependent development include:

- A. Deep water close to shore with supporting land transportation facilities suitable for ship and barge facilities.
- B. Potential for aquaculture.
- C. Protected areas subject to scour which would require little dredging for use as marinas.
- D. Potential for recreational utilization of coastal waters or riparian resources.

OSI - Open Space institutional

16.52.010 Purpose.

The purpose of the Open Space and Institutional Zone is to provide for development, use and management of parks, school grounds, golf courses, cemeteries and other relatively large tracts of publicly-used land. This zone includes those areas that were in Hammond's Recreation and Open Space Zone.

RC - Recreational Commercial

16.56.010 Purpose.

The purpose of the Recreational-Commercial Zone is to provide for water-dependent and water-related development along certain shorelands in Warrenton near the Hammond Marina and the Skipanon River marinas. Water-dependent recreational and tourist-related commercial development have the highest priority in the Recreational-Commercial Zone. Other uses may be allowed so long as they do not preempt water-dependent uses. Lands in the Town of Hammond's C-2 zone are in this zone.

I1 - General Industrial

16.60.010 Purpose.

The purpose of the General Industrial Zone is to provide sites for light, heavy, and airport-related industrial activities in the City of Warrenton. These areas are suitable for uses involving manufacturing, fabrication, processing, transshipment and bulk storage. General Industrial areas are near or adjacent to arterial transportation corridors.

I2 - Water Dependent Industrial

16.64.010 Purpose.

Water-dependent industrial shorelands areas have unique characteristics that make them especially suited for water-dependent development. Characteristics that contribute to suitability for water-dependent development include:

- A. Deep water close to shore with supporting land transportation facilities suitable for ship and barge facilities.
- B. Potential for aquaculture.
- C. Protected areas subject to scour which would require little dredging for use as marinas.
- D. Potential for recreational utilization of coastal waters or riparian resources.

Uses of water-dependent industrial shorelands areas shall maintain the integrity of the estuary and coastal waters. Water-dependent uses receive highest priority, followed by water-related uses. Uses which are not water-dependent or water-related are provided for, but only when they do not foreclose options for future higher priority uses and do not limit the potential for more intensive uses of the area.

A1 – Aquatic Development

16.72.010 Purpose.

The purpose of the Aquatic Development Zone is to provide for navigation and other identified needs for public, commercial, and industrial water-dependent uses in the Columbia River Estuary. The objective of the Aquatic Development Zone is to ensure optimum utilization of appropriate aquatic areas by providing for intensive development. Such areas include deep water adjacent to or near the shoreline, navigation channels, subtidal areas for in-water disposal of dredged material, areas of minimal biological significance needed for uses requiring alteration of the estuary, areas that are not in Aquatic Conservation or Aquatic Natural Zones, and areas for which an exception to Statewide Planning Goal 16, Estuarine Resources, has been adopted.

A2 – Aquatic Conservation

16.76.010 Purpose.

The purpose of the Aquatic Conservation Zone is to conserve designated areas for long-term uses of renewable resources that do not require major alterations of the estuary, except for the purpose of restoration. They are managed for the protection and conservation of the resources found in these areas. The Aquatic Conservation Zone includes areas needed for the maintenance and enhancement of biological productivity, recreational resources, aesthetic features and aquaculture. The Aquatic Conservation Zone includes areas that are smaller or of less biological importance than aquatic natural areas. Areas that are partially altered and adjacent to existing moderate intensity development which do not possess the resource characteristics of other aquatic areas are also included in this zone.

A5 – Lake and Freshwater Wetland

16.84.010 Purpose.

The purpose of the Coastal Lake and Freshwater Wetland Zone is to assure the conservation of important shoreland and wetland biological habitats and conserve examples of different natural ecosystem types in the Clatsop Plains to assure a diversity of species and ecological relations. Low intensity uses which do not result in major alterations are appropriate in this zone. Low to moderate intensity recreation is appropriate in coastal lakes. This zone includes coastal lakes, significant non-estuarine freshwater marshes and important upland biological habitat.

C. *Economic Vitality Roadmap Warrenton, Oregon*

The City of Warrenton prepared, in partnership with the Rural Development Initiative an Economic Vitality Roadmap in June 2018. A volunteer led group is implementing an action plan and was successful in receiving a Main Street designation from the Oregon Main Street program. The URA objectives align with the action plan, which is focused on the downtown core.

XIII. APPENDIX A: LEGAL DESCRIPTION

\

Report Accompanying the 2019 Warrenton Urban Renewal Plan Amendment

Adopted by the City of Warrenton

Date

Ordinance No.

Warrenton Urban Renewal District



LIST OF PARTICIPANTS

Mayor

Henry Balensifer III

City Commission

Pam Ackley, Position No. 1

Mark Baldwin, Position No. 2

Tom M. Dyer, Position No. 3

Rick Newton, Position No. 4

Planning Commission

Tommy Smith, Position 1

Christine Bridgens, Position 2

Chris Hayward, Vice Chair, Position 3

Mike Moha, Position 4

Ken Yuill, Position 5

Paul Mitchell, Chair, Position 6

Ryan Lampi, Position 7

City Manager

Linda Engbretson

Assistant City Manager/Community Development Director

Kevin A. Cronin, AICP

Consulting Team

Elaine Howard Consulting, LLC

Elaine Howard

Scott Vanden Bos

Tiberius Solutions, LLC

Nick Popenuk

Ali Danko

Rob Wyman

TABLE OF CONTENTS

- I. INTRODUCTION 1
- II. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA..... 4
- III. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS..... 7
- IV. FINANCIAL ANALYSIS OF THE PLAN..... 8
- V. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED..... 11
- VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT..... 16
- VII. REVENUE SHARING 19
- VIII. IMPACT OF THE TAX INCREMENT FINANCING 20
- IX. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA 24
- X. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES 25
- XI. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN 36
- XII. RELOCATION REPORT 36

I. INTRODUCTION

The Report on the Warrenton Urban Renewal Plan (Report) contains background information and project details that pertain to the Warrenton Urban Renewal Plan (Plan). The Report is not a legal part of the Plan but is intended to provide public information and support the findings made by the Warrenton City Commission as part of the approval of the 2019 Plan Amendment.

The Report provides the analysis required to meet the standards of ORS 457.085(3), including financial feasibility. The Report accompanying the Plan contains the information required by ORS 457.085, including:

- A description of the physical, social, and economic conditions in the area; (ORS 457.085(3)(a))
- Expected impact of the Plan, including fiscal impact in light of increased services; (ORS 457.085(3)(a))
- Reasons for selection of the Plan area; (ORS 457.085(3)(b))
- The relationship between each project to be undertaken and the existing conditions; (ORS 457.085(3)(c))
- The estimated total cost of each project and the source of funds to pay such costs; (ORS 457.085(3)(d))
- The estimated completion date of each project; (ORS 457.085(3)(e))
- The estimated amount of funds required in the area and the anticipated year in which the debt will be retired; (ORS 457.085(3)(f))
- A financial analysis of the Plan; (ORS 457.085(3)(g))
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; (ORS 457.085(3)(h)) and
- A relocation report. (ORS 457.085(3)(i))

The relationship of the sections of the Report and the ORS 457.085 requirements is shown in Table 1. The specific reference in the table below is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

Table 1 - Statutory References

Statutory Requirement	Report Section
ORS 457.085(3)(a)	X
ORS 457.085(3)(b)	XI
ORS 457.085(3)(c)	II
ORS 457.085(3)(d)	III
ORS 457.085(3)(e)	VI
ORS 457.085(3)(f)	IV,V
ORS 457.085(3)(g)	IV,V
ORS 457.085(3)(h)	VIII
ORS 457.085(3)(i)	XII

The Report provides guidance on how the urban renewal plan might be implemented. As the Warrenton Urban Renewal Agency (WURA) will review revenues and potential projects each year, it has the authority to make adjustments to the implementation assumptions in this Report. The WURA may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different timeframes than projected in this Report, and make other adjustments to the financials as determined by the WURA. The WURA may also make changes as allowed in the amendments section of the Plan. These adjustments must stay within the confines of the overall maximum indebtedness of the Plan.

Table 2 shows the key facts for the Warrenton Urban Renewal Area.

Table 2 - Area Facts

Year Warrenton Urban Renewal Plan Created	2007
Original Maximum Indebtedness	\$7,134,597
Original Termination Date	FY 2027/28
Year Substantial Amendment	2019
Substantial Amendment MI	\$11,160,039
Substantial Amendment to increase MI Termination Date	FY 2027/28
Acreage	870.12

II. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

A. Types of Projects

To encourage rehabilitation and redevelopment of commercial and residential land and aid in the retention of existing business and attraction of new businesses, the Renewal Agency may improve or construct public facilities and utilities including but not limited to streets, sidewalks, restrooms, marina docks, parking areas and pedestrian amenities. Improvements may occur within public rights-of-way, easements, or on public property. The WURA will work with public and private utilities to make the necessary modifications and adjustments to implement the objectives of the plan.

B. Urban Renewal Projects

The following projects have been identified to achieve the objectives of the Urban Renewal Plan. There is an overall need to improve the infrastructure in all of these areas to facilitate the proposed and potential new development and to encourage rehabilitation and redevelopment of the downtown, marina and residential areas.

1. Gateway Improvements

Gateway Improvements – Design and construct gateways to the Downtown and the Marina on S. Main Avenue and E. Harbor Street.

2. Public Improvements

Existing Conditions Inventory – Inventory the public improvement deficiencies in the district including: storm drainage, streets, sidewalks, lighting, storm and sanitary sewer and water services.

Inventory Implementation – Based on the inventory begin a phased schedule to correct the deficiencies with storm drainage improvements in the downtown requiring the highest priority, but also including water improvements and sewer improvements throughout the District, including but not limited to water line upgrades.

Downtown Amenities – Improve the downtown image and attractiveness by landscaping, benches, waste receptacles, lighting, art and other aesthetically pleasing amenities.

Fire Station Improvements – *Pave the parking lot at the Fire Station.*

Existing conditions: The project in italics is the new program. The existing Fire Station parking lot a gravel lot. This project would provide an asphalt surface for the parking lot.

Undergrounding Utilities – Underground and reconfigure utilities South Main Street and Main Avenue from Harbor Street to 2nd Avenue.

Existing conditions: There are overhead utilities in this District. Undergrounding will improve the appearance of the District and will allow for the utilities to be upgraded and improve the future safety of the District as utilities will be below ground and not subject to failing in major storm events.

3. Pedestrian/Bicycle Improvements

Streetscape Improvements – Provide pedestrian friendly streetscape improvements in the downtown, including but not limited to SW 4th Street and from the Harbor to the Highschool.

Trails and Amenities – Develop bike and pedestrian trails with trailheads and restrooms, directional signage and rest areas.

4. Business and Residential Rehabilitation Programs

Building Improvement Program – Establish and manage low interest loan and small grant programs for businesses and residents to improve their appearance and condition.

Business Loan Program – Develop a program to provide business loan guarantees.

Existing conditions: This projects does not exist and there are properties that can benefit from feasibility and gap financing and business loan guarantees to facilitate development.

Encouragement of Development and Redevelopment – Develop a grant/loan program to provide feasibility and gap financing for property development and redevelopment.

Existing conditions: This projects does not exist and there are properties that can benefit from feasibility and gap financing and business loan guarantees to facilitate development.

The WURA may establish policies and guidelines and administer such loan and grant programs without amendment of the Plan.

5. Property Acquisition

Property Acquisition – Acquisition and assembly of key properties for redevelopment. Projects are listed in detail by phase in the Urban Renewal Report.

6. Marina Improvements

Marina Master Plan – Prepare Master Improvement and Maintenance Plan

Fish Cleaning Station – Design and construct a fish cleaning station.

Dock Improvements – Design and construct Marina dock improvements.

Public Restrooms – Design and construct public restrooms.

Pier Improvements – Design and construct public pier improvements.

Existing conditions: This project would replace a portion of the pier with a new public pier.

7. Administration

Planning, Administration, and Planning Activities – This project category authorizes any administrative expenses associated with the District, any special studies that may be needed to develop the District and any planning activities associated with such development, including but not limited to zone changes or master improvement plans.

III. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The total cost estimates for projects from Fiscal Year End (FYE) 2021 to FYE 2028 is shown in Table 3 below. These are all estimates acknowledging that the urban renewal portions of these project activities must fit within the maximum indebtedness. These costs are shown in constant 2019 dollars (2019 \$) to equate to the projected amount of funds available for projects in 2019 \$.

The Plan assumes that the WURA/City will use other funds to assist in the completion of the projects within the District. These sources include but are not limited to City of Warrenton General Funds, System Development Charges (SDCs), local, state and federal grants, and other sources as identified by the WURA/City. The WURA/City may pursue regional, county, state, and federal funding, private developer contributions and any other sources of funding that may assist in the implementation of the programs.

The WURA will be able to review and update fund expenditures and allocations on an annual basis when the annual budget is prepared. The costs are for FYE 2020 to FYE 2028.

Table 3 - Estimated Cost of Each Project

Project Title	2019 \$ Project Cost
Fire Station Parking Lot	\$100,000
Underground Utilities	\$1,000,000
Warrenton Marina Public Pier	\$1,000,000
Façade Grant Program	\$25K per year/\$225,000
Gateways on South Main and East Harbor	\$100,000
Property Assistance: Feasibility and Gap Finance	\$11K per year/\$89,000
Business Loan Guarantee	\$11K per year/\$89,000
South Main Sewer Extension	\$250,000
Street, Sidewalk & Lighting	\$125,000
Tourist and bike signage	\$25,000
Housing Rehab Improvement	\$100,000
Bike, trailhead and directional signage	\$50,000
Other projects	\$1,484,552
Plan Administration	\$182,602
TOTAL:	\$5,808,989

Source: City of Warrenton, Tiberius Solutions, LLC

IV. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through 2028 are based on projections of the assessed value of development within the District and the consolidated tax rate that will apply in the District.

Table 4 shows the incremental assessed value, tax rates and tax increment revenues each year, adjusted for discounts, and delinquencies.

Historical assessed value growth in the District was 7.1% from 2009 – 2018. Assessed value growth in FYE 2019 of 11.5% provided additional revenues for the projections for this Amendment. The last five years prior to FYE 2019 have shown assessed value growth of an average of 3.3% for real property. The projections in the financial model assume an assessed value growth rate of 4.0%. These projections of growth are the basis for the projections in Table 6, Table 7, Table 8, and Table 9.

Gross TIF is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate includes permanent tax rates only, and excludes general obligation bonds and local option levies, which would not be impacted by this Plan. The adjustments are for underpayments and delinquencies assumed at 5%.

Revenue sharing is in effect from FYE 2021 to the end of the District and is more fully explained in the Revenue Sharing Section of this Report.

Table 4 - Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

FYE	Total Assessed Value	Frozen Base	Increment	Tax Rate	Gross TIF	Adjustments	Net TIF
2020	\$147,450,929	\$60,136,994	\$87,313,935	9.2437	\$807,104	\$(40,355)	\$766,749
2021	\$152,976,282	\$60,136,994	\$92,839,288	9.2437	\$858,179	\$(42,909)	\$815,270
2022	\$158,721,325	\$60,136,994	\$98,584,331	9.2437	\$911,284	\$(45,564)	\$865,720
2023	\$164,694,823	\$60,136,994	\$104,557,829	9.2437	\$966,501	\$(48,325)	\$918,176
2024	\$170,905,890	\$60,136,994	\$110,768,896	9.2437	\$1,023,914	\$(51,196)	\$972,718
2025	\$183,786,543	\$60,136,994	\$123,649,549	9.2437	\$1,142,979	\$(57,149)	\$1,085,830
2026	\$190,694,240	\$60,136,994	\$130,557,246	9.2437	\$1,206,832	\$(60,342)	\$1,146,490
2027	\$197,874,876	\$60,136,994	\$137,737,882	9.2437	\$1,273,208	\$(63,660)	\$1,209,548
2028	\$205,339,282	\$60,136,994	\$145,202,288	9.2437	\$1,342,206	\$(67,110)	\$1,275,096
TOTAL:					\$9,532,207		\$9,055,597

Source: Tiberius Solutions, LLC

*See Revenue Sharing Table 8. Revenue sharing commences as a result of a substantial amendment and starts in FYE 2022.

V. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 6 and Table 7 and show the allocation of tax revenues to debt service. These tables also show the present fiscal year, FYE 2019.

The District is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the District in 2028. The assumptions are based on paying off existing debt and not incurring future long term debt, instead proceeding with “pay as you go” expenditures. The WURA may decide to change the assumptions used in this Report. These assumptions show one scenario for financing and that this scenario is financially feasible.

The Warrenton Urban Renewal Plan has a debt management provisions that states the WURA will not issue debt unless it reasonably projects that repayment of all outstanding debt will occur no later than June 30, 2028. The WURA therefore anticipates terminating the collection of tax increment revenues in FY 2027/2028.

The maximum indebtedness (MI) is \$11,934,815 (eleven million nine hundred thirty four thousand eight hundred and fifteen dollars). The estimated total amount of tax increment revenues required to service the MI of \$11,934,815 is \$8,372,136 and is made up of revenues from the division of taxes from permanent rate levies. The reason the total amount is less than the MI is due to fact that much of the existing maximum indebtedness of \$7,134,597 is already used.

Table 5 shows the potential increase to the MI calculation for the Area. The amount the Warrenton City Commission may increase the MI on their own was \$1,937,498 when calculated in 2018. The WURA reviewed this amount in 2018 and chose to request other taxing districts concur to an increase above this amount, but still terminating the tax increment proceeds in the same year as initially designated in the original Plan. The increase of maximum indebtedness is \$4,800,218. To approve the MI increase, 75% of the taxing districts levying the permanent rate levy must approve the increase. This is stipulated in ORS 457. 470.

Table 5 - MI Increase Calculation

Year	March National ENR Points	National ENR Point Change	National Inflation Rate	National MI Index
1999	5986.00			
2000	6202.00	216.00	3.61%	
2001	6279.00	77.00	1.24%	
2002	6502.00	223.00	3.55%	
2003	6627.00	125.00	1.92%	
2004	6957.00	330.00	4.98%	
2005	7308.75	351.75	5.06%	
2006	7691.72	382.97	5.24%	
2007	7856.27	164.55	2.14%	\$7,134,597
2008	8109.00	252.73	3.22%	\$7,364,111
2009	8534.05	425.05	5.24%	\$7,750,116
2010	8671.00	136.95	1.60%	\$7,874,486
2011	9011.00	340.00	3.92%	\$8,183,254
2012	9268.00	257.00	2.85%	\$8,416,646
2013	9456.00	188.00	2.03%	\$8,587,377
2014	9702.00	246.00	2.60%	\$8,810,779
2015	9972.00	270.00	2.78%	\$9,055,977
2016	10242.00	270.00	2.71%	\$9,301,175
2017	10667.39	425.39	4.15%	\$9,687,489

2017 Indexed MI	20% of Indexed MI
\$9,687,489	\$1,937,498

Table 6 - Tax Increment Revenues and Allocations to Debt Service, page 1

	Total	FYE 2019	FYE 2020	FYE 2021	FYE 2022
Resources					
Beginning Balance		1,596,344	1,966,795	1,018,527	350,000
Interest Earnings	91,448	48,105	26,000	5,093	1,750
TIF: Current Year	8,141,775	702,320	766,749	778,879	791,492
TIF: Prior Years	230,361	25,461	20,000	21,800	21,800
Other	-				
Total Resources	10,059,928	2,372,230	2,779,544	1,824,299	1,165,042
Expenditures					
Debt Service					
UR 2012	(1,304,413)	(144,936)	(144,937)	(144,936)	(144,937)
UR 2016	(2,046,255)	(205,079)	(205,080)	(205,080)	(205,080)
Line of Credit (5.5%)	(241,420)	(30,420)	(211,000)		
Total Debt Service	(3,592,088)	(380,435)	(561,017)	(350,016)	(350,017)
Debt Service Coverage Ratio		1.85	1.37	2.23	2.26
Transfer to URA Projects Fund	(6,467,840)	(25,000)	(1,200,000)	(1,124,283)	(465,025)
Total Expenditures	(10,059,928)	(405,435)	(1,761,017)	(1,474,299)	(815,042)
Ending Balance		1,966,795	1,018,527	350,000	350,000

Source: Tiberius Solutions LLC

Table 7 - Tax Increment Revenues and Allocations to Debt Service. page 2

	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028
Resources						
Beginning Balance	350,000	350,000	350,000	350,000	350,000	350,000
Interest Earnings	1,750	1,750	1,750	1,750	1,750	1,750
TIF: Current Year	804,606	818,241	846,519	861,684	877,449	893,836
TIF: Prior Years	21,800	21,800	21,800	25,300	25,300	25,300
Other						
Total Resources	1,178,156	1,191,791	1,220,069	1,238,734	1,254,499	1,270,886
Expenditures						
Debt Service						
UR 2012	(144,939)	(144,937)	(144,917)	(144,937)	(144,937)	
UR 2016	(205,080)	(205,079)	(205,079)	(205,080)	(205,080)	(200,538)
Line of Credit (5.5%)						
Total Debt Service	(350,019)	(350,016)	(349,996)	(350,017)	(350,017)	(200,538)
Debt Service Coverage Ratio	2.30	2.34	2.42	2.46	2.51	4.46
Transfer to URA Projects Fund	(478,137)	(491,775)	(520,073)	(538,717)	(554,482)	(1,070,348)
Total Expenditures	(828,156)	(841,791)	(870,069)	(888,734)	(904,499)	(1,270,886)
Ending Balance	350,000	350,000	350,000	350,000	350,000	-

Source: Tiberius Solutions LLC

VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for construction of projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the WURA. Annual expenditures for program administration is also shown.

The District is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the District in 2028, an additional nine years from the present fiscal year.

The amount of money available for projects and administration in 2019 constant dollars for the District from FYE 2020 to FYE 2028 is \$5,808,989.

Table 8 and Table 9 show the \$5,808,989 of 2019 project dollars inflated over the life of the District along with administrative expenses to a total of \$7,035,914 (reflecting FYE 2019 to end of URA). All costs shown in Table 8 and Table 9 are in year-of-expenditure dollars, which are adjusted by 3.0% annually to account for inflation.

The WURA may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan.

Table 8 - Programs and Costs in Year of Expenditure Dollars, page 1

	Total	FYE 2019	FYE 2020	FYE 2021	FYE 2022
Resources					
Beginning Balance		297,770	248,989	574,234	1,259,816
Interest Earnings	70,304	7,209	1,245	2,871	6,299
Transfer from TIF Fund	6,467,840	25,000	1,200,000	1,124,283	465,025
Bond/Loan Proceeds	200,000	-	200,000	-	-
Other	-				
Total Resources	7,035,914	329,979	1,650,234	1,701,388	1,731,140
Expenditures (YOE \$)					
Façade Improvements	(260,853)		(25,000)	(26,523)	(27,318)
F-Dock	-				
Landscape Improvements	(263,811)	(18,811)	(245,000)		
SE 4th & Main Stormwater Pump Station	-				
SW 4th Street Improvements	(412,000)		(412,000)		
SE Anchor Improvements	(9,359)	(9,359)			
SE 14th Place Waterline	(25,000)		(25,000)		
Waterline Upgrade	(2,128)	(2,128)			
Lighting at City Hall & Park	(1,000)	(1,000)			
Downtown	(300,000)		(300,000)		
Streetscaping- Harbor - High School	-				
Housing Rehab and Improvement Program	(130,480)				
Tourist and Bike Signage	(32,620)				
Bike Trailheads + Directional Interpretive Signage	(65,240)				
Street, Sidewalk, and Lighting (Phases 3 & 4)	(132,613)			(132,613)	
Fire Station/Parking Lot	(106,090)			(106,090)	
Underground Reconfigure Utilities - S Main Ave (Harbor - 2nd Avenue)	(1,197,236)			(132,613)	(327,810)
Warrenton Marina - Public Pier	(1,208,470)				
Gateways on S. Main and E. Harbor	(124,835)				
South Main Sewer Extension	(319,550)				
Property Assistance Grant/Loan Program	(104,824)			(11,788)	(12,141)
Business Loan Guarantee	(104,824)			(11,788)	(12,141)
Other Projects (includes Peterson Property)	(1,937,043)				
Zone Change for Redevelopment	(37,375)	(37,375)			
Master Plans/Studies	(50,000)		(50,000)		
Professional Services	(25,598)	(10,598)	(15,000)		
Administration	(184,965)	(1,719)	(4,000)	(20,157)	(20,761)
Total Expenditures	(7,035,914)	(80,990)	(1,076,000)	(441,572)	(400,171)

Source: Tiberius Solutions LLC

Table 9 - Programs and Costs in Year of Expenditure Dollars, page 2

	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028
Resources						
Beginning Balance	1,330,969	1,656,813	2,022,135	1,876,192	1,727,892	1,922,092
Interest Earnings	6,655	8,284	10,111	9,381	8,639	9,610
Transfer from TIF Fund	478,137	491,775	520,073	538,717	554,482	1,070,348
Bond/Loan Proceeds	-	-	-	-	-	-
Other						
Total Resources	1,815,761	2,156,872	2,552,319	2,424,290	2,291,013	3,002,050
Expenditures (YOE \$)						
Façade Improvements	(28,138)	(28,983)	(29,853)	(30,748)	(31,670)	(32,620)
F-Dock						
Landscape Improvements						
SE 4th & Main Stormwater Pump Station						
SW 4th Street Improvements						
SE Anchor Improvements						
SE 14th Place Waterline						
Waterline Upgrade						
Lighting at City Hall & Park						
Downtown						
Streetscaping- Harbor - High School						
Housing Rehab and Improvement Program						(130,480)
Tourist and Bike Signage						(32,620)
Bike Trailheads + Directional Interpretive Signage						(65,240)
Street, Sidewalk, and Lighting (Phases 3 & 4)						
Fire Station/Parking Lot						
Underground Reconfigure Utilities - S Main Ave (Harbor - 2nd Avenue)	(84,413)					(652,400)
Warrenton Marina - Public Pier		(57,965)	(597,050)	(553,455)		
Gateways on S. Main and E. Harbor				(61,495)	(63,340)	
South Main Sewer Extension					(221,690)	(97,860)
Property Assistance Grant/Loan Program	(12,506)	(12,881)	(13,268)	(13,666)	(14,076)	(14,498)
Business Loan Guarantee	(12,506)	(12,881)	(13,268)	(13,666)	(14,076)	(14,498)
Other Projects (includes Peterson Property)						(1,937,043)
Zone Change for Redevelopment						
Master Plans/Studies						
Financing Fees						
Professional Services						
Administration	(21,385)	(22,027)	(22,688)	(23,368)	(24,069)	(24,791)
Total Expenditures	(158,948)	(134,737)	(676,127)	(696,398)	(368,921)	(3,002,050)

Source: Tiberius Solutions LLC

VII. REVENUE SHARING

Revenue sharing is part of the 2009 legislative changes to urban renewal and means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the District. The first threshold is 10% of the original maximum indebtedness (\$713,460). At the 10% threshold, the WURA will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold and the taxing jurisdictions will receive 75% of the increment above the 10% threshold. Revenue sharing targets are projected to be reached in FYE 2020, making revenue sharing commence in FYE 2021. If assessed value in the District grows more quickly than projected, the revenue sharing triggers could be reached earlier.

The second threshold is set at 12.5% of the maximum indebtedness. If this threshold is met, revenue for the district would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

Projected Revenue Sharing is shown in Table 10.

Table 10 - Projected Revenue Sharing

FYE	Net TIF		
	Total	For URA	Shared
2020	\$766,749	\$766,749	\$0
2021	\$815,270	\$778,879	\$36,391
2022	\$865,720	\$791,492	\$74,228
2023	\$918,176	\$804,606	\$113,570
2024	\$972,718	\$818,241	\$154,477
2025	\$1,085,830	\$846,519	\$239,311
2026	\$1,146,490	\$861,684	\$284,806
2027	\$1,209,548	\$877,449	\$332,099
2028	\$1,275,096	\$893,836	\$381,260
Total			\$1,616,142

Source: Tiberius Solutions LLC

VIII. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the District.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the District. These projections are for impacts estimated through FYE 2028.

The impacts of the Amendment to increase the maximum indebtedness only are shown in Table 11 and Table 15. Table 12 and Table 14, show the impact to the taxing districts of the Plan without the Amendment. The full impact of the District with the new maximum indebtedness is shown in Table 13 and Table 16.

The Warrenton-Hammond School District and the Northwest Regional ESD are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level.

Table 11 – Projected Impact to General Government Taxing Districts of Amendment

FYE	Clatsop County	Port of Astoria	Clatsop 4H & Extension	Sunset Empire Transportation	Clatsop Care Center	City of Warrenton	Subtotal
2020	-	-	-	-	-	-	-
2021	(113,107)	(9,262)	(3,938)	(11,946)	(13,001)	(123,159)	(274,414)
2022	(77,161)	(6,319)	(2,686)	(8,150)	(8,869)	(84,018)	(187,203)
2023	(79,337)	(6,497)	(2,762)	(8,380)	(9,119)	(86,387)	(192,482)
2024	(81,600)	(6,682)	(2,841)	(8,619)	(9,379)	(88,851)	(197,972)
2025	(86,295)	(7,067)	(3,004)	(9,115)	(9,919)	(93,964)	(209,364)
2026	(89,389)	(7,320)	(3,112)	(9,441)	(10,275)	(97,332)	(216,869)
2027	(125,191)	(10,252)	(4,359)	(13,223)	(14,390)	(136,316)	(303,729)
2028	(144,250)	(11,812)	(5,022)	(15,236)	(16,581)	(157,069)	(349,970)
TOTAL:	(796,330)	(65,211)	(27,720)	(84,110)	(91,533)	(867,096)	(1,932,003)

Tiberius Solutions, LLC

Table 12 – Projected Impact to General Gvmn’t Taxing Districts without Amendment

FYE	Clatsop County	Port of Astoria	Clatsop 4H & Extension	Sunset Empire Transportation	Clatsop Care Center	City of Warrenton	Subtotal
2019	(120,760)	(9,889)	(4,204)	(12,755)	(13,881)	(131,491)	(292,980)
2020	(130,545)	(10,690)	(4,545)	(13,788)	(15,005)	(142,145)	(316,718)
2021	(19,749)	(1,617)	(688)	(2,086)	(2,270)	(21,504)	(47,913)
2022	(57,788)	(4,732)	(2,012)	(6,104)	(6,642)	(62,923)	(140,200)
2023	(57,788)	(4,732)	(2,012)	(6,104)	(6,642)	(62,923)	(140,201)
2024	(57,788)	(4,732)	(2,012)	(6,104)	(6,642)	(62,923)	(140,200)
2025	(57,784)	(4,732)	(2,012)	(6,103)	(6,642)	(62,919)	(140,192)
2026	(57,788)	(4,732)	(2,012)	(6,104)	(6,642)	(62,923)	(140,200)
2027	(24,602)	(2,015)	(857)	(2,598)	(2,828)	(26,788)	(59,687)
2028	(8,261)	(677)	(288)	(873)	(950)	(8,995)	(20,043)
TOTAL:	(592,852)	(48,547)	(20,640)	(62,617)	(68,144)	(645,535)	(1,438,336)

Tiberius Solutions, LLC

Table 13 - Projected Impact on Taxing District Permanent Rate Levies - General Government – Full impact

FYE	Clatsop County	Port of Astoria	Clatsop 4H & Extension	Sunset Empire Transportation	Clatsop Care Center	City of Warrenton	Subtotal
2019	(120,760)	(9,889)	(4,204)	(12,755)	(13,881)	(131,491)	(292,980)
2020	(130,545)	(10,690)	(4,545)	(13,788)	(15,005)	(142,145)	(316,718)
2021	(132,856)	(10,879)	(4,625)	(14,032)	(15,271)	(144,662)	(322,326)
2022	(134,949)	(11,051)	(4,698)	(14,253)	(15,511)	(146,941)	(327,404)
2023	(137,125)	(11,229)	(4,774)	(14,483)	(15,762)	(149,310)	(332,683)
2024	(139,387)	(11,414)	(4,853)	(14,722)	(16,022)	(151,774)	(338,172)
2025	(144,080)	(11,798)	(5,016)	(15,218)	(16,561)	(156,883)	(349,556)
2026	(147,177)	(12,052)	(5,124)	(15,545)	(16,917)	(160,255)	(357,070)
2027	(149,792)	(12,266)	(5,215)	(15,821)	(17,218)	(163,104)	(363,416)
2028	(152,512)	(12,489)	(5,310)	(16,108)	(17,530)	(166,064)	(370,013)
TOTAL:	(1,490,723)	(122,073)	(51,900)	(157,450)	(171,348)	(1,623,195)	(3,616,689)

Source: Tiberius Solutions

Table 14 - Impact to Education Taxing District of Amendment

FYE	Warrenton-Hammond School District	NW Regional ESD	Clatsop Community College	Subtotal	Total
2020	-	-	-	-	-
2021	(338,497)	(11,342)	(57,409)	(407,247)	(681,661)
2022	(230,920)	(7,737)	(39,164)	(277,822)	(465,025)
2023	(237,431)	(7,955)	(40,268)	(285,655)	(478,137)
2024	(244,204)	(8,182)	(41,417)	(293,803)	(491,775)
2025	(258,256)	(8,653)	(43,800)	(310,709)	(520,073)
2026	(267,514)	(8,963)	(45,370)	(321,848)	(538,717)
2027	(374,658)	(12,553)	(63,542)	(450,753)	(754,482)
2028	(431,697)	(14,465)	(73,216)	(519,378)	(869,348)
TOTAL:	(2,383,177)	(79,851)	(404,188)	(2,867,216)	(4,799,218)

Tiberius Solutions, LLC

Table 15 - Impact to Education Taxing Districts *without* Amendment

FYE	Warrenton-Hammond School District	NW Regional ESD	Clatsop Community College	Subtotal	Total
2019	(361,399)	(12,109)	(61,293)	(434,801)	(727,781)
2020	(390,681)	(13,090)	(66,260)	(470,031)	(786,749)
2021	(59,101)	(1,980)	(10,024)	(71,105)	(119,018)
2022	(172,941)	(5,795)	(29,331)	(208,067)	(348,267)
2023	(172,942)	(5,795)	(29,331)	(208,068)	(348,269)
2024	(172,941)	(5,795)	(29,331)	(208,066)	(348,266)
2025	(172,931)	(5,794)	(29,329)	(208,054)	(348,246)
2026	(172,941)	(5,795)	(29,331)	(208,067)	(348,267)
2027	(73,626)	(2,467)	(12,487)	(88,580)	(148,267)
2028	(24,724)	(828)	(4,193)	(29,745)	(49,788)
TOTAL:	(1,774,225)	(59,447)	(300,909)	(2,134,582)	(3,572,918)

Tiberius Solutions, LLC

Table 16 - Total Projected Impact on Taxing District Permanent Rate Levies -

FYE	Warrenton-Hammond School District	NW Regional ESD	Clatsop Community College	Subtotal	Total
2019	(361,399)	(12,109)	(61,293)	(434,801)	(727,781)
2020	(390,681)	(13,090)	(66,260)	(470,031)	(786,749)
2021	(397,598)	(13,322)	(67,433)	(478,353)	(800,679)
2022	(403,861)	(13,532)	(68,495)	(485,888)	(813,292)
2023	(410,373)	(13,750)	(69,600)	(493,723)	(826,406)
2024	(417,144)	(13,977)	(70,748)	(501,869)	(840,041)
2025	(431,186)	(14,447)	(73,129)	(518,763)	(868,319)
2026	(440,455)	(14,758)	(74,701)	(529,914)	(886,984)
2027	(448,284)	(15,020)	(76,029)	(539,333)	(902,749)
2028	(456,421)	(15,293)	(77,409)	(549,123)	(919,136)
TOTAL:	(4,157,402)	(139,299)	(705,097)	(5,001,798)	(8,372,136)

Source: Tiberius Solutions LLC Please refer to the explanation of the schools funding in the preceding section

Table 17 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2029.

The Frozen Base is the assessed value of the District established by the county assessor at the time the District is established. Excess Value is the increased assessed value in the District above the Frozen Base.

Table 17 - Additional Revenues Obtained after Termination of Tax Increment Financing

Taxing District	Type	Tax Rate	From Frozen Base	From Excess Value	Total
General Government					
Clatsop County	Permanent	1.5338	92,238	234,613	326,851
Port of Astoria	Permanent	0.1256	7,553	19,212	26,765
Clatsop 4H & Extension	Permanent	0.0534	3,211	8,168	11,379
Sunset Empire Transportation	Permanent	0.162	9,742	24,780	34,522
Clatsop Care Center	Permanent	0.1763	10,602	26,967	37,569
City of Warrenton	Permanent	1.6701	100,435	255,461	355,896
Subtotal		3.7212	223,781	569,201	792,982
Education					
Warrenton-Hammond School District #30	Permanent	4.5902	276,041	702,125	978,166
NW Regional ESD	Permanent	0.1538	9,249	23,526	32,775
Clatsop Community College	Permanent	0.7785	46,817	119,081	165,898
Subtotal		5.5225	332,107	844,732	1,176,839
Total		9.2437	555,888	1,413,933	1,969,821

Source: Tiberius Solutions LLC

IX. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality’s total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base (assumed to be FYE 2019 values), including all real, personal, personal, manufactured, and utility properties in the District, is \$60,136,994. The total assessed value of the City of Warrenton is \$608,254,053, the urban renewal excess is \$81,999,845, so the City of Warrenton assessed value minus urban renewal excess value is \$526,254,208. The percentage of assessed value in the District is 11.42%, below the 25% threshold.

The District contains 870 acres, including public rights-of-way, and the City of Warrenton contains 11,455.20 acres. This puts 7.60% of the City’s acreage in an urban renewal area which is below the 25% threshold.

Table 18 - Urban Renewal Area Conformance with Assessed Value and Acreage Limits

	Assessed Value	Acreage
In Warrenton Urban Renewal District	\$60,136,994	870
In City – minus UR excess value	\$526,254,208	11,455.20
Percent in urban renewal	11.42%	7.60%

Source: Compiled by Elaine Howard Consulting, LLC with data from City of Warrenton and Clatsop County Department of Assessment and Taxation (FYE 2018)

X. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the District and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use

The District measures 870.12 total acres in size, which is composed of 1,106 individual parcels encompassing 649.60 acres, and an additional 220.52 acres in public rights-of-way. An analysis of FYE 2019 property classification data from the Clatsop County Department of Assessment and Taxation database was used to determine the land use designation of parcels in the District. By acreage, Exempt accounts for the most prevalent land use within the District (34.39%). This was followed by Commercial (20.40%). Detailed land use designations in the District can be seen in Table 19.

Table 19 - Land Use in the District

Land Use	Parcels	Acreage	Percent of Acreage
Exempt	167	223.43	34.39%
Commercial	211	132.53	20.40%
Residential	598	124.58	19.18%
Tract	41	94.27	14.51%
Forrest	28	30.97	4.77%
Industrial	13	18.39	2.83%
Farm	18	14.26	2.19%
Miscellaneous	18	8.04	1.24%
Multi-Family	12	3.13	0.48%
TOTAL:	1,106	649.60	100.00%

Source: Compiled by Tiberius Solutions LLC with data from the Clatsop County Department of Assessment and Taxation (FYE 2019)

2. Zoning Designations

The most prevalent zoning designation by acreage in the District is General Commercial (21.16%). The second most prevalent zoning designation in the District is Open Space Institutional (14.82%). Detailed zoning designations in the District can be seen in Table 20.

Table 20 - Zoning Designations in the District

Zoning Designations	Parcels	Acreage	Percent of Acreage
General Commercial	299	137.48	21.16%
Open Space and Institutional	14	96.26	14.82%
High Density Residential	189	90.05	13.86%
Intermediate Density Residential	149	80.84	12.44%
General Industrial	36	50.85	7.83%
Residential-Commercial	128	44.36	6.83%
Low Density Residential	11	34.01	5.23%
Aquatic Development	112	31.01	4.77%
Aquatic Conservation	21	19.53	3.01%
Water-Dependent Industrial Shorelands	7	19.46	3.00%
Coastal Lake and Freshwater Wetlands	11	19.10	2.94%
Commercial Mixed Use	95	15.07	2.32%
Marine Commercial	34	11.59	1.78%
TOTAL:	1,106	649.60	100.00%

Source: Compiled by Tiberius Solutions LLC with data from the Clatsop County Department of Assessment and Taxation (FYE 2019)

Figure 2 - Warrenton Urban Renewal District Zoning Designations

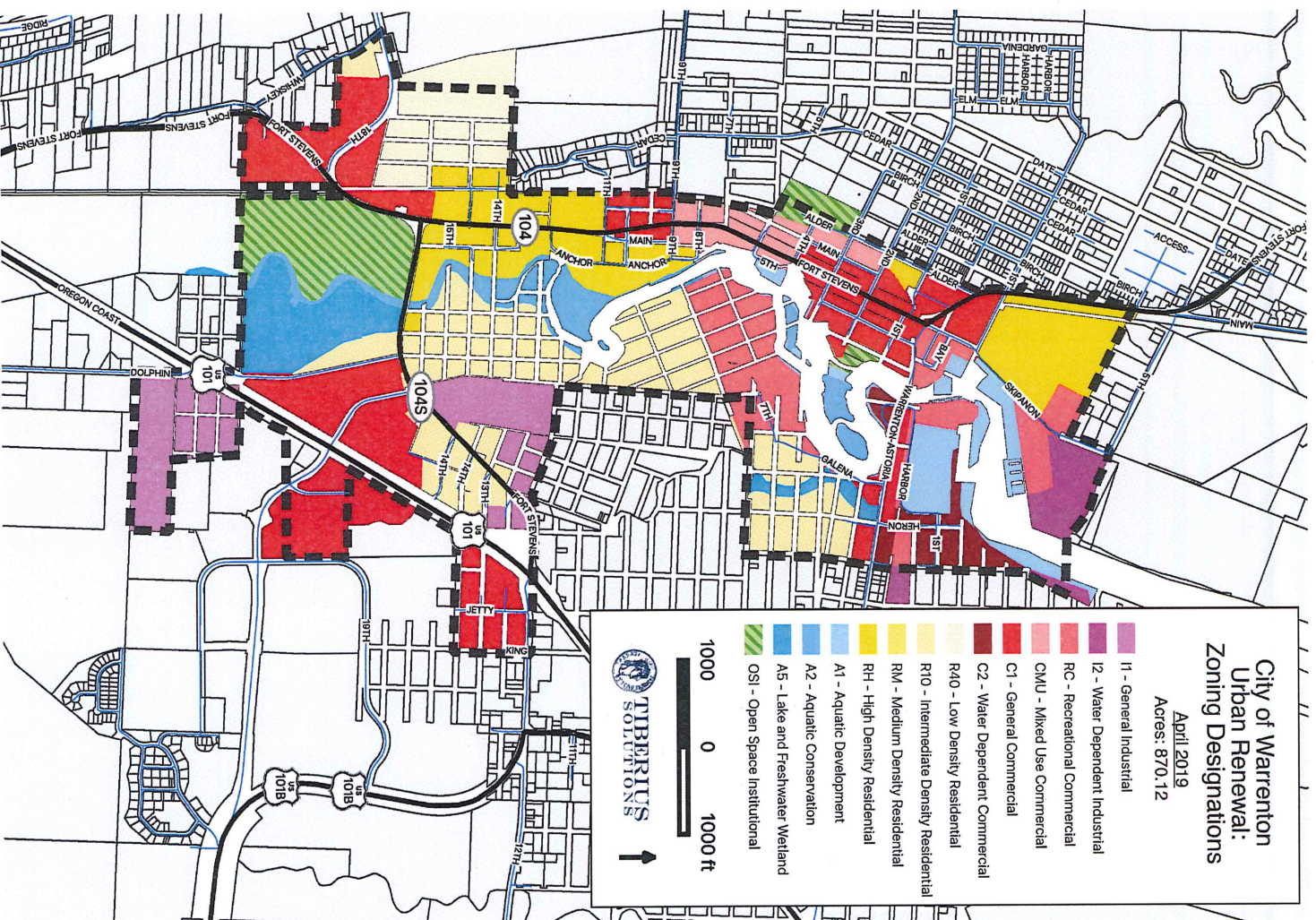
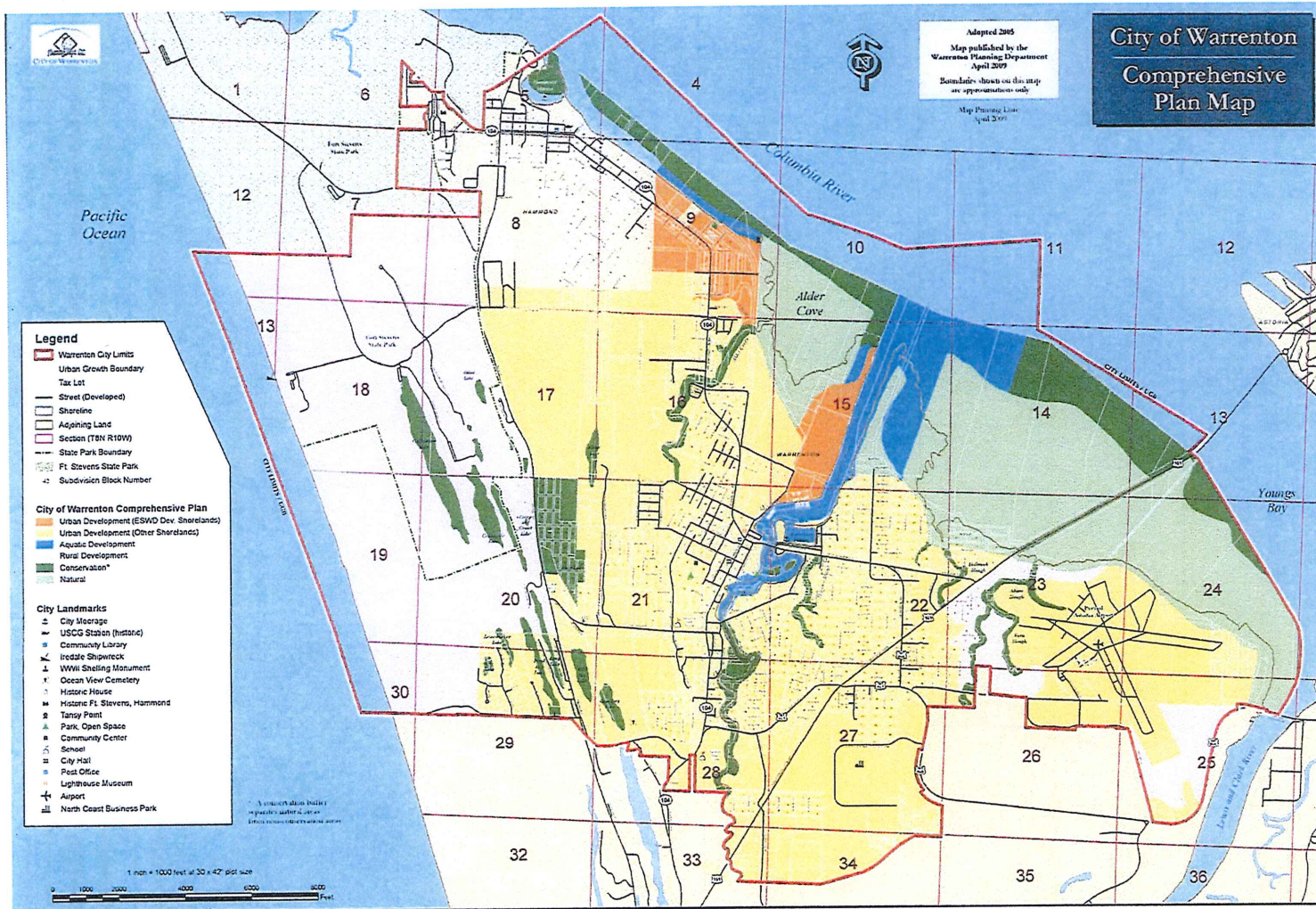


Figure 3 - Comprehensive Plan Designations for the City of Warrenton



B. Infrastructure

This section identifies the existing conditions in the District to assist in **establishing blight in the ordinance adopting the Plan Amendment.** There are projects listed in several City of Warrenton infrastructure master plans that relate to these existing conditions. **This does not mean that all of these projects are included in the Plan.** The specific projects that are included in the Plan are listed in Sections II and III of this Report.

1. Transportation

The projects listed in Table 21 are capital projects in the District from the City of Warrenton Transportation Systems Plan:

Table 21 - Transportation Projects in the District

Description	Estimated Cost	Plan Date
Improvements to widen the intersection of 9th and S Main Avenue	\$180,000	CIP 2018
Improvements to SW 4th Street, add sidewalk & street lights, rebuild road	\$836,000	CIP 2018
SE Anchor-Rebuild road, improve drainage, add sidewalk, move power underground	\$1,230,000	CIP 2019
Rebuild SW Alder Avenue with curbs from SW 1st-2nd Street and grind and overlay from SW 2nd to SW 3rd Street	\$185,000	CIP 2019
Rebuild SE Main Court between SE 9th St and SE 11th Street	\$107,000	CIP 2019
Rebuild SE 2nd Street between S Main Avenue and SE Anchor Avenue	\$281,000	CIP 2020
Provide future sidewalks on S Main Avenue and SW 14th Place	\$24,000	CIP 2020

Source: Warrenton Transportation Systems Plan

2. Water

The projects listed in Table 22 are capital projects in the District from the City of Warrenton Water Master Plan:

Table 22 - Water Master Plan Projects in the District

Description	Estimated Cost	Plan Date
Improve fire flow by upgrading 800ft of 4-inch pipe to 8-inch pipe on SE Anchor Avenue and 2nd and 3rd Street	\$93,000	WMP 2018
Cost of Service Study	\$50,000	WMP 2018
Upsize 6,050 ft of 6-inch and 8-inch pipe to 18-inch on Harbor Street	\$1,500,000	WMP 2018
Install 250 ft of 12" pipe on 13th St from Main Avenue to Anchor Avenue	\$38,000	WMP 2018
Upsize 350 ft of 4" to 10" pipe on Jetty Avenue south of Highway 101 Business	\$53,000	WMP 2018

Source: Warrenton Water Master Plan

3. Stormwater

The projects listed in Table 23 are projects in the District from the City of Warrenton's Storm Water Master Plan:

Table 23 - Storm Water Master Plan Projects in the District

Description	Estimated Cost	Plan Date
Upgrade downtown conveyance system and create definitive connection between north and south downtown	\$861,794	SWMP 2008
Stormwater rate study	\$20,000	SWMP 2008

Source: City of Warrenton Storm Water Master Plan

4. Sanitary Sewer

The projects listed in Table 24 are projects in the District from the City of Warrenton's Sewer Master Plan:

Table 24 - Sewer Master Plan Projects in the District

Description	Estimated Cost	Plan Date
Pump Station Upgrade	\$306,800	CIP 2021
Pump Station Upgrade	\$306,800	CIP 2022
Pump Station Upgrade	\$306,800	CIP 2023
Pump Station Generator	\$50,000	CIP 2021
Pump Station Generator	\$50,000	CIP 2022
Pump Station Generator	\$50,000	CIP 2023

Source: City of Warrenton Sewer Master Plan

5. Parks and Open Space

The projects listed in Table 25 are projects in the District from the City of Warrenton's Parks Master Plan:

Table 25 - Parks Master Plan Projects in the District

Description	Estimated Cost	Plan Date
Install playground equipment at Skipanon River Park	\$60,000	CIP 2019
Install interpretive signage at Skipanon River Park	\$5,000	CIP 2019
Landscape improvements at Skipanon River Park	\$315,000	CIP 2020
Install restrooms for users of Skipanon River Park	N/A	WPMP 2010

Source: City of Warrenton Parks Master Plan

C. Social Conditions

Within the District, there are 598 tax lots shown as Residential use and 12 tax lots shown as Multi-Family. According to the US Census Bureau, American Community Survey 2013-2017 Five Year Estimates, the block groups most closely representing the District have 997 residents, 100% of whom are white.

Table 26 - Race in the District

Race		
White alone	997	100.0%
Black or African American alone	-	0.0%
American Indian and Alaska Native alone	-	0.0%
Asian alone	-	0.0%
Native Hawaiian and Other Pacific Islander alone	-	0.0%
Some other race alone	-	0.0%
Two or more races	-	0.0%
Total	997	100%

Source: American Community Survey 2013-2017 Five Year Estimates

The largest percentage of residents are between 25 to 34 years of age (18%).

Table 27 - Age in the District

Age		
Under 5 years	70	7%
5 to 9 years	121	12%
10 to 14 years	76	8%
15 to 17 years	-	0%
18 to 24 years	46	5%
25 to 34 years	180	18%
35 to 44 years	42	4%
45 to 54 years	151	15%
55 to 64 years	106	11%
65 to 74 years	89	9%
75 to 84 years	90	9%
85 years and over	26	3%
Total	997	100%

Source: American Community Survey 2013-2017 Five Year Estimates

In the block groups, 15% of adult residents have earned a bachelor's degree or higher. Another 49% have some college education without a degree, and another 26% have graduated from high school with no college experience.

Table 28 - Educational Attainment in the District

Education		
Less than high school	59	9%
High school graduate (includes equivalency)	178	26%
Some college	212	31%
Associate's degree	125	18%
Bachelor's degree	103	15%
Master's degree	7	1%
Professional school degree	-	0%
Doctorate degree	-	0%
Total	684	100%

Source: American Community Survey 2013-2017 Five Year Estimates

The most common travel time class was 10 to 19 minutes, with 41% of journeys being in this class. This was followed by the less than 10 minutes travel time class, which represented 34% of journeys.

Table 29 - Travel Time to Work in the District

Travel time to work		
Less than 10 minutes	134	34%
10 to 19 minutes	160	41%
20 to 29 minutes	69	18%
30 to 39 minutes	-	0%
40 to 59 minutes	9	2%
60 to 89 minutes	18	5%
90 or more minutes	-	0%
Total	390	100%

Source: American Community Survey 2013-2017 Five Year Estimates

Of the means of transportation used to travel to work, the majority, 81%, drove alone, with 10% carpooling.

Table 30 - Means of Transportation to Work in the District

Means of Transportation to Work		
Drove alone	340	81%
Carpooled	40	10%
Public transportation (includes taxicab)	10	2%
Motorcycle	-	0%
Bicycle	-	0%
Walked	-	0%
Other means	-	0%
Worked at home	31	7%
Total	421	100%

Source: American Community Survey 2013-2017 Five Year Estimates

D. Economic Conditions

1. Taxable Value of Property within the District

The estimated total assessed value of the District calculated with data from the Clatsop County Department of Assessment and Taxation for FYE 2019, including all real, personal, manufactured, and utility properties, is estimated to be \$60,136,994.

2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "Improvement to Land Value Ratio," or "I:L." The values used are real market values. In urban renewal areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives.

Table 31 shows the improvement to land ratios (I:L) for properties within the District. In the District 440 parcels representing 38% of the acreage have I:L ratios less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. A reasonable I:L ratio for properties in the District is 2.0. Only 352 of the 1,106 parcels in the District, totaling 12% of the acreage have I:L ratios of 2.0 or more in FYE 2019. In summary, the District is underdeveloped and not contributing significantly to the tax base in Warrenton.

Table 31 - Improvement to Land Ratios in the District

Improvement to Land Ratio	Parcels	Acreage	Percent of Acreage
Exempt	167	223.43	34.39%
No Improvement Value	335	191.70	29.51%
0.01-0.50	48	35.22	5.42%
0.51-1.00	57	20.01	3.08%
1.01-1.50	78	65.52	10.09%
1.51-2.00	69	35.36	5.44%
2.01-2.50	53	18.96	2.92%
2.51-3.00	35	17.59	2.71%
3.01-4.00	62	22.83	3.51%
> 4.00	202	18.99	2.92%
Total	1,106	649.60	100.00%

Source: Compiled by Elaine Howard Consulting, LLC with data from the Clatsop County Department of Assessment and Taxation (FYE 2019)

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the District (affected taxing districts) is described in Section VII of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The projects being considered for future use of urban renewal funding are for development and redevelopment of commercial and residential properties, downtown improvements including paving the Fire Station parking lot, undergrounding utilities, marina improvements, sewer main extension, gateways and plan administration. The use of tax increment allows the city to add an additional funding source to the City of Warrenton general fund or system development charges (SDC) funds to allow these projects to be completed.

It is anticipated that these improvements will catalyze development on the undeveloped and underdeveloped parcels in the District. This development will require city services. However, since the property is within the city limits, the city has anticipated the need to provide services to the District. As the development will be new construction, it will be up to current building code and will aid in any fire protection needs.

The financial impacts from tax increment collections will be countered by future economic development and, in the future, adding future increased increases in assessed value to the tax bases for all taxing jurisdictions, including the city.

XI. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the District is to provide the ability to fund projects and programs necessary to cure blight within the District. This does not change in this Amendment.

XII. RELOCATION REPORT

There is no relocation report required for the Plan. No specific acquisitions that would result in relocation benefits have been identified. However, if property is acquired that requires relocation, the WURA shall comply with applicable relocation requirements.