



**Newberg Urban Renewal Agency Budget Committee
May 5th, 2025 at 6PM**

**Newberg Public Safety Building 401 E. Third Street
Denise Bacon Community Room**

Online: <https://us06web.zoom.us/j/89536547180>

Public Comment Registration: <https://bit.ly/nbgcomment>

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. ELECTION OF OFFICERS

5. REPORTS AND PRESENTATIONS

a. [River Street Presentation](#)

b. Budget Discussion

6. ADJOURNMENT

ADA STATEMENT

Contact the City Recorder's Office for physical or language accommodations at least 2 business days before the meeting. Call (503) 537-1283 or email cityrecorder@newbergoregon.gov. For TTY services please dial 711.

*indicates supplementary item

Overview

After growing its resources for several years NURA is now ready to support its first project.

The target of this effort will have a budgetary impact on the NURA ledger in the 2025 – 2027 Biennium.

This will be the River Street improvement project.

Overview

The Newberg Urban Renewal Plan specified that its projects were:

“... not listed in any priority order. The Agency will determine the order of the projects and may add and remove projects in the future through the amendment process defined in Section VII of this Plan. The projects identified for the Area are described below, including how they relate to the existing conditions in the Area”.

River Street

The NURA CAC (citizen advisory committee) met on July 30, 2024 and reaffirmed that the broad structure of initial NURA projects should follow that listed in the plan. They agreed that an emphasis on River Street would make the mill site / Rogers Landing enticing to visitors.

This course of action was affirmed by:

- The NURA board on August 19, 2024
- The City council biennium CIP review on February 3 2025

No Councilors / NURA board members had misgivings about the selection of River Street improvements as a NURA objective.

River Street

It has been determined that NURA cannot at this time initiate its own construction either via cash funding or a cash / bond blend.

At time of writing April 2025, the NURA cash balance is just under \$1M.

Staff has determined that the City would be able to secure a bond for approximately \$10.9 million, of which \$6.6 million would be available to spend on projects - the rest is interest (currently at 5.10% March 2025) - and issuance costs.

River Street

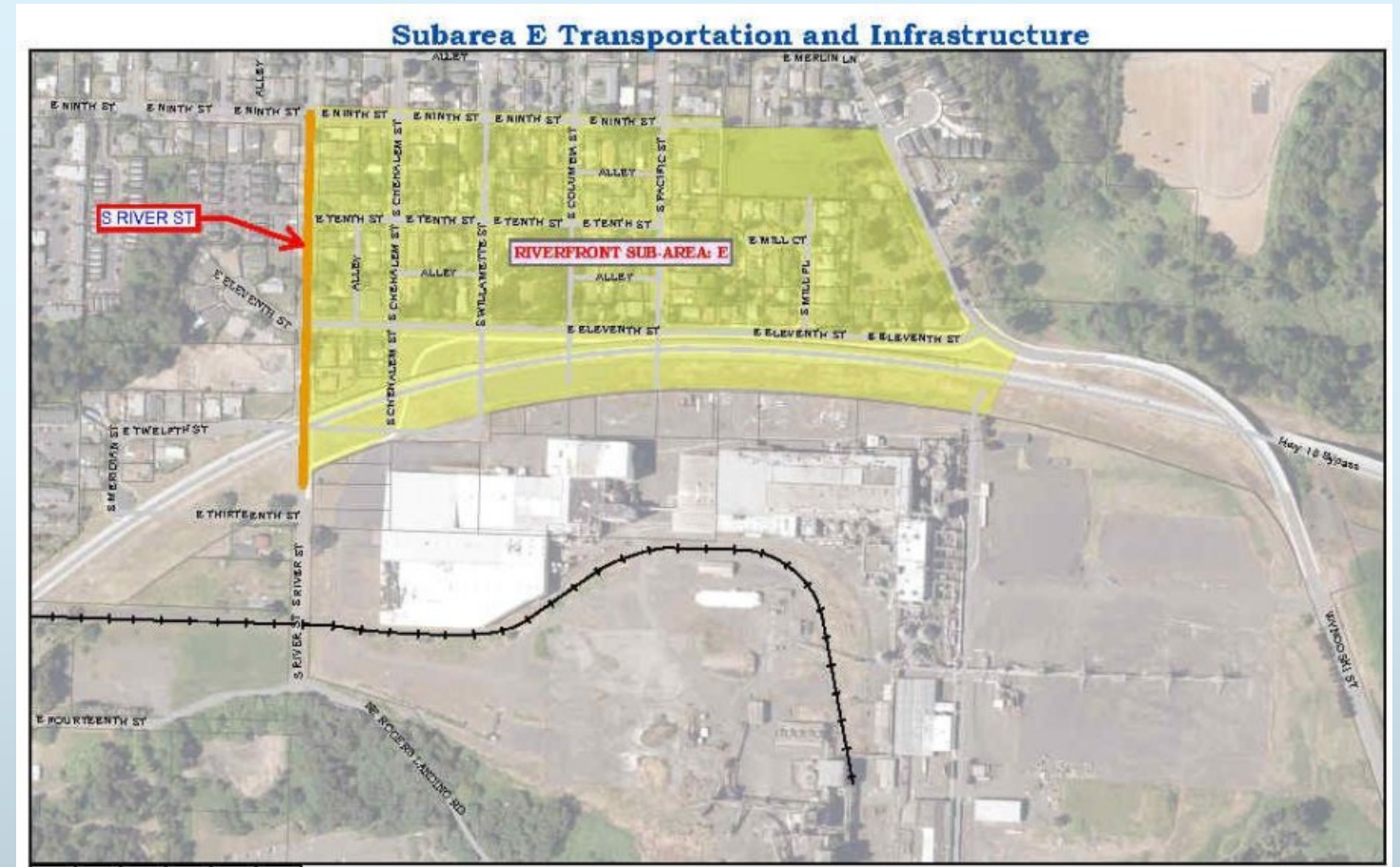
After the creation of an empowering IGA between the City of Newberg and the Agency, NURA would be able to service the loan to pay for approximately 50% of the funds needed to re-build River Street.

On the next slides we will examine what NURA projects would be addressed by these actions.

E. Sub-Area E Riverfront:

1. Public Transportation and Infrastructure.

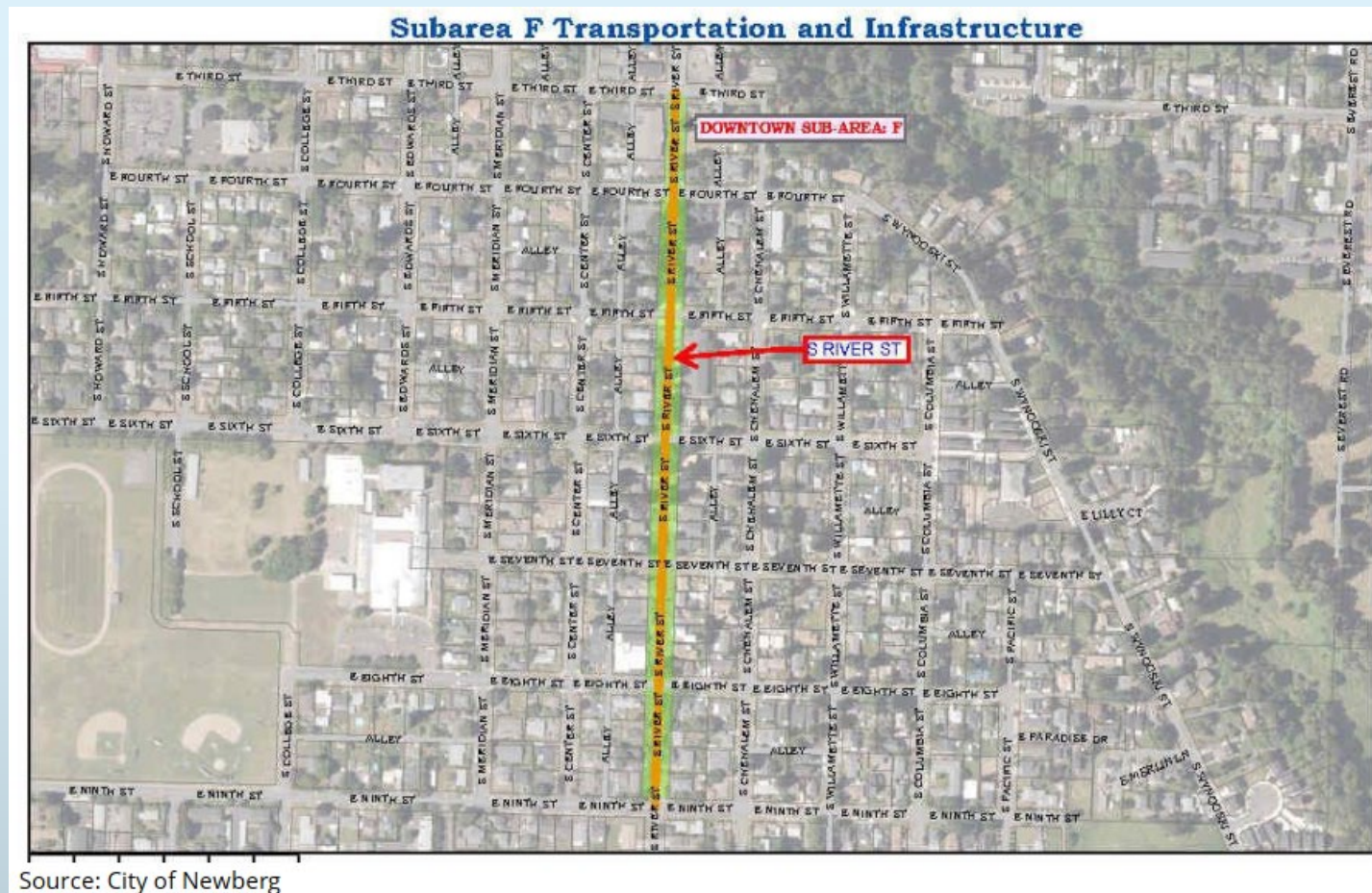
a) S River Street improvements E Ninth Street to Bypass.
This includes street, curb, sidewalk, storm and water.
See NURA plan [page 17](#).



F. Sub-Area F Downtown

1. Public Transportation and Infrastructure.

a) S River Street improvements E Third Street to E Ninth Street. Including street, curb, sidewalk, wastewater and stormwater, see NURA plan [page 18](#).



Cost Estimates

An estimate of the cost of the debt needed to power these River Street improvements would be based upon a \$10.9M bond with annual repayment of approximately \$550,000 per year.

Naturally, this could change dramatically with the fluctuation in interest rates between now and when the bond is secured.

Questions?



FISCAL YEARS 2025-2027

PROPOSED BIENNIAL BUDGET



**NEWBERG URBAN
RENEWAL AGENCY**



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NEWBERG URBAN RENEWAL AGENCY

2025-2027 BY PROPOSED BUDGET

Budget Committee and Board of Commissioners

BOARD OF COMMISSIONERS:

Bill Rosacker
Elise Yarnell Hollamon
Peggy Kilburg
Jeri Turgesen
Robyn Wheatley
Mike McBride
Derek Carmon

BUDGET COMMITTEE MEMBERS:

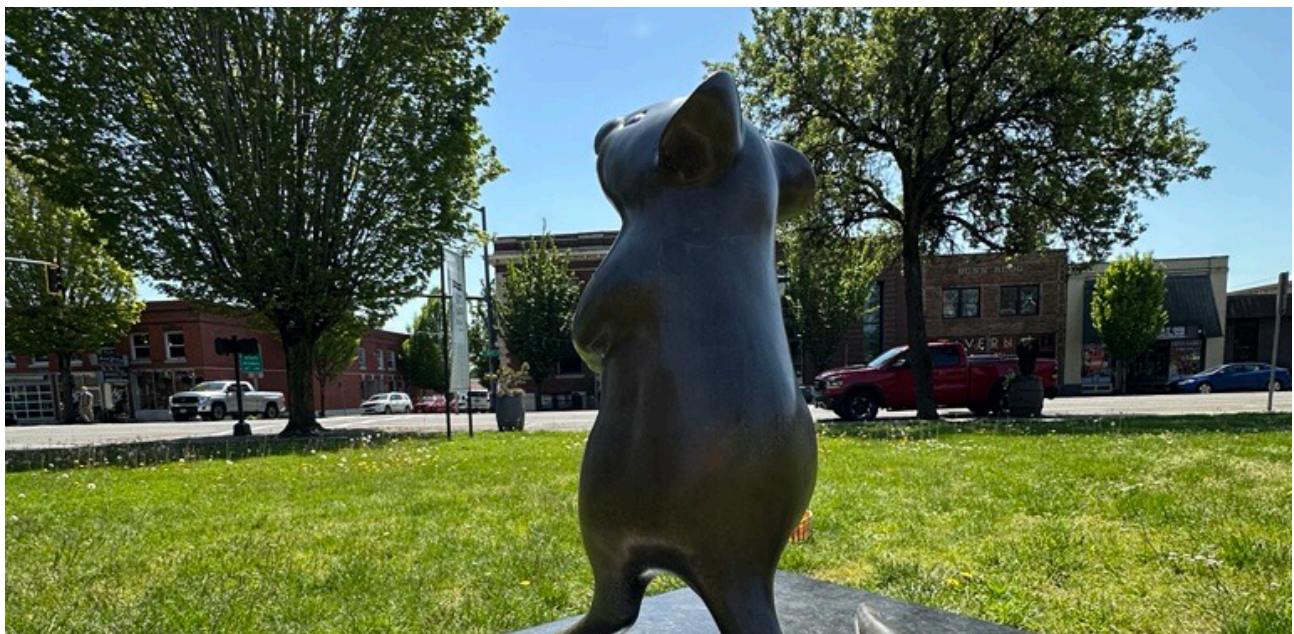
Jennifer Bean
Amanda Case
Joe Churella
Tony Elias
Phillip Higgins
Tom Rinke
Derek Duff

CITY STAFF:

Will Worthey, *URA Administrator*
Kady Strode, *Finance Director*

BY 2025-27 NURA Budget developed by Kady Strode, Finance Director and Jennifer Elkins, Management Analyst.

Budget assembly and cover creation by Emily Salsbury, Graphic Design Specialist and Interim PIO.

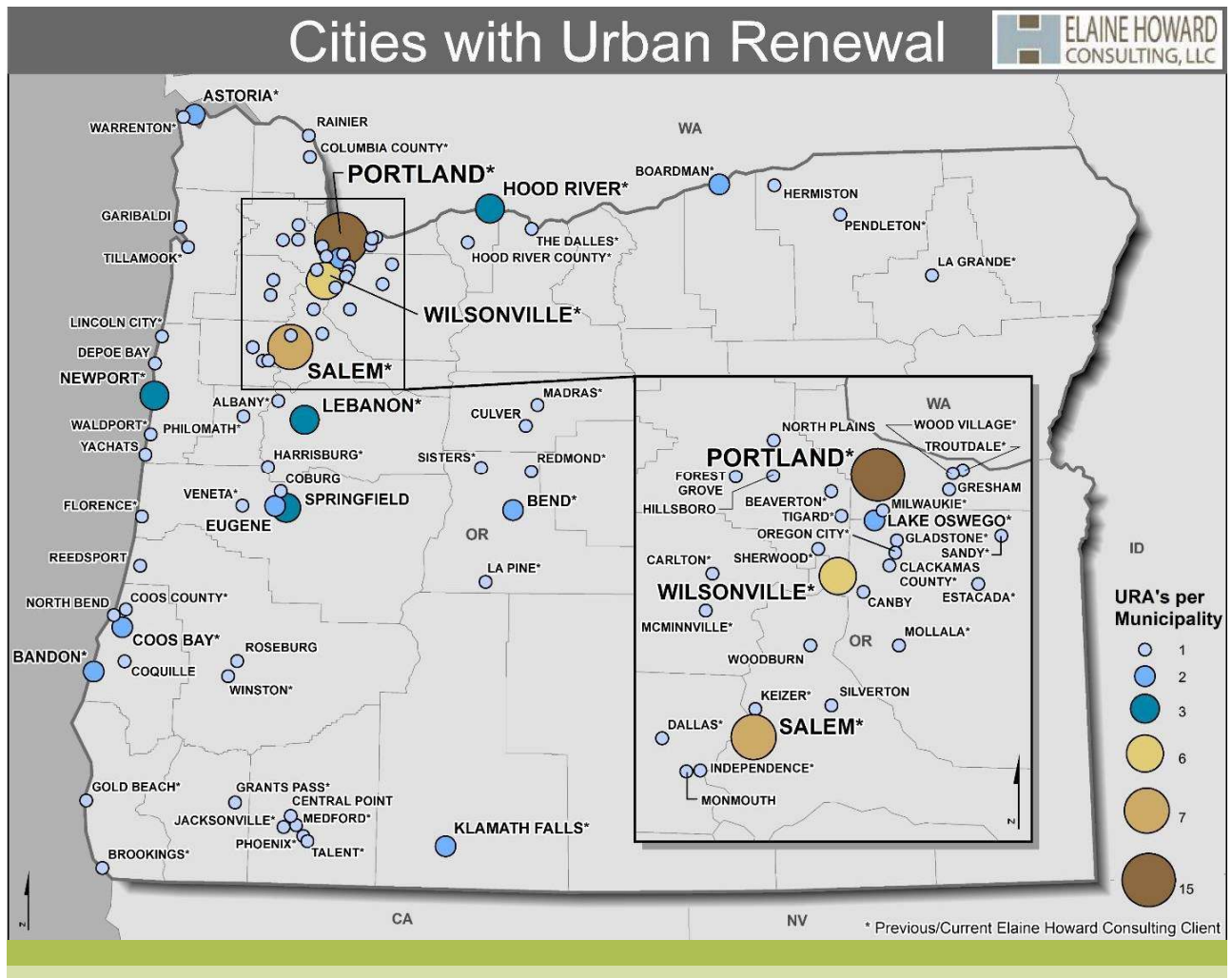




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BUDGET OVERVIEW

IMPORTANT DEFINITIONS

“Agency” means the Newberg Urban Renewal Agency. This Agency is responsible for administration of the urban renewal plan.

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

“Biennial Budget” is a budget that covers a two-year period instead of the typical annual budget cycle. The idea is to improve efficiency and provide a more long-term planning perspective.

“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 Yamhill County Board of Commissioners.

“City” means the City of Newberg, Oregon.

“City Council” or **“Council”** means the Newberg City Council.

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

“County” means Yamhill County, Oregon.

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

“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. Chapter 457 specifically relates to urban renewal.

IMPORTANT DEFINITIONS CONTINUED

“Planning Commission” means the Newberg Planning Commission.

“Revenue sharing” means under-levying tax increment proceeds to effectively share a portion of the revenue with the other taxing districts who levy permanent rate taxes in the urban renewal area as defined in ORS 457.470.

“Tax increment financing (TIF)” is a method of funding urban renewal projects and programs through incurring debt that is repaid by the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment finance 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 (URA)” 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 in an urban renewal area.

“Urban renewal report” or **“Report”** means the official report that accompanies the urban renewal plan pursuant to ORS 457.087.



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ABOUT THE BIENNIAL BUDGET

Overview

The publication of this budget represents a significant shift in the City of Newberg Urban Renewal Agency's fiscal planning by transitioning from its traditional annual budget cycle to a biennial budget cycle. This change comes as part of a broader effort to enhance financial stability, improve long-term planning, and streamline budgeting processes. Talks began in 2023 to discuss the biennial budget shift, and staff moved rapidly to research and plan for the logistical challenges that the change would create.

ORS 294.323(1) states that the governing body of a municipal corporation may, by resolution, provide that the budget and budget documents for the municipal corporation be prepared for a period of 24 months. Moving to a biennial budget will allow for better alignment of capital project planning and spending, provide a longer-term outlook and planning capability, and will free up staff capacity for focus on other NURA board initiatives.

What's the difference?

Some of NURA's processes will not change because of the shift to a two-year budget. Supplemental budgets will continue to be released, the annual audit of NURA finances will continue to occur, and the NURA Budget Committee process will remain relatively the same for approving the 2-year budget.

One major benefit of the change is the relief of annual pressure on staff to produce the budget. A two-year cycle will allow staff to focus on other strategic initiatives on the off years. It will also allow for more flexibility in spending agency funds on larger-scope projects that span multiple years.

Another difference is the frequency of budget committee meetings. The committee will only meet to approve the budget every two years. On the off year the committee will have a mid-point check-in, but this meeting is not intended for decision-making.

Official Resolution

At the end of 2024 the Board of Commissioners voted to approve Resolution 2024-12, establishing the biennial budget cycle. This action also included an Ordinance to update the agency code with relevant references to the two-year budget cycle.

Next Steps

Continued education for staff, board members, and the public will ensure transparency and accountability in the NURA budget. It is extremely important to NURA that the budget is easy to access and understand.



Well met,

Over the last several years the Newberg Urban Renewal District (NURA) has been building up its Tax Increment Financing (TIF) reserves to the point where it can finally contemplate carrying out some public works. For 2024 this was based upon a taxable property value of \$81,571,754, leading to a slow but steady accrual of funds that can be used for public works.

NURA anticipates that in the first 2025 – 2027 Biennium we will begin to carry out work on the first of its projects. Based upon public comment received via the mechanism of the NURA Citizen Advisory Committee it was decided by the NURA board in 2024 to:

1. Tackle capital projects in the order listed in the NURA plan.
2. Start with a focus on River Street.

There are three possible parts of the NURA plan that could be addressed by expenditures on River Street projects:

NURA Sub-Area B Riverfront:

Public Transportation and Infrastructure

- S River Street Improvements – Bypass to Rogers Landing Road. Includes street, curb, sidewalk, storm, water, wastewater to meet City of Newberg standards. South of E Thirteenth this is currently a County road.
- Rail crossing improvements No. 40A-000.40 at S River Street to meet ODOT Rail requirements for future development.
- E Fourteenth Street - S College Street to S River Street. Includes street, curb, sidewalk, storm, water. This is currently a county road. Improvements to existing road to meet City of Newberg standards.

NURA Sub-Area E Riverfront:

Public Transportation and Infrastructure

- S River Street improvements - E Ninth Street to Bypass. Includes street, curb, sidewalk, storm and water.

NURA Sub-Area F Downtown:

Public Transportation and Infrastructure

- S River Street improvements - E Third Street to E Ninth Street. Includes street, curb, sidewalk, wastewater and stormwater.

Up to a maximum of \$6M in city SDCs and \$6.6M in debt generated funds backed by NURA can be spent on River Street. Most of this work is 50% SDC eligible. Clearly, with the funds available we will not be able to accomplish all three of the projects listed above. It is possible that for the southern work we may be able to make our dollar go further by gaining funding support from Yamhill County. Much of this is their right of way so we would assume they would be willing to help.

We are certain that by following the NURA plan we will be able to improve our infrastructure at locations adjacent to the former Mill site, and as a result revitalize these sections of our town. By doing so we will continue to ensure that Newberg remains **a great place to grow!**



Until then, be mighty!

A handwritten signature in black ink, appearing to read 'WE' followed by a stylized surname.

W. E. Worthey
Administrator



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NEWBERG URBAN
RENEWAL AGENCY
FUND (95)

DESCRIPTION

The Newberg Urban Renewal Agency (NURA) was established after several years of fact-finding, consulting, and planning in order to spur the improvement and development of blighted areas within the City of Newberg using grants, developer contributions, and Tax Increment Financing (TIF). TIF is defined as “a method of funding urban renewal projects and programs through incurring debt that is repaid by the division of taxes accomplished through the adoption of an urban renewal plan.”

TIF revenue is generated by “freezing” the assessed value of a property at a certain value. For the duration of the urban renewal plan, any increases to the property taxes within the plan area by either development or constitutionally allowable increases to assessed value, will be directed to NURA instead of the taxing district.

Example: A property valued at \$100,000 has a tax rate of \$5.00/\$1,000AV. In a subsequent year, due to a remodel of the home and annual up to 3% property tax increases, the same property may have a new assessed value of \$125,000. The tax calculated on the new portion of \$25,000 (125,000-100,000) will be distributed to NURA until the expiration of the plan. The tax rate of \$5.00 remains constant but the assessed value will continue to rise, and the tax calculated on the increase goes to the NURA.

SIGNIFICANT CHANGES

Along with the City, NURA has transitioned from a one-year fiscal budget to a biennial budget beginning with BY2025-2027. While the NURA has been a work in progress for several fiscal years, fiscal year 2023-24 was the first year the Agency saw any TIF revenues and has yet to see any expenditures. This is expected to change, though, with the exciting improvements planned in the biennium 2025-2027.

To date, resources have mainly come from tax increment revenues. It has been the intention that other sources of funding be secured, such as grants or loans, and that endeavor begins this biennium with the potential issuance of a bond. Staff has determined that the City, not NURA, could secure a bond for approximately \$10.9 million, of which \$6.6 million would be available to spend on projects, the rest would be interest and issuance costs. By the City securing the bond, NURA would make the debt payments annually with TIF revenue.

A list of projects is included in the NURA plan with the notation that they are in no particular order of importance. The NURA Citizen Advisory Committee agreed that emphasizing River Street improvements would make the mill site/Rogers Landing area more attractive, therefore enticing visitors. With success of the City securing a bond, NURA would begin in the areas of River Street and the Downtown core, Sub-Area E Riverfront and Sub-Area F Downtown in the NURA plan, focusing primarily on public transportation and infrastructure. This would include street, curb, sidewalk, storm, and water improvements on River Street from E Ninth Street to the Bypass and from E Third Street to E Ninth Street.

ACCOUNT #	DESCRIPTION	ACTUAL 2022-23		ACTUAL 2023-24		ADOPTED 2024-25	PROPOSED 2025-27
FUND 95	URBAN RENEWAL FUND						
	RESOURCES						
95-0000-300000	Beg F/B-Net Working Capital	\$	-	\$	-	\$ 423,000	\$ 991,183
95-0000-310000	Current Year Taxes	-	-	427,094	-	426,000	1,359,554
95-0000-311000	Prior Year Taxes	-	-	-	-	10,000	10,000
95-0000-360000	Miscellaneous Revenues	-	-	457	-	500	500
95-0000-361000	Interest	-	-	9,576	-	100	15,000
95-0000-380000	Loan Proceeds	-	-	-	-	-	-
95-0000-393000	Bond Proceeds	-	-	-	-	-	-
FUND 95	TOTAL RESOURCES	\$	-	\$	437,127	\$ 859,600	\$ 2,376,237
95-1110-515000	Printing & Advertising	-	-	-	-	1,000	1,000
95-1110-520000	Dues & Meetings	-	-	-	-	500	500
95-1110-580000	Professional Services	-	-	-	-	5,000	5,000
	Total Materials and Services	\$	-	\$	-	\$ 6,500	\$ 6,500
1110	TOTAL URBAN RENEWAL FUND	\$	-	\$	-	\$ 6,500	\$ 6,500
9180	RESERVES						
95-9180-800000	Contingency	\$	-	\$	-	\$ 853,100	\$ 2,369,737
9180	TOTAL RESERVES	\$	-	\$	-	\$ 853,100	\$ 2,369,737
FUND 95	TOTAL URBAN RENEWAL FUND	\$	-	\$	-	\$ 859,600	\$ 2,376,237



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APPENDICES



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APPENDIX A

NURA BACKGROUND

On August 17, 2020, the Newberg City Council adopted Ordinance No. 2020-2865, establishing the **Newberg Urban Renewal Agency (NURA)**. NURA is embedded in the Newberg Municipal Code and is a separate political entity from the City, governed by the Board of Commissioners, which is comprised of current city councilors with a Chair appointed each year by the Board. The NURA has its own bylaws and rules, and is required to comply with Oregon Local Budget Law for urban renewal agencies. The NURA contains approximately 540 acres of land and is intended to last for 30 years. The NURA is required to undertake a financial analysis of the NURA plan every five years to update projections and evaluate against indebtedness.

It was with careful consideration and community outreach that the City of Newberg spent over the last several years completing planning to set the stage for an urban renewal plan, which is a key implementation tool for revitalization and economic development. In preparation of the urban renewal plan, the City updated all infrastructure master plans. The updates to the Transportation System Plan, Water Master Plan, Wastewater Master Plan, and Stormwater Master Plan were technical updates that consisted of addendums to the current master plans and the Newberg Comprehensive Plan. In addition, the City prepared the Riverfront Master Plan and the Downtown Improvement Plan. Newberg has also completed the A NewBERG Vision, Newberg Economic Development Strategy, Newberg Strategic Tourism Plan, Newberg Housing Needs Analysis, Newberg Economic Opportunity Analysis, and the Urban Renewal Feasibility Study. All of this planning has led to the formation of the NURA and the preparation of the Newberg Urban Renewal Plan (Plan).

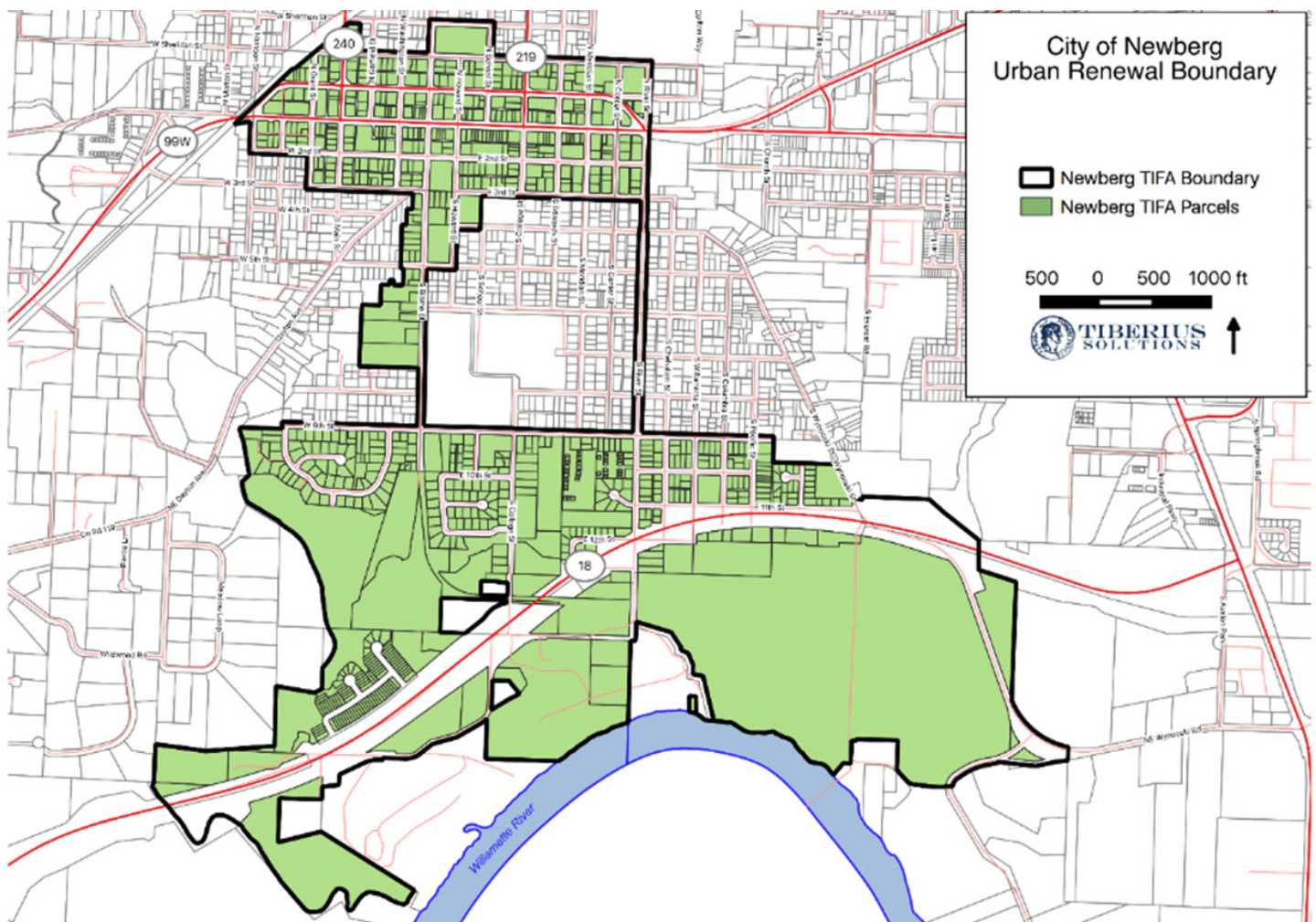
Financing for the Plan will use a combination of revenue sources including tax increment revenues, loans, grants, contributions from private developers, and any other public or private source. Informative videos explaining urban renewals and their unique financing options can be found at <https://www.newbergoregon.gov/planning/page/urban-renewal-tax-increment-financing-newberg#videos>.

Opportunity for public input was provided on each planning document that was used as a basis for the Plan. The City also convened an Ad Hoc Urban Renewal Citizens Advisory Committee (CAC) comprised of representatives from:

- Newberg City Council
- Chehalem Park and Recreation District
- Tualatin Valley Fire and Rescue (TVF&R)
- Newberg School District
- Chehalem Valley Chamber of Commerce
- Business owners
- Community members

The CAC provided input on the boundary, proposed projects, and finances for the urban renewal area over the course of seventeen meetings. At their last meeting on January 25, 2022, the CAC unanimously approved the projects in the Plan and unanimously recommended the Newberg Urban Renewal Plan and Report be forwarded to the Newberg Urban Renewal Agency for referral to taxing districts and to the Newberg City Council for adoption. Comments received from overlaying taxing districts were largely in support of the NURA and their comments were addressed and incorporated into the Plan when warranted.

The Newberg Urban Renewal Plan Area (Area), consists of approximately 540 total acres comprised of 392.19 acres of land in tax lots and 147.81 acres of public rights-of-way, as indicated in the boundary map below.



The NURA is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the urban renewal area in FY2052-53, a 30-year urban renewal plan. The Newberg Urban Renewal Plan has a specific duration provision of 30 years. If growth in assessed value is slower than projected, the Agency may not be able to complete all projects in the Plan. If growth in assessed value is more robust than the projections, it may take a shorter time period.

The maximum indebtedness is \$125,800,000 (One Hundred Twenty-Five Million Eight Hundred Thousand dollars). The estimated total amount of tax increment revenues required to service the maximum indebtedness of \$125,800,000 is \$146,889,339 and is from permanent rate tax levies. The increase over the maximum indebtedness is due to the projected cost of the interest on borrowings.

FYE	Total AV	Frozen Base AV	Increment	Tax Rate	Current Year			Prior Year	Total TIF
					TIF	Adjustments	Net	Net	
2024	175,071,880	154,353,749	20,718,131	13.2300	274,100	(13,705)	260,395	0	260,395
2025	186,451,552	154,353,749	32,097,803	13.3169	427,444	(21,372)	406,072	3,906	409,978
2026	198,570,903	154,353,749	44,217,154	13.4065	592,796	(29,640)	563,156	6,091	569,248
2027	211,478,011	154,353,749	57,124,262	13.4987	771,104	(38,555)	732,549	8,447	740,997
2028	225,224,082	154,353,749	70,870,333	13.5937	963,392	(48,170)	915,223	10,988	926,211
2029	239,863,647	154,353,749	85,509,898	13.6916	1,170,767	(58,538)	1,112,228	13,728	1,125,957
2030	255,454,784	154,353,749	101,101,035	13.7924	1,394,425	(69,721)	1,324,704	16,683	1,341,387
2031	272,059,345	154,353,749	117,705,596	13.8962	1,635,662	(81,783)	1,553,879	19,871	1,573,749
2032	289,743,202	154,353,749	135,389,453	14.0031	1,895,878	(94,794)	1,801,084	23,308	1,824,392
2033	308,576,510	154,353,749	154,222,761	14.1133	2,176,590	(108,830)	2,067,761	27,016	2,094,777
2034	328,633,983	154,353,749	174,280,234	14.2267	2,479,439	(123,972)	2,355,467	31,016	2,386,483
2035	349,995,192	154,353,749	195,641,443	14.3436	2,806,200	(140,310)	2,665,890	35,332	2,701,222
2036	372,744,879	154,353,749	218,391,130	14.4639	3,158,797	(157,940)	3,000,857	39,988	3,040,846
2037	396,973,297	154,353,749	242,619,548	14.5879	3,539,312	(176,966)	3,362,347	45,013	3,407,360
2038	422,776,561	154,353,749	268,422,812	14.7144	3,949,681	(197,484)	3,752,197	50,435	3,802,632
2039	450,257,038	154,353,749	295,903,289	14.7144	4,354,039	(217,702)	4,136,337	56,283	4,192,620
2040	479,523,745	154,353,749	325,169,996	14.7144	4,784,681	(239,234)	4,545,447	62,045	4,607,492
2041	510,692,788	154,353,749	356,339,039	14.7144	5,243,315	(262,166)	4,981,149	68,182	5,049,331
2042	543,887,820	154,353,749	389,534,071	14.7144	5,731,760	(286,588)	5,445,172	74,717	5,519,889
2043	579,240,529	154,353,749	424,886,780	14.7144	6,251,954	(312,598)	5,939,356	81,678	6,021,034
2044	616,891,163	154,353,749	462,537,414	14.7144	6,805,961	(340,298)	6,465,663	89,090	6,554,753
2045	656,989,088	154,353,749	502,635,339	14.7144	7,395,977	(369,799)	7,026,179	96,985	7,123,164
2046	699,693,379	154,353,749	545,339,630	14.7144	8,024,345	(401,217)	7,623,128	105,393	7,728,521
2047	745,173,449	154,353,749	590,819,700	14.7144	8,693,557	(434,678)	8,258,880	114,347	8,373,226
2048	793,609,723	154,353,749	639,255,974	14.7144	9,406,268	(470,313)	8,935,955	123,883	9,059,838
2049	845,194,355	154,353,749	690,840,606	14.7144	10,165,305	(508,265)	9,657,040	134,039	9,791,079
2050	900,131,988	154,353,749	745,778,239	14.7144	10,973,679	(548,684)	10,424,995	144,856	10,569,851
2051	958,640,567	154,353,749	804,286,818	14.7144	11,834,598	(591,730)	11,242,868	156,375	11,399,243
2052	1,020,952,203	154,353,749	866,598,454	14.7144	12,751,476	(637,574)	12,113,902	168,643	12,282,546
2053	1,087,314,096	154,353,749	874,861,633	14.7144	12,873,064	(643,653)	12,229,411	181,709	12,411,119
TOTAL:					\$152,525,570	\$(7,626,278)	\$144,899,291	\$1,990,048	\$146,889,339

Source: Tiberius Solutions

Urban renewal allows for the use of tax increment financing, a funding source that is unique to urban renewal, to fund its projects. It is really important to note and understand that this does not have a financial impact on the tax payer, but rather a portion of the tax they are already paying is redirected to NURA in order to complete needed development that will improve the property tax position of all taxing districts. Tax increment revenues 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 following table shows an estimate of what the borrowing schedule may look like, as shown in “Exhibit B” of Ordinance 2865.

Loan	Loan A	Loan B	Loan C
Principal Amount	\$ 3,400,000	\$ 5,900,000	\$ 10,500,000
Interest Rate	5.00%	5.00%	5.00%
Loan Term	20	20	20
Loan Year	2025	2029	2034
Interest Payment Start	2025	2029	2034
Principal Payment Start	2025	2029	2034
Annual Payment	(\$272,825)	(\$473,431)	(\$842,547)

Loan	Loan D	Loan E
Principal Amount	\$ 12,500,000	\$ 12,100,000
Interest Rate	5.00%	5.00%
Loan Term	15	10
Loan Year	2039	2044
Interest Payment Start	2039	2044
Principal Payment Start	2039	2044
Annual Payment	(\$1,204,279)	(\$1,567,005)

Source: Tiberius Solutions

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in Oregon Revised Statutes (ORS) 457.010. 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. This Area meets the definition of blight due to its transportation system infrastructure deficiencies, utility infrastructure deficiencies, and underdeveloped and undeveloped properties. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the Report.

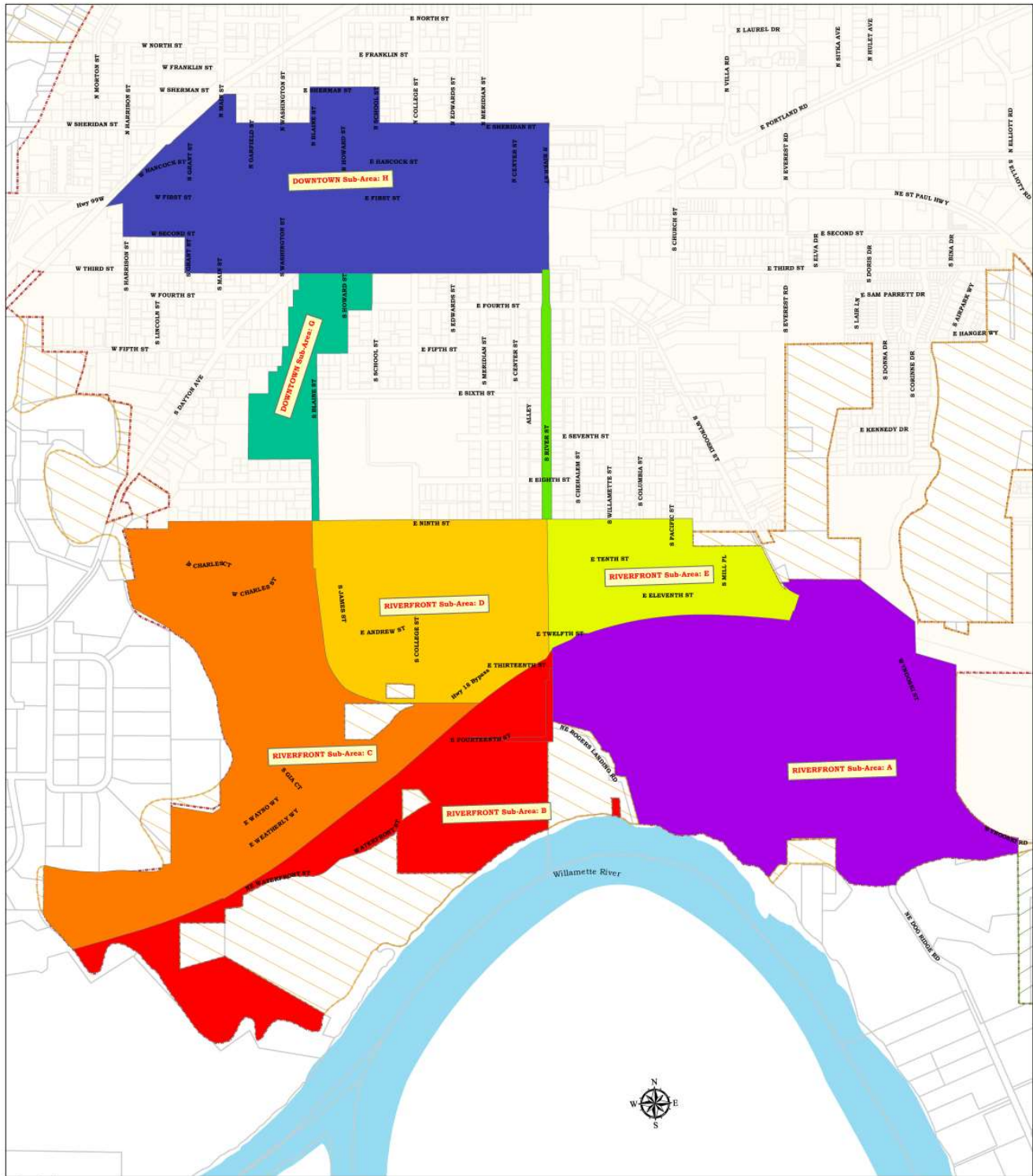
The goals of the Newberg Urban Renewal Plan come directly from existing publicly vetted and City Council adopted documents. A NewBERG Community Vision provides an overall vision for the city of Newberg identified as Goals A and B below. The City of Newberg Riverfront Master Plan provides the goals for the Riverfront, Goal C. The City of Newberg Downtown Improvement Plan provides goals for the Downtown, Goal D. The urban renewal plan is an implementation tool to enable the city to undertake projects already identified in these documents and in the City of Newberg Master Plans within the urban renewal area.

There are many other Newberg planning documents that provide support to the projects identified in this Plan. Those are reviewed in Chapter XII of the Plan. The goals of the Plan represent its basic intents and purposes. The urban renewal projects are identified in Sections V and VI of the Plan and 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 NURA.

Urban renewal projects authorized by the Plan are outlined on the map on the next page indicated by the following sub-area titles:

- **Sub-Area A Riverfront**
- **Sub-Area B Riverfront**
- **Sub-Area C Riverfront**
- **Sub-Area D Riverfront**
- **Sub-Area E Riverfront**
- **Sub-Area F Downtown**
- **Sub-Area G: Downtown**
- **Sub-Area H: Downtown**

Newberg Urban Renewal District Subareas



Newberg Urban Renewal District Subareas



City Boundaries

City Limit

UOB

URA

Tax Lots

Willamette River

Willamette River

The Agency intends not to collect tax increment revenues for the Area after thirty years of tax increment collections. The Agency shall not initiate any Projects in the Area unless the Agency reasonably projects it will be able to pay for those Projects from the proceeds of indebtedness issued on or before FYE 2053, and from other funds available to the Agency. Except as provided in the next sentence, all indebtedness that is secured by the tax increment revenues of the Area shall mature no later than FYE 2053, and the Agency shall structure all its indebtedness so that it can be paid in full from the tax increment revenues of the Area that the Agency reasonably projects it will receive on or before FYE 2053. The Agency may issue refunding indebtedness that matures after FYE 2053, only if issuing that refunding indebtedness is necessary to avoid a default on previously-issued indebtedness.

Every 5 years of the Plan from the date of first tax increment revenues, the Agency shall undertake a financial analysis of the Plan, including updated projections for tax increment finance revenues and evaluating the ability of the revenues to achieve or exceed the Plan's maximum indebtedness by the anticipated expiration date in FYE 2053. The Agency shall also review the project list for potential changes. The Agency shall consult and confer with affected taxing districts regarding the results of this financial and project update and will consider revenue sharing or shortening the time frame of the Plan if revenues are exceeding projections.

Relevant local planning and development objectives are contained within many of Newberg's adopted plans. For this reason, coordination between the plans and the NURA are vital. The following plans have been reviewed and updated, when warranted:

- Newberg Comprehensive Plan
- City of Newberg Transportation System Plan December 2016, updated March 2021 adding Addendum Riverfront Master Plan
- City of Newberg Wastewater Master Plan May 2018, updated May 2021 adding Appendix K: Addendum to include Riverfront Master Plan
- City of Newberg Water Master Plan May 2017, updated May 2021 adding Appendix E: Addendum Riverfront Master Plan
- City of Newberg Stormwater Master Plan, updated June 2021
- Newberg Economic Development Strategy Updated 2019

APPENDIX B

PROCESS TIMELINE

ORS 457.089(1) requires that an urban renewal plan and accompanying report has to be determined to be in conformance with the Newberg Comprehensive Plan. The Planning Commission will hold a legislative hearing on the Plan. The Commission makes a determination of compliance listed in findings. The Planning Commission's determination is forwarded to the City Council who will hold a legislative public hearing and render a final decision on the Newberg Urban Renewal Plan and accompanying Report and compliance with the Newberg Comprehensive Plan. Important dates related to this request are as follows:

7/20/2020	The Newberg City Council accepted the Newberg Urban Renewal Feasibility Study on July 20, 2020, by Resolution No. 2020-3685.
8/17/2020	The Newberg City Council formed the Newberg Urban Renewal Agency and declared blight conditions exist by Ordinance No. 2020-2865.
5/24/2021	The Ad Hoc Urban Renewal Citizens Advisory Committee recommended the Newberg Urban Renewal Plan and Report be forwarded to the Newberg Urban Renewal Agency for referral to taxing districts and to the Newberg City Council for adoption.
6/7/2021	The Newberg Urban Renewal Agency referred the Newberg Urban Renewal Plan and Report to Taxing Districts via Resolution No. 2021-02.
6/23/2021	The Newberg Graphic published notice of the Planning Commission hearing on conformance with the Newberg Comprehensive Plan, and notice was posted in four public places.
7/7/2021	The Newberg Graphic published notice of the Planning Commission hearing on conformance with the Newberg Comprehensive Plan and Yamhill County Comprehensive Plan and notice was posted in four public places.
7/8/2021	The Planning Commission opened the hearing and took testimony on the Newberg Comprehensive Plan conformance and continued the hearing to July 22, 2021.
7/12/2021	A super Notice per ORS 457.120 was sent to all property owners within the city limits and to all property owners outside of the city limits but within the proposed urban renewal district boundary on July 12, 2021, for the August 2, 2021, City Council public hearing.
7/22/2021	The Planning Commission held a legislative hearing to consider the request of the Urban Renewal Plan conformance with the Newberg Comprehensive Plan and Yamhill County Comprehensive Plan.
7/29/2021	The Yamhill County Board of Commissioners considered a resolution to approve the Plan.

(Timeline continues on following page)

8/2/21	After proper notice, the City Council held a legislative hearing to consider the item. The legislative hearing by City Council and adoption of the proposed Plan and accompanying Report is by a nonemergency ordinance. The Yamhill County Board of Commissioners on July 29, 2021 adopted Resolution 21-07-29-01 approving the Plan with a condition that is go to a vote. The 2nd reading of the ordinance was delayed to October 18, 2021.
8/2/21	City Council adopted Resolution No. 2021-3762 indicating their intent to go to an election on November 2, 2021, on the proposed Newberg Urban Renewal Plan.
8/16/2021	City Council reconsidered their action of Resolution No. 2021-3762 and chose not to go to an election on November 2, 2021.
9/20/2021	City Council provided guidance to revise the proposed Newberg Urban Renewal Plan removing lands not annexed into the city limits.
10/18/2021	The City Council by motion concluded to not hold a second reading on Ordinance No. 2021-2885.
1/25/2022	The Ad Hoc Urban Renewal Citizens Advisory Committee recommended the Newberg Urban Renewal Plan and Report be forwarded to the Newberg Urban Renewal Agency for referral to taxing districts and to the Newberg City Council for adoption.
2/7/2022	The Newberg Urban Renewal Agency referred the Newberg Urban Renewal Plan and Report to Taxing Districts via Resolution No. 2022-04.
2/23/2022	The Newberg Graphic published notice of the Planning Commission hearing on conformance with the Newberg Comprehensive Plan and notice was posted in four public places.
3/10/2022	The Planning Commission held a legislative hearing to consider the request of the Urban Renewal Plan conformance with the Newberg Comprehensive Plan and concluded the Newberg Urban Renewal Plan was in conformance and adopted Resolution No. 2022-378.
3/14/2022	A super Notice per ORS 457.120 was sent to all property owners within the city limits on March 14, 2022, for the April 4, 2022, City Council public hearing.
3/16/2022	The Newberg Graphic published notice of the City Council public hearing.
4/4/2022	After proper notice, the City Council held a legislative hearing to consider the item. The legislative hearing by City Council and adoption of the proposed Newberg Urban Renewal Plan and accompanying Report is by a non-emergency ordinance.
4/18/2022	City Council 2nd Reading of Ordinance.



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