CITY OF GARIBALDI, OREGON

REPORT ON THE URBAN RENEWAL PLAN

City of Garibaldi
August 2006

Prepared by
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REPORT ON THE
CITY OF GARIBALDI URBAN RENEWAL PLAN

The Garibaldi City Council appointed a citizen ad hoc committee in the fall of 2005 to work with the consultant on preparation of the renewal plan and provide a forum for public involvement in developing all major elements of the plan. The City Improvement Advisory Committee (CIAC) met and provided comment and input on the plan boundary, goals, project activities, and on the financial and tax impact elements of the plan. Details of the draft plan were published in the City's newsletter in June, 2006. In addition to the open public meetings held by the CIAC, the City held a widely advertised Community Open House on July 13, 2006 to introduce the plan.

ACKNOWLEDGEMENT OF COMMUNITY INVOLVEMENT

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Carolee North, Planning Commission
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PROJECT BACKGROUND

The Garibaldi Urban Renewal Plan is the culmination of several recent study efforts; including a 2006 update of Garibaldi's Comprehensive Plan, recent updates of utility Master Plans, and the "Garibaldi Connections Project", a February 2006 study funded by 1000 Friends of Oregon. The Connections Project was especially instrumental in initiating community dialogue about aesthetic and economic improvements that could be made in Garibaldi, and in developing an extensive list of projects and actions to carry out those improvements. The Connections Project acknowledges the development of an urban renewal plan as a key community effort to implement the strategies and ideas of the Connections Project. Further incentive for development of this urban renewal plan is a proposed mixed use development on what had been a large industrial site in the Renewal District. The project as proposed could lead to a transformation of Garibaldi and its economy.

DEFINITION OF BLIGHTING CONDITIONS

ORS 457.010 defines "blight" as follows: (underlining is added for emphasis)

"Blighted areas mean areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of <u>one or more</u> of the following conditions:

"The existence of buildings and structures used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:

> "Defective design and quality of physical construction;
> "Faulty interior arrangement and exterior spacing;
> "Overcrowding and a high density of population;
> "Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or
> "Obsolescence, deterioration, dilapidation, mixed character or shifting of uses."

"An economic dislocation, deterioration or disuse of property resulting from faulty planning;

"The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;

“The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;

“The existence of inadequate streets and other rights-of-way, open spaces and utilities;

“The existence of property or lots or other areas which are subject to inundation by water;

“A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;

“A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety, and welfare; or

“A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.”

Note that it is not necessary for each of the cited conditions to be present in the Renewal District, or that these conditions be prevalent in each and every sector of the urban Renewal District.

100. DESCRIPTION OF THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS IN THE RENEWAL DISTRICT

100A. PHYSICAL CONDITIONS

1. Conformance with 25% limits on acreage and assessed value

The Garibaldi Urban Renewal District contains approximately 192 acres of land area. ORS 457.420 provides that the total land area of a proposed urban renewal district, when added to the land area of existing Renewal Districts may not exceed 25% of the City's land area. The City's current land area is approximately 921 acres. The total of all acreage in the Renewal Districts represents approximately 21% of the City's land area. Total Renewal District acreage is within the 25% limitation prescribed by ORS 457.420.

The anticipated date of the frozen base of value for the Garibaldi Urban Renewal District is the 2005-06 tax year. The total assessed value for the City of Garibaldi for the 2005-06 tax year is $68,466,467. The total of real, personal, and utility property for the Urban Renewal District is estimated at $17,013,784. The Renewal District contains 24.85% of the City's total assessed value.

2. Existing Land Use and Development

The Garibaldi Urban Renewal District consists of commercial, residential, industrial, tract, multi-family and exempt classified properties. The Garibaldi Urban Renewal District contains 209 tax lots. Assessor's data shows that a substantial number of tax lots in the area have no improvement value. The following table shows the total number of tax lots and the total number of those lots that have no improvement value for each property classification within the Renewal District.

Garibaldi Urban Renewal Plan
Table 1- Property Classification within Renewal District

Property Classification	Number of Tax lots	No Improvements
Residential	67	8
Commercial	64	24
Industrial	2	1
Tract	2	1
Multi-family	1	0
Exempt	74	21
Total	**210**	**55**

Table 1 shows that exempt properties comprise 35% of the total tax lots within the Renewal District. The percentage of exempt property is especially high for a Renewal District, but this results from the Renewal District including the Port of Garibaldi and some City-owned property. The percentage of tax lots classified as having no improvement value is just over 25% of the total tax lots in the Renewal District, again an exceptionally high percentage. Nearly 40% of tax lots classified for commercial use have no improvement value. This lack of improvement value in the Renewal District represents a significant portion of underutilized property, generating little tax revenue for the city.

Another measure of the productivity of land is the value of improvements to the value of land. A high ratio of improvements to land indicates the land is productively used, and therefore is likely to be generating a reasonable level of property taxes for the community. In general, the commercially zoned areas of a community are expected to be intensively used and to generate high levels of property taxes for the community.

Based on analysis of land and improvement assessed values within the Renewal District, the combined improvement to land ratio for all properties is 0.86 to 1. That average means, for example, that a lot with a land value of $10,000 would, have a building worth only $8660 on it. Few properties have a high ratio, with only 4 properties within the area having a ratio greater than 3 to 1, two of which are classified as commercial. Commercial property in a community typically is high value property and is expected to produce a high level of property tax for the community. In Garibaldi's Renewal District, the improvement to land ratio for the 40 properties classified as improved commercial land is 0.94 to 1, an exceptionally low ratio. Only 6 of those 40 commercial properties have a ratio higher than 2 to 1. Garibaldi's overall ratio of 0.86 to 1 is extraordinarily low for an urban area, indicating a serious lack of proper utilization of the area, and an inability of the area to contribute a fair share of taxes for governmental operations.

3. Building Conditions

Visual inspection of building exteriors in the area shows the overall level of building conditions and upkeep is fair to good. However, several buildings show need for exterior repair and maintenance. These conditions lend themselves to treatment with rehabilitation funds made available from the Renewal Agency.

4. Conditions – Infrastructure

A. Public Utilities

Utility Master Plan updates identify the following are in need of upgrade, repair, or replacement:

1. Stormwater

- *School Creek – 4th & Acacia to 5th & RR*
- *Whitney Brook –1st to US101*
- *Hobson Creek - Arizona Way*
- *Johnson Creek – 8th to RR ROW*
- *Johnson Creek –11th to RR ROW*
- *School Creek – 3rd & Birch to 4th & Acacia*
- *Johnson Creek – 7th and 11th to RR ROW*
- *Johnson Creek – 10th St. to 9th & US101*

2. Water

- *Two 10" lines and borings under US101 at Driftwood Ave.*
- *New 8" line along Third St. between Ginger and Driftwood Aves.*
- *New reservoir connection*
- *18" line along 101 for Watseco intertie*

3. Wastewater

- *Lumberman's Park Pump Station Upgrade*

B. Street, Curb, and Sidewalk

Transportation Master Plan updates, staff and community recommendations identify the following areas streets, curbs and sidewalks in need of upgrade, repair, or replacement

- *Sidewalk Improvements through Port and Downtown*
- *Sixth St. Sidewalk Improvement to School*
- *Develop traffic calming features along Garibaldi Ave.*
- *Emergency Sign Improvement*
- *US 101 Widening*
- *US101 & 7th St. Reconstruction*
- *1st St./ US101 Right-Out Only*
- *14th St./US101 Right-Out Only*
- *S. 3rd St. Improvements*
- *New 2nd St. Old Mill/Port Access*
- *Sidewalk on 6th St from Evergreen Ave. to US101*
- *US101 Bump-outs at 4th and 5th Sts.*
- *Stripe Crosswalks on Biak Ave.*
- *Provide Crosswalks on S. American Ave. at 6th and 7th Sts.*
- *Sidewalk on S. 7th St. from US101 to existing*
- *Sidewalk on 3rd St. from Evergreen Ave. to US101*
- *US101 ADA Ramps Downtown*

- *S. American Ave. ADA Ramps at 6th & 7th Sts.*
- *Expand Port Sidewalks*
- *S. Commercial Ave. Sidewalks*
- *US101 Northside Sidewalks*
- *US101 Southside Sidewalks*
- *Boat basin boardwalk*
- *Upgrade of Commercial Ave.*

C. Public Safety
The report on the Garibaldi Connections Project identifies the railroad/highway crossings at 7th and 3rd Streets as hazardous for pedestrians.

100B. SOCIAL AND ECONOMIC CONDITIONS
No census data is available for the Renewal District. As Table 1 shows, the Renewal District does have a number of residential properties, many of which are zoned for commercial use. Without demographic data available at the Urban Renewal District level, it is difficult to reliably compare the social and economic conditions of residents within the Urban Renewal District to conditions within the city as a whole.

200. EXPECTED FISCAL, SERVICE AND POPULATION IMPACTS OF PLAN

Urban renewal plan activities are intended to assist in the repair, upgrade, or replacement of water, sewer, storm sewer, curb, and sidewalk deficiencies in the area. Other actions will include providing additional open and public space, and assist in paying the cost of new public safety facilities. These renewal actions will improve services in the Renewal District, and reduce the cost burden on the city's general fund.

Development of the Old Mill site for a mixture of residential and commercial uses may require additional services, and is likely to increase the year-round population of Garibaldi. It is not known at this time what that population increase will be. The build-out of the project is expected to take 20 years or more, so demands on services are likely to be incremental, rather than sudden. The potential assessed value of the Old Mill project if fully developed according to the developers' plan is well beyond the value projected in this plan. If the values envisioned by the developer materialize, the City of Garibaldi will be able to complete its renewal projects rapidly, and return all the Old Mill values to the tax roll. The property taxes from that development will more than likely cover any incremental service costs resulting from the project's development.

Carrying out the Renewal Plan will require the use of tax increment revenues. The tax impacts of the Renewal Plan are discussed in detail in Section 500 D of this report.

The expenditure of tax increment funds is expected to produce new property values for the City of Garibaldi. The renewal project is estimated to be completed by the year 2027-28. During that period, assessed property values in the Renewal District are expected to increase by approximately $107.8 million. At tax rates expected to prevail at the termination of this plan, the new property values anticipated in the Renewal District will contribute approximately $1.171 million in property tax revenues to all taxing bodies in the first year after the project has ended. Of that revenue, approximately $317,000 will return to the City of Garibaldi. That property tax revenue will grow as a result of annual assessment increases.

300. REASONS FOR SELECTING THE URBAN RENEWAL DISTRICT

The Urban Renewal District boundary for which this plan was drafted was selected based upon Comprehensive Plan goals, objectives, and policies and on the existence of blighting conditions within the area. The project area evidences the following characteristics of blight:

- A lack of proper utilization of land planned for tax producing purposes.
- Deficiencies in streets, curb, sidewalk, water and sewer services in the project area.

A prevalence of low values and lack of investment in the project area, and reduced tax receipts resulting therefrom.

-

Conditions exist within the Renewal District that meet the definitions of blight in ORS 457.010. Treating these conditions is the reason for selecting this Renewal District.

400. RELATIONSHIP BETWEEN EACH PROJECT ACTIVITY AND EXISTING CONDITIONS IN THE PROJECT AREA

All project activities described in Section 700 of the Plan are intended to correct the deficiencies described in Section 100 of this Report and summarized in Section 300 of this Report.

- Improvements to utility systems will allow new development in the Renewal District, with special focus on initiating development of the Old Mill site.
- Curbs and sidewalks will be improved to city standard throughout the Renewal District, and provide an incentive for new development in the area.
- Assistance for rehabilitation and new development will attract new investment to the area, and improve the building conditions and blighted appearance of the area.
- Railroad crossing improvements, and improvements to Highway 101 intersections and traffic signals will improve vehicular and pedestrian safety.
- Traffic signals will improve pedestrian and bicycle safety in the area.

500. FINANCIAL ANALYSIS OF PLAN

500A. ESTIMATED PROJECT COST AND REVENUE SOURCES

Table 2 shows the estimated total costs of the Garibaldi Urban Renewal Project. The summarized costs below are the anticipated costs of project activities outlined in detail in Section 700 of the Urban Renewal Plan. This table allocates the 21-year revenue projections to project activities based on estimates regarding cost:

Garibaldi Urban Renewal Plan	
Table 2- Allocation of 21 year Revenue to Project Activities	
Note: Letters correspond to sub-sections in Section 700 of the Renewal Plan	
Project Activity	Cost Allocation
A. Public Parks and Open Space	$ 916,500
B. Street Curb & Sidewalk	$ 1,577,000
C. Public Utilities	$ 3,941,000
D. Streetscape Projects	$ 444,000
E. Pedestrian, Bike and Transit	$ 158,000
F. Public Parking	$ 315,000
G. Other Public Facilities	$ 788,000
H. Preservation and Rehabilitation	$ 788,000
I. Development and Redevelopment	$ 916,500
J. Property Acquisition and Disposition	$ 788,000
K. Administration Costs	$ 750,000
Total Funding	**$ 11,382,000**

The principal method of funding the project share of costs will be through use of tax increment financing as authorized by ORS 457. Revenues are obtained from anticipated proceeds of long and short-term urban renewal borrowings.

The estimated total funding needed to complete project activities and cover interest costs on indebtedness is $11,382,000 Anticipated annual revenues are shown in Table 3 of this Report. Table 3 anticipates that projects will be funded on the basis of annual short-term borrowings. Long-term bond may be issued as revenues, project requirements, and overall bond market conditions dictate. In addition, the Renewal Agency will apply for, and make use of funding from other federal, state, local, or private sources as such funds become available.

500B. ANTICIPATED START & FINISH DATES OF PROJECT ACTIVITIES

The project activities shown in Table 2 will begin in fiscal year 2007-08. The sequencing and prioritization of individual project activities shown in Table 2 will be done by the Urban Renewal Agency, and any citizen advisory bodies that the Agency calls upon to assist in this process. The priority of projects and annual funding will be as established in the annual budget process. Completion dates for individual activities may be affected by changes to local economic and market conditions, changes in the availability of tax increment funds, and changes in priorities for carrying out project activities.

It is estimated that all activities proposed in this plan will be completed, and project indebtedness paid off by 2027-28. At that time, the tax increment provisions of this plan can be ended.

500C. ESTIMATED EXPENDITURES AND YEAR OF DEBT RETIREMENT

It is estimated that the project will collect tax increment revenue between the years 2007-08 and 2027-28. The amount of tax increment revenue needed to service all project debt and carry out project activities is estimated at $11,382,000.

It is anticipated that available project revenues, and funds accumulated in a special fund for debt redemption will be sufficient to retire outstanding bonded indebtedness in the year 2028, and terminate the tax increment financing provisions of the project. After all project debt is retired, and the project closed out, it is estimated that there will be surplus tax increment funds. These funds will be distributed to taxing bodies affected by this plan, as provided in ORS 457. Table 3 of this Report shows the anticipated tax increment receipts and project requirements for each year of the project. Table 3 follows on the next page.

Garibaldi Urban Renewal Plan
Table 3 – Project Resources and Requirements

A. RESOURCES	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Beginning Balance	$0	$76	$982	$1,314	$196	$828	$402
Bond Proceeds	$0	$0	$0	$0	$0	$0	$0
Long term	$0	$0	$0	$0	$0	$0	$0
Short term	$9,728	$35,727	$77,942	$122,270	$168,788	$220,472	$274,657
Interest	$49	$179	$390	$611	$844	$1,102	$1,373
TOTAL RESOURCES	$9,776	$35,982	$79,314	$124,196	$169,828	$222,402	$276,432
B. REQUIREMENTS							
Activities & Admin	$9,700	$35,000	$78,000	$124,000	$169,000	$222,000	$275,000
TOTAL REQUIREMENTS	$9,700	$35,000	$78,000	$124,000	$169,000	$222,000	$275,000
ENDING BALANCE (A minus C)	$76	$982	$1,314	$196	$828	$402	$1,432
C. TAX INCREMENT REVENUE	$10,029	$36,832	$80,353	$126,052	$174,008	$227,291	$283,152

A. RESOURCES	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Beginning Balance	$1,432	$521	$1,358	$1,728	$2,510	$1,680	$3,036
Bond Proceeds	$0	$0	$0	$0	$0	$0	$0
Long term	$0	$0	$0	$0	$0	$0	$0
Short term	$331,431	$390,883	$453,105	$518,191	$586,238	$638,165	$692,265
Interest	$1,657	$1,954	$2,266	$2,591	$2,931	$3,191	$3,461
TOTAL RESOURCES	$334,521	$393,358	$456,728	$522,510	$591,680	$643,036	$698,762
B. REQUIREMENTS							
Activities & Admin	$334,000	$392,000	$455,000	$520,000	$590,000	$640,000	$695,000
TOTAL REQUIREMENTS	$334,000	$392,000	$455,000	$520,000	$590,000	$640,000	$695,000
ENDING BALANCE (A minus C)	$521	$1,358	$1,728	$2,510	$1,680	$3,036	$3,762
C. TAX INCREMENT REVENUE	$341,681	$402,972	$467,118	$534,218	$604,369	$657,902	$713,675

A. RESOURCES	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Beginning Balance	$3,762	$1,110	$2,407	$1,048	$2,507	$3,331	$2,147
Bond Proceeds	$0	$0	$0	$0	$0	$0	$0
Long term	$0	$0	$0	$0	$0	$0	$0
Short term	$748,606	$807,260	$868,300	$931,800	$997,835	$1,066,483	$1,100,609
Interest	$3,743	$4,036	$4,341	$4,659	$4,989	$5,332	$5,503
TOTAL RESOURCES	$756,110	$812,407	$875,048	$937,507	$1,005,331	$1,075,147	$1,108,259
B. REQUIREMENTS							
Activities & Admin	$755,000	$810,000	$874,000	$935,000	$1,002,000	$1,073,000	$1,107,000
TOTAL REQUIREMENTS	$755,000	$810,000	$874,000	$935,000	$1,002,000	$1,073,000	$1,107,000
ENDING BALANCE (A minus C)	$1,110	$2,407	$1,048	$2,507	$3,331	$2,147	$1,259
C. TAX INCREMENT REVENUE	$771,759	$832,227	$895,155	$960,618	$1,028,696	$1,099,467	$1,134,649

500D. IMPACT OF TAX INCREMENT FINANCING
The passage of Ballot Measure 50 changed Oregon's property tax system, and the impacts of urban renewal on taxpayers and other taxing bodies. Prior to BM50, collection of tax increment revenues for a renewal agency resulted in an increase in the taxpayer's property tax rate. Taxing bodies suffered no revenue losses, unless there was overall compression of property tax revenues.

Under Ballot Measure 50, the taxpayers' permanent rates will not change. However, collection of tax increment revenue will impact the potential property tax revenues received by overlapping tax bodies. These taxing bodies will not be able to apply their permanent BM50 tax rates against the new values added within the Urban Renewal District. As a result, the taxing bodies will forego revenue they otherwise might have had if there was no renewal plan in effect.

Table 5 shows the anticipated cumulative incremental values in the Renewal District over the life of the Plan, and the anticipated property tax revenues foregone as a result of taxing bodies not being able to apply their permanent BM50 tax rates to those values.

Table 5 actually presents a worst-case scenario of revenue foregone, for it assumes that all the new values in the Urban Renewal District would occur, even without the investment of urban renewal funds. In fact, however, it is more accurate to assume that the public expenditures on renewal activities will have some effect on the growth of values within the Urban Renewal District. Table 5 does not make this adjustment.

<u>More important, Table 5 expresses all revenue foregone in 2006 dollars</u>. It therefore does not take into account the fact that a dollar in the future is not as valuable as a dollar today. A present value calculation of the revenues foregone, using just a 3.5 % rate would substantially reduce the foregone revenue total. Evidence of that reduction is shown in the bottom row of Table 5.

Also, during the plan period, overall values in Garibaldi will increase, and those increases will diminish the tax foregone impact on the budgets of taxing bodies.

Note on Impact on Neah-kah-nie Schools

Schools K-12 in Oregon are funded on a formula intended to equalize funding for all K-12 pupils in the state. The formula gives each K-12 pupil in the state the same basic level of funding, regardless of the amount of local revenue raised through property tax, etc. Where local revenues fall short of meeting the state-decreed level of funding per student, the State steps in to fill the gap in funding. Due to its timber receipts, The Neah-kah-nie School District is one of only four School Districts in the State of Oregon that is able to meet the per student level of funding entirely with local revenues. In this exceptional case, the revenues foregone as a result of the renewal program do represent revenue foregone by the School District. It is worth repeating, however, that the School District already meets the State's prescribed level of per student level funding.

When the project is completed, an estimated $107.8 million in assessed values will be placed back on the tax roll. In the following year, the permanent rates of the overlapping taxing bodies will generate property tax revenues estimated to be at approximately $1.171 million. Given just a 3% inflation of assessed values in the area, the revenues foregone by the overlapping taxing bodies will be repaid in a period of nine years after the project is completed.

500E. FINANCIAL FEASIBILITY OF PLAN

The total capital costs (i.e., exclusive of interest on indebtedness) to carry out the project activities shown in Table 2 are estimated to be $11,382,000. The principal source of revenue to carry out project activities will be annual tax increment revenues of the Renewal Agency. Anticipated tax increment revenues are shown in Table 4. The tax increment revenues shown in Table 4 are based on the following assumptions:

- The duration of the renewal plan will be 21 years;
- A frozen base assessed value of $17,100,000;
- The first tax increment revenue receipt is in Nov. 2007;
- 2.75% annual growth in existing incremental values in the area, PLUS;

- $70.7 million in "new building" values (assessor's term is "exception" values), spread over years 1 through 20 (see Note below);
- A $10.5185 combined tax rate used to calculate tax increment revenue.

Note: The $70.7 million in new building values above are estimated assessed values that represent anticipated development during the duration of the renewal plan, primarily from the Old Mill development. This includes 167 additional residential units and 83,333 square feet of retail/office space currently proposed for development.

The residential condo units are assumed to come on line beginning in year 2008 at a rate of 8 per year for the first four years and 9 per year after that. The additional condo units are assumed to have an average market value of $300,000 per unit (in 2005 dollars) with a 4% annual rate of appreciation applied to the market value added each year. Additional new building value is assumed to be added over years three through twelve from an addition of 83,333 (8,333 per year) square feet of retail/office space proposed for development. The market value added from the retail/office space is valued at $200 per square foot (in 2005 dollars) with a 4% annual rate of appreciation applied to the market value added each year. (*Note*: There is, at this time, no market study to support the estimates of residential and commercial units to be developed on the Old Mill site. In order to provide a conservative revenue estimate for this plan, the total number of residential units and retail/office space of the proposed development project was reduced to 33.4% of what is proposed by the developer. The absorption rate is assumed to be approximately 50% less than the proposed rate.)

Applying the assumptions above, Table 4 shows estimated growth of values in the preliminary boundary area, and the tax increment revenues that would result. Table 4 uses a 21-year time frame for the analysis. It is estimated that $114.18 million in new assessed values will be added to the preliminary Renewal District. The cumulative tax increment revenues generated during that period are expected to be $11.38 million.

Garibaldi Urban Renewal Plan			
Estimated Tax Increment Revenue - 21 Year Duration			
Table 4			
Year	Cumulative New Incremental Values in area	**Annual Revenue**	**Cumulative Revenue**
2007	$953,432	**$10,029**	**$10,029**
2008	$3,501,653	**$36,832**	**$46,861**
2009	$7,639,192	**$80,353**	**$127,214**
2010	$11,983,835	**$126,052**	**$253,266**
2011	$16,543,030	**$174,008**	**$427,273**
2012	$21,608,661	**$227,291**	**$654,564**
2013	$26,919,408	**$283,152**	**$937,716**
2014	$32,483,853	**$341,681**	**$1,279,397**
2015	$38,310,789	**$402,972**	**$1,682,369**
2016	$44,409,228	**$467,118**	**$2,149,488**
2017	$50,788,394	**$534,218**	**$2,683,706**
2018	$57,457,729	**$604,369**	**$3,288,075**
2019	$62,547,159	**$657,902**	**$3,945,977**
2020	$67,849,486	**$713,675**	**$4,659,652**
2021	$73,371,538	**$771,759**	**$5,431,410**
2022	$79,120,291	**$832,227**	**$6,263,637**
2023	$85,102,869	**$895,155**	**$7,158,792**
2024	$91,326,543	**$960,618**	**$8,119,410**
2025	$97,798,733	**$1,028,696**	**$9,148,106**
2026	$104,526,999	**$1,099,467**	**$10,247,573**
2027	$107,871,741	**$1,134,649**	**$11,382,222**

The revenues shown in Table 4 expected to be sufficient to carry out all project activities currently shown on the Urban Renewal Plan, and to retire project indebtedness within a 21-year period. It is financially feasible to carry out the Urban Renewal Plan for the Garibaldi Urban Renewal District.

Garibaldi Urban Renewal Plan - 21 Year Revenue											
Table 5- Taxes Foregone by Affected Taxing Bodies											
Year	Excess Value in Renewal Area	County tax rate **1.4948**	City Tax Rate **2.8468**	School 56 **4.5002**	4-H Extension **0.0690**	County Library **0.5400**	Tillamook Transit **0.2000**	Port of Garibaldi **0.2620**	EMCD-911 **0.1883**	Tillamook Bay CC **0.2636**	NW Reg ESD **0.1538**
2007	$953,432	$1,425	$2,714	$4,291	$66	$515	$191	$250	$180	$251	$147
2008	$3,501,653	$5,234	$9,969	$15,758	$242	$1,891	$700	$917	$659	$923	$539
2009	$7,639,192	$11,419	$21,747	$34,378	$527	$4,125	$1,528	$2,001	$1,438	$2,014	$1,175
2010	$11,983,835	$17,913	$34,116	$53,930	$827	$6,471	$2,397	$3,140	$2,257	$3,159	$1,843
2011	$16,543,030	$24,729	$47,095	$74,447	$1,141	$8,933	$3,309	$4,334	$3,115	$4,361	$2,544
2012	$21,608,661	$32,301	$61,516	$97,243	$1,491	$11,669	$4,322	$5,661	$4,069	$5,696	$3,323
2013	$26,919,408	$40,239	$76,634	$121,143	$1,857	$14,536	$5,384	$7,053	$5,069	$7,096	$4,140
2014	$32,483,853	$48,557	$92,475	$146,184	$2,241	$17,541	$6,497	$8,511	$6,117	$8,563	$4,996
2015	$38,310,789	$57,267	$109,063	$172,406	$2,643	$20,688	$7,662	$10,037	$7,214	$10,099	$5,892
2016	$44,409,228	$66,383	$126,424	$199,850	$3,064	$23,981	$8,882	$11,635	$8,362	$11,706	$6,830
2017	$50,788,394	$75,918	$144,584	$228,558	$3,504	$27,426	$10,158	$13,307	$9,563	$13,388	$7,811
2018	$57,457,729	$85,888	$163,571	$258,571	$3,965	$31,027	$11,492	$15,054	$10,819	$15,146	$8,837
2019	$62,547,159	$93,495	$178,059	$281,475	$4,316	$33,775	$12,509	$16,387	$11,778	$16,487	$9,620
2020	$67,849,486	$101,421	$193,154	$305,336	$4,682	$36,639	$13,570	$17,777	$12,776	$17,885	$10,435
2021	$73,371,538	$109,676	$208,874	$330,187	$5,063	$39,621	$14,674	$19,223	$13,816	$19,341	$11,285
2022	$79,120,291	$118,269	$225,240	$356,057	$5,459	$42,725	$15,824	$20,730	$14,898	$20,856	$12,169
2023	$85,102,869	$127,212	$242,271	$382,980	$5,872	$45,956	$17,021	$22,297	$16,025	$22,433	$13,089
2024	$91,326,543	$136,515	$259,988	$410,988	$6,302	$49,316	$18,265	$23,928	$17,197	$24,074	$14,046
2025	$97,798,733	$146,190	$278,413	$440,114	$6,748	$52,811	$19,560	$25,623	$18,416	$25,780	$15,041
2026	$104,526,999	$156,247	$297,567	$470,392	$7,212	$56,445	$20,905	$27,386	$19,682	$27,553	$16,076
2027	$107,871,741	$161,247	$307,089	$485,444	$7,443	$58,251	$21,574	$28,262	$20,312	$28,435	$16,591
	Total	**$1,617,545**	**$3,080,564**	**$4,869,732**	**$74,666**	**$584,342**	**$216,423**	**$283,514**	**$203,762**	**$285,245**	**$166,429**
	PV @3.5%	**$979,039**	**$1,864,549**	**$2,947,464**	**$45,192**	**$353,680**	**$130,993**	**$171,600**	**$123,330**	**$172,648**	**$100,733**

Note: School and ESD revenue foregone is replaced dollar-for-dollar by State funds, and does not affect per student funding.
PV = Present value of the revenue foregone. This adjusts future dollars to 2006 dollar totals.

600. RELOCATION

600A. PROPERTIES REQUIRING RELOCATION
No relocation is anticipated at the adoption of this plan.

600B. RELOCATION METHODS
If in the implementation of this Plan, persons or businesses should be displaced by action of the Agency, the Agency shall provide assistance to such persons or businesses to be displaced. Such displacees will be contacted to determine their individual relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 281.045 - 281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060.

No relocation of businesses or residents is anticipated in this plan.

600C. HOUSING COST ENUMERATION
The Renewal Plan will remove no existing housing units. The proposed Old Mill development may include residential condominiums, which are assumed to have a 2005 market value of $300,000 and a total of 167 units added during the life of the urban renewal plan for purposes of estimating tax increment revenue projections in this report. However, the actual price range, quality, number of units, size, unit mix, and other details regarding this development are not known at this time.

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