

ANNUAL REPORT FOR FISCAL YEAR ENDING JUNE 30TH, 2020

FY 2019/2020

Turner Urban Renewal Agency

This report fulfills the requirements, prescribed in ORS 457.460, for the filing of an annual report detailing the financial activity of an urban renewal area established in Oregon.

Annual Report for Fiscal Year Ending June 30th, 2020

TURNER URBAN RENEWAL AGENCY

URBAN RENEWAL AREA BACKGROUND AND MAXIMUM INDEBTEDNESS

The Turner Urban Renewal Plan (Plan) was adopted by the the City of Turner on August 10, 2017 by Ordinance 17-103. The frozen base assessed value ("Frozen Base") of the Phoenix Urban Renewal Area is \$12,290,526. The FY 2019/2020 total assessed value is \$13,660,480. The excess value, or the value on which taxes are paid to the urban renewal agency in FY 2019/2020 is \$1,369,954¹.

Urban Renewal Goals

The guiding document is the Turner Urban Renewal Plan and Report, which lists a series of goals and objectives to guide activities in the urban renewal area. Goals listed in the Plan are as follows:

1. Create a Unique Identity with a Sense of Place and Community

Create a unique identity that strengthens sense of place, promotes economic development through resident and tourist visits, encourages return patronage, and leverages private investment.

Objectives

- a. Establish a unique identity that enhances the Area's character, providing a sense of community for existing businesses and residents.
- b. Improve sidewalks and streetscape.
- c. Establish gateway features to notify patrons that they are entering a vibrant community.
- d. Provide effective signage to help create area identity.
- e. Improve street lights to reinforce safety and area identity.

2. Economy

Promote the role of the Area as an energetic community of local businesses that is supported both by the residents of Turner and visitors.

Objectives

- a. Encourage more neighborhood-serving businesses to locate within the Area, thereby adding to the critical mass of the area.
- b. Support local businesses by providing assistance for storefront improvements.

¹ Marion County SAL 4e FY 2019/20

- c. Form public-private partnerships and use public investment to generate private investment including but not limited to a building loan program.
- d. Develop programs and incentives to encourage development within the Area.
- e. Assist in the financing and provision of transportation and infrastructure improvements to support the development of the Area.
- f. Build business incubator/event facility.
- g. Develop a historic museum to increase traffic to the downtown from citizens and tourists.

3. Infrastructure

Assist in the financing and provision of transportation and infrastructure improvements to support the development of the Area.

Objectives

- a. Improve sidewalks.
- b. Install fire hydrants where needed.
- c. Assist in flood mitigation.
- d. Improve sizing of stormwater pipes in Chicago Street, Second Street, Boise Street and the Alleyway, as well as add stormwater piping to the areas near the Turner Retirement homes on Boise street and First Street and south First Street and Elgin Street.
- e. Improve water services throughout the Area.
- f. Improve Turner Road to the Mill Site.
- g. Develop additional parking within the Area.
- h. Improve Chicago Street and 2nd Street including new sidewalks and parking on Chicago Street.
- i. Upgrade railroad crossing at Chicago Street.

4. Public Safety

Improve the safety of persons in the Area.

Objectives

- a. Assist businesses in bringing structures to fire code with a fire safety grant/loan program.
- b. Certify the downtown flood control levies.
- c. Provide a fund for the Turner Fire District for capital improvements.

FINANCIAL REPORTING

Pursuant to ORS 457.460, a detailed accounting of the financial activity related to urban renewal areas is required to be reported on an annual basis. The following financial information responds to the requirements of this statute.

Money Received

In FY 2019/2020, the Agency received \$43,652 from division of taxes.² The detailed earnings of the Agency can be seen in Table 1.

Table 1. Money Received/Revenues FY 2019/2020

Revenues	2019/2020 Amount
Division of Taxes	18,181
Miscellaneous Revenue	143
TOTAL:	\$18,324

Source: Turner Urban Renewal Agency Financial Spreadsheet FY 2019/20

Money Expended

Revenue received through urban renewal and spent on urban renewal activities is shown in Table 2.

Table 2. Expenditures FY 2019/2020

Expenditures	2019/2020 Amount
Materials and Services	40
Capital Outlay	3,845
TOTAL:	\$3,885

Source: Turner Urban Renewal Agency Financial Spreadsheet FY 2019/20

Estimated Revenues

The estimated revenues for FY 2020/21 are \$100,000 from an Agency borrowing and \$17,000 in Division of Tax revenue and \$83,000 in Grants.³

Source: Turner Urban Renewal Agency budget worksheet

Proposed Budget for Current Fiscal Year, FY 2020/21

The Budget for FY 2020/21 is shown in Table 3 below.

Table 3. Urban Renewal Budget FY 2020/21

Budget Category (Expenditures)	2020/21 Amount
Materials and Services	\$20,000
Capital Outlay	\$180,000
TOTAL:	\$200,000
Budget Category (Revenues)	2020/21 Amount
Borrowing	\$100,000
Division of Taxes	\$17,000
Grants	\$83,000
TOTAL:	\$200,000

Source: Turner Urban Renewal Agency FY 2020/21 Budget Spreadsheet

Impact on Taxing Districts

The revenues foregone by local taxing districts due to urban renewal are shown in Table 4. This information is from Marion County Assessor records, Table 4e.

Urban renewal agencies do not create an additional tax. Instead, during the urban renewal area's lifespan, overlapping taxing districts "forego" a portion of their permanent rate. Once the urban renewal area is terminated, the taxing jurisdictions receive the full permanent rate of taxes. The Cascade School District and the Willamette Regional Education Service District are funded through the State School Fund on a per pupil allocation. There is no *direct* impact of urban renewal on their funding. The State School Fund is funded through property tax allocations, but also through other state resources.

Table 4. Impact on Taxing Districts FY 2019/2020

Taxing Jurisdiction	Foregone Revenue
City of Turner	\$4,808
Marion County Soil & Water	\$52
Marion County 4H Extension	\$52
Turner Fire District	\$2,465
Cascade School	\$6,353
Willamette Regional ESD	\$395
Marion County	\$4,138
Chemeketa Community College	\$841
Regional Library	\$103

Source: Marion County Sal 4e FY 2019/20

Maximum Indebtedness

The maximum indebtedness (MI) established in 2017 for the Turner Urban Renewal Plan is \$5,000,000. The maximum indebtedness is the total amount of funds that can be spent on projects, programs, and administration in the urban renewal area over the life of the urban renewal plan. The remaining MI as of June 30, 2020 is \$4,969,850^[EH1].