



**Urban Renewal Agency Budget Committee Meeting Agenda
Thursday , May 14, 2026
Monday, May 18, 2026 (if needed)
Thursday, May 21, 2026 (if needed)
6:00 p.m.**

Welcome! The public is strongly encouraged to participate remotely but there is seating at Civic Hall for those who are not able to participate remotely. However, if you are not feeling well, please stay home and take care of yourself.

*Submitting public comments prior to the meeting is encouraged. Comments or questions regarding the budget received by **Wednesday, May 13th at noon**, will be provided to the Budget Committee for their consideration on Thursday, May 14, 2026.*
www.mcminnvilleoregon.gov/finance/webform/budget-public-comment

The public is strongly encouraged to relay concerns and comments to the Council in one of four ways:

- *Attend in person and fill out a public comment card;*
- *Written and digital (emailed) comments at any time up to **noon on Wednesday, May 13th** to CityRecorderTeam@mcminnvilleoregon.gov or mailed to (McMinnville City Hall, c/o City Recorder Team, 230 NE Second Street, McMinnville, OR, 97128);*
- *If appearing via telephone only, please sign up prior to **noon the day BEFORE the meeting** by emailing the City Recorder at CityRecorderTeam@mcminnvilleoregon.gov as the chat function is not available when calling in Zoom;*
- *Join the Zoom meeting using the raise hand feature in Zoom to request to speak, once your turn is up, we will announce your name and unmute your mic. **You will need to provide the City Recorder with your First and Last name, Address, and contact information (email or phone) for a public comment card.***

You can live broadcast the City Council Meeting on cable channels Xfinity 11 and 331, Frontier 29 or webstream here:

mcm11.org/live

Download the "Cablecast" app on iOS, Android, Roku, Apple TV or Amazon Firestick and watch McMinnville City Council on all your devices.

BUDGET COMMITTEE MEETINGS:

You may join online via Zoom Meeting:

<https://mcminnvilleoregon.zoom.us/j/88123784917?pwd=lwrCAYACvWTNqhlO5dGCdp642sbvLC.1>

Or you can call in and listen via Zoom: 1-253- 215- 8782

Webinar ID: 881 2378 4917

1. CALL TO ORDER
2. ROLL CALL
3. ELECTION OF URBAN RENEWAL BUDGET COMMITTEE CHAIRPERSON
4. CONSENT AGENDA
 - a. Consider the Draft Minutes of the May 21, 2025 Urban Renewal Agency Budget Committee Meeting.

7. INVITATION FOR PUBLIC TESTIMONY ON THE PROPOSED 2026-2027 BUDGET
8. BUDGET COMMITTEE RECOMMENDATION TO APPROVE THE 2026-2027 BUDGET AS PROPOSED OR AMENDED AND TAX INCREMENT
9. IF NEEDED; MOTION TO CANCEL THE MEETING SCHEDULED MAY 18, 2026, 6:00 P.M.
10. IF NEEDED; MOTION TO CANCEL THE MEETING SCHEDULED MAY 21, 2026, 6:00 P.M.
11. ADJOURNMENT

McMINNVILLE URBAN RENEWAL AGENCY
MINUTES OF BUDGET COMMITTEE MEETING
Held via Zoom Video Conference and at the Civic Hall on Gormley Plaza
McMinnville, Oregon

Wednesday, May 21, 2025 at 5:00 p.m.

Presiding: Kim Morris, Mayor (to begin)
Meredith Maxfield, Budget Committee Chair (after being elected)

Recording Secretary: Claudia Cisneros

Councilors: Present Absent
Kim Morris, Mayor
Sal Peralta, Council President
Scott Cunningham
Dan Tucholsky
Zack Geary
Jessica Payne
Chris Chenoweth

Budget Committee: Present Absent
Meredith Maxfield
Debbie Harmon Ferry
Kellye Bouldin
Lonne Watne
Victoria Ernst (via Zoom)
Jerry Mason
Steffanie Frost

Also present were City Manager Jeff Towery, City Attorney David Lightenberg, City Recorder Claudia Cisneros, Finance Director Katie Henry (via Zoom), Finance Services Administrator Crystal Wooldridge, Information Systems Director Scott Burke, Public Works Director Geoff Hunsaker, Community Development Director Heather Richards, Library Director Jenny Berg, Parks and Recreation Director Susan Muir, Police Chief Cord Wood, Human Resources Manager

Vicki Hedges, Noelle Amaya, Communication & Engagement Manager. Wastewater Services Manager
Leland Koester,

- 1) CALL TO ORDER: Mayor Morris called the meeting to order at 6:01 p.m.
- 2) ROLL CALL: City Recorder Cisneros called roll.
- 3) ELECTION OF URBAN RENEWAL BUDGET COMMITTEE CHAIRPERSON: Mayor Morris called for nominations for the Budget Committee Chair.
 - Nomination: Meredith Maxfield was nominated and seconded.
 - Vote: 9 ayes 2 nays (Tucholsky, Chenoweth) 1 abstain (Maxfield).
 - Action: Chair Maxfield assumed leadership of the meeting
- 4) CONSENT AGENDA
 - a) Consider the Draft Minutes of the May 22, 2024 Urban Renewal Agency Budget Committee Meeting.

Motion to approve the minutes by Committee Member Harmon Ferry;
seconded by Councilor Payne.

Motion passes by a vote of 11 ayes and 1 abstain (Bouldin).

5) PRESENTATION OF BUDGET MESSAGE BY CITY MANAGER

City Manager Jeff Towry turned the presentation over to Community Development Director Heather Richards. She presented the budget as recommended by the Urban Renewal Agency.

- Presentation of the difference between Urban Renewal Agency and City
- Review of plan and current year projects
- Revenue: Property taxes are forecasted at \$690,000, down \$21,000 from the previous year due to large properties (OMI building and Northwest Rubber site) being taken off the tax rolls via public purchase.

- The "Baker's Dozen": The budget continues work on 13 identified projects, including:
 - \$200,000: Third Street Improvement Project (matching an \$850,000 federal grant).
 - \$150,000: Development Assistance (Property and Housing assistance).
 - \$150,000: Downtown Master Plan.
 - Debt Service: Paying interest on the Northwest Rubber site (\$215,766) and Alpine Avenue bonds (\$187,000).

Questions and Discussion during the presentation included:

- Tax Base Impact: Councilor Tucholsky inquired about the amount of revenue diverted away from the Fire District and Police. Director Richards noted that while new incremental taxes stay with the URA, the Fire District still receives the "base" tax revenue from when the district was established.
- Administrative Authority: Mayor Morris questioned the City Manager's authority to sign contracts without specific line-item approval. Finance Director Katie Henry clarified that legal authority rests at the "departmental appropriation" level, not the individual contract level, as long as it is within the \$100,000 limit.
- Long-Term Goal: Staff clarified that the URA is designed to sunset in 2038, at which point the improved tax base returns to all overlapping taxing districts.

6) INVITATION FOR PUBLIC TESTIMONY ON THE PROPOSED 2025-2026 BUDGET.
No one signed up to give public comment.

7) REVIEW AND DISCUSSION OF THE PROPOSED 2025-2026 BUDGET

There were no additional questions or discussion at this point in the agenda.

8) BUDGET COMMITTEE RECOMMENDATION TO APPROVE THE 2025-2026 BUDGET AS PROPOSED OR AMENDED AND TAX INCREMENT

Motion by Mayor Morris, second by Council President Peralta to approve the Proposed Budget as presented and to approve the tax increment.

"It is moved by Budget Committee member Mayor Morris and seconded by Budget Committee member Council President Sal Peralta that the budget committee of the McMinnville Urban Renewal District has reviewed and hereby approves the budget for the 2025-2026 fiscal year in the amount of \$3,282,034; The committee also approves tax increment for the maximum amount of revenue that may be raised by dividing the taxes for the McMinnville Urban Renewal Plan Area under Section 1c, Article IX, of the Oregon Constitution and ORS Chapter 457."

URA Budget for 2025-2026 fiscal year is approved with no amendments by a vote of 12 ayes, 0 nays.

9) IF NEEDED; MOTION TO CANCEL THE MEETING SCHEDULED MAY 22, 2025, 6:00 P.M.

Motion by Councilor Payne, second by Councilor Chenoweth. Passes unanimously.

10) IF NEEDED; MOTION TO CANCEL THE MEETING SCHEDULED MAY 23, 2025, 6:00 P.M.

Motion by Council President Peralta, second by Councilor Cunningham. Passes unanimously.

11) ADJOURNMENT FOR THE EVENING

Chair Maxfield adjourned the URA budget committee meeting at 6:44 p.m.



CITY OF MCMINNVILLE

URBAN RENEWAL AGENCY

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McMinnville Urban Renewal Agency

FY 2026-2027

Budget Message

“Do what you can, with what you have, where you are.”

— Theodore Roosevelt

Budget Highlights

The McMinnville Urban Renewal Agency (Agency), governed by the City Council acting as the Urban Renewal Agency Board, remains a primary tool for reinvestment in our community. The Agency supports the elimination of blight and encourages private development through tax increment financing (TIF), which reallocates growth in property tax revenues within the district and does not create a new or additional tax.

Activity within the Urban Renewal Area reflects a clear shift from planning to delivery. Construction of the boutique Piquette Hotel is underway, with opening targeted in the second half of FY 2026–27. This project will generate new Transient Lodging Tax (TLT) revenue supporting the General Fund and contribute to tax increment growth within the district.

The Agency operates under the McMinnville Urban Renewal Plan, adopted in 2013, which establishes a long-term framework for investment across approximately 175 acres encompassing the historic downtown and the NE Gateway District.

The Plan authorizes thirteen project categories that guide investment:

1. Alpine Avenue
2. 3rd Street Streetscape and District Identity Improvements
3. Adams / Baker Couplet
4. 5th Street
5. 1st and 2nd Street Improvements
6. Lafayette Avenue
7. Downtown Signal Improvements
8. Public Off-Street Parking
9. 2nd Street Project
10. Public Infrastructure
11. Planning and Development Assistance Programs
12. Debt Service and Project Administration
13. Property Acquisition

McMinnville Urban Renewal Agency

FY 2026-2027

From Planning to Delivery

The FY 2026-27 budget continues the transition from planning and acquisition into project delivery, advancing work that produces visible outcomes and leverages private investment.

The **RB Rubber Site Redevelopment** remains a central focus, with the Agency continuing to carry the interest obligation associated with acquisition of the property. This acquisition was funded through a wastewater interfund loan with a five-year repayment window, with annual interest costs of \$215,766.

The City is currently advancing a development agreement with its second development partner, Guardian, with the Housing Authority of Yamhill County as the intended end user. This effort follows a reset in negotiations and reflects continued progress toward transitioning the site into active redevelopment.

Interest payments are expected to continue into FY 2027-28 as this work advances, with the project representing one of the most significant redevelopment opportunities within the Urban Renewal Area.

The **Alpine Avenue Improvements** project reflects successful coordination with state partners, securing \$1.5 million in funding to complete paving. FY 2026-27 will focus on design and engineering, with construction anticipated in FY 2027-28. This investment improves connectivity and supports continued development in the NE Gateway area.

The **Third Street Improvement Project** advanced with execution of an Intergovernmental Agreement (IGA) with ODOT in the final quarter of FY 2025-26. FY 2026-27 funding will support continued design advancement beyond the current 30% level, with the goal of positioning the project for future federal BUILD grant funding.

The **Property Assistance Program** continues to provide targeted incentives for redevelopment, building improvements, and housing investment within the Urban Renewal Area. In FY 2026-27, the program includes \$150,000 in funding, leveraging private investment and supporting both small-scale improvements and larger redevelopment efforts.

Ongoing **Downtown planning and placemaking efforts** continue to align infrastructure investment with long-term economic development goals, including district identity improvements that reinforce McMinnville's position as a destination.

Total Urban Renewal Fund expenditures for FY 2026-27 are \$1.535 million.

Financial Overview

The Urban Renewal budget is structured across two funds. The Urban Renewal Fund supports project implementation and administration, while the Urban Renewal Debt Service Fund receives tax increment revenues and funds annual debt obligations.

Debt Service Fund resources for FY 2026-27 include a beginning fund balance of \$1.531 million and projected tax increment revenue of \$745,500. These resources fund annual principal and interest payments of \$403,058, with remaining balances carried forward to meet future obligations.

The Urban Renewal Plan maintains a maximum indebtedness of \$30 million and is projected to sunset in FY 2039-40. Debt continues to be managed conservatively, aligning obligations with revenue growth while maintaining appropriate reserves.

McMinnville Urban Renewal Agency

FY 2026-2027

Looking Ahead

The Urban Renewal program is entering a more active phase, with a focus on executing projects and realizing the return on prior investments.

In the near term, priorities include advancing projects that are ready for implementation, transitioning key sites such as the RB Rubber property into active redevelopment, and aligning project timing with financial capacity and market conditions.

Over the longer term, focus will shift toward preparing for the eventual sunset of the district and the return of value to the general tax base, maintaining organizational capacity to manage an increasingly active project portfolio, and continuing to evaluate the role of Urban Renewal in supporting housing and economic development.

Closing

The FY 2026-27 budget reflects a program delivering on prior investments. With strategic property acquisition, secured external funding, and visible private development underway, the Urban Renewal Agency is positioned to deliver measurable economic and community benefit.

Respectfully submitted,



Adam D. Garvin

Budget Officer
City Manager
City of McMinnville

McMinnville Urban Renewal Agency

FY 2026-2027

Core Services

The McMinnville Urban Renewal Agency (Agency) oversees the administration and implementation of McMinnville's Urban Renewal program. The purpose of the agency is to eliminate blight and encourage new private investment through the use of tax increment financing. (Tax increment financing is a method by which taxes are reallocated; it is not a new or additional tax). The agency is governed by an Urban Renewal Board, comprised of the seven City Council members.

On July 23, 2013, the McMinnville City Council, acting in its capacity as the Urban Renewal Agency's governing body, adopted the McMinnville Urban Renewal Plan (Plan). This plan charts a long-term path designed to foster economic growth and revitalization within a nearly 175 acre area that includes the historic downtown and neighboring lands to the northeast, the NE Gateway District. There are thirteen (13) projects authorized for funding in the Plan with a focus on public infrastructure and development assistance programs as outlined below.

MCMINNVILLE URBAN RENEWAL PLAN PROJECTS

1. Alpine Avenue
2. 3rd Street Streetscape and District Identity Improvements
3. Adams / Baker Couplet
4. 5th Street
5. 1st and 2nd Street Improvements
6. Lafayette Avenue
7. Downtown Signal Improvements
8. Public Off-Street Parking
9. 2nd Street Project
10. Public Infrastructure
11. Planning and Development Assistance Programs
12. Debt Service and Project Administration
13. Property Acquisition

Funding for these improvements will be provided through a combination of private and public resources, with the primary source being tax increment financing.

Part of the Urban Renewal concept is to issue debt to invest in redevelopment of blighted areas which among other positive impacts, such as job creation and economic development, will increase the assessed/taxable value of properties in the area. The tax revenue from these higher values pays debt obligations and over the long haul leads to more tax revenue available to general government activities when a district "sunsetts".

McMinnville Urban Renewal Agency

FY 2026-2027

The McMinnville Urban Renewal Plan has a maximum indebtedness of \$30,000,000, and is expected to be retired by 2039-40. 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.

To help guide and direct the Plan's implementation, the Urban Renewal Agency Board established the McMinnville Urban Renewal Advisory Committee. A budget committee has been appointed to review the Urban Renewal District's annual budget.

Consistent with State law, the budget for the McMinnville Urban Renewal program is composed of two funds: the Urban Renewal Fund and the Urban Renewal Debt Service Fund. The Urban Renewal Fund receives revenue from the issuance of debt and expends those funds on projects, administration, and contracts for other services and supplies. The Debt Service Fund accounts for the collection of tax increment (property tax) revenues and the payment of principal and interest on outstanding debt.

Budget Highlights

In this fiscal year, the Urban Renewal Fund proposes expenditures of approximately \$1,535,000 to advance forward the Plan's projects. \$231,766 to support the redevelopment of the NW Rubber Site (including \$215,766 for the loan payments to purchase the property in Fund 59, \$16,000 for security and utilities). \$150,000 in the Property Assistance Program to incentivize new construction and building improvements in the Urban Renewal District, including \$50,000 for housing. \$200,000 for the final construction documents of the Third Street Improvement project and work towards a shovel-ready design package. \$350,000 to update the 2000 Downtown Improvement Plan and potential Downtown Urban Renewal Plan update, \$200,000 to start the design and construction documents for Alpine Avenue, Phase 2, \$40,000 for consultant services, and \$40,000 for District Identity Improvements. Lastly, \$70,900 is budgeted for project administration, including a transfer to the General Fund for Planning Department staff support and financial monitoring.

Urban Renewal Debt Service Fund resources in the FY2026-27 budget include a beginning fund balance of \$1,531,253 and projected tax increment revenues of \$745,500.

Challenges & Opportunities

Near Term

- Review and modify as necessary the Urban Renewal Plan's short and longer-term project schedule to match current financial forecasts and

McMinnville Urban Renewal Agency

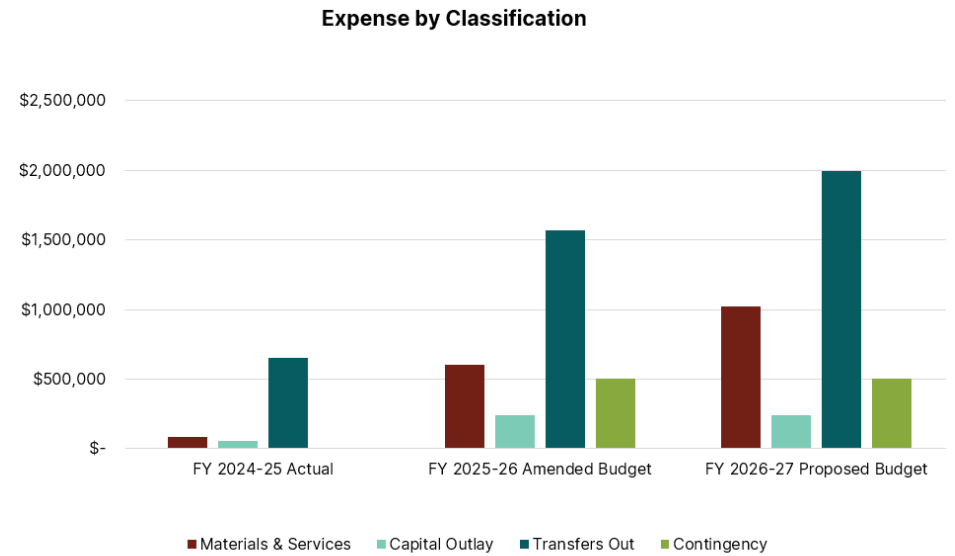
FY 2026-2027

opportunities. Priority should be given to projects/programs that address the Plan’s adopted goals.

Longer Term

- Maintain an ability to effectively manage an evolving and growing urban renewal program while balancing other assigned duties with currently available staff.

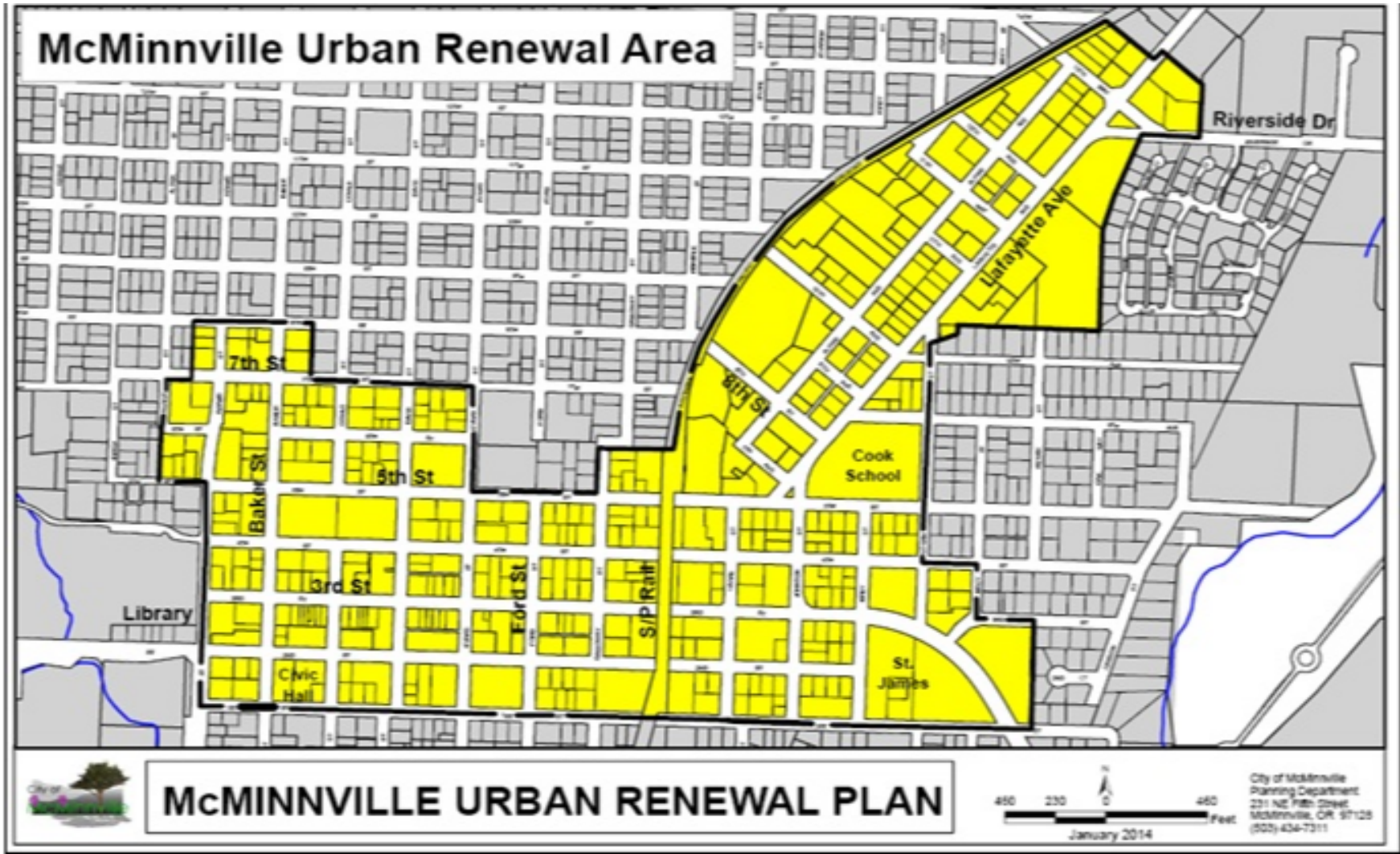
	FY 2024-25 Actual	FY 2025-26 Budget	FY 2026-27 Proposed Budget
Revenues ¹	2,271,313	\$3,282,034	\$3,872,810
Property Taxes	684,168	\$700,000	\$745,500
Intergovernmental	288	\$0	\$0
Charges for Services	(300)	\$0	\$0
Miscellaneous	76,210	\$56,014	\$76,014
Transfers In	189,221	\$1,096,681	\$1,520,043
Beginning Fund Balance	1,321,726	\$1,429,339	\$1,531,253
Expenses	791,752	\$3,282,034	\$3,872,810
Materials and Services	82,336	\$605,495	\$1,024,157
Capital Outlay	55,343	\$240,000	\$240,000
Transfers Out	654,074	\$1,565,939	\$1,994,001
Contingencies	0	\$500,000	\$500,000
Ending Fund Balance	0	\$370,600	\$114,652



1) Consolidates both Urban Renewal Funds 58 and 59.

McMinnville Urban Renewal Agency

FY 2026-2027





URBAN RENEWAL

Budget Document Report

58 - URBAN RENEWAL FUND

2024	2025	2026	Department : No Department		2027	2027	2027
ACTUAL	ACTUAL	AMENDED BUDGET	Section : 000 - No Section		PROPOSED BUDGET	APPROVED BUDGET	COUNCIL BUDGET ADOPTION
			Program: 000 - No Program				
<u>RESOURCES</u>							
<u>BEGINNING FUND BALANCE</u>							
98,654	0	0	4090	Beginning Fund Balance	0	0	0
				Estimated July 1 carryover from prior year			
98,654	0	0	<u>TOTAL BEGINNING FUND BALANCE</u>		0	0	0
<u>CHARGES FOR SERVICES</u>							
450	-300	0	5800-05	Urban Renewal - Design Assistance Program Fee	0	0	0
450	-300	0	<u>TOTAL CHARGES FOR SERVICES</u>		0	0	0
<u>MISCELLANEOUS</u>							
338	104	100	6310	Interest	100	0	0
				Estimated interest income earned			
2,474	0	0	6310-02	Interest - Loan Proceeds	0	0	0
17,225	10,453	14,914	6515	Property Assistance Program Repayment	14,914	0	0
				Scheduled debt service payments from property assistance loan program			
20,037	10,557	15,014	<u>TOTAL MISCELLANEOUS</u>		15,014	0	0
<u>TRANSFERS IN</u>							
231,988	189,221	1,096,681	6900-59	Transfers In - Urban Renewal Debt Service	1,520,043	0	0
				Urban Renewal current year expenses	1,520,043		
231,988	189,221	1,096,681	<u>TOTAL TRANSFERS IN</u>		1,520,043	0	0
351,129	199,478	1,111,695	<u>TOTAL RESOURCES</u>		1,535,057	0	0

Budget Document Report

58 - URBAN RENEWAL FUND

2024	2025	2026	Department :	2027	2027	2027
ACTUAL	ACTUAL	AMENDED BUDGET	No Department	PROPOSED BUDGET	APPROVED BUDGET	COUNCIL BUDGET ADOPTION
			Section : 000 - No Section			
			Program: 000 - No Program			
<u>REQUIREMENTS</u>						
<u>MATERIALS AND SERVICES</u>						
1,355	1,566	2,000	7520 Public Notices & Printing	2,000	0	0
Legal notices for public meetings, printing of plan documents, and informational materials.						
146	173	195	7610-05 Insurance - Liability	199	0	0
0	0	0	7610-11 Insurance - Cyber Liability	8	0	0
85	63	250	7660 Materials & Supplies	250	0	0
3,101	7,460	443,800	7750 Professional Services	410,500	0	0
Contract services for project management, design, legal, and other services related to urban renewal projects and programs.						
Downtown Master Plan 350,000						
Consultant Services 40,000						
NW Rubber Site Security 10,000						
NW Rubber Site Utilities 6,000						
Transcriptionist (MURAC) 3,000						
AORA/OEDA Dues 1,500						
9,217	817	9,250	7750-01 Professional Services - Audit & other city-wide prof svc	11,200	0	0
Costs shared city-wide for audit, Section 125 plan administrative fees, and other miscellaneous professional service expenses						
0	0	0	7770-72 Professional Services - Projects - Alpine Avenue	450,000	0	0
Phase 2 Design Services						
0	0	0	7770-80 Professional Services - Projects - 3rd Street Improvements	0	0	0
52,329	72,256	150,000	8225 Property Assistance Program	150,000	0	0
Program designed to provide assistance to eligible developers and property owners.						
Property Assistance Loans/Grants 100,000						
Housing Development 50,000						
66,232	82,336	605,495	<u>TOTAL MATERIALS AND SERVICES</u>	1,024,157	0	0
<u>CAPITAL OUTLAY</u>						
86,060	0	0	8930-05 Urban Renewal Projects - Public Offstreet Parking	0	0	0

Budget Document Report

58 - URBAN RENEWAL FUND

2024	2025	2026	Department : No Department			2027	2027	2027
ACTUAL	ACTUAL	AMENDED BUDGET	Section : 000 - No Section			PROPOSED BUDGET	APPROVED BUDGET	COUNCIL BUDGET ADOPTION
			Program: 000 - No Program					
0	0	40,000	8930-10	Urban Renewal Projects - District Identity Improvements		40,000	0	0
				Rooftop Lighting Wayfinding				
131,495	55,343	200,000	8930-80	Urban Renewal Projects - 3rd Street Improvements		200,000	0	0
217,554	55,343	240,000	TOTAL CAPITAL OUTLAY			240,000	0	0
<u>TRANSFERS OUT</u>								
67,343	61,800	66,200	9700-01	Transfers Out - General Fund		70,900	0	0
				Plan Administration				
				Community Development personnel services support		70,900		
67,343	61,800	66,200	TOTAL TRANSFERS OUT			70,900	0	0
<u>CONTINGENCIES</u>								
0	0	200,000	9800	Contingencies		200,000	0	0
0	0	200,000	TOTAL CONTINGENCIES			200,000	0	0
<u>ENDING FUND BALANCE</u>								
0	0	0	9999	Unappropriated Ending Fd Balance		0	0	0
0	0	0	TOTAL ENDING FUND BALANCE			0	0	0
351,129	199,478	1,111,695	TOTAL REQUIREMENTS			1,535,057	0	0

Budget Document Report

58 - URBAN RENEWAL FUND

2024	2025	2026	Department : N/A	2027	2027	2027
ACTUAL	ACTUAL	AMENDED BUDGET	Section : N/A	PROPOSED BUDGET	APPROVED BUDGET	COUNCIL BUDGET ADOPTION
			Program: N/A			
351,129	199,478	1,111,695	TOTAL RESOURCES	1,535,057	0	0
351,129	199,478	1,111,695	TOTAL REQUIREMENTS	1,535,057	0	0



URBAN RENEWAL DEBT SERVICE

Budget Document Report

59 - URBAN RENEWAL DEBT SERVICE FUND

2024	2025	2026	Department : No Department		2027	2027	2027
ACTUAL	ACTUAL	AMENDED BUDGET	Section : 000 - No Section		PROPOSED	APPROVED	COUNCIL
			Program: 000 - No Program		BUDGET	BUDGET	BUDGET ADOPTION
<u>RESOURCES</u>							
<u>BEGINNING FUND BALANCE</u>							
979,506	1,321,726	1,429,339	4090	Beginning Fund Balance	1,531,253	0	0
979,506	1,321,726	1,429,339	<u>TOTAL BEGINNING FUND BALANCE</u>		1,531,253	0	0
<u>PROPERTY TAXES</u>							
692,063	671,067	690,000	4100-05	Property Taxes - Current	734,000	0	0
				Estimated tax increment revenue			
9,945	13,101	10,000	4100-10	Property Taxes - Prior	11,500	0	0
				Collection of delinquent taxes from prior year Division of Tax.			
702,008	684,168	700,000	<u>TOTAL PROPERTY TAXES</u>		745,500	0	0
<u>INTERGOVERNMENTAL</u>							
247	288	0	5010-01	Yamhill County - Other County Distributions	0	0	0
				Miscellaneous revenue from Yamhill County included with property tax distributions			
247	288	0	<u>TOTAL INTERGOVERNMENTAL</u>		0	0	0
<u>MISCELLANEOUS</u>							
57,568	63,719	40,000	6310	Interest	60,000	0	0
1,679	1,934	1,000	6310-01	Interest - Property taxes	1,000	0	0
				Share of interest collected on delinquent taxes at Yamhill County			
59,246	65,653	41,000	<u>TOTAL MISCELLANEOUS</u>		61,000	0	0
1,741,008	2,071,835	2,170,339	<u>TOTAL RESOURCES</u>		2,337,753	0	0

Budget Document Report

59 - URBAN RENEWAL DEBT SERVICE FUND

2024	2025	2026	Department : No Department			2027	2027	2027
ACTUAL	ACTUAL	AMENDED BUDGET	Section : 000 - No Section			PROPOSED BUDGET	APPROVED BUDGET	COUNCIL BUDGET ADOPTION
			Program: 000 - No Program					
<u>REQUIREMENTS</u>								
<u>MATERIALS AND SERVICES</u>								
0	0	0	7750-25	Professional Services - County charges		0	0	0
0	0	0	<u>TOTAL MATERIALS AND SERVICES</u>			0	0	0
<u>TRANSFERS OUT</u>								
231,988	189,221	1,096,681	9700-58	Transfers Out - Urban Renewal		1,520,043	0	0
				Urban Renewal current year expenses	1,520,043			
187,295	403,052	403,058	9701-01	Transfers Out - Interfund Debt - General Fund		403,058	0	0
				Urban Renewal NE Gateway property	215,766			
				Bank loan payment - principal	164,980			
				Bank loan payment - interest	22,312			
419,283	592,274	1,499,739	<u>TOTAL TRANSFERS OUT</u>			1,923,101	0	0
<u>CONTINGENCIES</u>								
0	0	300,000	9800	Contingencies		300,000	0	0
0	0	300,000	<u>TOTAL CONTINGENCIES</u>			300,000	0	0
<u>ENDING FUND BALANCE</u>								
1,321,726	1,479,561	370,600	9999	Unappropriated Ending Fd Balance		114,652	0	0
1,321,726	1,479,561	370,600	<u>TOTAL ENDING FUND BALANCE</u>			114,652	0	0
1,741,008	2,071,835	2,170,339	<u>TOTAL REQUIREMENTS</u>			2,337,753	0	0

Budget Document Report

59 - URBAN RENEWAL DEBT SERVICE FUND

2024	2025	2026	Department : N/A	2027	2027	2027
ACTUAL	ACTUAL	AMENDED BUDGET	Section : N/A	PROPOSED BUDGET	APPROVED BUDGET	COUNCIL BUDGET ADOPTION
			Program: N/A			
1,741,008	2,071,835	2,170,339	<u>TOTAL RESOURCES</u>	2,337,753	0	0
1,741,008	2,071,835	2,170,339	<u>TOTAL REQUIREMENTS</u>	2,337,753	0	0

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CITY OF MCMINNVILLE

URBAN RENEWAL AGENCY



PURPOSE OF URBAN RENEWAL

- ❖ Improve specific areas of a city that are poorly developed or underdeveloped.
 - Old or deteriorated buildings (56% of NE Gateway Area Properties are Low Improvement Value)
 - Streets and utilities in poor condition
 - Lack of parking
- ❖ Allows for the use of tax increment financing to fund projects which will stimulate redevelopment, business investment and economic vitality.
 - Incremental revenue (amount of taxes generated in the area after the district is formed) are used to repay borrowed funds..
 - The funds borrowed are used to pay for urban renewal projects
 - Projects are chosen based on a plan with direct and indirect return to the district.

PURPOSE OF URBAN RENEWAL

- ❖ Improve specific areas of a city that are poorly developed or underdeveloped.
 - Old or deteriorated buildings (56% of NE Gateway Area Properties are Low Improvement Value)
 - Streets and sidewalks
 - Lack of parking

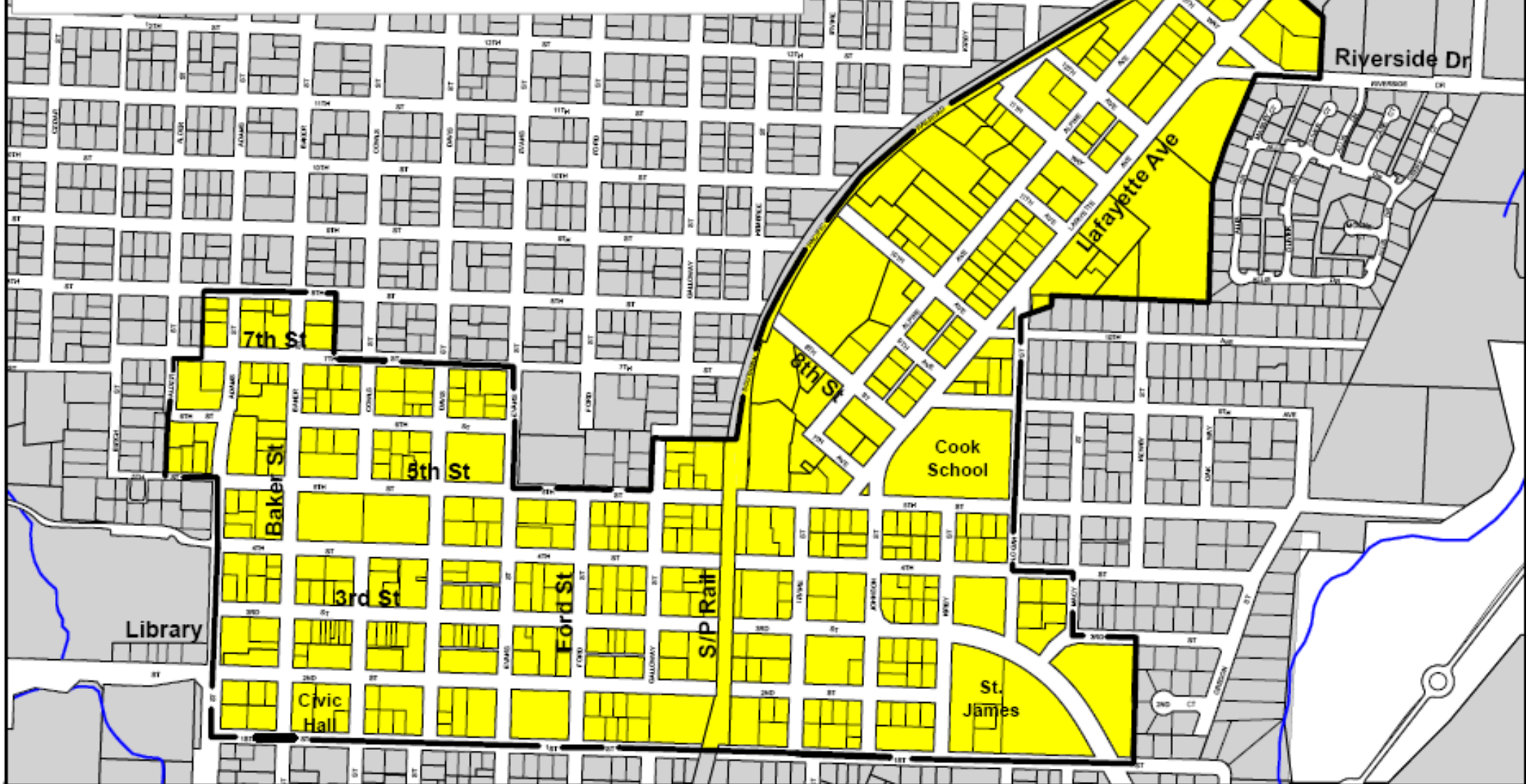
Governed by an adopted Urban Renewal Plan and Urban Renewal Report (2013)

ORS 457

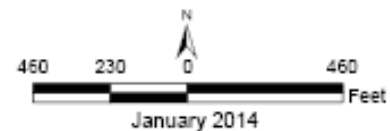
Separate Agency – UR Funds cannot be used for City General Fund needs

- ❖ Allows for redevelopment
 - Increase in property taxes (used to fund the program)
 - The funds borrowed are used to pay for urban renewal projects
 - Projects are chosen based on a plan with direct and indirect return to the district.

McMinnville Urban Renewal Area



McMINNVILLE URBAN RENEWAL PLAN



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

McMinnville Urban Renewal Plan Projects

PROJECT	PROJECT DESCRIPTION	UR AMOUNT (2013 Dollars)	PLANNED TIMEFRAME
5th Street	Design and reconfiguration of 5 th Street from Lafayette to Adams	\$1,200,000	2023-2024
1st/2nd Streets	Curb extensions at major intersections, pedestrian scale lighting, new traffic signal at 2 nd and Davis.	\$1,000,000	2025-2030
Downtown Signals	Upgrade signals at: 3 rd / Johnson; 3 rd / Ford; 3 rd / Davis; 2 nd / Adams; 2 nd / Baker	\$700,000	2017-2026
2nd Street	Better movement through 2 nd Street and Adams Street intersection. Curb extensions at Baker Street, additional westbound lane.	\$1,100,000	2037-2039
Alpine Avenue	Design and reconstruct Alpine Avenue (in phases) from 8 th Street to 14 th Street	\$5,300,000	2016-2032
3rd Street Streetscape	Design and construction of Third Street and streetscape.	\$2,325,000	2016-2022
Adams/Baker	Curb extensions within the corridor at major intersections, adding pedestrian scale lighting and crosswalks.	\$600,000	2021-2024
Lafayette Avenue	Design and Construction of Lafayette Avenue	\$1,500,000	2034-2038
Public Parking	Increased parking inventory and parking management.	\$1,000,000	2025, 2032-2035
Public Infrastructure	Projects identified in adopted public facility plans located in the area.	\$590,000	2038-2039
Property Acquisition	Acquisition and assembly of key properties for redevelopment, parking and public open space.	\$450,000	As Needed
Development Assistance	Low interest loans and grant programs for business to improve their properties consistent with the goals and objectives of the Plan.	\$940,000	Incremental
Debt Service / Admin			
<ul style="list-style-type: none"> • Financing Fees • Administration 	Financing Costs On going administration	\$218,895 \$1,279,996	As Needed Annual

5 YEAR STRATEGIC PLAN

PROJECT	FY 23	FY 24	FY 25	FY 26	FY 27
Administration	X	X	X	X	X
Downtown Plan			X	X	X
(Housing, Office Development, City Center Park, Connection to NE Gateway District, Parking)					
Development Assistance	X	X	X	X	X
(Loans and Grants – Incentivize new projects, jobs, tax base)					
3 rd Street Improvement Project	X	X	X	X	X
(Scope of Project, Design, Implementation Strategy, Community Engagement – 30% Construction Documents by 2024)					
Northwest Rubber Site			X	X	X
Alpine Avenue, Phase 2					X

BUDGET DISCUSSION (\$2.3 MM)

PROJECT	PLAN PROJECT	AMOUNT DEDICATED	AMOUNT SPENT THUS FAR	FY 25/26 BUDGET	FY 25/26 ACTUAL	FY 26/27 PROPOSED
DEVELOPMENT ASSISTANCE	Development Assistance	\$940,000	\$617,881.80 (\$133,337.14)	\$100,000	\$75,000.00	\$100,000
HOUSING DEVELOPMENT				\$50,000	\$0	\$50,000
THIRD STREET IMPROVEMENT	Third Street Streetscape	\$2,325,000	\$330,226.25	\$200,000	\$0	\$200,000
PUBLIC PARKING	Public Parking	\$1,000,000	\$115,923.50	\$0	\$0	\$0
DOWNTOWN MASTER PLAN	Administration	\$1,500,000		\$350,000	\$0	\$350,000
ADMINISTRATION			\$414,337	\$71,880	\$71,880	\$73,357
PROPERTY ACQUISITION	Property Acquisition	\$450,000	\$620,376	\$233,566	\$233,566	\$233,566
ALPINE AVENUE (1)	Alpine Avenue	\$5,300,000	\$1,953,330	\$187,295	\$187,295	\$187,292
ALPINE AVENUE (2)				\$0	\$0	\$450,000
CONTINGENCY	Contingency			\$500,000	\$0	\$500,000

TWO BUDGET FUNDS

FUND 58 – PROJECT IMPLEMENTATION AND ADMINISTRATION

REVENUE:

- Property taxes transferred from Fund 59 after debt is paid.
- Interest Income
- Property Assistance Program – Loan Payments

EXPENSES: Project expenses that are not annual debt.

- Program Administration
- Property Assistance Program –
- Project Planning –
 - Alpine Avenue, Phase 2 Design
 - Third Street Improvement Project Design
 - Downtown Master Plan Update

FUND 59 – DEBT SERVICE AND REVENUE

REVENUE:

- Beginning Fund Balance
- Property Taxes (TIF)
- Interest Income

EXPENSES: Project expenses that are not annual debt.

- Debt Service –
 - Alpine Avenue Bond
 - Interest Payments on NW Rubber Site
- Transfers to Fund 58 for Project Implementation

REVENUE (\$2.3 MM)

RESOURCE	Fund 58 (Urban Renewal Fund)	Fund 59 (Debt Service Fund)	TOTAL
BEGINNING FUND BALANCE		\$1,531,253	\$1,531,253
PROPERTY TAXES 26/27		\$734,000*	\$734,000
DELINQUENT TAXES COLLECTED		\$11,500	\$11,500
PROPERTY ASSISTANCE REPAYMENTS	\$14,914		\$14,914
INTEREST INCOME	\$100	\$61,000	\$61,100

EXPENDITURES (\$2.3 MM)

PROJECT	Fund 58 (Urban Renewal Fund)	Fund 59 (Debt Service Fund)	TOTAL
DEVELOPMENT ASSISTANCE	\$150,000		\$150,000
THIRD STREET IMPROVEMENT	\$200,000		\$200,000
DISTRICT IDENTITY Rooftop Lights Wayfinding	\$40,000		\$40,000
DOWNTOWN MASTER PLAN	\$350,000		\$350,000
PROPERTY ACQUISITION – NW Rubber Site	\$16,000	\$215,766	\$233,566
ALPINE AVENUE BOND PAYMENT		\$187,292	\$187,292
ALPINE AVENUE PHASE 2 DESIGN	\$450,000		\$450,000
ADMINISTRATION	\$84,557		\$84,557
CONSULTANT SERVICES	\$44,500		\$44,500
CONTINGENCY	\$200,000	\$300,000	\$500,000

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CITY OF MCMINNVILLE

URBAN RENEWAL AGENCY

