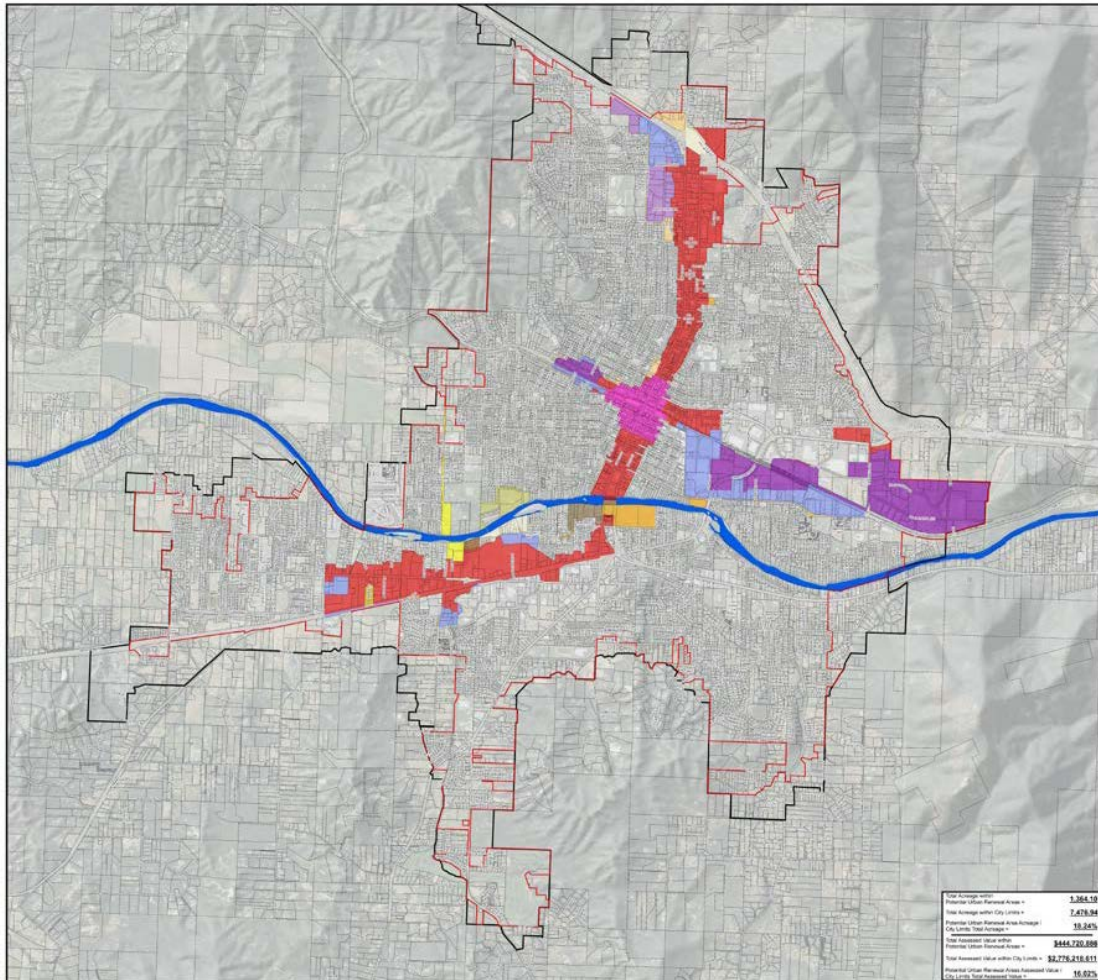


Grants Pass Urban Renewal Agency

A component unit of the City of Grants Pass, Oregon



**GRANTS PASS
URBAN RENEWAL
PROJECT**

LEGEND

- City Limits
- USG
- Tax Parcels
- Railroads
- Rogue River
- BP Business Park
- CRD Central Business District
- GC Central Commercial
- I Industrial
- IP Industrial Park
- R-1-S1 Single-Family
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DISCLAIMER: The Geographic Information Systems (GIS) data made available on this map are developed and maintained by the City of Grants Pass and Josephine County. Every reasonable effort has been made to assure the accuracy of the maps and associated data.

Recommended Operating & Capital Budget Fiscal Year 2020-21

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Grants Pass Urban Renewal Agency



2020-2021 Recommended Budget

May 7, 2020

Grants Pass City Council and Urban Renewal Agency Board
Appointed Members of the Budget Committee
Citizens of the City of Grants Pass

Enclosed is the Recommended 2020-2021 Budget for the Grants Pass Urban Renewal Agency. After forming the Urban Renewal Agency in 2016, this budget accounts for the fourth fiscal year of receiving tax increment revenues and applying those to the eligible projects based on City Council prioritization and the projects’ timing needs.

For the foreseeable future, tax increment revenues will be directed to City of Grants Pass Capital Projects and other projects within the Agency’s plan based on the City Council’s Strategic Plan and the Urban Renewal Agency Goals and Objectives. A full list of the projects eligible to receive tax increment resources can be found in Appendix A on pages 7-8 of this budget document.

Tax increment revenue in fiscal 2021 is estimated at \$1,211,755. This revenue is the result of five years’ worth of increment assessed value growth (2016 through 2020) in the Urban Renewal Area. The estimated tax increment revenues in the current fiscal year, FY’20, will also be slightly above the adopted budget for FY’20. New developments in the Urban Renewal Area along with other growth in assessed values within the Urban Renewal Area will continue to result in increases in the Agency’s revenue in the next two years.

Assessed values within the Urban Renewal Area are estimated to increase by 4.8% in FY’21 and 1.8% in FY’22. Building permit valuations within the Urban Renewal Area for the previous calendar year were strong at \$21.6 million for the year and this value is used to project assessed value (AV) changes for the following fiscal year along with an estimated increase in AV on all properties within the Urban Renewal Area. Actual and projected assessed values are as follows:

Grants Pass Urban Renewal Agency					
Tax Increment Finance (TIF) Revenue and Assessed Value Estimates					
Fiscal Year	Assessed Value	Frozen Base	Excess Value	Ave Est Tax Rate For All of URA	Net Current Year TIF Revenue Est.
2018 Actual	\$ 582,766,307	\$ 525,151,486	\$ 57,614,821	\$ 10.5379	\$ 579,115
2019 Actual	\$ 596,302,522	\$ 525,151,486	\$ 71,151,036	\$ 10.5218	\$ 726,178
2020 Revised Est.	\$ 614,371,349	\$ 525,151,486	\$ 89,219,863	\$ 10.5176	\$ 910,230
2021 Budget	\$ 643,926,645	\$ 525,151,486	\$ 118,775,159	\$ 10.5176	\$ 1,211,755
2022 Projected	\$ 655,365,911	\$ 525,151,486	\$ 130,214,425	\$ 10.5176	\$ 1,328,460

The Urban Renewal Area covers approximately 18% of the acreage within the City of Grants Pass, largely area in and around major commercial corridors and including the downtown area. The emphasis of projects and goals for the Agency are jobs, economic development, and infrastructure to serve and attract business development.

In addition to the project recap below, the recommended expenditure budget in FY'21 includes \$12,500 for contractual services such as the required annual audit as well as \$30,000 for direct management charges. Staff in Administration, Finance, and Parks & Community Development will track time spent working for the Agency and will bill the Agency direct charges by the hour for the work rather than have staff working directly for the Agency.

City of Grants Pass capital projects scheduled to receive Urban Renewal funding in this recommended budget are shown in the chart below and project descriptions can be found in the City's capital budget book. The remainder of available tax increment resources shown as "Other Capital Outlay" in the project summary below, are appropriated but not yet to specific eligible projects. There are many other individual urban renewal projects competing for limited resources in the next two years and project plans and project timelines will need to be further developed to determine which eligible projects will move forward first. Project priorities and timelines are often affected by external drivers. Urban renewal resources can also be transferred between eligible URA projects during the year as project timelines can be affected by external development activities. Almost all projected Urban renewal resources are recommended to be appropriated as capital outlay so that the Agency is ready to make capital contributions to eligible projects as soon as those projects are ready to move forward.

Examples of other projects that may fall under the category of "Other Capital Outlay" in the next two years include a fairgrounds area land use planning study, enhancement of Riverside Park, a Booth/Foundry Street area improvement plan, the Makers Space project, or additional resources to URA-eligible projects already in process as the scope for those projects are further refined. However, any project authorized by the Urban Renewal Plan is eligible to receive Agency funding.

Project Recap

Project #	Description	Revised FY'20 Budget Est.	Rec. FY'21 Budget	Projected FY'22 Budget
LB6314	Downtown Welcome Center	-	(500,000)	-
LB6390	Convention/Meeting Facility Feasibility Study	-	60,000	-
LB6391	Blighted Building Removal Or Replacement	-	100,000	-
LB6392	5th & G Street Plaza Lighting	-	350,000	-
LB6394	Business Renovation & Relocation Assistance	-	400,000	-
LB6395	Riverside Park Improvements	-	400,000	-
SE6200	Spaulding Ind. Wastewater Infrastructure	-	145,000	-
n/a	Other Capital Outlay	488,000	1,314,000	1,290,000
Total Capital Outlay		\$ 488,000	\$ 2,269,000	\$ 1,290,000

As the Grants Pass City Council acts as the Board for the Agency, the Urban Renewal Agency's projects were also reviewed in this year's City Council Strategic Planning Session. There is some overlap between the City's Strategic Goals and the Agency's Strategic Goals, and the Agency's Strategic Goals can be found on the following two pages ranked by priority. Three stars next to the following Strategic Goals list refers to a top priority, two stars is a medium priority goal, while one star refers to a lower priority goal.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Aaron K. Cubic". The signature is fluid and cursive, with a long horizontal stroke at the end.

Aaron K. Cubic, City Manager

Urban Renewal Agency Strategic Goals

Encourage Economic Opportunities

Objective 1. Underdeveloped land: Focus on higher and better uses, including business park use, lodging, and commercial uses. ***

Action 1: There are properties located in the URA that are underutilized. Higher and better uses, including business park use, lodging, commercial uses and/or uses consistent with current zoning would benefit the city, its residents and its visitors.

Action 2: Coordinate with BOC, Fair Board, public to provide support for redevelopment plan.

Objective 2. Towne Center Plaza: The building surrounding the parking are not consistent with the balance of the Historic District. *

Action 1: This has been identified as an area that needs improvement. The building surrounding parking are not consistent with the balance of the Historic District. Though there are some successful businesses and retail outlets, the potential exceeds what is currently there.

Objective 3. Business Incubator (Innovation Hub/Makerspace): Serve as a catalyst for starting a new business or learning a new trade. *

Action 1: This project would support small businesses and entrepreneurs through resources that would assist them in developing their business plan. The space would serve as a catalyst for starting a new business or learning a new trade. Partnering with the local schools, community college and the small business development center (SBDC) would likely improve business success.

Objective 4: Building Rehab Program: Encourage private investments by improving façades, interior improvements and associated public infrastructure. **

Action 1: This project would focus on rehabilitating unsightly or uninhabitable buildings. The program could set up low or no-interest loans, or could include a grant element. The purpose would be to encourage private investments by improving facades, interior improvements, and perhaps the associated public infrastructure and access spaces connected to the buildings.

Objective 5: Convention Center: Feasibility study and explore a partnership with a developer or major hotel chain to locate a convention center in Grants Pass. ***

Action 1: This project would explore a partnership with a developer or major hotel chain to locate a convention center in Grants Pass.

Objective 6: North 6th and 7th streets corridor: Façade improvements, landscaping, and improvements that would visually enhance this corridor. *

Action 1: Visitor's first impressions of Grants Pass are made as they come into the city through these areas. There is need for façade improvements, landscaping, and improvements that would visually enhance this corridor and add to the appeal of the downtown city.

Objective 7: Riverside Park: Adding amenities to enhance park. **

Action 1: Adding amenities to enhance this park could include an amphitheater, stage area, restrooms, Spray Park, meeting space, and other features that would benefit the citizens and attract more visitors to the park and Grants Pass.

Encourage Economic Opportunities, Continued

Objective 8: Blighted building removal and/or replacement: Removal and restructuring in key development areas to attract new investment. ***

Action 1: There are several blighted buildings that are prime real estate opportunities being underutilized. The removal and restructuring in key development areas would attract new investment in the community. Incentives could influence property owners' future development.

Objective 9: Study Streetscape/Streetscape Implementation: Aesthetic improvement to streetscape in southeast industrial area. *

Action 1: Aesthetic improvements to the streetscape in southeast industrial area.

Maintain, Operate, and Expand our Infrastructure to Meet Community Needs

Objective 1: South East Industrial (Spalding): Water, sewer, and transportation improvements 25%. ***

Action 1: The City has a limited amount of industrial area and in order for the property to develop, it needs sufficient infrastructure which would include a sewer lift station to accommodate the topography in order to provide sufficient city sewer services. Water fire flow requirements would require a new reservoir. Proposed URA participation of 25% in this project could open this area up for development and expansion.

Objective 2: Sewer Plant: 18% contribution of URA shown in debt service. **

Action 1: This project would support the \$20,000,000 Water Restoration Plant expansion and will benefit the entire city. 18% contribution from URA.

Objective 3: Southern Section of NW industrial area: Water, sewer, and transportation improvements 25%. **

Action 1: Water, sewer, and transportation improvements are needed in this area. Proposed participation of 25% would open this area up for development and expansion.

Objective 4: Water Plant: 18% contribution shown in debt service. **

Action 1: This project would support the \$56 million project of replacing the water treatment plant. This too will benefit the entire City of Grants Pass. 18% contribution.

Objective 5: North End Improvements: Water, sewer, and transportation improvements 25%. *

Action 1: Water, sewer, and transportation are needed in this industrial area prior to further development. Proposed URA participation at 25% would help in development and expansion.

Objective 6: Vine Street: Water, sewer, and transportation improvements 25%. *

Action 1: Infrastructure, water, sewer, and transportation needed to support further development. 25% participation in this project would be helpful.

URBAN RENEWAL GENERAL FUND

Goals

The Urban Renewal Agency was adopted by the City of Grants Pass on August 3, 2016 with a mission to eliminate blighted conditions which contribute to depreciating property values in areas within the Agency’s jurisdiction. Specific plan goals include “create conditions that are attractive to the growth of existing business and attract new business to Grants Pass to create new jobs,” redevelopment/development, public involvement, and fiscal stewardship.

Goals in this budget will be realized through the use of an Urban Renewal General Fund. This fund will account for management expenses as well as transfers to City of Grants Pass capital projects identified through the plan and prioritized through Council Goal Setting.

Budget Summary

	ACTUAL FY'18 \$	ACTUAL FY'19 \$	BUDGET FY'20 \$	MANAGER RECOMMEND FY'21 \$	PROJECTED FY'22 \$
<u>RESOURCES</u>					
Beginning Balance	-	27,914	190,000	1,125,000	30,255
Current Resources					
Property Tax	579,116	717,117	844,000	1,211,755	1,328,460
Interest	2,489	5,665	2,800	5,000	5,000
Other Revenue	226	275	-	-	-
<i>Total Current Revenues</i>	<i>581,831</i>	<i>723,056</i>	<i>846,800</i>	<i>1,216,755</i>	<i>1,333,460</i>
Total Resources	581,831	750,970	1,036,800	2,341,755	1,363,715
<u>REQUIREMENTS</u>					
Contractual/Prof Services	400	6,347	8,800	12,500	12,900
Direct Charges	9,517	1,573	30,000	30,000	30,000
Capital Outlay	544,000	500,000	988,000	2,269,000	1,290,000
Contingency	-	-	10,000	30,255	30,815
Ending Balance	27,914	243,051	-	-	-
Total Requirements	581,831	750,971	1,036,800	2,341,755	1,363,715

APPENDIX A – Urban Renewal Projects

Urban renewal projects authorized by the Plan are described below. Public improvements authorized under the Plan include upgrading infrastructure including transportation and utilities to encourage development.

A. Capital Improvements

1. Sewer Plant: This project would support the \$20,000,000 water restoration plant expansion. This project benefits the entire city, with only 18% of the area being included in the URA. The funding for the URA contribution would be a percentage of the total acreage of the city.
2. Water Plant: This project would support the \$56 million project of replacing the water treatment plant. This project benefits the entire city, with only 18% of the area being included in the URA. The funding for the URA contribution would be a percentage of the total acreage of the city.
3. North end improvements: Water, sewer, and transportation improvements are needed in the NW Industrial area prior to further development in the area. The estimated costs identified in the various capital improvement plans total \$16 million. Proposed URA participation at 25% could open this industrial area for development and expansion.
4. Water, Sewer, Transportation (SE Industrial): The area around the Spalding Industrial Park needs infrastructure to adequately function as an industrial area. On the east side of Jones Creek, the topology will require a sewer lift station in order to provide sewer services. Water fire flow requirements will require a new reservoir and a booster station. Development costs for Sewer (\$8.2 million), Water (\$8.3 million) and Transportation (\$3.5 million) will exceed \$19 million. Assistance from the URA or another source will be required to make development of this area feasible. Proposed URA participation at 25% could open this industrial area for development and expansion.
5. North 6th and 7th Street corridor: The north entry way to the City comes down 6th and 7th streets. Visitor's first impressions of Grants Pass are made as they come into the City through this area. There is a need for façade improvements, landscaping, and improvements that would visually enhance this corridor and add to the appeal of downtown and the City.
6. Blighted building removal and/or replacement: There are several blighted buildings (South Y area and F Street & 9th) that are prime real estate opportunities being underutilized. The removal and restructuring of some key development areas would attract new investment in the community. Incentives could influence the property owner's future development.
7. Southern section of NW industrial area: Water, sewer, and transportation improvements are needed in the southerly end of this industrial area prior to further development. The estimated costs identified in the various capital improvement plans total \$13 million. Proposed agency participation at 25% could open this industrial area for development and expansion.
8. Infrastructure - Vine Street - water, sewer, transportation: Water, sewer, and transportation improvements are needed in the Vine Street area in order to support further development. The estimated costs identified in the various capital improvement plans total \$2.3 million. Proposed agency participation at 25% could open this industrial area for development and expansion.

APPENDIX A – Urban Renewal Projects

9. *Building Rehab Program*: This project would focus on rehabilitating unsightly or uninhabitable buildings. The program could be set up as a low or no-interest loan program, or it could include grant elements. The purpose would be to encourage private investments improving façade and storefronts, interior building improvements, and perhaps the associated public infrastructure and access spaces connected to the buildings.
10. *Business Incubator*: This project would support a business incubator where small businesses could have access to resources that would assist them in developing their business plan. The incubator would serve as a catalyst for starting new businesses. Partnering with the local schools, the community college, and the Small Business Development Center (SBDC) would likely improve business successes.
11. *Convention Center*: This project could explore a partnership with a developer or major hotel chain to locate a convention center in Grants Pass.
12. *Town Center Plaza*: This has been identified as an area that needs improvement. The buildings and surrounding parking are not consistent with the balance of the historical district. Though there are some successful retail outlets in the plaza, the potential exceeds what is currently there. Retail construction costs are estimated at \$140/per square foot. Incentives provided by the agency could influence the property owner’s future development of this site.
13. *Riverside Park*: This would add amenities to Riverside Park. It could include an amphitheater, stage area, restrooms, spray park, meeting space and other features that could improve the park, benefiting citizens and attracting more visitors to the park and Grants Pass.
14. *Underdeveloped land*: There are properties included within the URA that are being underutilized. Higher and better uses, including business park use, lodging, commercial uses and/or uses consistent with current zoning would benefit the City, its residents and its visitors. The agency could participate in planning, development, and installing of public infrastructure to improve these areas. Priority properties would be along 6th Street, Redwood Highway, and along the riverfront.
15. *Study Streetscape/Streetscape Implementation*: Aesthetic improvements to the streetscape in the Southeast Industrial Area.

B. Debt Service and Plan Administration

This project will allow for the repayment of costs associated with the preparation and implementation of the Grants Pass Urban Renewal Plan. It also includes ongoing administration and any financing costs associated with issuing long- and short-term debt, relocation costs and other administrative costs.