

ANNUAL REPORT FOR FISCAL YEAR ENDING JUNE 30, 2020

2019/2020

Grants Pass 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

GRANTS PASS URBAN RENEWAL AGENCY

URBAN RENEWAL AREA BACKGROUND

The Grants Pass Urban Renewal Plan (“Plan”) was adopted by the the City of Grants Pass in 2016 by Oredinance No. 16-5692. The maximum indebtedness established in 2016 for the Plan is \$105,000,000. 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 Plan is projected to be in operation until FY 2046/47. The boundary, shown in Figure 1, consists of approximately 1,364.10 total acres: 1,207.79 acres of land in tax lots and 156.31 acres of public right-of-way.

The frozen base assessed value (“Frozen Base”) of the Grants Pass Urban Renewal Area (“Area”) is \$525,151,486. The FY 2019/2020 total assessed value is \$614,371,349. The excess value, or the value on which taxes are paid to the Grants Pass Urban Renewal Agency (“Agency”) in FY 2019/2020 is \$89,219,863.¹

The Goals of the Plan are:

Goal 1: ECONOMIC DEVELOPMENT AND EMPLOYMENT

Create conditions that are attractive to the growth of existing business and attract new businesses to Grants Pass to create new jobs. Provide an adequate number of sites of suitable sizes, types, and locations to accommodate a variety of economic opportunities. Increase property values so that the URA will contribute its fair share to the costs of public services provided.

Goal 2: PUBLIC INVOLVEMENT

Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the urban renewal implementation process.

Goal 3: REDEVELOPMENT/DEVELOPMENT

Strengthen a lively storefront retail character with a pedestrian emphasis, supporting an active downtown. Complement, protect and promote the continued growth and vitality of current businesses and attract new businesses.

Goal 4: FISCAL STEWARDSHIP

Work with taxing jurisdictions to both inform them of the annual project and financial activities of the

¹ Josephine County Assessor Tax FY 2019/2020 Table 4e

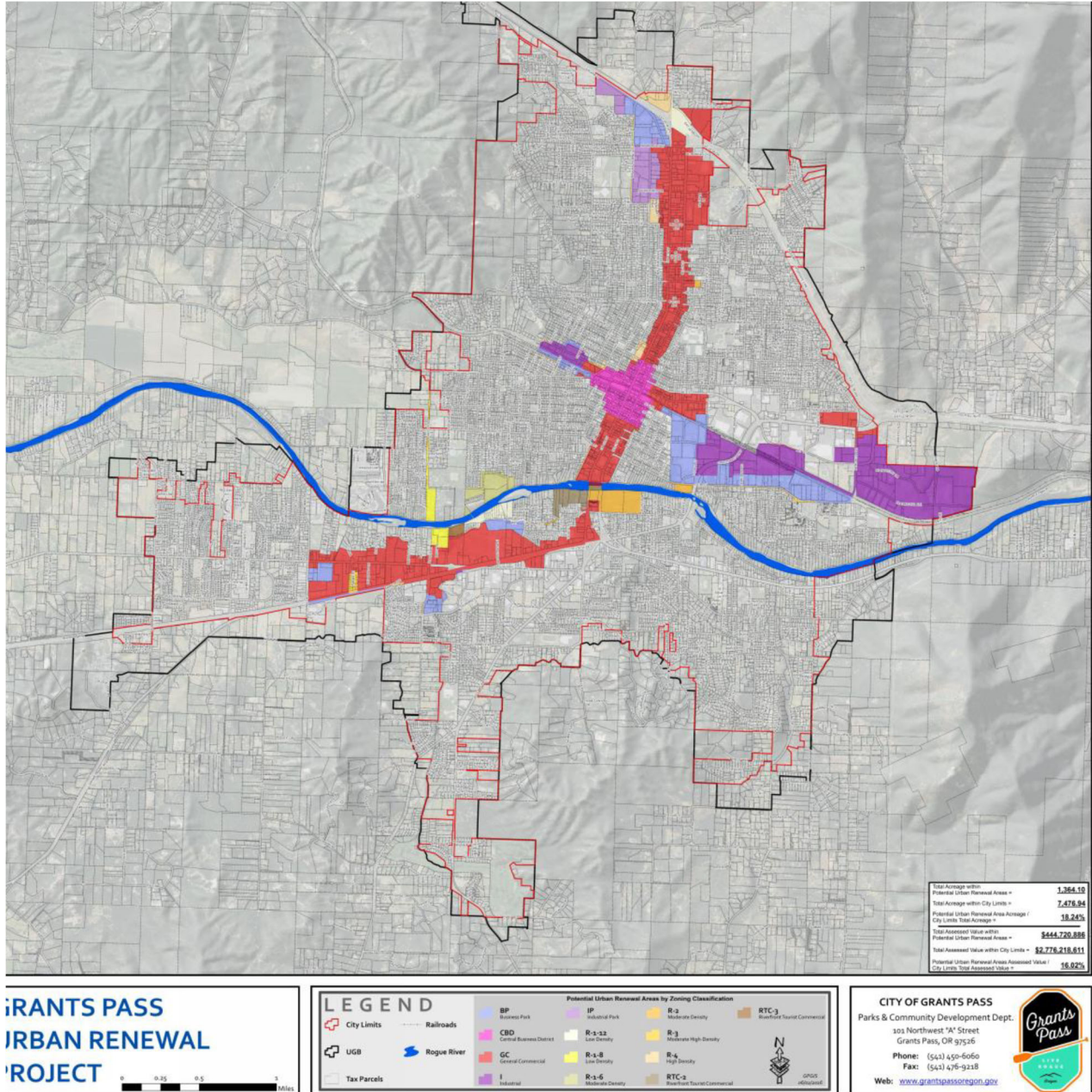
urban renewal area and to evaluate opportunities to use tax increment revenues for mutual benefit.

The Grants Pass Urban Renewal Agency is a separate legal and financial entity, governed by the members of the the City of Grants Pass City Council.

Oregon state law allows cities to create urban renewal districts in size not to exceed twenty-five percent (25%) of the total assessed property value within the city limits. The Urban Renewal Area when does not exceed these limits.

The entire Grants Pass Urban Renewal Plan and Report can be found on the City of Grants Pass's website, <https://www.grantspassoregon.gov/1132/Urban-Renewal>

Figure 1 - Boundary



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 \$899,095 from division of taxes.² The detailed earnings of the Agency can be seen in Table 1. The beginning balance was \$243,051.

Table 1. Money Received During FY 2019/2020

Receipt Category	2019/2020 Amount
Property Taxes	899,095
Interest	14,093
TOTAL:	\$913,188

Source: City of Grants Pass Urban Renewal Agency Audit FY 2019/20

Money Expended

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

Table 2. Expenditures During FY 2019/2020

Expenditure Category	2019/2020 Amount
Community Development	8,991
TOTAL:	\$8,991

Source: City of Grants Pass Urban Renewal Agency Audit FY 2019/20

Estimated Revenues

The estimated tax revenues from the FY 2020/2021 adopted Agency budget are \$1,211,755.³

² City of Grants Pass Urban Renewal Agency Audit FY 2019/2020

³ Grants Pass Urban Renewal Agency FY 2020/2021 Budget

Proposed Budget for Current Fiscal Year, FY 2020/2021

A compiled budget listing the money to be received due to urban renewal, money to be spent, and what projects/expenses the money will fund is shown in Table 3 below.

Table 3. Budget FY 2020/2021 Urban Renewal Fund

Budget Category (Requirements)	2020/2021 Amount
Contractural/Professional Services	12,500
Direct Charges	30,000
Capital Outlay	2,269,000
Contingency	30,255
TOTAL:	\$2,341,755

Budget Category (Resources)	2020/2021 Amount
Beginning Balance	1,125,000
Current Resources	
Property Tax	1,211,755
Interest Income	5,000
TOTAL CURRENT REVENUES:	1,216,755
TOTAL RESOURCES:	\$2,341,755

Source: Grants Pass Urban Renewal Agency FY 2020/2021 Budget

Project #	Description	Revised FY'20 Budget Est.	Adopted FY'21 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
Total Capital Outlay		\$ 488,000	\$ 2,269,000

Impact on Taxing Districts

The revenues foregone by local taxing districts due to urban renewal are shown in Table 4. This information is from Josephine 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 Grants Pass School District, Three Rivers School District and Southern Oregon 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	Impact
Josephine County	\$52,093
City of Grants Pass	\$368,708
Grants Pass School District	\$390,352
Three Rivers School District	\$10,772
Rogue Community College	\$45,666
Southern Oregon Education Service District	\$31,120
Josephine County 4H	\$4,059
Josephine County Library District	\$34,503

Source: FY 2019/2020 Sal 4e from Josephine County Assessor

Remaining Maximum Indebtedness

The amount of maximum indebtedness remaining for the Plan Area as of June 30, 2020 is \$103,951,921.