

ANNUAL REPORT FOR FISCAL YEAR ENDING JUNE 30, 2021

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



This page intentionally left blank.

Annual Report for Fiscal Year Ending June 30, 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 Ordinance 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 boundary, shown in Figure 1, consists of approximately 1,339.36 total acres.

The frozen base assessed value (“Frozen Base”) of the Urban Renewal Area is \$525,151,486. The FY 2020/2021 total assessed value is \$631,757,920. The excess value, or the value on which taxes are paid to the urban renewal agency in FY 2020/2021 is \$106,606,434.

The Grants Pass Urban Renewal Agency (“The Agency”) was established by the City of Grants Pass as a long-term investment strategy to fund and construct capital improvement projects in the Urban Renewal Area (“Area”).

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

Urban Renewal Goals

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

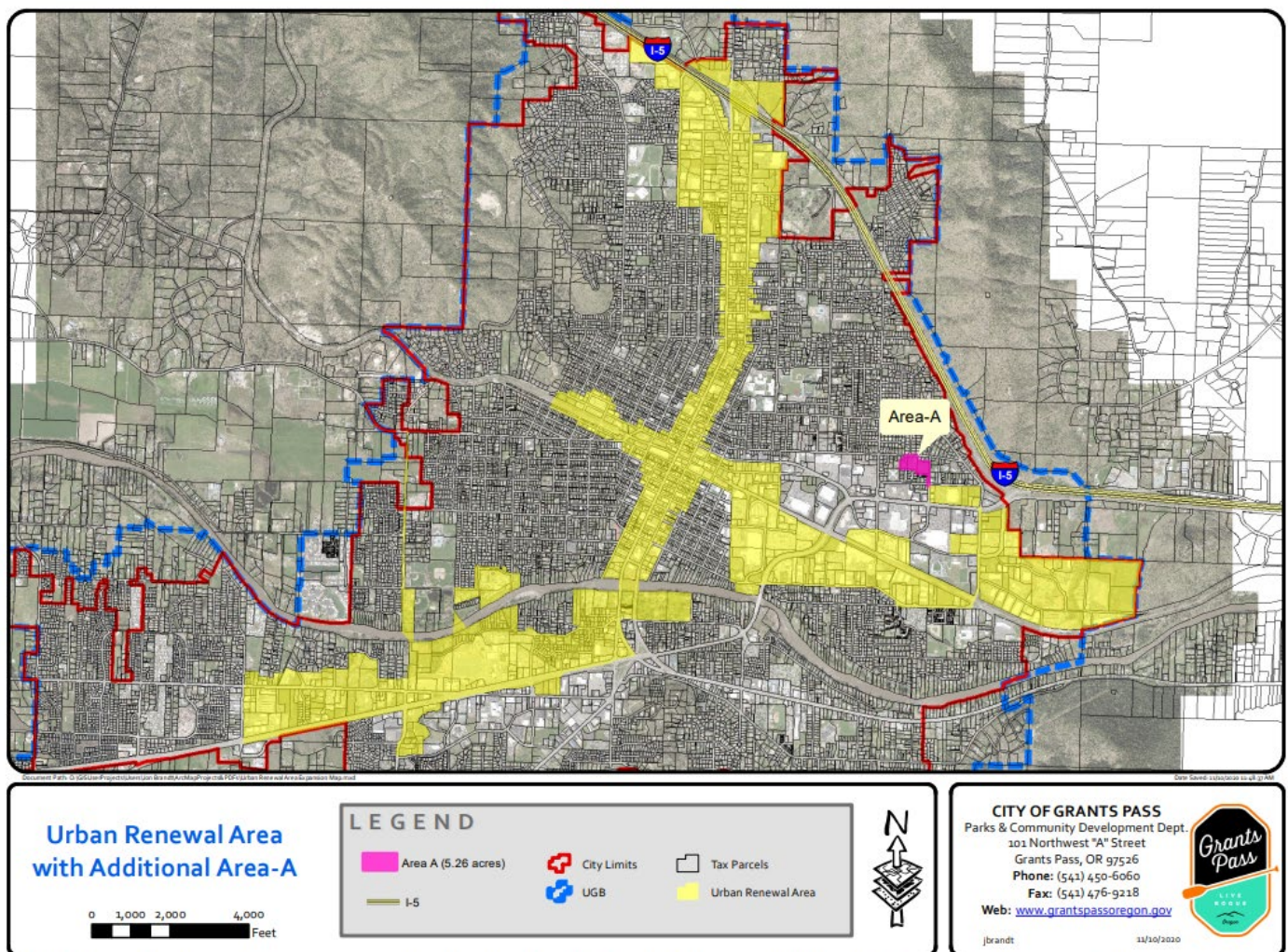
Work with taxing jurisdictions to both inform them of the annual project and financial activities of the urban renewal area and to evaluate opportunities to use tax increment revenues for mutual benefit.

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 Grants Pass Urban Renewal Agency'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 the statute.

Previous Fiscal Year, FY 2020/2021

Money Received

In FY 2020/2021, the Grants Pass Urban Renewal Agency received \$1,097,506 from division of taxes.¹ The detailed earnings of the Grants Pass Urban Renewal Agency can be seen in Table 1. There is no compression impacting these tax receipts.

Table 1. Money Received During FY 2020/2021

Item	Amount
Division of Taxes	1,097,506
Interest	11,551
TOTAL:	\$1,109,057

Source: Grants Pass Urban Renewal Agency Financial Statement FYE 2021, pg. 20

Money Expended

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

Table 2. Expenditures During FY 2020/2021

Item	Amount
Materials and Services	24,268
Capital Outlay	1,395,000
TOTAL:	\$1,419,268

Source: Grants Pass Urban Renewal Agency Financial Statement FYE 2021, pg. 20

¹ Grants Pass Urban Renewal Agency Financial Statement FYE 2021, pg. 20

Impact on Taxing Districts

The revenues foregone by local taxing districts due to urban renewal are shown in Table 3. This information is from Josephine County Assessor records, Table 4e. These numbers differ slightly from Table 1 as these are projections and Table 1 represent actual dollars received.

Urban renewal agencies do not create an additional tax. Instead, during the Agency’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 School District and 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 3. Impact on Taxing Districts FY 2020/2021

Taxing District	Impact
Josephine County	62,389
City of Grants Pass	440,580
Grants Pass School District 7	474,441
Three Rivers School District	6,337
Rogue Community College	54,328
Southern Oregon Education Service District	37,504
Josephine County 4H/Extension Service	4,557
Josephine Community Library District	41,359
TOTAL:	\$1,121,495

Source: FY 2020/2021 Sal 4a and 4e from Josephine County Assessor

Current Fiscal Year, FY 2021/2022

Estimated Revenues

The estimated tax revenues from the FY 2021/2022 adopted Grants Pass Urban Renewal Agency budget are \$1,380,000. ²

Proposed Budget for Current Fiscal Year, FY 2021/2022

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 4 below.

Table 4. Budget FY 2021/2022 Urban Renewal Fund

Item	Approved Budget Value
Division of Taxes	1,380,000
Beginning Balance	844,000
TOTAL:	\$2,224,000

Item	Approved Budget Value
Contractual/Professional Services	13,000
Direct Charges	30,000
Capital Outlay	2,171,000
Contingency	10,000
TOTAL:	\$2,224,000

Source: Grants Pass Urban Renewal Agency FY 2021/2022 Budget, pg. 4

REMAINING MAXIMUM INDEBTEDNESS

The maximum indebtedness authorized initially for the Area was \$105,000,000. The amount of indebtedness remaining for the Plan Area is \$102,544,203.

² Grants Pass Urban Renewal Agency FY 2021/2022 Budget, pg. 4