



SILVERTON URBAN RENEWAL AGENCY MEETING

Monday, April 1, 2024 – 6:30 p.m.

Council Chambers – 421 South Water Street and Zoom

Americans with Disabilities Act – The Silverton Urban Renewal Agency intends to comply with the A.D.A. The meeting location is accessible to individuals needing special accommodations such as a sign language interpreter, headphones, or other special accommodations for the hearing impaired. To participate, please contact the City at 503-874-2216 at least 48 hours prior to the meeting.

A copy of the full packet is available on the City's website at www.silverton.or.us/agendacenter. In accordance with House Bill 2560 and City of Silverton Resolution 22-06, the meeting will be held in a hybrid format: in person, and electronically using the Zoom web conference platform. Please submit written comments to publiccomment@silverton.or.us by 3:00 p.m. on Monday, April 1, 2024. Comments received will be shared with Silverton Urban Renewal Agency and included in the record. If you wish to participate through the Zoom web conference platform, see meeting information below.

Zoom meeting link:

<https://us02web.zoom.us/j/82330468589?pwd=ZjhuQVExTGwwdTQxQUI5TkVRbDFCZz09>

Webinar ID: 823 3046 8589

Passcode: 624462

AGENDA

- I. OPENING CEREMONIES-** Call to Order and Roll Call
- II. APPROVAL OF MINUTES-** March 4, 2024, Silverton Urban Renewal Agency Meeting Minutes.
- III. PUBLIC COMMENT** – This is a business meeting of the Silverton Urban Renewal Agency (URA). The Silverton Urban Renewal Agency values and welcomes public input. Please address the Agency as whole and not individual Members. Do not address staff or members of the audience. Agency action on items brought up in public comment is limited by the Oregon Open Meeting Law. The URA may direct staff to study the matter and reschedule for further consideration at a later date. Items on the agenda will not be heard or discussed during public comment but will be accepted at that place on the Agenda. Individuals are limited to three (3) minutes.
- IV. DISCUSSION**
 - 4.1 Urban Renewal Agency 101 Presentation – Elaine Howard
- V. BOARD COMMUNICATIONS**
- VI. ADJOURNMENT**

SILVERTON URBAN RENEWAL AGENCY MEETING MINUTES
Monday, March 4, 2024 | 6:30 pm

Council Chambers 421 S. Water St.

I. OPENING CEREMONIES – Call to Order & Roll Call (Pledge of Allegiance will be done during the City Council Meeting)

Chair Freilinger called the meeting to order at 6:30 p.m. The Silverton Urban Renewal Board and staff were present both in person and through the virtual meeting platform Zoom.

| Present | Absent | |
|----------------|----------------|------------------------|
| <u> X </u> | <u> </u> | Chair Jason Freilinger |
| <u> X </u> | <u> </u> | Elvi Cuellar Sutton |
| <u> X </u> | <u> </u> | Jess Miller |
| <u> X </u> | <u> </u> | April Newton |
| <u> X </u> | <u> </u> | Eric Hammond |
| <u> X </u> | <u> </u> | Marie Traeger |
| <u> </u> | <u>Excused</u> | Matt Gaitan |

STAFF PRESENT:

Agency Director Cory Misley, Community Development Director Jason Gottgetreu, Silverton Police Chief Jim Anglemier, Police Captain Todd Engstrom, Deputy City Manager/Finance Director Kathleen Zaragoza, and Assistant to City Manager/City Clerk Jamie Ward.

II. APPROVAL OF MINUTES

A motion was made by Member Newton and seconded by Member Miller to approve the January 5, 2024, Silverton Urban Renewal Agency Meeting Minutes. All in favor. Motion Passes (6-0-1)

III. PUBLIC COMMENT

None

IV. DISCUSSION/ACTION

4.1 Façade Improvement Grant Request – 204 Oak Street

Community Development Director Jason Gottgetreu went over the staff report and PowerPoint presentation, stating that the property is located on the southeast corner of 204 Oak Street and North Water Street. The property is currently a two-story building within the National Register District.

The façade grant request is for \$37,508.50 and covers improvements to all visible sides of the building. These improvements include:

- New exterior paint, including new paint on the existing metal roof and awnings.
- New exterior lighting in the awning
- Addition of exterior outlets in the awning
- Installation of a new 50-amp electrical panel and meter for ductless HVAC units
- Replacement of the gutter system and downspouts for the building
- Installation of two (2) security gates at the stairs to the apartments
- Addition of a new exterior glass door
- Installation of new Hardie Plank Sheet Siding in the Soffit Area under the awning
- Caulking and weatherproofing around the exterior windows and awnings
- Addition of trim around the lower-level windows.

Director Gottgetreu went on to explain that most of the requested elements are eligible for the grant. The applicant supplied photos of the building indicating issues with the awning leaking and the exterior electrical systems failing, creating problems such as water dripping on the sidewalk through the awnings and a lack of light in the sidewalk area.

The building will be painted with one color scheme that consists of Tricorn Black, Evergreen Fog, Shoji White and Copper Pot.

Director Gottgetreu explained that although most of the project elements listed except for the Ductless HVAC units and the new 50-amp electrical panel are eligible expenses under the Façade Improvement Program.

The applicant submitted three (3) bids for the project. After removing the ineligible expenses, the bids are in the amounts of \$75,017, \$86,900, and \$89,353. Based on the 1:1 match grant program requirement, the maximum grant award is calculated off the lowest bid, meaning the project would be eligible for up to a \$37,508.50 grant award.

Director Gottgetreu stated that the Urban Renewal Advisory Committee reviewed the application at the January 30, 2024, meeting and recommended that the Silverton Urban Renewal Agency approve the application. The application was scored 86 out of 100 points on average by the Committee.

The Agency did not have any questions but expressed excitement regarding the completion of this project, emphasizing that it will be a huge improvement to the downtown area.

A motion was made by Member Sutton and seconded by Member Miller to Award Up to \$37,508.50 in Façade Grant funding for the 204 Oak Street request. All in favor. Motion Passes (6-0-1)

4.2 Main Street Downtown Improvement Project Update.

Community Development Director Gottgetreu presented the Agency with a PowerPoint presentation regarding the Downtown Main Street Improvement project and provided a brief history of the project. He stated that this project aligns with goal 6 of the current fiscal year's City Council goals, which aims to appropriately utilize Urban Renewal Agency resources and capabilities. The objective is to create and publish a request for proposals to design a Main Street Project, along with an action plan to define the scope of Main Street improvements, identify funding, engage the community, and publish a Request for Proposals.

Director Gottgetreu stated that the project will span from North Water Street to North First Street along East Main Street, focusing on the four (2) corners of those intersections. He emphasized that this project is part of a larger downtown improvement initiative. The efforts on East Main Street will serve as a model for improvements on other streets in the downtown area.

Director Gottgetreu reviewed survey results, highlighting community members' support for appearance and walkability improvements on Main Street while infrastructure work is being undertaken, with 80% of responses indicating support. Regarding pedestrian safety, 70% of respondents stated that pedestrian safety needs to be addressed, including improvements such as better lighting, easier and safer crosswalks, curb extensions, and more accessible sidewalks.

Regarding sidewalk repairs, the highest response, at 42.27%, stated that repairs should only be made where needed to address specific issues such as trip hazards and accessibility concerns. The highest-ranked downtown amenities included benches, more landscaping, and trash cans. 50% of respondents indicated keeping parking meters the same.

Regarding lighting, 56.59% of respondents answered that lighting should be decorative to enhance character as well as pedestrian and traffic safety. With regard to trees downtown planted in the early 1980s and now about 40 years old, tree maintenance has been sporadic over the years. If sidewalks were to be widened and the existing trees retained, they would be near the middle of the sidewalk and likely have a barrier. 65% of respondents answered that the existing trees should be retained.

With regard to overhead power lines, the question was raised about the feasibility of relocating them underground on certain downtown streets, such as Main Street. While the exact costs are not known, it is likely that they would be substantial, and if done, it may financially impact the ability to improve other areas of the downtown. The survey asked how much of the project budget residents would support for this initiative. The highest response, at 33.96%, indicated that they would support underground relocation if it represented 10% of the project budget. The second highest response, at 29.71%, suggested that the current overhead lines are sufficient.

Director Gottgetreu stated that the Silverton Urban Renewal Advisory Committee originally believed the survey would provide enough clarity regarding the exact scope of the design. However, upon discussing the results, it was deemed more beneficial to have additional levels of detail before making a decision on the design scope. This includes engaging an arborist to review the potential impacts of the project on the trees, conducting a traffic study to review circulation options and impacts, and conducting a parking study to inform available parking management

methods. It was noted that it would be best to have all of these aspects considered before the project begins.

Director Gottgetreu added that incorporating these additional steps will add extra time and cost to the project, which can be wrapped into the pre-design phase and design an RFP around that. Although the exact cost to include this design phase in the RFP scope is not certain, it will likely fall in the range of \$300,000.

Chair Freilinger spoke to the thought process of the Advisory Committee, stating that part of it stems from the lessons learned in the Civic Center project. It became evident that trying to formulate a plan without involving professionals from the outset proved challenging. Thus, there's a recognition of the importance of having the design firm involved from the beginning, executing the necessary elements throughout the project. Investing in a solid plan upfront and ensuring a good design is important.

Chair Freilinger emphasized that the downtown area is a major aspect of the community and is vital to its well-being. Additionally, this project marks the first step in a larger, long-term plan to revitalize the entire downtown area. Therefore, it is crucial to approach it meticulously and get it right from the outset.

Agency Director Cory Misley added that the funds being discussed are restricted to the Urban Renewal Agency and cannot be used for anything outside of its purview. Regarding unspent funds, as of the end of the last fiscal year, there were \$1.3 million allocated for streetscapes, streets, and curbs, \$1.4 million for underground utilities, \$1 million for bike and pedestrian improvements, \$500,000 for gateway projects, \$500,000 for public utilities, and several other miscellaneous categories, totaling almost \$5.3 million. These funds are readily available and waiting to be utilized.

Agency Director Misley highlighted that the Urban Renewal Agency has been operational for nearly 20 years, and while plans for an update are in the works, it's essential to recognize that this project has been in progress for a considerable time. In today's environment, engineering and design fees can be substantial, especially for a complex project with many moving parts.

Chair Freilinger emphasized the importance of timing in undertaking the project, suggesting that the current moment might be the best opportunity to address it. He highlighted the significance of recognizing that the downtown area will require updates in the future and that this project presents a unique chance to address those needs. Additionally, the funds allocated for the project are finite and not likely to increase, thus emphasizing the need to act now to make the most of the available resources.

Member Sutton expressed excitement for the downtown Main Street Improvement project and believes that the downtown businesses will appreciate the improvements.

Member Hammond added that using this process as a major development model for the rest of downtown is really useful. Looking at the whole picture to make a better decision will be beneficial for setting the standards upfront for other projects and approaching this holistically.

Member Miller asked for clarification if this was the time to provide direction on whether to pursue a design-build approach or if that decision would be made during a different stage of the project, such as when sending out bids. Director Gottgetreu responded that it's not the right time for that decision; it will come after the completion of the conceptual designs.

Chair Freilinger mentioned that these details will be brought back to the Agency for further discussion in a few months.

Agency Director Misley emphasized the importance of considering this project in a broader context. He highlighted the significance of creating a project that fosters a sense of cohesion in the downtown area. Furthermore, he noted that having a defined land and design plan enables the City to seek partnerships and apply for grant funding, thus facilitating the potential for a larger and more comprehensive project.

The Agency provided staff with direction to proceed with the Request for Proposals (RFP) for the Downtown Main Street Improvement project.

5 BOARD COMMUNICATIONS

Agency Members did not have any updates.

6 ADJOURNMENT

Member Sutton made a motion to adjourn, and Chair Freilinger adjourned the meeting at 7:00 p.m.

Respectfully submitted by:

/s/Jamie Ward, Assistant to the City Manager/City Clerk

City of Silverton
Community Development Department
306 South Water Street
Silverton, OR 97381
(503) 874-2212
Jgottgetreu@silverton.or.us



MEMO

DATE: March 25, 2024
FROM: Jason Gottgetreu, Community Development Director
TO: Silverton Urban Renewal Agency
RE: Urban Renewal Summary

The Plan established a maximum indebtedness of \$12,700,000. The local goals and objectives of the plan are to:

1. Assist private development
2. Improve streets, improve and enhance public open spaces and improve livability
3. Create Gateways into the city within renewal district boundaries
4. Improve & repair utilities to allow efficient and aesthetic redevelopment of area
5. Enhance transportation linkages and opportunities between the renewal district and outlying areas and attractions such as Silver Falls and Oregon Garden
6. Maintain, remodel, and construct public parks and open spaces, public facilities, and public safety facilities, to maintain and enhance safety in the renewal area, and to increase public utilization of the renewal area.
7. Assist in promoting a program of arts within the renewal district
8. Improve access to Silver Creek

The following is a summary of funds approved on private and public projects to date.

| Urban Renewal | Total | Spent | Unspent | % Spent |
|--|------------------|--------------------|-------------|---------|
| Streetscape,Streets and curbs | \$2,401,575 | <u>\$997,442</u> | \$1,404,133 | 42% |
| Industrial park | | \$186,448 | | |
| Trash cans | | \$14,314 | | |
| Signals | | \$488,402 | | |
| Four Freedoms | | \$4,000 | | |
| Kiosks | | \$4,278 | | |
| Downtown Imp. Project | | \$300,000 | | |
| Rehabilitation and Conservation | \$960,630 | <u>\$946,820</u> | \$13,810 | 99% |
| Redevelopment Through New Construction | \$1,056,693 | <u>\$1,047,429</u> | \$9,265 | 99% |
| Undergrounding of Utilities | \$1,440,945 | \$0 | \$1,440,945 | 0% |
| Parks & Open Space | \$1,921,260 | <u>\$1,845,276</u> | \$75,984 | 96% |
| Coolidge Play | | \$15,000 | | |
| Westfield Park Improvements | | \$125,991 | | |
| Westfield Park Land | | \$1,452,558 | | |
| Fallen Heroes Mem. | | \$10,000 | | |
| Civic Center Park | | \$84,727 | | |
| All Abilities Park | | \$127,000 | | |
| Skate Park Lighting | | \$30,000 | | |
| Public Buildings and Facilities | \$2,401,575 | <u>\$2,401,575</u> | \$0 | 100% |
| Senior Center | | \$50,000 | | |
| Senior Center Land | | \$200,000 | | |
| Civic Center | | \$2,151,575 | | |
| Pedestrian & Bike improvements | \$960,630 | <u>\$4,395</u> | \$956,235 | 0% |
| Bike Parking | | \$4,395 | | |
| Gateway Projects | \$576,378 | <u>\$37,695</u> | \$538,683 | 7% |
| City sign | | \$20,000 | | |
| Wayfinding | | \$17,695 | | |
| Public Utilities | \$500,000 | <u>\$14,857</u> | \$485,143 | 3% |
| DT Sewer Video Assement | | \$14,857 | | |
| Administration | <u>\$480,314</u> | <u>\$30,000</u> | \$450,314 | 6% |
| Econ Dev | | \$30,000 | | |
| Totals | \$12,700,000 | \$7,310,631 | \$5,389,369 | 58% |

Summary of Previous Private SURA Projects

| <u>Private Project</u> | <u>Grant</u> | <u>Rehab Grant</u> | <u>Loan</u> |
|------------------------|--------------------|--------------------|-------------|
| Inn and Suites | \$16,115 | | |
| Seven Brides | | \$50,000 | |
| Abiqua prop | | \$20,000 | |
| Demi waterproof | | \$2,070 | |
| Compex II | | \$65,000 | |
| Maps Credit Union | \$40,000 | | |
| Gather | \$70,000 | | \$74,472 |
| Main St Bistro | \$25,000 | | \$48,271 |
| Larsen Flynn | \$50,000 | \$20,000 | \$98,557 |
| Mo Salem | | \$30,000 | |
| Seven Brides patic | \$9,119 | | |
| WV Pie | \$180,000 | | |
| Silver Falls Brewer | \$20,000 | \$50,000 | |
| 104 S Water Street | | \$20,000 | |
| 403 Lewis MC Prop | | \$70,000 | |
| Gear Up Espresso | \$15,973 | \$50,000 | |
| Red Bench | | \$50,000 | |
| Silver Falls Brewer | \$207,036 | | |
| Hinsdale Awning | | \$6,999 | |
| 105 N Water | | \$240,000 | |
| 405 N Water | | \$42,201 | |
| Roth's Starbucks | \$100,000 | | |
| 301 E Main | | \$9,750 | |
| Pacific Stair | 80000 | | |
| 215 N Water | 100000 | | |
| Palace Theater | | 29735 | |
| 108 N 1st St | | 40000 | |
| Palace Theater | 11442.5 | 15000 | |
| 204 Oak Street | | 37508.5 | |
| | | | |
| Total | \$1,047,429 | \$946,820 | |
| | | | |
| To Date % | 14% | 13% | |
| Overall % | 99% | 99% | |
| Available | \$9,265 | \$13,810 | |
| | | | |
| | Total | \$23,075 | |

Silverton Inn and Suites Grant - \$16,115

The renovation of Silverton Inn and Suites (formerly the Nordic) has provided an opportunity to upgrade certain public improvements along N. Water Street and Park Street fronting the project site. The City and developer have identified additional streetscape activities that will improve the visual appearance of the public portion of this project. The proposed upgrades include: replacing the concrete sidewalk with pavers, installation of historic street lights (equipped with electrical and plumbed for irrigation to support the flower basket program), street trees, and cast iron tree grates. The attached "Public Improvements Cost Estimate" provides a breakdown of the developer versus City share of the project costs. The estimated total project cost is \$81,954, and the City's share is \$71,189.

This project supports and implements Section(s) 701 D (Streetscape Projects) and 701 F (Street, Curb and Sidewalk Improvements) of the Silverton Urban Renewal Plan.

Seven Brides Grant - \$50,000

Grant for upgrading the building at 990 N 1st Street that included Upgrades to Restrooms, Insulation and Washable Surfaces, Floor Drainage Improvements, Plumbing and Electrical Upgrades and Fire Protection Upgrades. The total cost of the project to locate in the building was \$334,547 with \$73,047 in building upgrades and \$261,000 in brewery equipment purchase, relocation and installation. A portion of the grant was stipulated on having 18 FTEs with a minimum wage of \$12 an hour. The grant indicated that repayment of \$1,000 for each un-provided and/or underfunded job position may be required. This appears to be the first grant for interior building improvements. This falls under either 702 Redevelopment Through New Construction or 703 Rehabilitation and Conservation.

Abiqua Property Management - \$20,000

Grant for exterior building improvements at 301 East Main Street including an awning and paint. The exterior building improvements had a cost of \$103,000 with \$20,000 in grant funding. Additional project costs included \$50,000 for the land acquisition down payment and already completed building improvements, which accounted for 120,500 for an overall project cost of \$223,500. A portion of the grant was stipulated on tenant occupancy of the 2nd floor of the building being an average of 10 spaces leased for 3 continuous years. If average tenant occupancy levels are not reached, SURA may require a grant repayment of \$1,000 for each unoccupied office space. This falls under either 702 Redevelopment Through New Construction or 703 Rehabilitation and Conservation.

Demi Inc - \$2,070

Grant for exterior building improvements at 103 S 1st Street. Due to the seepage of water into the southern office suite, a portion of the 2nd floor had been unleaseable for more than a year. To assist with the needed waterproofing of the structure, and to help attract a tenant that will bring additional jobs to the downtown, Demi Inc. requested assistance from the Urban Renewal Agency. Demit Inc.

has received a bid of \$10,325 to remove the loose material, patch, and apply two coats of elastomeric coating to waterproof the structure. Per Demi Inc.'s request, the attached draft Grant Agreement would provide an incentive grant of \$2,070, or 20% of the project's cost. This falls under 703 Rehabilitation and Conservation.

Compex II - \$65,000

Forgivable loan for interior building improvements to convert a warehouse space into an office space. The loan is stipulated on Compex II increasing and maintaining employment over the next 5 years. If the employment goals are met the principal of the loan will be reduced to \$0. The project falls under section 703 Rehabilitation and Conservation.

MAPS Credit Union – Danger Hill, LLC - \$40,000

Grant for the construction of a new 3,400 square foot office building with drive-thru at 402 East Main Street. This project falls under section 702 Redevelopment through New Construction.

Main Street Bistro - \$25,000 Grant with \$48,066.12 Loan

Project to relocate the Main Street Bistro and Branches and Bloom to the Wolf Building to 201 East Main Street and convert the 2nd floor to a conference space. This falls under either 702 Redevelopment Through New Construction or 703 Rehabilitation and Conservation.

Gather - \$72,226 Grant with \$72,226 Loan

Project to relocate Gather to 200 East Main Street and construct interior and exterior improvements. This falls under either 702 Redevelopment Through New Construction or 703 Rehabilitation and Conservation.

Willamette Valley Pie Company - \$180,000

The proposed project is to renovate the interior of the structure by installation of raw material storage, manufacturing equipment, and cold storage. The relocation has a total cost of \$4,100,000 and WVP. The project elements include property purchase, paving, landscaping, fire supply upgrades, electrical upgrades, a freezer, production area improvements, a dry storage area, office, lunch, and maintenance room remodel, and a cool dock alternate. Of the project elements, \$2,550,000 is eligible for URA funding. Land acquisition and landscaping is not included in the eligible costs. The private match to grant percentage for eligible costs is 85.8% match to 14.2% grant. This falls under 702 Redevelopment Through New Construction.

Larsen Flynn - \$20,000 Façade Grant & \$50,000 Building Improvement Grant and a \$98,557 Loan

The proposed façade improvements are to remove the non-historic alterations including the lapboard siding, wood framed windows with multi-lights, recessed wood framed doors, and a metal awning. The proposed building improvements are to renovate the interior of the structure to house Larsen Flynn Insurance. The building is currently separated into two spaces and is a mostly open floor plan. The dividing wall will be demolished so the building can be utilized as one office space. The building will be divided into 3 offices, 3 open office spaces, a waiting area, a break

room, storage, a conference room, and two bathrooms with one being ADA accessible. This falls under 703 Rehabilitation and Conservation (\$20,000) and 702 Redevelopment Through New Construction (\$50,000)

100 South Water Street Façade Improvement – Mo Salem - \$40,000

The proposed façade improvement is to replace the existing wood windows with new wood clad windows by Jeld-Wen. All exterior walls are to be repainted and/or water sealed. The windows on the creek frontage of the building have been removed and walled in sometime in the past. This falls under 703 Rehabilitation and Conservation.

Seven Brides Patio - \$9,119

Construction of an outdoor patio. This falls under 702 Redevelopment Through New Construction.

Silver Falls Brewery - Building Improvement \$50,000 and Façade Improvement \$20,000 Grant Request

The proposed building improvements are to install a new roof to replace the failing flat roof, a new HVAC system, electrical work, new plumbing, two new ADA restrooms and utilities. The proposed façade improvement is to install a new covered entry facing Jersey Street located where the garage door currently exists. The entrance will have natural wood trim with new windows and an oversized door. A timber gable will extend out from the building with partial stone pillars. The side entrance will also have a new gable extending out from the roof line with curved wood supports attached to the exterior wall. A new outdoor patio with raised beds with landscaping and a water fall will be installed in front of the main entrance adjacent to Jersey Street. This falls under 703 Rehabilitation and Conservation (\$50,000) and 702 Redevelopment Through New Construction (\$20,000).

403 Lewis Street- Building Improvement \$50,000 and Façade Improvement \$20,000 Grant Request

Façade Improvement Grant and a Building Improvement Grant to improve the curb appearance of the building and upgrade the interior of the building to current code at 403 Lewis Street. The building was constructed in 1946 and is within the Downtown Commercial Fringe Zoning District and is not within the Historic District. The proposed façade improvement includes; the removal of the broken windows on the back wall and replacement with a masonry façade, the replacement of two overhead doors with storefront inserts, the replacement of all remaining windows and doors, including three overhead doors. The proposed improvements are to add new concrete footings for steel roof beams, repair the concrete slab, replace the roof, create two ADA compliant bathrooms, add skylights, perform seismic upgrades, replace interior doors, replace lighting, add recessed can lights and outlets, and paint and seal the interior. The fuse type electrical system will be replaced with a 200-amp panel, and emergency egress lighting will be added. A HVAC system will be installed where one previously did not exist. This falls under 703 Rehabilitation and Conservation.

104 South Water Street Façade Improvement \$20,000 Grant Request

Façade improvement is to replace the existing windows with new vinyl windows. The existing windows are of various materials and sizes that include white vinyl and aluminum. This falls under 703 Rehabilitation and Conservation.

442 McClaine Street Gear Up Espresso - Building Improvement \$50,000 and Façade Improvement \$20,000 Grant Request

\$20,000 Façade Improvement request for exterior improvements for an outdoor seating area and to open up previously boarded windows and adding a roll up door to the outdoor seating area. This falls under 702 Redevelopment Through New Construction.

\$50,000 Building Improvement request to convert the building from a medical office to a café use with new walls added for a kitchen, two ADA bathrooms, a seating area, and a meeting area. New electrical wiring and outlets will be added and new HVAC ducting will be installed. The floors will be refinished with a polished epoxy over concrete. The interior will be painted and a mural added. The kitchen area will have a hood and a grease trap installed. This falls under 703 Rehabilitation and Conservation.

Red Bench \$50,000 Building Improvement Grant Request - 205 North Water Street

The Silverton Urban Renewal Agency approved up to a \$50,000 grant for Building Improvements for exterior improvements to the rear of the building which fronts the creek and structural rehabilitation due to dry rot. This falls under 703 Rehabilitation and Conservation.

Hinsdale \$6,998.55 Façade Improvement Grant Request - 119 North Water Street

On January 7th 2019 The Silverton Urban Renewal Agency approved the Façade Improvement request of up to \$6,998.55 with the require 50% match, to replace the existing awning at 119 North Water Street. Silverton. This falls under 703 Rehabilitation and Conservation.

Silver Falls Brewery \$207,036 Building Improvement Grant Request – 208 Lewis Street

On January 7th 2019 The Silverton Urban Renewal Agency approved a Building Improvement grant of up to \$207,036 to demolish the northern 130' of the building and construct a new building in its place. The existing portion to be removed is 4,096 square feet in area and is currently in use as a retail sales and service use. The new building area will be 6,406 square feet and will contain a brewery facility, a full commercial kitchen, an ADA bathroom, an additional 537 square foot seating area overlooking the brewery, and a second story deck with a built in fire place. This falls under 702 Redevelopment Through New Construction.

105 North Water Street \$200,000 Building Improvement Grant Request \$40,000 Façade Improvement Request

On March 4th 2019 The Silverton Urban Renewal Agency approved the \$40,000 Façade Improvement request to construct a new façade and \$200,000 Building Improvement request to complete structural upgrades to the settling foundation area to reinforce the main floor and roof structure to install a new roof and HVAC with a new creekside deck and railing at 105 North Water Street, contingent on the deck width over the creek and the proximity of the deck to the south in a manner that the transition can be made and designed to accommodate a future five foot easement. This falls under 703 Rehabilitation and Conservation.

405 N Water Street \$32,000.50 Building Improvement Grant Request \$10,000 Façade Improvement Request

On March 4th 2019 The Silverton Urban Renewal Agency approved the \$10,000 Façade Improvement request to install a bay window on the front of the building and \$32,200.50 Building Improvement request to renovate the interior of the structure by adding a new ADA bathroom and adding a commercial kitchen at 405 North Water Street. This falls under 703 Rehabilitation and Conservation.

806 N 1st Street \$100,000 Building Improvement Request

On March 2, 2020 The Silverton Urban Renewal Agency approved a Building Improvement grant of up to \$100,000 to construct a new building with a drive through and associated site work and landscaping per CU-19-01. This falls under 702 Redevelopment Through New Construction.

301 E Main Street \$9,750 Façade Improvement Request

On March 2, 2020 The Silverton Urban Renewal Agency approved a Façade Improvement grant of up to \$9,750 to restore the existing second floor wood windows at 301 E Main Street. This falls under 703 Rehabilitation and Conservation.

Pacific Stair – 1005 Commerce Court \$80,000 Building Improvement

On August 17, 2020 the Silverton Urban Renewal Agency approved a Building Improvement grant of up to \$80,000 with a 4:1 private match to develop the vacant site with a new 20,745 square foot building for a manufacturing use as detailed in the submitted plans and application. This falls under 702 Redevelopment Through New Construction.

215 N Water Street \$100,000 Building Improvement

On August 16, 2021 the Silverton Urban Renewal Agency approved a Building Improvement grant of up to \$100,000 with a 4:1 private match to construct a 996 square foot two story addition to the existing building at 215 North Water Street. This falls under 702 Redevelopment Through New Construction.

Palace Theater – 200 N Water Street - \$11,235 Building Improvement and \$29,350 Façade Improvement

On August 16, 2021 the Silverton Urban Renewal Agency approved a Building Improvement grant of up to \$11,235 with a 4:1 private match to replace the roof and a Façade Improvement grant of up to \$29,350 with a 1:1 private match to repair the stucco, repair dry rot, paint the façade, repair the marquee lighting, install awnings, and install a marquee railing and letters. This falls under 703 Rehabilitation and Conservation.

108 North First Street - \$40,000 Façade Improvement

On May 15, 2023 the Silverton Urban Renewal Agency approved a Façade Improvement grant of up to \$40,000 to repair the existing awning, paint the existing stucco, replace the slider windows with single hung windows, and replaces the entry doors on the first floor. The existing storefront is to remain. This falls under 703 Rehabilitation and Conservation.

Palace Theater – 200 N Water Street - \$15,000 Building Improvement and \$11,442.50 Façade Improvement

On August 21, 2023 the Silverton Urban Renewal Agency approved a Building Improvement grant of up to \$15,000 to enlarge the restrooms, add a unisex ADA restroom, and relocate the concession counter at 200 North Water Street with a 4:1 private match and a Façade Improvement grant of up to \$11,442.50 with a 1:1 private match to install a new wall sign at 200 North Water Street

204 Oak Street - \$37,508.50 Façade Improvement

On March 4, 2024 the Silverton Urban Renewal Agency approved a Façade Improvement grant of up to \$37,508.50 for a new exterior paint job, including new paint on the existing metal roofs and awnings, new exterior lighting in the awning, the addition of exterior outlets in the awning, all new gutter system and downspouts for the building, installation of 2 security gates at the stairs, a new exterior glass door, new hardie plank sheet siding in the soffit area under the awning, caulking and weather proofing around the exterior windows and awning, and the addition of trim around the lower level windows.

Summary of Previous Public SURA Projects

| Public | |
|--------------------------|---------------|
| <u>Project</u> | <u>Amount</u> |
| Industrial park | \$186,448 |
| City sign | \$20,000 |
| Coolidge Play | \$15,000 |
| Trash cans | \$14,314 |
| Senior Center Property | \$200,000 |
| Westfield Park Property | \$1,452,558 |
| Econ Dev | \$30,000 |
| Signals | \$488,402 |
| Senior Center | \$50,000 |
| Westfield Park | \$125,991 |
| Four Freedoms | \$4,000 |
| Fallen Heroes Mem. | \$10,000 |
| Wayfinding | \$17,695 |
| Kiosks | \$4,278 |
| Bike Parking | \$4,395 |
| Civic Center | \$2,151,575 |
| Downtown Imp Project | \$300,000 |
| DT Sewer Video Assesment | \$14,857 |
| Civic Center Park | \$84,727 |
| All Abilities Park | \$127,000 |
| Skate Park Lighting | \$30,000 |
| | |
| | |
| | |
| Total | \$5,331,240 |
| | |
| To Date % | 73% |
| Overall % | 50% |
| Unspent | \$5,351,437 |

Industrial Park Infrastructure - \$186,448.18

This project constructed Commerce Court, a new road and cul-de-sac in the Silverton Industrial Park. The Project also utilized a \$160,568 grant from the State. The grant was contingent on an increase in Full Time Employees on parcels that are served by the new road. If there are not at least 35 FTE's by January 2018 the City will have to reimburse the State the \$160,568 on a pro-rated basis based on actual FTE positions. Currently there are 0 FTE's that utilize the road. The project falls under 701F Street, Curb, and Sidewalk Improvements, though it is not specifically listed under the project list.

City Sign - \$20,000

Falls under section 701B Gateway projects and Monuments.

Coolidge Park Play Equipment - \$15,000

Falls under section 701A Public Parks and Open Spaces, Coolidge –McClaine Park Improvements.

Trash Receptacles - \$14,314

Purchase of 14 custom designed garbage cans for the downtown core. Falls under section 701D Streetscape projects with trash receptacles specifically listed.

Westfield Property Purchase - \$1,501,494

URA Plan was amended to include the property purchase.

Economic Development Services - \$30,000

The Silverton Area Chamber of Commerce sought to enter into an agreement with the Silverton Urban Renewal Agency to provide economic development services for a period of one year commencing on December 1, 2007, and ending on November 30, 2008. The purpose of the agreement was to centralize economic development activities and functions under the umbrella of Silverton Area Chamber of Commerce, and to build on the efforts of Silverton Economic Development Alliance (SEDA).

C Street / 1st Street / N Water Street Traffic Signals - \$488,402

The intersection project was funded by more than \$1.3 million from the three street funds with \$488k from the Urban Renewal Fund. The project most closely falls under 701F Street, Curb, and Sidewalk Improvements, though it is not specifically listed under the project list.

Senior Center Grant - \$50,000

Provided \$50,000 for the construction of the Senior Center. The project falls under 701E Other Public Facilities, though it is not specifically listed under the project list.

Westfield Park Parking Lot - \$125,991

Expenditure for a parking lot for the Dog Park and Skate Park. The project falls under section 701A Public Parks and Open Spaces, though it is not specifically listed under the project list.

Silverton Fallen Heroes Memorial - \$10,000

Grant request for the Silverton Fallen Heroes Memorial. The Urban Renewal Plan was amended to list the project under 701A Public Parks and Open Spaces.

Four Freedoms Mural License - \$4,000

Grant for the license to relocate the Four Freedoms Murals to 990 N 1st Street. The project falls under 701D Streetscape Projects – Public Art.

Bike Parking - \$4,395

Fabrication and installation of Bike parking in the Downtown. This project falls under section 701D Streetscape Projects.

Kiosks \$4,278

Fabrication and installation of four kiosks in the Downtown. This project falls under section 701D Streetscape Projects.

Downtown Wayfinding Signage \$17,695

Fabrication and installation of directional Historic Downtown Silverton signage along the entryways into town.

Downtown Sewer Video Assessment \$14,857

Conduct an assessment of the Downtown Sewer System condition.

Civic Center Park \$84,727

Utilize URA funds for the purchase of the land south of the new City Hall for parks purposes.

All Abilities Park \$127,000

Fund a portion of the All Abilities Park that was constructed between the Pool and the Library.

Skatepark Lighting \$30,000

Construct lighting facilities at the Skatepark.

SILVERTON URBAN RENEWAL

ROADMAP

1. Urban Renewal Basics
2. Financial Update
3. Projects

CRASH COURSE | **UR 101**

CRASH COURSE | UR 101



CRASH COURSE | UR 101



PROPERTY TAX INCREASES

- 1. 3% Appreciation
- 2. Substantial Improvements



REGULAR TAXING JURISDICTIONS
City, County, Etc.

CRASH COURSE | UR 101



CRASH COURSE | UR 101



WHAT IS URBAN RENEWAL?

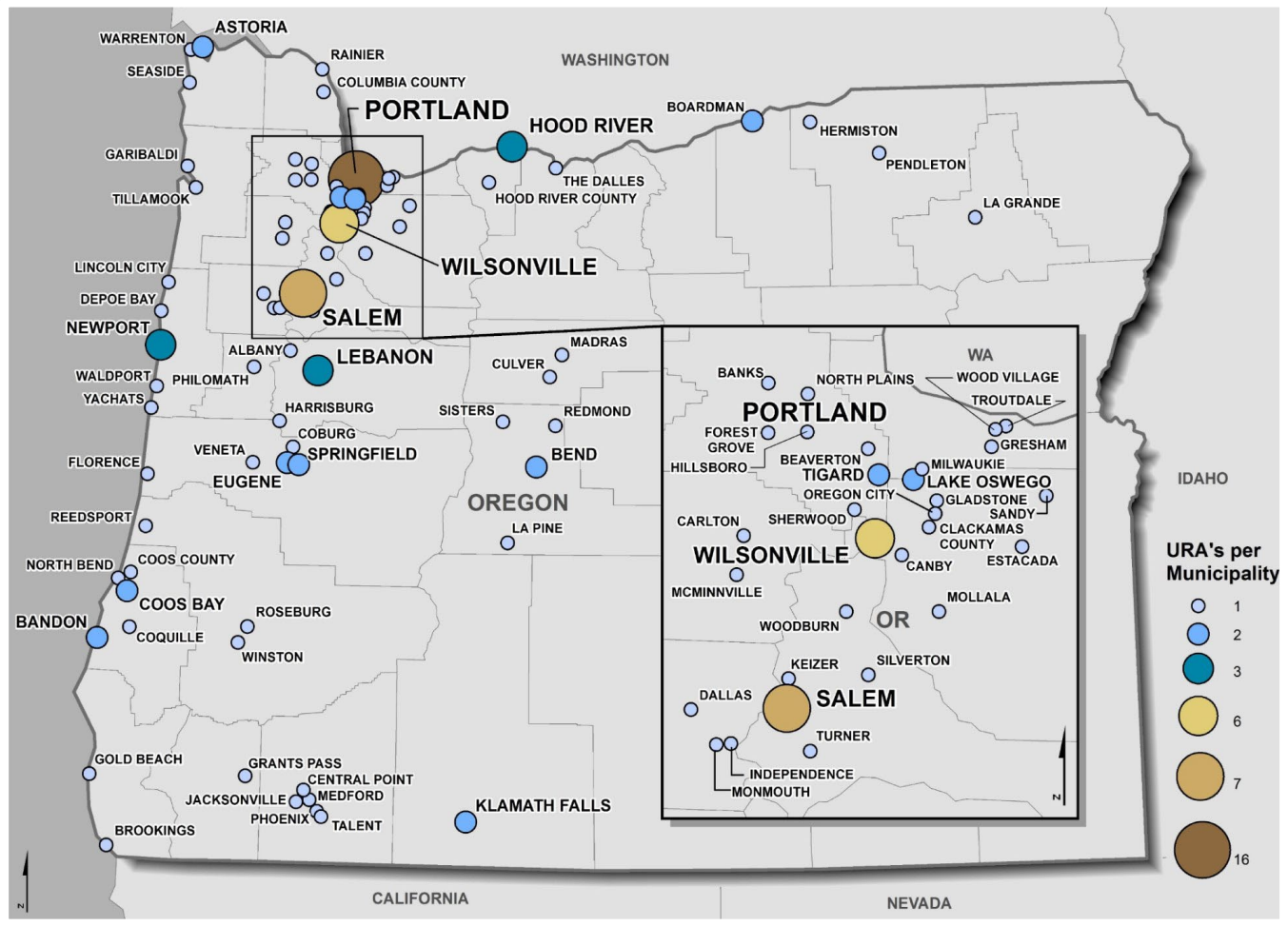
WHY USE URBAN RENEWAL?



City general funds typically lack the funds to contribute to these opportunities

Urban Renewal provides a funding source to bridge the gap

CITIES WITH URBAN RENEWAL

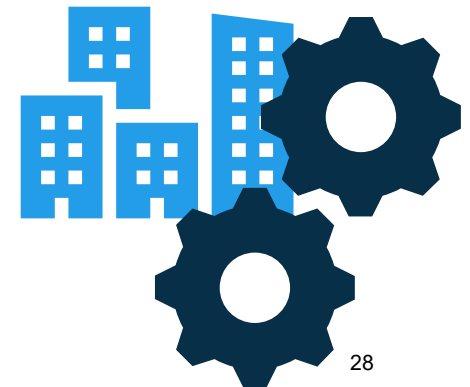


WHAT IS BLIGHT?

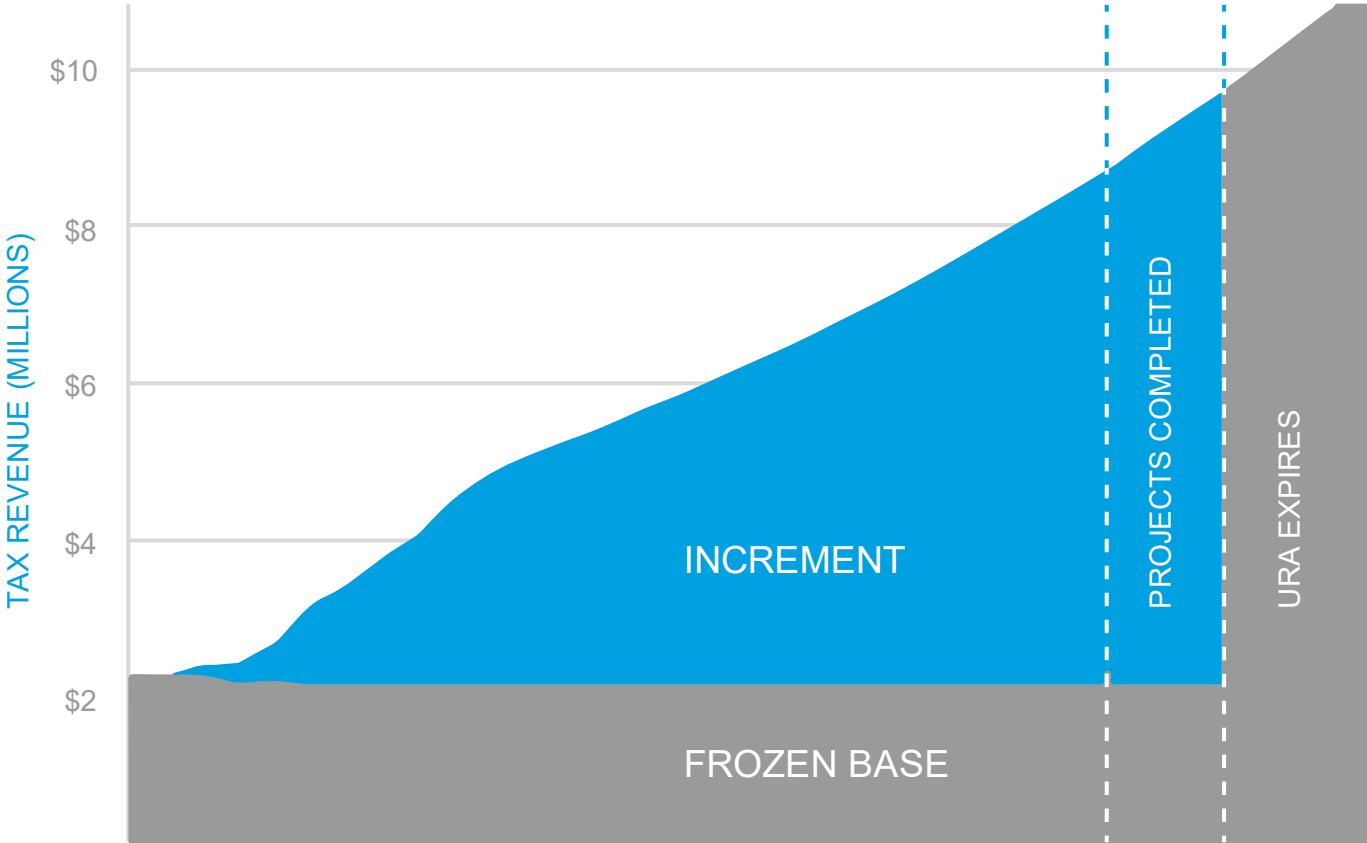
- Underdevelopment or underutilization of property
- Poor condition of buildings
- Inadequacy of infrastructure including streets and utilities

HOW DOES AN URBAN RENEWAL AREA FUNCTION?

- ❖ Yearly property tax collections based on growth within Boundary (more detail on mechanism in later slide)
- ❖ Projects, programs, and administration
- ❖ Capped by Maximum Indebtedness (MI):
 - The total amount of money that can be spent over the life of the district on projects, programs, and administration.



HOW DOES URBAN RENEWAL FINANCING WORK?



URBAN RENEWAL BASICS

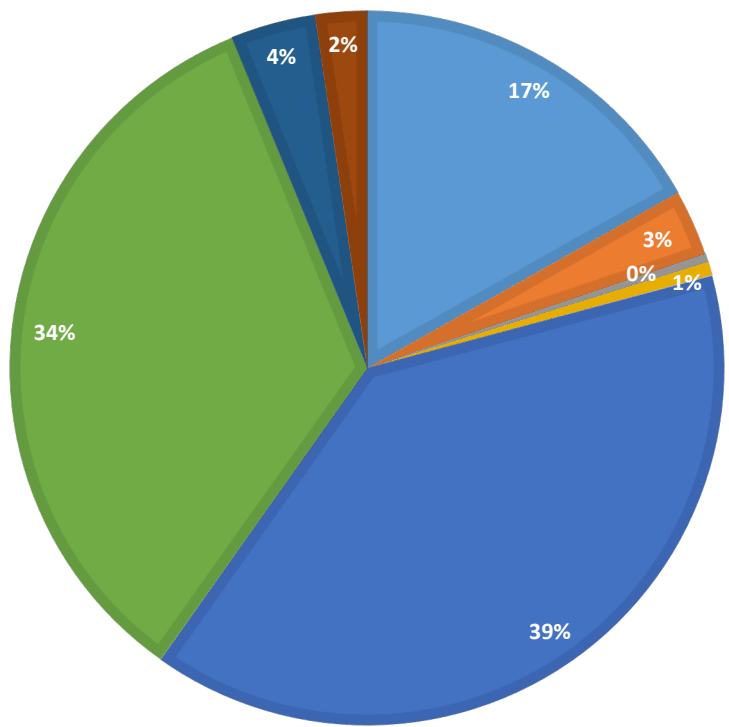
NOT A NEW TAX!



LEVERAGING CITY TAX RATE

TAX RATES

- County
- County Library
- Soil and Water
- 4H and Extension
- City
- School District
- Community College
- ESD



A HYPOTHETICAL PROPERTY TAX BILL

| Taxing District | Rate | Property Value |
|-------------------|-------------------|-------------------|
| Property Value | | \$100,000 |
| County | \$ 2.2052 | \$220.52 |
| County Library | \$ 0.3947 | \$39.47 |
| Soil and Water | \$ 0.0500 | \$5.00 |
| 4H and Extension | \$ 0.0800 | \$8.00 |
| City | \$ 5.1067 | \$510.67 |
| School District | \$ 4.4614 | \$446.14 |
| Community College | \$ 0.5019 | \$50.19 |
| ESD | \$ 0.3049 | \$30.49 |
| Urban Renewal | | |
| Total | \$ 13.1048 | \$1,310.48 |

A HYPOTHETICAL PROPERTY TAX BILL

| Taxing District | Rate | Property Value | Property Value without UR |
|--------------------------|-------------------|-------------------|---------------------------|
| Property Value | | \$100,000 | \$103,000.00 |
| County | \$ 2.2052 | \$220.52 | \$227.14 |
| County Library | \$ 0.3947 | \$39.47 | \$40.65 |
| Soil and Water | \$ 0.0500 | \$5.00 | \$5.15 |
| 4H and Extension | \$ 0.0800 | \$8.00 | \$8.24 |
| City | \$ 5.1067 | \$510.67 | \$525.99 |
| School District | \$ 4.4614 | \$446.14 | \$459.52 |
| Community College | \$ 0.5019 | \$50.19 | \$51.70 |
| ESD | \$ 0.3049 | \$30.49 | \$31.40 |
| Urban Renewal | | | |
| Total | \$ 13.1048 | \$1,310.48 | \$1,349.79 |

| Taxing District | Rate | Property Value | Property Value without UR | Property Value With UR |
|-------------------|------------|----------------|---------------------------|------------------------|
| Property Value | | \$100,000 | \$103,000.00 | \$103,000.00 |
| County | \$ 2.2052 | \$220.52 | \$227.14 | \$220.52 |
| County Library | \$ 0.3947 | \$39.47 | \$40.65 | \$39.47 |
| Soil and Water | \$ 0.0500 | \$5.00 | \$5.15 | \$5.00 |
| 4H and Extension | \$ 0.0800 | \$8.00 | \$8.24 | \$8.00 |
| City | \$ 5.1067 | \$510.67 | \$525.99 | \$510.67 |
| School District | \$ 4.4614 | \$446.14 | \$459.52 | \$446.14 |
| Community College | \$ 0.5019 | \$50.19 | \$51.70 | \$50.19 |
| ESD | \$ 0.3049 | \$30.49 | \$31.40 | \$30.49 |
| Urban Renewal | | | | \$39.31 |
| Total | \$ 13.1048 | \$1,310.48 | \$1,349.79 | \$1,349.79 |



PROPERTY TAXES AND URBAN RENEWAL

- Urban Renewals Division of Taxes does not increase property taxes, it uses increases in property taxes that were already happening
- Urban Renewal is a line item on your property tax bill
- The Assessor must go through the following steps when distributing Urban Renewal Taxes:
 1. “Calculation” of TIF to be collected
 2. “Distribution” of TIF Citywide to property tax payers
 3. “Collection” of property tax revenues



- No new taxes due to the division of taxes from Urban Renewal
- Schools are indirectly impacted by urban renewal
- There will be a line item for Urban Renewal on your property tax bill if this Plan is adopted
- There are no bonds or local option levies impacted by the proposed urban renewal plan

IMPACTS TO TAXING DISTRICTS

- Diverts funds that would go to other property tax districts



URBAN RENEWAL AND LOCAL SCHOOL DISTRICTS



URBAN RENEWAL IMPACT

Regular Taxing District



STATE LIMITATIONS ON URBAN RENEWAL



- 25% of Assessed Value of Property in City
- 25% of Acreage of City

- Can not be increased in size by more than 20% of original Plan acreage
- Maximum Indebtedness (MI) can not increase by more than 20% of original MI, indexing
 - May increase MI above 20% as adjusted only with concurrence from 75% of other taxing districts

HOW IS A PLAN/SUBSTANTIAL AMEDMENT ADOPTED?



SILVERTON URBAN RENEWAL PLAN

- 1. Maximum Indebtedness of \$12,700,000
- 2. Remaining MI at FYE 2023 \$ 5,426,877
- 3. Beginning fund Balance FYE 2023 \$ 1,800,000*
- 4. Annual TIF (approx.) \$ 930,000
- 5. Projected end date when Plan was drafted FY 2024/2025
- 6. Projected end date now: FY 2027/2028

*(some funding allocated in FYE 2024), includes some program income

PROJECTS IN PLAN - BUDGETS

| | |
|------------------------------------|--------------|
| 1. Streetscape, Streets and Curbs | \$ 1,404,133 |
| 2. Rehabilitation and Conservation | \$ 51,319 |
| 3. Redevelopment though New Const. | \$ 9,265 |
| 4. Undergrounding Utilities | \$ 1,440,945 |
| 5. Parks & Open Space | \$ 75,984 |
| 6. Public Buildings | \$ 0 |
| 7. Pedestrian & Bike Improv. | \$ 956,235 |
| 8. Gateway Projects and Monuments | \$ 538,683 |
| 9. Public Utilities | \$ 485,143 |
| 10. Administration | \$ 450,314 |
| TOTAL | \$ 5,412,020 |

NEXT STEPS