

AGENDA
DAYTON URBAN RENEWAL AGENCY

DATE: MONDAY, MAY 6TH, 2024

TIME: 7:15 PM

PLACE: DAYTON CITY HALL ANNEX – 408 FERRY STREET, DAYTON, OREGON

VIRTUAL: ZOOM MEETING – ORS 192.670/HB 2560

You may join the Urban Renewal Agency Meeting online via Zoom at: <https://us06web.zoom.us/j/82524549909>

Dayton - Rich in History . . . Envisioning Our Future

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>PAGE #</u>
A.	CALL TO ORDER & PLEDGE OF ALLEGIANCE	
B.	ROLL CALL	
C.	APPEARANCE OF INTERESTED CITIZENS	
	The public is strongly encouraged to relay concerns and comments to the Urban Renewal Agency of any other topic in one of the following ways:	
	<ul style="list-style-type: none">• Email - at any time up to 5 pm the day of the meeting to rvargas@daytonoregon.gov. The Chair will read the comments emailed to the City Recorder.• Appear in person - If you would like to speak during public comment, please sign up on the sign-in sheet located on the table when you enter the City Hall Annex.• Appear by Telephone only - please sign up prior to the meeting by emailing the City Recorder at rvargas@daytonoregon.gov the chat function is not available when calling by phone into Zoom.• Appear Virtually via Zoom - once in the meeting send a chat directly to the City Recorder Rocio Vargas, use the raise hand feature in Zoom to request to speak during public comment, you must give the City Recorder your First and Last Name, Address and Contact Information (email or phone number) before you are allowed to speak.	
	When it is your turn, the Chair will announce your name and unmute your mic.	
D.	APPROVAL OF MINUTES	
E.	ACTION ITEMS	
	1. Elect Chair & Vice Chair	1
	2. Approve Urban Renewal Agency Resolution No. 01 Adopting Bylaws for the Dayton Urban Renewal Agency	3-10
	3. Dayton Urban Renewal Agency Plan Presentation, Elaine Howard Consulting LLC, Scott Vanden Bos	11-94
F.	ADJOURNMENT	

To: Honorable Mayor and City Councilors

From: Rochell Roaden, City Manager, Executive Director

Issue: Chair and Vice-Chair Election

Date: May 6th, 2024

Background and Information:

On April 1, 2024, City Council adopted Ordinance 568 establishing the Dayton Urban Renewal Agency (Agency). The Agency will need to elect a Chair and a Vice- Chair.

Executive Director Recommendation: I recommend approval.

Potential Motion to nominate Chair: "I move to nominate _____ as Chair of the Urban Renewal Agency."

Potential Motion to nominate Vice Chair: "I move to nominate _____ as Vice Chair of the Urban Renewal Agency."

Council Options:

- 1 - Approve as recommended.
- 2 - Approve with amendments.
- 3 - Take no action and direct staff to do further research or provide additional options.

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To: Honorable Mayor and City Councilors

From: Rochelle Roaden, City Manager, Executive Director

Issue: Approval of Urban Renewal Agency Resolution No. 01 Adopting Bylaws for the Dayton Urban Renewal Agency (Agency).

Date: May 6th, 2024

Background and Information:

With the newly established Dayton Urban Renewal Agency we must approve the bylaws by Agency Resolution. Elaine Howard Consulting LLC provided a proposal of the bylaws attached for your review.

Executive Director Recommendation: I recommend approval.

Potential Motion to Approve: "I move to approve Resolution No. 01 A Resolution of The Dayton Urban Renewal Agency Approving and Adopting Agency Bylaws."

Council Options:

- 1 - Approve as recommended.
- 2 - Approve with amendments.
- 3 - Take no action and direct staff to do further research or provide additional options.

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DAYTON URBAN RENEWAL AGENCY
Dayton, Oregon

RESOLUTION NO. 01

**A RESOLUTION OF THE DAYTON URBAN RENEWAL AGENCY
APPROVING AND ADOPTING AGENCY BYLAWS**

BE IT RESOLVED that the Dayton Urban Renewal Agency adopts the following bylaws:

ARTICLE I - AUTHORITY

Section 1. Name: The name of the Agency shall be the Dayton Urban Renewal Agency, Oregon, hereinafter referred to as "Agency".

Section 2. Office: The office of the Agency shall be located in the City Hall, City of Dayton, Oregon, or at such other location as the Agency may from time to time designate by resolution.

Section 3. Powers and Duties: The powers and duties of the Agency shall be as provided by Chapter 457 of the Oregon Revised Statutes and as authorized by the Dayton City Council in accordance with Ordinance No. 658, adopted by the Dayton City Council on April 1, 2024.

ARTICLE III -- BOARD OF DIRECTORS

Section 1. Number of Seats: The Agency shall consist of a Board of Directors of seven (7) members who are the same members as the city council and mayor.

Section 2. Appointment and Terms of Office: The Board of Directors shall be appointed by the Dayton City Council. The terms shall correspond with the term of their city council seat, ending December 31.

Section 3. Local Contract Review Board: The Agency's Board of Directors shall act as the Local Contract Review Board when approving public contracts in accordance with the Agency's Public Contracting Rules.

Section 4. Contracts, Deeds, Instruments: The Agency's Board of Directors shall, by resolution or by motion, approve the execution of all contracts **over \$25,000** as well as deeds and instruments of the Agency, and shall authorize the appropriate officer or individual to sign each contract on behalf of the Agency.

ARTICLE III - OFFICERS, PERSONNEL, COMMITTEES

Section 1. Officers: The officers of the Agency shall be a chair, a vice-chair who will serve until successors are elected.

Section 2. Chair: The Chair shall be elected by the Agency members during the first meeting of each calendar year and shall preside at all meetings of the Agency. The Chair is the presiding officer, preserves order, and enforces the Agency rules. The Chair shall have a vote on all questions before the Agency. At each Agency meeting, the Chair shall submit information and recommendations as the Chair may consider proper concerning the business, affairs and policies of the Agency. The Chair shall be a co-signer on checks.

Section 3. Vice-Chair: The Vice-Chair shall be elected by the Agency members during the first meeting of each calendar year and shall perform the duties of the Chair in the absence of the Chair. Whenever the Chair is unable to perform the functions of the office, the Vice-Chair shall act as Chair. If both the Chair and the Vice-Chair are absent from an Agency meeting, the members present shall select one of their number to perform the Chair's functions at the meeting. In the absence of the Chair, the Vice-Chair shall perform the duties of the Chair. The Vice-Chair shall be a co-signer on checks.

Section 4. Executive Director: The Executive Director shall be the chief executive officer and administrative head of the Agency and shall be responsible to the Agency for the proper administration of the affairs placed in the Executive Director's hands. The Executive Director shall administer the affairs of the Agency in accordance with Federal, State and local laws. The Executive Director shall see that all contracts of the Agency are carried out in the best interest of the Agency under appropriate law.

(a) The Executive Director shall cause to have prepared plans, reports, and other necessary matters concerning any given Urban Renewal area; and shall report from time to time to the Agency on the status of the Urban Renewal programs.

(b) The Executive Director shall appoint and remove committee members and employees except as the Bylaws otherwise provide and shall have general supervision and control over them and their work.

(c) The Executive Director shall serve as the budget officer of the Agency.

(d) The City Manager of the City of Dayton may act as the Executive Director of the Agency, or the Board of Directors may select another individual to serve as Executive Director of the Agency.

(e) The Executive Director shall be responsible for the fiscal administration of all funds of the Agency and shall act as co-signer of the checks drawn upon the checking accounts of the Agency.

Section 5. Additional Duties: The officers of the Agency shall perform such other duties and functions as may from time to time be required by the Agency.

Section 6. Additional Personnel, Committees: The Agency may, from time to time, employ such personnel and create committees, subcommittees or advisory groups as it deems necessary to exercise its powers, duties and functions as prescribed by the laws of the State of Oregon applicable thereto. The Agency's Budget Committee shall meet separately from the Budget Committee of the City.

Section 7. Vacancies: Should the offices of the Chair or Vice-Chair become vacant, the Agency shall elect a successor from its Agency members at the next regular meeting and such election shall be for the unexpired term of such office.

Section 8. Removal: The Chair or Vice-Chair may be removed from office at any time by a vote of a majority of the entire Agency. Agency members, including the positions of Chair and Vice Chair, may also be removed from office after three consecutive, unexcused absences.

ARTICLE IV - MEETINGS

Section 1. Regular Meetings: The Urban Renewal Agency shall hold a regular meeting at least quarterly, at a time and at a place which it designates. A regular meeting may be continued, postponed, cancelled or adjourned to a later date by a majority of the Agency members present and voting, and notice of such adjourned meeting shall be given to all Agency members.

Section 2. Special Meetings: The Chair may, when the Chair deems it expedient, or upon the written request of two members of the Agency, shall call a special meeting of the Agency to be held at the regular meeting place, unless otherwise specified in the call, for the purpose of transacting any business designated. Notice of the special meeting shall be given to all members of the Agency at the time of the call and shall be given to the public in accordance with Oregon Public Meetings Law.

Section 3. Open Meetings: The deliberations and proceedings of the Agency shall be public except as state law allows otherwise.

Section 4. Quorum: A majority of the incumbent members of the Agency shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes. Except as these bylaws provide otherwise, and as allowed by law, the express concurrence of a majority of the members of the Agency shall be necessary to decide any question before the Agency.

Section 5. Manner of Voting: Voting shall be by record vote. All decisions will be voted on by affirmation and the result of all votes recorded in the Agency minutes. Commissioners present when a question is called must vote unless excused by the Agency.

Section 6. Suspension of Rules: No Agency rule may be added, amended, rescinded or suspended, except by the vote of a majority of Agency members present at the meeting at which the action is taken.

Section 7. Reconsideration: When a question has been decided, any councilor who voted in the majority may move for reconsideration. Any motion to reconsider must be made prior to adjournment of the meeting at which final action is taken on the matter in question.

Section 8. Motions Debate and Withdrawal: Motions shall be distinctly stated by the maker or presiding officer and may be debated without being seconded. Motions shall be read by the Executive Director when required by the Agency. A motion may be withdrawn at any time before amendment.

Section 9. Ordinance and Resolution Preparation: Ordinances and resolutions may be prepared by the attorney. No ordinance may be prepared for presentation to the Agency unless directed by a majority of the Agency, requested by the Chair or Executive Director, or prepared by the attorney with the approval of the Chair or Executive Director.

Section 10. Order of Business: At the regular meetings of the Agency, the following shall be substantially the order of business:

- (a) Call to order and pledge of allegiance
- (b) Roll call
- (c) Appearance of interested citizens.
- (d) Approval of minutes of previous meeting
- (e) Action Items
- (f) Agency comments/concerns
- (g) Information reports
- (h) Executive Director's report.
- (i) Adjourn

Section 11. Robert's Rules: All rules of order not herein provided for shall be determined in accordance with *Robert's Rules of Order Newly Revised* as interpreted by the attorney.

ARTICLE V - FINANCIAL

Section 1. Agency Funds; Investment and Disbursement: Agency funds shall be kept separate from the funds of the City and shall be invested and disbursed in accordance with Oregon law.

Section 2. Budget: Budget procedures shall follow budget law of the State of Oregon for urban renewal agencies.

Section 3. Audit: An annual audit of the fund or funds of the Agency shall be performed or a Report in Lieu of Audit submitted to the Secretary of State.

Section 4. Annual Financial Statement in accordance with ORS 457.460: The Agency shall prepare, notice and distribute an Annual Financial Statement in accordance with ORS 457.460.

ARTICLE VI - PROFESSIONAL SERVICES

Section 1. Professional Services: The Agency shall use the same auditor and consulting engineer as the City of Dayton, unless it is not in the best interests of the Agency to do so. The Agency may hire other professional services, including but not limited to legal counsel, bond counsel, urban renewal consultant, and financial analyst as may be required to fulfill the goals and objectives of the Agency.

ARTICLE VII - AMENDMENTS

Section 1. Amendment of Bylaws: These bylaws may be amended by resolution at any regular or special meeting of the Agency by a 2/3 vote of the voting quorum present, provided that the proposed amendment has been submitted in writing to all members at least five (5) days prior to the meeting where the amendment is to be considered and that board members have been notified of the meeting and its purpose at least ten (10) days prior to the meeting.

Adopted this 6th day of May, 2024 by the following vote:

AYES - __ NAYS - __ ABSTAIN - __ ABSENT - __

Signed by me in authentication of its adoption and passage by the Dayton Urban Renewal Agency this 6th day of May, 2024.

Chair

ATTEST:

Executive Director

To: Honorable Mayor and City Councilors

Through: Rochelle Roaden, City Manager, Executive Director

From: Dave Rucklos, Tourism and Economic Development Director

Issue: Dayton Urban Renewal Agency Plan Presentation, Elaine Howard Consulting LLC, Scott Vanden Boss

Date: May 6th, 2024

Background and Information:

On April 1, 2024, City Council adopted Ordinance 568 establishing the Dayton Urban Renewal Agency. The ordinance went into effect May 1, 2024, 30 days after its adoption.

The Agency is the first step of review for any new urban renewal plan. They will review the proposed plan and determine whether to continue with the public review process of presenting it to the taxing districts, the Dayton Planning Commission for their review of conformance with the Dayton Comprehensive Plan and for a hearing and review by the Council.

There are three specific ORS (457.035 and 457.045) requirements for the urban renewal agency ordinance: to specify that blighted areas exist in the city, to identify there is a need for an urban renewal agency to function in the city and to identify who will be the board of the urban renewal agency. These cover inadequate streets and utilities and underdevelopment of properties within the proposed urban renewal area.

Executive Director Recommendation: I recommend approval.

Potential Motion to Approve: "I move to approve to forward the Dayton Urban Renewal Plan to the taxing districts for a 45-day review period, to the Dayton Planning Commission for their review of the Plan's conformance to the Dayton Comprehensive Plan, to the Yamhill County Commission for a briefing and then to the Dayton City Council for a public hearing and their review and vote on adoption."

Council Options:

1 - Approve as recommended.

2 - Approve with amendments.

3 - Take no action and direct staff to do further research or provide additional options.



Dayton Urban Renewal Agency May 6, 2024



ROADMAP



1. Role of Agency
2. Process
3. Crash Course – UR 101
4. Plan and Report review
5. Financial overview
6. Next Steps

ROLE OF THE AGENCY

To determine whether to send the Dayton Urban Renewal Plan out for formal review.

WHAT IS THE PROCESS FOR PLAN ADOPTION?

Agency

- *Agency Reviews and decides whether to send out for public review*

Taxing Districts/ County

- *Send to All Taxing Districts*
- *Presentation to County*

Planning Commission

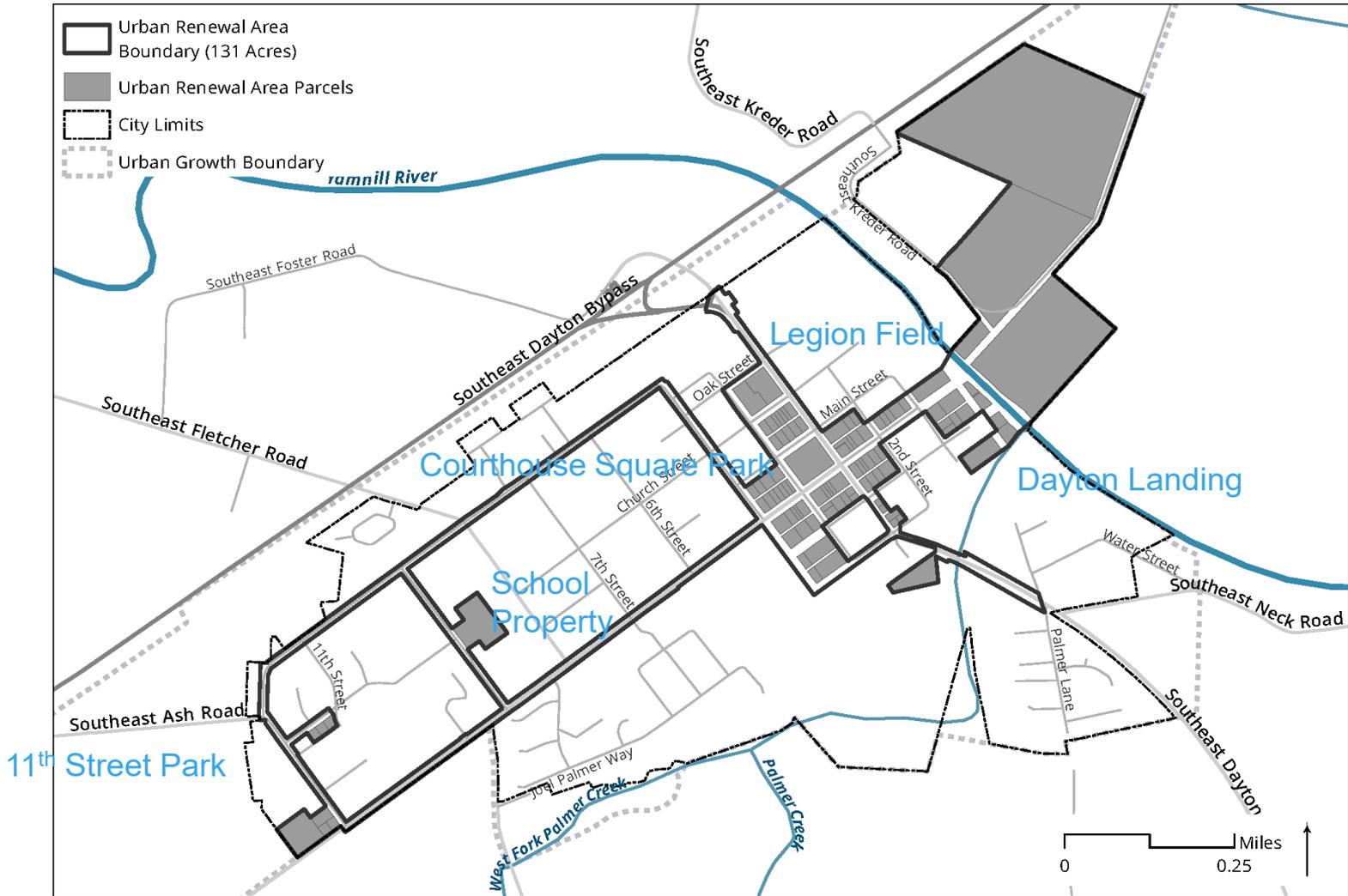
- *Planning Commission Review*
- *Conformance with Comprehensive Plan*

City Council

- *City Council Hearing and Vote*
- *Notice to all Citizens*

UR 101 SLIDES

DAYTON URBAN RENEWAL BOUNDARY



ACREAGE AND ASSESSED VALUE LIMITATIONS

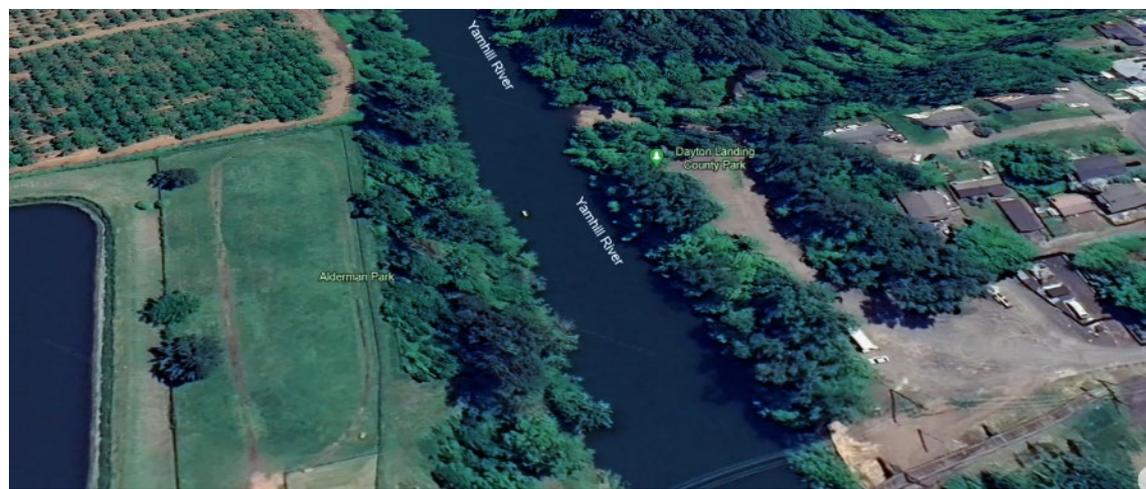
	Acreage	Assessed Value
Dayton Urban Renewal Area	131	\$10,915,900
City of Dayton	538	\$159,743,377
% of City Acreage	23.6%	
% of City Assessed Value	24.25%	6.83%

GOALS

The Urban Renewal Plan Goals come from the City Council Goals

- A. Develop and maintain resilient infrastructure to support operations and meet growth.***
- B. Create a livable community that is aesthetically pleasing, affordable, inviting, and with a vibrant and diverse economy.***
- C. Capitalize on Dayton's facilities and resources to provide recreational and cultural opportunities.***
- D. Use Dayton's heritage and historic resources to forward our image as an authentic and charming town.***

PROJECTS



Project Category

Recreation Improvements

Downtown Streetscape

Building Façade Grant Program

Taxing District Partnerships

Infrastructure (streets and utilities)

Development and

Redevelopment

Administration & staffing



MAXIMUM INDEBTEDNESS

The maximum indebtedness (MI) for the Dayton Urban Renewal Plan is \$29,400,000.

This is estimated to be reached in 25 years.

The MI is dependent on significant growth in the Area.

TIMING ON FUNDING FOR PROJECTS

1. Could have the capacity to borrow over \$1 Million in the initial year fiscal year 2025/2026.
2. More substantial funding would be available in FYE 2031, again depending on investment in the Area.

AMENDMENTS

Substantial Amendment - Full process as if adopting a new urban renewal plan

- ❑ Increase acreage over 1% of original
- ❑ Increase Maximum Indebtedness

Minor Amendment - all other changes can be done by a vote of the Agency on a resolution

REPORT ON THE PLAN

Blight Findings

Financial Projections



MAXIMUM INDEBTEDNESS

Net TIF	\$36,200,000
Maximum Indebtedness	\$29,400,000
Capacity (2024\$)	\$20,500,000
Years 1-5	\$3,400,000
Years 6-10	\$8,500,000
Years 11-15	\$3,400,000
Years 16-20	\$2,700,000
Years 21-25	\$2,600,000

Based on 25-year time frame, duration is not a requirement in a plan, only an estimate

POTENTIAL FUNDING FOR PROJECTS

	Estimated Cost
Rec./Public Space Improvements	\$8,518,000
Downtown Streetscape Improvements	\$460,000
Building Façade Grant Program	\$100,000
Taxing District Partnerships	\$2,000,000
Public Infrastructure	\$4,848,249
Redevelopment/Development	\$3,172,000
Financing Fees	\$197,904
Administration	\$1,000,000
Total Cost	\$20,296,153

IMPACTS ON TAXING DISTRICTS

- GENERAL GOVERNMENT

FYE	Yamhill County	Yamhill County Extension Service	Yamhill County Soil & Water	City of Dayton	Dayton Fire Department	Chemeketa Library	Subtotal Gen. Govt.
2026	(32,614)	(568)	(448)	(21,583)	(15,566)	(1,035)	(71,813)
2027	(34,883)	(608)	(479)	(23,084)	(16,649)	(1,107)	(76,811)
2028	(180,758)	(3,149)	(2,483)	(119,620)	(86,273)	(5,737)	(398,019)
2029	(201,207)	(3,505)	(2,763)	(133,152)	(96,033)	(6,386)	(443,047)
2030	(224,128)	(3,904)	(3,078)	(148,320)	(106,973)	(7,113)	(493,516)
2031	(246,020)	(4,286)	(3,379)	(162,807)	(117,421)	(7,808)	(541,721)
2032	(274,655)	(4,784)	(3,772)	(181,757)	(131,088)	(8,716)	(604,773)
2033	(284,012)	(4,947)	(3,901)	(187,949)	(135,554)	(9,013)	(625,376)
2034	(293,346)	(5,110)	(4,029)	(194,126)	(140,009)	(9,310)	(645,930)
2035	(302,960)	(5,278)	(4,161)	(200,488)	(144,598)	(9,615)	(667,100)
2036	(312,863)	(5,450)	(4,297)	(207,042)	(149,324)	(9,929)	(688,905)
2037	(323,063)	(5,628)	(4,437)	(213,792)	(154,193)	(10,253)	(711,364)
2038	(333,568)	(5,811)	(4,581)	(220,744)	(159,207)	(10,586)	(734,497)
2039	(344,389)	(5,999)	(4,730)	(227,905)	(164,372)	(10,930)	(758,324)
2040	(355,535)	(6,193)	(4,883)	(235,281)	(169,691)	(11,283)	(782,866)
2041	(367,015)	(6,393)	(5,041)	(242,878)	(175,170)	(11,648)	(808,144)
2042	(378,839)	(6,599)	(5,203)	(250,703)	(180,814)	(12,023)	(834,181)
2043	(391,018)	(6,812)	(5,370)	(258,762)	(186,627)	(12,409)	(860,998)
2044	(403,563)	(7,030)	(5,543)	(267,064)	(192,614)	(12,808)	(888,621)
2045	(416,483)	(7,255)	(5,720)	(275,614)	(198,781)	(13,218)	(917,071)
2046	(429,792)	(7,487)	(5,903)	(284,421)	(205,133)	(13,640)	(946,376)
2047	(443,499)	(7,726)	(6,091)	(293,493)	(211,675)	(14,075)	(976,559)
2048	(457,618)	(7,972)	(6,285)	(302,836)	(218,414)	(14,523)	(1,007,648)
2049	(472,161)	(8,225)	(6,485)	(312,460)	(225,355)	(14,985)	(1,039,670)
2050	(487,139)	(8,486)	(6,690)	(322,372)	(232,504)	(15,460)	(1,072,652)
TOTAL:	\$(7,991,128)	\$(139,205)	\$(109,752)	\$(5,288,253)	\$(3,814,038)	\$(253,610)	\$(17,595,982)

IMPACTS ON TAXING DISTRICTS

EDUCATION

FYE	School District 8	Willamette Regional ESD	Chemeketa Community College	Subtotal Education	Total All
2026	(64,395)	(3,754)	(7,920)	(76,069)	(147,882)
2027	(68,876)	(4,015)	(8,471)	(81,362)	(158,173)
2028	(356,902)	(20,807)	(43,894)	(421,604)	(819,623)
2029	(397,278)	(23,161)	(48,860)	(469,299)	(912,346)
2030	(442,534)	(25,800)	(54,425)	(522,759)	(1,016,275)
2031	(485,759)	(28,320)	(59,742)	(573,820)	(1,115,541)
2032	(542,298)	(31,616)	(66,695)	(640,608)	(1,245,381)
2033	(560,773)	(32,693)	(68,967)	(662,433)	(1,287,809)
2034	(579,203)	(33,767)	(71,234)	(684,204)	(1,330,134)
2035	(598,186)	(34,874)	(73,568)	(706,629)	(1,373,728)
2036	(617,738)	(36,014)	(75,973)	(729,726)	(1,418,631)
2037	(637,878)	(37,188)	(78,450)	(753,516)	(1,464,880)
2038	(658,621)	(38,398)	(81,001)	(778,020)	(1,512,517)
2039	(679,987)	(39,643)	(83,629)	(803,259)	(1,561,583)
2040	(701,993)	(40,926)	(86,335)	(829,255)	(1,612,121)
2041	(724,660)	(42,248)	(89,123)	(856,031)	(1,664,175)
2042	(748,007)	(43,609)	(91,994)	(883,610)	(1,717,791)
2043	(772,054)	(45,011)	(94,952)	(912,017)	(1,773,015)
2044	(796,823)	(46,455)	(97,998)	(941,275)	(1,829,896)
2045	(822,334)	(47,942)	(101,136)	(971,412)	(1,888,483)
2046	(848,612)	(49,474)	(104,367)	(1,002,453)	(1,948,828)
2047	(875,677)	(51,052)	(107,696)	(1,034,425)	(2,010,984)
2048	(903,554)	(52,677)	(111,124)	(1,067,356)	(2,075,004)
2049	(932,268)	(54,351)	(114,656)	(1,101,275)	(2,140,944)
2050	(961,843)	(56,075)	(118,293)	(1,136,211)	(2,208,863)
TOTAL:	\$(15,778,245)	\$(919,870)	\$(1,940,503)	\$(18,638,628)	\$(36,234,607)

URBAN RENEWAL AND LOCAL SCHOOL DISTRICTS



An Indirect Impact

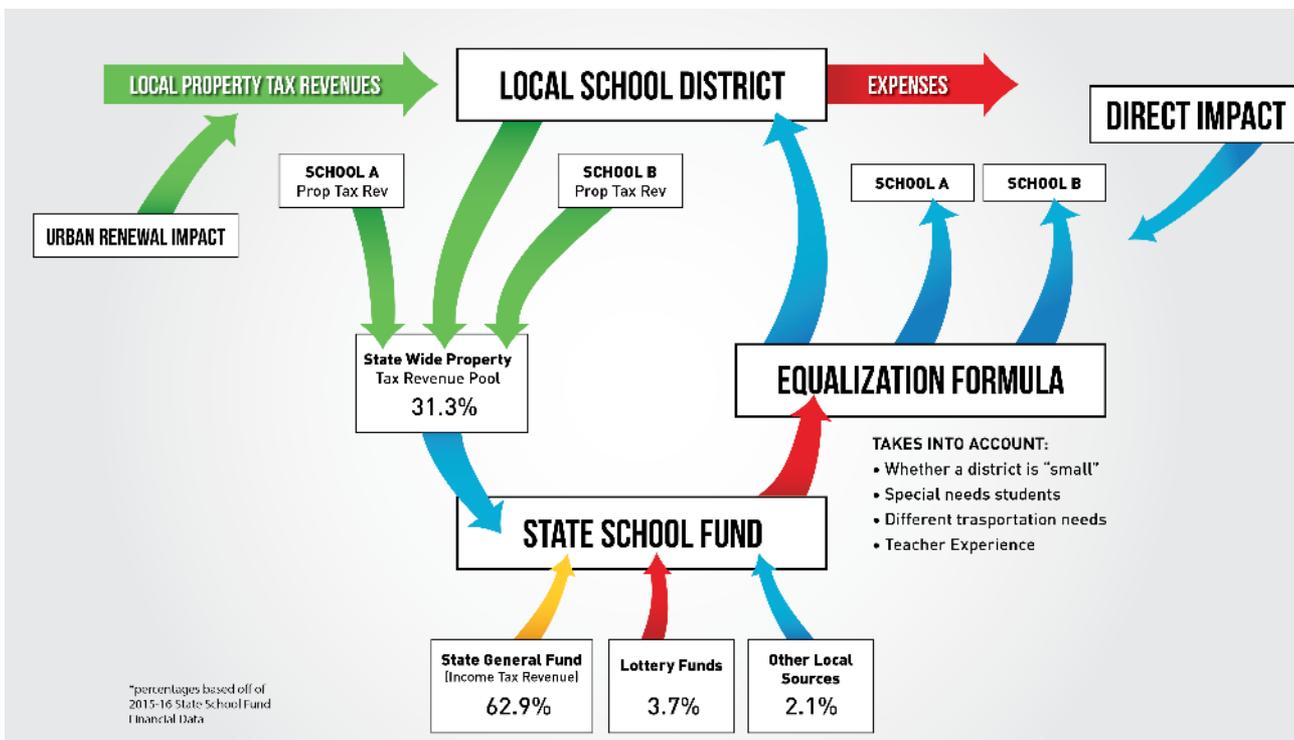
URBAN RENEWAL IMPACT

Regular Taxing District



URBAN RENEWAL IMPACT

Local Schools



Next Steps & Schedule



1. Agency Meeting May 6
2. Taxing Districts
Consult and Confer 45 days
3. Planning Commission June 20
4. County Briefing TBD
5. City Council Hearing July 15
6. City Council Vote August 5

SUGGESTED MOTION

I move to forward the Dayton Urban Renewal Plan to the taxing districts for a 45-day review period, to the Dayton Planning Commission for their review of the Plan's conformance to the Dayton Comprehensive Plan, to the Yamhill County Commission for a briefing and then to the Dayton City Council for a public hearing and their review and vote on adoption.

Dayton Urban Renewal Plan

This document remains draft until the City Council adoption of the Dayton Urban Renewal Plan.

Adopted by the City of Dayton

August 5, 2024

Ordinance No.

DRAFT

If Amendments are made to the Plan, the Resolution or Ordinance Number, date and a brief summary will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

LIST OF PARTICIPANTS

City Council

Mayor Trini Marquez
Council President Jim Maguire
Annette Frank
Andrew Hildebrandt
Kitty Mackin
Luke Wildhaber

Dayton Urban Renewal Agency

Trini Marquez
Jim Maguire
Annette Frank
Andrew Hildebrandt
Kitty Mackin
Luke Wildhaber

Planning Commission

Ann-Marie Anderson, Chairperson
Rob Hallyburton, Vice Chairperson
Dave Mackin
Tim Parsons
Katelyn Weber Van Genderen

City of Dayton Staff

City Manager, Rochelle Roaden
Director of Tourism and Economic Development,
Dave Rucklos

Consulting Team

Elaine Howard Consulting, LLC

Elaine Howard
Scott Vanden Bos

Tiberius Solutions LLC

Nick Popenuk
Ali Danko
Margaret Raimann

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I. DEFINITIONS

“Agency” means the Dayton Urban Renewal Agency. This Dayton Urban Renewal Agency is responsible for administration of the urban renewal plan.

“Area” means the properties and rights-of-way located within the Dayton Urban Renewal Boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“Board of Commissioners” means the Yamhill County Board of Commissioners.

“City” means the City of Dayton, Oregon.

“City Council” or “Council” means the Dayton City Council.

“Comprehensive Plan” means the City of Dayton comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Yamhill County, Oregon.

“Fiscal year ending” means the year commencing on July 1 of one year and closing on June 30 of the next year.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The County Assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means Oregon Revised Statutes. Chapter 457 specifically relates to urban renewal.

“Planning Commission” means the Dayton Planning Commission.

“Revenue sharing” means under-levying tax increment proceeds to effectively share a portion of the revenue with the other taxing districts that levy permanent rate taxes in the urban renewal area as defined in ORS 457.470.

“Tax increment financing (TIF)” is a method of funding urban renewal projects and programs through incurring debt that is repaid by the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment finance revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“Urban renewal area” or “URA” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.087.

II. INTRODUCTION

A. Background

Dayton Forward, A Vision for the Future (Dayton Forward), was prepared for the Dayton Community Development Association in 2012. Since that time, the City of Dayton has used the *Dayton Forward* plan guidelines and action items as guidelines for the future development of downtown Dayton. One of the recommended Next Steps in the *Dayton Forward* plan was to seek funding for a significant package of infrastructure. Other recommended actions in the *Dayton Forward* plan require funding that is not available in the City of Dayton budget. Urban renewal, with its associated tax increment financing, is a financing tool that can assist the city with the implementation of the *Dayton Forward* plan and create a vibrant downtown for its residents and visitors.

Opportunities for public involvement in the preparation of the Dayton Urban Renewal Plan included:

- City Council Urban Renewal 101, October 2, 2023
- City Council consideration of ordinance for establishing urban renewal agency March 4, 2024, April 3, 2024
- Dayton Urban Renewal Agency meeting on May 6, 2024
- Planning Commission meeting on June 20, 2024
- City Council public hearing on July 15, 2024 which was noticed to all utility customers in the City of Dayton via the utility bills.
- City Council 2nd reading and vote on August 5, 2024

The Dayton Urban Renewal Plan Area (Area), shown in Figure 1, consists of approximately 131 acres. It is anticipated that the Plan will take twenty five years of tax increment collections to implement, although there is no duration provision in this Plan. The maximum amount of indebtedness that may be issued for the Plan is Twenty-Nine Million Four Hundred Thousand dollars (\$29,400,000). Detailed financial analysis is in the Report accompanying the Dayton Urban Renewal Plan.

Goals and objectives developed for the Plan are intended to guide tax increment finance (TIF) revenue investment in the Area over the life of the Plan. The project category descriptions and list of projects are similarly intended to aid future decision makers when considering how best to expend TIF revenue.

The relationship between the sections of the Plan and the ORS 457.085 requirements is shown in Table 1. The specific reference in the table is the section of this Plan that primarily addresses the statutory reference. There may be other sections of the Plan that also address the statute.

Table 1 - Statutory References

Statutory Requirement	Plan Section
ORS 457.085(2)(a)	V
ORS 457.085(2)(b)	V
ORS 457.085(2)(c)	XIII
ORS 457.085(2)(d)	XII
ORS 457.085(2)(e)	XII
ORS 457.085(2)(f)	VIII
ORS 457.085(2)(g)	VII
ORS 457.085(2)(h)	III
ORS 457.085(2)(i)	VI
ORS 457.085(2)(j)	Not applicable

B. Urban Renewal Overview

Urban renewal allows for the use of tax increment financing, a funding source that is unique to urban renewal, to fund its projects. Tax increment revenues - the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established - are used to repay borrowed funds. The borrowed funds are used to pay for urban renewal projects and cannot exceed the maximum indebtedness amount set by the urban renewal plan.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in Oregon Revised Statutes (ORS) 457.010. These areas can have deteriorated buildings, changing uses, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development.

In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces including parks and open spaces. This Area meets the definition of blight due to the condition of the buildings, changing uses in the Area, utility infrastructure deficiencies, and underdeveloped and undeveloped properties. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the Report Accompanying the Plan (Report).

The Report contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the Area and expected impact of the plan, including fiscal impact in light of increased services; (ORS 457.087(1))
- Reasons for selection of the plan Area; (ORS 457.087(2))
- The relationship between each project to be undertaken and the existing conditions; (ORS 457.087(3))
- The estimated total cost of each project and the source of funds to pay such costs; (ORS 457.087(4))
- The estimated completion date of each project; (ORS 457.087(5))The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired; (ORS 457.087(6))
- A financial analysis of the plan; (ORS 457.087(7))
- A fiscal impact statement that estimates the impact of tax increment financing (TIF) upon all entities levying taxes upon property in the urban renewal area; (ORS 457.0857(8)) and
- A relocation report.(ORS 457.087(9))

III. MAXIMUM INDEBTEDNESS

Maximum indebtedness is the amount of indebtedness secured by a pledge of tax increment revenue that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is Twenty-Nine Million Four Hundred Thousand dollars (\$29,400,000). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond or loan proceeds.

IV. PLAN GOALS

The goals of the Dayton Urban Renewal Plan are listed below. The urban renewal plan is an implementation tool to enable the city to undertake projects for which there are no other funding sources or are limited funding sources.

The goals of the Plan represent its basic intents and purposes. These goals come from the *Dayton Forward A Vision for the Future* Plan. The urban renewal projects identified in Section V of the Plan are the specific means of meeting the goals. The goals will be pursued as they become economically feasible and at the discretion of the Dayton Urban Renewal Agency. The goals are not listed in any order of importance or priority. A matrix of how the projects align with the goals is shown in Table 2.

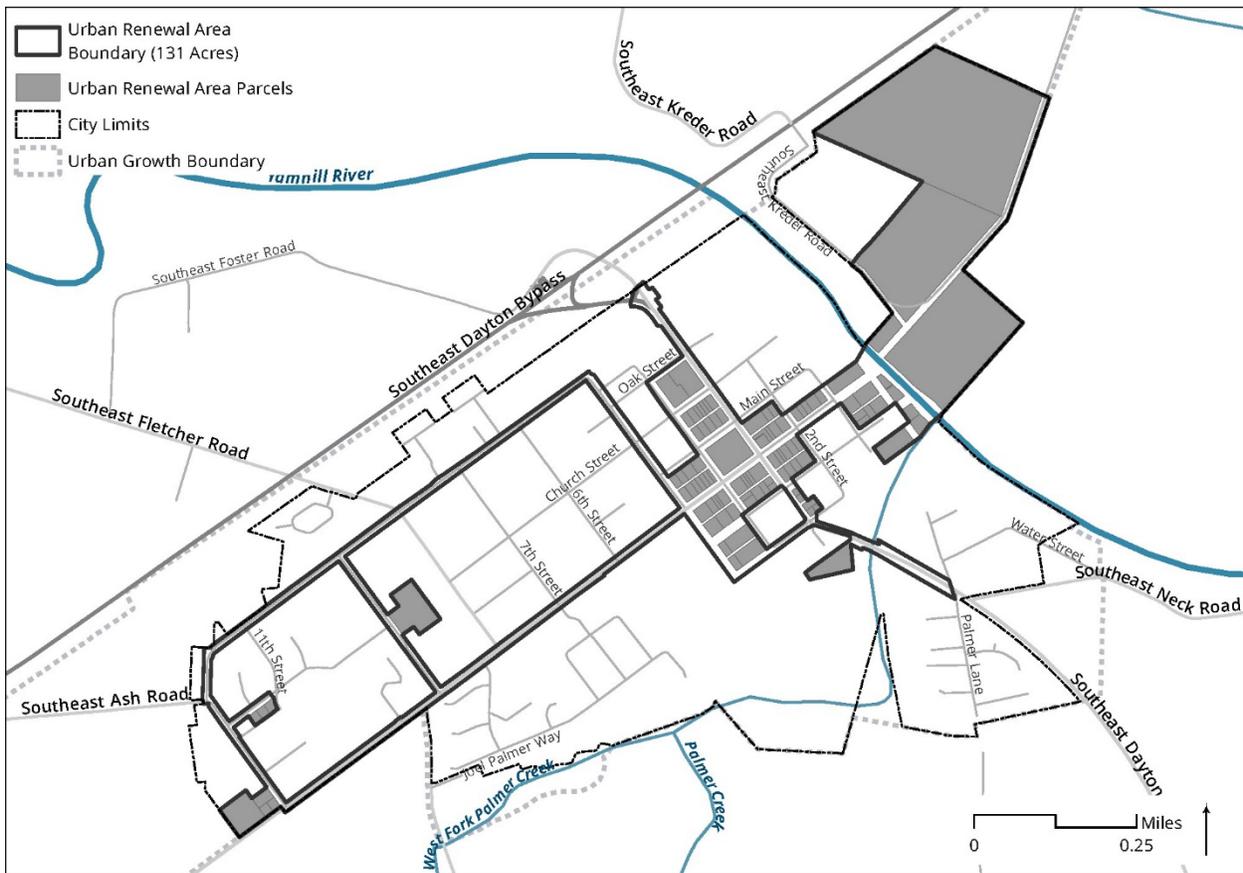
- A. *Develop and maintain resilient infrastructure to support operations and meet growth.***
- B. *Create a livable community that is aesthetically pleasing, affordable, inviting, and with a vibrant and diverse economy.***
- C. *Capitalize on Dayton's facilities and resources to provide recreational and cultural opportunities.***
- D. *Use Dayton's heritage and historic resources to forward our image as an authentic and charming town.***

Table 2 – Relationship of Projects to Dayton Urban Renewal Plan Goals

Project Category

Recreation Improvements	B, C, D
Downtown Streetscape	B,D
Building Façade Grant Program	B,D
Taxing District Partnerships	A,B
Infrastructure (streets and utilities)	A
Development and Redevelopment	B,D
Administration & staffing	All

Figure 1 – Dayton Urban Renewal Plan Area Boundary



Source: Tiberius Solutions

V. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below. They are not listed in any priority order. The Dayton Urban Renewal Agency will determine the order of the projects and may add and remove projects in the future through the amendment process defined in Section VI of this Plan. The projects identified for the Area are described below, including how they relate to the existing conditions in the Area.

A. Recreation/Public Space Improvements

Install recreation and park improvements including but not limited to:

- Dayton Landing
- Courthouse Square Park Enhancement
- Legion Field
- 11th Street Park
- Alderman Park
- Brookside Cemetery

B. Downtown Streetscape Improvements

Install streetscape improvements including but not limited to:

- Ornate lighting installation
- Bicycle racks
- Benches
- Signage
- Street trees

C. Building Façade Grant Program

Create a building façade grant program to improve the buildings in the Area.

D. Taxing District Partnerships

Work with taxing districts to identify projects that will assist them in providing services to the Area.

E. Public Infrastructure

Provide for infrastructure upgrades including but not limited to:

- Sewer and Water Line Extension and Upgrades
- Street Paving, Overlay and Repair as allowed
- Water Pressure Upgrades
- Sewer Pond Addition

F. Redevelopment and Development

Provide development support including but not limited to:

- Upgrading existing buildings
- Providing incentives for development in the Area, including the development of workforce housing

G. Administration & staffing

Authorizes expenditures for the administrative costs associated with managing the Area including but not limited to budgeting and annual reporting, planning and the implementation of projects in the Area.

VI. AMENDMENTS TO PLAN

The Plan may be amended as described in this section. Adding other properties to the Developer Incentives Program does not require an amendment to the Plan.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Dayton Urban Renewal Agency, the Planning Commission, the County, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Dayton, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:¹

1. Add land to the urban renewal area, except for an addition of land that totals not more than a cumulative 1% of the existing area of the urban renewal area; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Dayton Urban Renewal Agency by resolution.

C. Amendments to the Dayton Comprehensive Plan and/or the Dayton Land Use and Development Code

Amendments to the *Dayton Comprehensive Plan* and/or the *Dayton Land Use and Development Code* that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Dayton Urban Renewal Agency or City Council. If a Substantial Amendment is prepared, the Section of this Plan on Relationship to Local Objectives should be updated.

¹ Unless otherwise permitted by state law, no land equal to more than 20 percent of the total land area of the original Plan shall be added to the urban renewal area by amendments, and the aggregate amount of all amendments increasing the maximum indebtedness may not exceed 20 percent of the Plan's initial maximum indebtedness, as adjusted, as provided by law and by concurrence provisions in ORS 457.470.

VII. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section VII. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g). If property acquisition includes a public building, how that public building serves and benefits the Area must be identified per ORS 457.085(2)(j).

A. Property acquisition for public improvements

The Dayton Urban Renewal Agency may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures.

B. Property acquisition from willing sellers

The Plan authorizes Dayton Urban Renewal Agency acquisition of any interest in property within the Area that the Dayton Urban Renewal Agency finds is necessary for private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Dayton Urban Renewal Agency. The Plan does not authorize the Dayton Urban Renewal Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

C. Land disposition

The Dayton Urban Renewal Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public Dayton Urban Renewal Agency responsible for the construction and/or maintenance of the public improvement. The Dayton Urban Renewal Agency may retain such property during the construction of the public improvement.

The Dayton Urban Renewal Agency may dispose of property acquired under Subsection B of this Section VIII by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal Dayton Urban Renewal Agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Dayton Urban Renewal Agency determines is reasonable.

D. Properties to be acquired

This Plan must provide an indication of which real property may be acquired and the anticipated disposition of said real property whether by retention, resale, lease or other legal use, together with an

estimated time schedule for such acquisition and disposition. This may be added at a date when the property is identified and may be added through a Minor Amendment.

The Agency intends to work with Yamhill County on the acquisition of Dayton Landing.

VIII. RELOCATION METHODS

When the Dayton Urban Renewal Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Dayton Urban Renewal Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The Dayton Urban Renewal Agency will comply with all applicable state law in providing these potential benefits.

There are plans to acquire land for infrastructure which may trigger relocation benefits in the future in the Area. All acquisitions will be reviewed for potential relocation benefits.

X. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the debt are used to finance the urban renewal projects authorized in the Plan. Debt may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative increase in assessed value within an urban renewal area over the frozen base value (i.e., total assessed value at the time an urban renewal plan is adopted). The property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001, are not part of the tax increment revenues.

A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from federal, state, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Dayton Urban Renewal Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan, including costs associated with the preparation of the Plan.

B. Tax increment financing

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Dayton Urban Renewal Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Dayton Urban Renewal Agency based upon the distribution schedule established under ORS 311.390.

XI. VALIDITY

Should a court of competent jurisdiction find any work, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such findings and shall remain in full force and effect for the duration of this Plan.

XII. ANNUAL REPORT

The Dayton Urban Renewal Agency shall file an Annual Financial Statement in compliance with ORS 457.460.

Figure 2 - Comprehensive Plan Designations

TO BE ADDED

Source: Tiberius Solutions

Figure 3 – Zoning Designations

TO BE ADDED

Source: Tiberius Solutions

XIII. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan conform to local objectives including the comprehensive plan and economic development plan of a locality. This section provides that analysis. Relevant local planning and development objectives are contained within the *City of Dayton Planning Atlas Comprehensive Plan* (Comprehensive Plan), *Dayton Forward A vision for the Future* and the *Dayton Land Use and Development Code*. The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies. The analysis covers the most relevant sections of the documents but may not cover every section of the documents that relate to the Plan.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. *Italicized text* is text that has been taken directly from an original document and therefore cannot be changed.

Comprehensive Plan and Zoning designations for all land in the Area are shown in Figure 2. All proposed land uses conform to Figure 2. Maximum densities and building requirements for all land in the Area are contained in the Dayton Development Code.

A. City of Dayton Comprehensive Plan

This document establishes goals and objectives for the City and creates implementing policies to achieve those goals, taking into account the objectives of the Statewide Land Use Goals and the requirements of the various implementing statutes and administrative rules. The goals contained in this plan are the general directions or accomplishments toward which the City wishes to go in the future. The polices are more specific actions the City feels are necessary to accomplish the goals.

As the Comprehensive Plan is updated in the future, this document will automatically incorporate those updates without the Plan having to be formally amended. This section of the Plan should be updated if there is a substantial amendment completed in the future.

Chapter 3. Natural, Scenic and Historic Resources Goals and Policies

Goals

1. *To conserve open spaces, and preserve natural, scenic and cultural resources.*
3. *To preserve significant historic land marks, sites and structures.*

Finding: The Plan a Building Façade program which will be able to assist in the preservation of historic buildings in the Area. The funding for recreation improvements will help preserve the valuable downtown recreation resources. The Plan is in conformance with the Natural, Scenic and Historic Resources Goals of the Dayton Comprehensive Plan.

Chapter 6. Land Use and Urbanization

Goals

2. *To ensure a compact urban growth pattern.*
3. *To recognize the importance of the adjacent farmland and the rural farm community to the local economy and larger Dayton and Yamhill County Community.*

Finding: The projects in the Plan will create an environment conducive to new development and redevelopment, ensuring a compact urban growth pattern. The Plan's recreation projects will support the development of housing in the Area. The Plan also has infrastructure projects that will promote housing development to occur in the Area. The Building Façade program that will assist in improving the appearance and function of the businesses in the Area which will provide services to future residents of the Area. The Plan is in conformance with the Land Use and Urbanization Goals of the Dayton Comprehensive Plan.

Chapter 7. Housing and Public Needs

Goals

- 1. To encourage housing that will meet the needs of the community in a manner that will best afford adequate choices in all income ranges and housing types.*
- 3. To ensure that the citizens are provided with safe and sanitary housing while promoting residential energy conservation design and construction techniques.*
- 4. To establish a residential zoning pattern and use which reduces the dependency on the automobile and encourages pedestrian connections to commercial and public areas.*

Finding: The Plan has recreation projects that will support the development of housing in the Area which will help provide housing choice, ensure safe and sanitary housing using current energy design and construction techniques. Providing housing in a mixed-use environment will help reduce the dependency on automobile traffic and encourage pedestrian connections to commercial and public areas. The Plan also has infrastructure projects that will promote housing development to occur in the Area. The Building Façade program that will assist in improving the appearance and function of the businesses in the Area which will provide services to future residents of the Area. The Plan also has funding for redevelopment and development which could be used for the development of workforce housing. The Plan is in conformance with the Housing and Public Needs Goals of the Dayton Comprehensive Plan.

Chapter 8. Economy of the City

Goals

1. *To diversify and improve the City's economy.*
2. *To provide sufficient, orderly and convenient commercial and industrial development that will enhance the livability of the community and meet the needs of the citizens.*
3. *Create an environment that will enhance the downtown and provide a focal point for both residents and visitors.*

Finding: The Plan has recreation projects that will provide increased activity in the Area and enhance the downtown and provide a focal point for residents and visitors. The Plan has infrastructure projects that will promote development to occur in the Area and a Building Façade program that will assist in improving the appearance and function of the businesses in the Area. Much of the development is anticipated to be mixed use developments, so will add to the environment that will enhance the downtown. The Plan is in conformance with the Economy Goal of the Dayton Comprehensive Plan.

Chapter 9. Public Facilities and Services

Goals

1. *To develop a timely, orderly and efficient arrangement of public and private facilities and services as a framework for future development.*

Finding: The Plan has transportation and utility projects within the Area. These projects will help facilitate new development within the Area. The Plan also has a project category of Taxing District Partnerships to work with the taxing districts to complete projects within the Area. The Plan is in conformance with the Public Facilities and Services Goals of the Dayton Comprehensive Plan.

Chapter 10. Transportation

Goals

1. *To provide a safe, convenient, aesthetic and economic transportation system through a variety of transportation means.*

Finding: The Plan has transportation projects that will improve the transportation system and provide improved pedestrian mobility within the Area.

The Plan is in conformance with the Transportation Goal of the Dayton Comprehensive Plan.

B. City of Dayton Land Use and Development Code

The following zoning districts are within the Area. This Development Code is enacted to implement the goals and policies of the City of Dayton Comprehensive Plan; provide methods of administering and enforcing the provisions of this Code; and promote the public health, safety, and general welfare of the community. As property is developed within the Area, it will go through the normal approval process of the City. This urban renewal plan does not change zoning or add any increased restrictions to any zoning category.

1. Single Family Residential - R1

7.2.102.01 Purpose

The purpose of the R-1 zone is to allow development of single family homes on individual lots provided with urban services at urban densities. Other uses compatible with residential development are also appropriate. These areas are designated as Residential in the Comprehensive Plan.

2. Limited Density Residential - R2

7.2.103.01 Purpose

The R-2 zone is intended to provide for detached and attached dwellings on a lot or multiple dwellings on a lot at an intermediate density. Other uses compatible with residential development are also appropriate. R-2 zones are located in areas designated Residential in the Comprehensive Plan

3. Commercial Residential - CR

7.2.105.01 Purpose

To provide areas for the development of a mixture of single family, multi-family, and manufactured homes, and limited retail and service commercial uses.

4. Commercial - C

7.2.106.01 Purpose

The Commercial (C) Zone is the primary commercial zone within the City. The zone is specifically designed to provide area for commercial activities to serve the residents of the City and the surrounding area. The Commercial Zone is suitable for the Commercial Plan designation.

5. Industrial - I

7.2.107.01 Purpose

The purpose of the I Zone is to provide areas suitable for warehousing, primary and secondary processing, packaging, fabricating of finished goods and equipment with related outdoor storage and incidental sales. The Industrial zone is appropriate in those areas designated Industrial in the Comprehensive Plan where the location has access to an arterial street or highway and where the noises, lights, odors, and traffic will not conflict with residential areas.

6. Public - P

7.2.108.01 Purpose

The purpose of the P (PUBLIC) zone is to provide areas appropriate for specific public and semi-public uses and to ensure their compatibility with adjacent uses. The Public zone is applicable to those properties designated Public in the Comprehensive Plan.

Finding: The Plan is in conformance with the land use designations in the Dayton City Code. As property is developed within the Area, it will go through the normal approval process of the City. This urban renewal plan does not change zoning or add any increased restrictions to any zoning category.

C. Dayton Forward – A Vision for the Future

This plan was prepared for the City of Dayton in 2012.

Goal 1. Build an authentic, peaceful, safe and inclusive community - diverse in its culture, ages, beliefs and income levels - where citizens care for each other and all groups feel welcome and comfortable.

Goal 2. Maintain Dayton's compact, pedestrian friendly, small-town character. Revitalize its central business core with appropriately scaled development. Focus on infill development and placemaking within the existing fabric. Avoid auto oriented commercial strip development.

Goal 3. Use Dayton's historic, cultural, and natural resources to transform it into an authentic and charming community which appeals to individuals with high disposable incomes.

Goal 4. Create a vibrant employment base through the development of small commercial businesses that serve residents and tourists, with industries that highlight the quality of surrounding agricultural products and sustainable practices.

Goal 5. Use Dayton's heritage and historic resources to forward its image as an authentic and charming town.

Goal 6. Transform Dayton's character through the use of landscape elements such as street trees, public parks and trail systems.

Goal 7. Preserve, enhance and develop the scenic qualities of the Yamhill River by improving public access, creating recreation opportunities, and maintaining its natural beauty.

Goal 8. Capitalize on Dayton's natural resources to provide recreational opportunities for residents, tourists, and retirees.

Goal 11. Provide a range of quality housing opportunities that will be attractive to young families, retirees, students, tourists and those employed within greater Dayton.

Goal 12. Make Dayton a more self-sufficient community by improving residents' access to basic daily retail services.

Goal 13. Encourage a transportation system and modes of transportation that enhance and support the character of the town.

Goal 15. Upgrade Dayton’s infrastructure so that commercial, industrial and housing growth can be accommodated.

Finding: The Plan’s projects are intended to provide the type of community envisioned by the Dayton Forward Plan. There are projects to greatly enhance the recreational experience for residents and to bring visitors to Dayton. There are projects to support increased commercial activities, either through storefront loans, rehabilitation or new development. There is funding to bring new residential opportunities to the Area, including workforce housing. There is funding to improve the streetscape and pedestrian atmosphere in the Area. The Plan is in conformance with the *Dayton Forward – A Vision for the Future Plan*.

XIV. LEGAL DESCRIPTION

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Report Accompanying the Dayton Urban Renewal Plan

This document remains draft until the City Council adoption of the Dayton Urban Renewal Plan.

Adopted by the City of Dayton

Date

Ordinance No.

List of Participants

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Annette Frank
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Kitty Mackin
Luke Wildhaber

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I. DEFINITIONS

“Agency ” means the Dayton Urban Renewal Agency. This Dayton Urban Renewal Agency is responsible for administration of the urban renewal plan.

“Area” means the properties and rights-of-way located within the Dayton Urban Renewal Boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

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“Fiscal year ending” means the year commencing on July 1 of one year and closing on June 30 of the next year.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The County Assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means Oregon Revised Statutes. Chapter 457 specifically relates to urban renewal.

“Planning Commission” means the Dayton Planning Commission.

“Revenue sharing” means under-levying tax increment proceeds to effectively share a portion of the revenue with the other taxing districts that levy permanent rate taxes in the urban renewal area as defined in ORS 457.470.

“Tax increment financing (TIF)” is a method of funding urban renewal projects and programs through incurring debt that is repaid by the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment finance revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“Urban renewal area” or “URA” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.087.

II. INTRODUCTION

The Report Accompanying the Dayton Urban Renewal Plan (Report) contains background information and project details that pertain to the Dayton Urban Renewal Plan (Plan). The Report is not a legal part of the Plan but is intended to provide public information and support the findings made by the Dayton City Council (City Council) as part of the approval of the Plan.

The Report provides the analysis and contains the information required to meet the standards of ORS 457.087, including financial feasibility. The Report requirements include:

1. A description of the physical, social, and economic conditions in the Area and expected impact of the plan, including fiscal impact in light of increased services; (ORS 457.087(1))
2. Reasons for selection of the plan Area; (ORS 457.087(2))
3. The relationship between each project to be undertaken and the existing conditions; (ORS 457.087(3))
4. The estimated total cost of each project and the source of funds to pay such costs; (ORS 457.087(4))
5. The estimated completion date of each project; (ORS 457.087(5))The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired; (ORS 457.087(6))
6. A financial analysis of the plan; (ORS 457.087(7))
7. A fiscal impact statement that estimates the impact of tax increment financing (TIF) upon all entities levying taxes upon property in the urban renewal area; (ORS 457.0857(8)) and
8. A relocation report.(ORS 457.087(9))

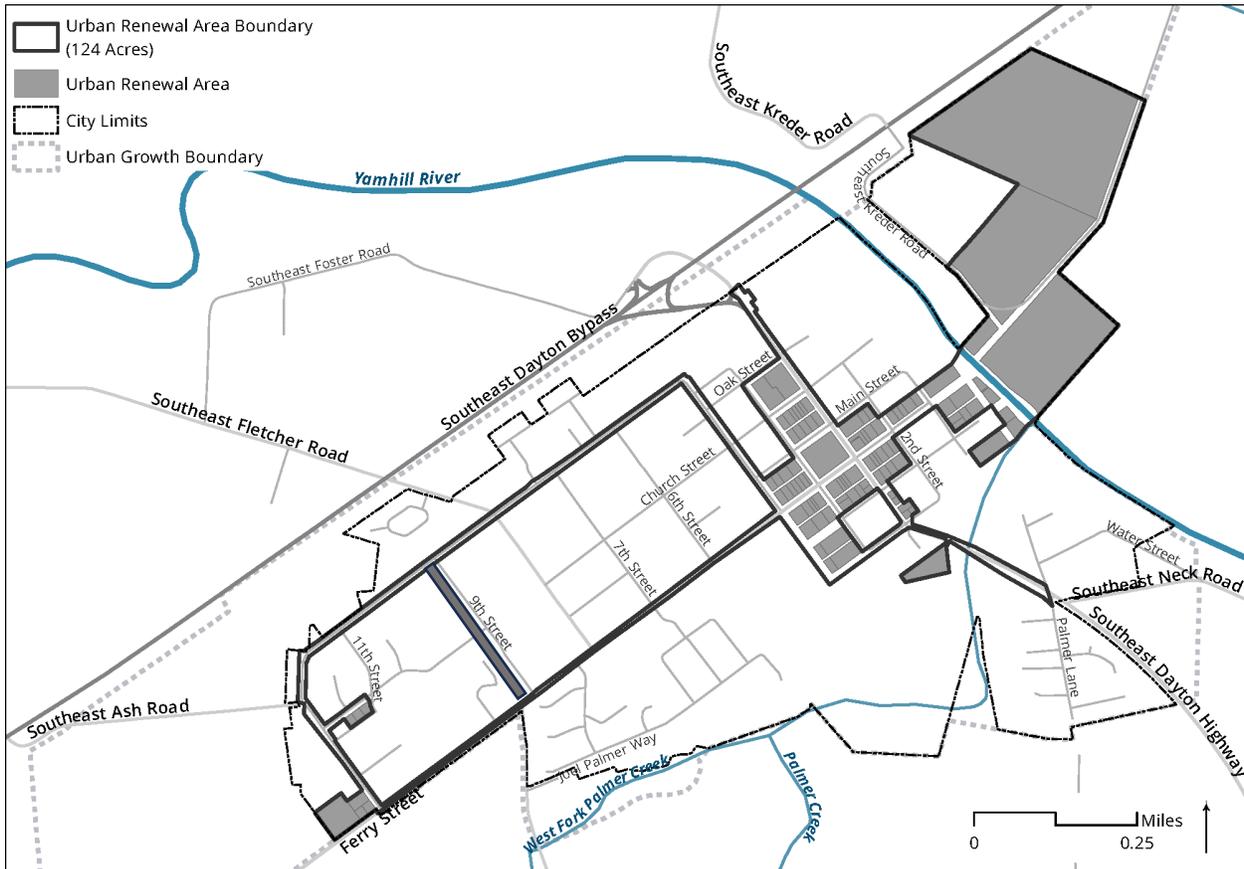
The relationship between the sections of the Report and the ORS 457.087 requirements is shown in Table 1. The specific reference shown is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

The Report provides guidance on how the Plan might be implemented. As the Dayton Urban Renewal Agency (Agency) reviews revenues and potential projects each year, it has the authority to make adjustments to the implementation assumptions in this Report. The Agency may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different times than assumed in this Report, and make other adjustments to the financials as determined by the Agency. The Agency may also make changes as allowed in the Amendments section of the Plan.

Table 1. Statutory References

Statutory Requirement	Report Section
ORS 457.087 (1)	XI
ORS 457.087 (2)	XII
ORS 457.087 (3)	III
ORS 457.087 (4)	IV
ORS 457.087 (5)	VII
ORS 457.087 (6)	V,VI
ORS 457.087 (7)	V,VI
ORS 457.087 (8)	IX
ORS 457.087 (9)	XIII

Figure 1. Dayton Urban Renewal District Boundary



III. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The projects identified for the Dayton Urban Renewal Area (Area) are described below, including how they relate to the existing conditions in the Area.

A. Recreation and Park Improvements

Install recreation and park improvements including but not limited to:

1. Dayton Landing

EXISTING CONDITIONS:

Dayton Landing is a 1.4-acre county park consisting of a gravel parking lot and small boat ramp. The boat ramp is located at the confluence of the Yamhill River and Palmer Creek, about five miles upstream from the Willamette River. The Yamhill River is currently navigable upstream from here to Lafayette Locks Historical Park and is popular with canoeists and kayakers.

Nearby, a footbridge connects Dayton Landing Park to the City of Dayton's Alderman Park across the Yamhill River.

2. Courthouse Square Park Enhancement

EXISTING CONDITIONS:

Court House Square Park covers one full city block in the middle of downtown Dayton between Ferry and Main Streets and between 3rd and 4th Streets. The park has a covered picnic area and historic bandstand and fountain, a new children's playground area, basketball court and restrooms. The park is owned by the City of Dayton.

3. Legion Field

EXISTING CONDITIONS:

Legion Field is a full city block in size and is located in the middle of Dayton between Church and Oak Streets and between 3rd and 4th Streets. Zoned for public use, this park is maintained by the City of Dayton.

This City Park is owned by the City of Dayton. It was the original site of the Dayton Grade School that was built around 1875 and was destroyed in a fire in the 1950's.

Legion Field is currently used as a baseball field by local Junior and Midget Baseball Teams, with the baseball diamond maintained by volunteers during the baseball season.

4. Andrew Smith Park

EXISTING CONDITIONS:

Andrew Smith Park is located west of 11th Street and between Church Street and Park Place. It is owned by the City of Dayton. The park is equipped with a children's play area that includes swings, a climbing rock, and a basketball court. The park also has new public restrooms.

B. Downtown Streetscape Improvements

Install streetscape improvements including but not limited to:

- Ornate lighting installation
- Bicycle racks
- Benches
- Signage
- Street trees

EXISTING CONDITIONS:

Downtown Dayton has minimal streetscape features. There is no common streetscape theme throughout the downtown to provide a sense of place.

C. Building Façade Grant Program

Create a building façade grant program to improve the buildings in the Area.

EXISTING CONDITIONS:

There are existing buildings in the Area that are in need of façade improvements. One major building is undergoing substantial rehabilitation, but there are other buildings which need improvements to their façades and for overall building improvements.

D. Taxing District Partnerships

Work with taxing districts to identify projects that will assist them in providing services to the Area.

EXISTING CONDITIONS:

The Fire District will need a new ladder truck to be able to service the projected new development in the Area. The School District may need assistance to their facilities within the Area.

E. Public Infrastructure

Provide funds for leveraging or grant applications for the following infrastructure upgrades:

1. Sewer and Water Line Extension and Upgrades
2. Street Paving, Overlay and Repair as allowed
3. Water Pressure Upgrades
4. Sewer Pond Addition

EXISTING CONDITIONS:

Section XI of this Report details the existing conditions of the utility infrastructure and transportation network needs in the Area.

F. Redevelopment and Development

Provide development support including but not limited to:

- Upgrading existing buildings

- Providing incentives for development in the Area, including the development of workforce housing.

EXISTING CONDITIONS:

There are existing buildings in the Area that are in need of redevelopment. One major building is undergoing substantial rehabilitation, but there are other buildings which need improvements to be redeveloped. There are many parcels that are not developed and may need assistance to develop in the Area.

G. Administration

Authorizes expenditures for the administrative costs associated with managing the Area including budgeting and annual reporting, planning and the implementation of projects in the Area.

EXISTING CONDITIONS:

This area in Dayton is not presently in an urban renewal area, so requires no administrative responsibilities from the urban renewal agency. Once an urban renewal plan with its associated requirements for administration exists for the Area, there will be a need for administrative funds to be allocated for that administration.

IV. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

Table 2 shows the costs of the projects in Fiscal Year Ending (FYE) 2024 constant dollars.

Table 2. Estimated Cost of Each Project in Constant FYE 2024\$

	Estimated Cost 2024\$
Recreation/Public Space Improvements	\$8,518,000
Downtown Streetscape Improvements	\$460,000
Building Façade Grant Program	\$100,000
Taxing District Partnerships	\$2,000,000
Public Infrastructure	\$4,848,249
Redevelopment/Development	\$3,172,000
Financing Fees	\$197,904
Administration	\$1,000,000
Total Cost	\$20,296,153

Source: City of Dayton

These estimates will be refined in the annual budgeting process, understanding the limiting total cost factor of the maximum indebtedness. Different allocations may be made to different line items within the Plan.

The scenario presented in this Report is only one scenario for how the Agency may decide to implement this Plan, and this scenario is financially feasible.

V. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through Fiscal Year End (FYE) 2050 are calculated based on projections of the assessed value within the Area and the consolidated tax rate that will apply in the Area.

The long-term projections for FYE 2026 and beyond assume an annual growth rate of 3% for existing assessed value in the Area plus specific exception value assumptions for future development within the Area. These assumptions were provided by Dayton staff and relied on existing permit data and discussions with potential developers. The frozen base value, the assessed value of the Area at the time it is adopted by the City Council is very low. The success of this Area will depend upon new development and rehabilitation within the Area.

If actual assessed value growth is less than forecast, then it would reduce the financial capacity of the Area to fund projects listed in the Plan over the anticipated duration of the Plan.

Table 3 shows the incremental assessed value, tax rates, and tax increment revenues each year, adjusted for discounts, delinquencies, and truncation loss. The first year of tax increment collections is anticipated to be FYE 2026. The narrative analysis for Table 3 is shown below:

- Total AV is the estimated total assessed value of the Area on an annual basis.
- Frozen base is the estimate of the assessed value of the Area at its formation.
- Increment applied is the total assessed value minus the frozen base.
- Increment shared is the amount that will be distributed to all taxing Areas according to their permanent rate due to revenue sharing. In this Plan, there is no assumption for revenue sharing as the financial projections do not meet the statutory thresholds. See Section VIII for a definition of revenue sharing.
- Tax rate is the total permanent rate levy for the Area.
- Gross tax increment financing revenue (TIF) is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.”
- Adjustments are calculated at 5% of the Gross TIF and are for discounts, delinquencies, and rate truncation.
- Current Year Net reflects subtracting the 5% adjustment factor from Gross TIF.
- Prior Year Net is the tax increment revenue that was delinquent the prior year and is paid by the assessor’s office once it is received. It is estimated that this amount is 1.5% of total TIF.
- Total TIF is the amount of tax increment revenues estimated to be received by the Agency.

Table 3. Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

FYE	Total AV	Frozen Base AV	Increment Applied	Tax Rate	Gross TIF	Adjustments	Current Year Net	Prior Year Net	Total TIF
2026	24,235,093	10,915,900	13,319,193	11.6873	155,665	(7,783)	147,882	-	147,882
2027	24,962,146	10,915,900	14,046,246	11.6873	164,163	(8,208)	155,955	2,218	158,173
2028	84,525,598	10,915,900	73,609,698	11.6873	860,299	(43,015)	817,284	2,339	819,623
2029	91,983,354	10,915,900	81,067,454	11.6873	947,460	(47,373)	900,087	12,259	912,346
2030	101,232,003	10,915,900	90,316,103	11.6873	1,055,551	(52,778)	1,002,774	13,501	1,016,275
2031	110,033,760	10,915,900	99,117,860	11.6873	1,158,420	(57,921)	1,100,499	15,042	1,115,541
2032	121,595,978	10,915,900	110,680,078	11.6873	1,293,551	(64,678)	1,228,874	16,507	1,245,381
2033	125,243,858	10,915,900	114,327,958	11.6873	1,336,185	(66,809)	1,269,376	18,433	1,287,809
2034	129,001,175	10,915,900	118,085,275	11.6873	1,380,098	(69,005)	1,311,093	19,041	1,330,134
2035	132,871,211	10,915,900	121,955,311	11.6873	1,425,328	(71,266)	1,354,062	19,666	1,373,728
2036	136,857,348	10,915,900	125,941,448	11.6873	1,471,915	(73,596)	1,398,320	20,311	1,418,631
2037	140,963,070	10,915,900	130,047,170	11.6873	1,519,900	(75,995)	1,443,905	20,975	1,464,880
2038	145,191,962	10,915,900	134,276,062	11.6873	1,569,325	(78,466)	1,490,858	21,659	1,512,517
2039	149,547,721	10,915,900	138,631,821	11.6873	1,620,232	(81,012)	1,539,220	22,363	1,561,583
2040	154,034,153	10,915,900	143,118,253	11.6873	1,672,666	(83,633)	1,589,033	23,088	1,612,121
2041	158,655,177	10,915,900	147,739,277	11.6873	1,726,673	(86,334)	1,640,340	23,835	1,664,175
2042	163,414,833	10,915,900	152,498,933	11.6873	1,782,301	(89,115)	1,693,186	24,605	1,717,791
2043	168,317,278	10,915,900	157,401,378	11.6873	1,839,597	(91,980)	1,747,617	25,398	1,773,015
2044	173,366,796	10,915,900	162,450,896	11.6873	1,898,612	(94,931)	1,803,682	26,214	1,829,896
2045	178,567,800	10,915,900	167,651,900	11.6873	1,959,398	(97,970)	1,861,428	27,055	1,888,483
2046	183,924,833	10,915,900	173,008,933	11.6873	2,022,007	(101,100)	1,920,907	27,921	1,948,828
2047	189,442,578	10,915,900	178,526,678	11.6873	2,086,495	(104,325)	1,982,170	28,814	2,010,984
2048	195,125,855	10,915,900	184,209,955	11.6873	2,152,917	(107,646)	2,045,271	29,733	2,075,004
2049	200,979,630	10,915,900	190,063,730	11.6873	2,221,332	(111,067)	2,110,265	30,679	2,140,944
2050	207,009,020	10,915,900	196,093,120	11.6873	2,291,799	(114,590)	2,177,209	31,654	2,208,863
TOTAL:					\$37,611,889	\$(1,880,596)	\$35,731,297	\$503,310	\$36,234,607

Source: Tiberius Solutions

VI. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 4 shows a summary of the financial capacity of the Area, including how total TIF revenue translates to the ability to fund urban renewal projects in constant 2024 dollars in five-year increments. Table 6, Table 7 and Table 8 show more detailed tables on the allocation of tax revenues to debt service. Table 9, Table 10 and Table 10 show potential allocations to projects and administration over time.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the Area in FYE 2050, a 25-year time frame for taking division of tax revenues. If growth in assessed value is slower than projected, the Agency may not be able to complete all projects in the Plan in this timeframe and would therefore continue taking division of tax proceeds until the Agency reaches the maximum indebtedness. If growth in assessed value is more robust than the projections, it may take a shorter period. These assumptions show one scenario for financing and that this scenario is financially feasible.

The maximum indebtedness is \$29,400,000 (Twenty-Nine Million Four Hundred Thousand dollars). The estimated total amount of tax increment revenues required to service the maximum indebtedness of \$29,400,000 is \$36,234,607 and is from permanent rate tax levies. The difference between the total amount of tax increment revenues (Net TIF) and maximum indebtedness is due the cost of borrowing to complete projects. If the Agency decides to accelerate projects in the future by using loans, then the interest on those loans is not calculated as part of the maximum indebtedness and may be repaid through tax increment proceeds. If the Agency does not borrow money, then this number will be lower.

Table 4. TIF Capacity of the Area in FYE 2024 Constant Rounded Numbers

Net TIF	\$36,200,000
Maximum Indebtedness	\$29,400,000
Capacity (2024\$)	\$20,500,000
Years 1-5	\$3,400,000
Years 6-10	\$8,500,000
Years 11-15	\$3,400,000
Years 16-20	\$2,700,000
Years 21-25	\$2,600,000

Source: Tiberius Solutions

This financial analysis shows borrowings as identified in Table 5. This is only one scenario for how the Agency may decide to implement this Plan, and this scenario is financially feasible. The Agency may decide to do borrowings at different times or for different amounts, depending on their analysis at the time. The timeframes on these borrowings are designed to have all borrowings repaid at the termination of the Area in FYE 2050. The amounts shown are the principal amounts of the borrowings. The total amounts, including interest, are shown in the second column of The total amounts, including interest, are shown in the second column of Table 6.

Table 5. Projected Loan Amounts and Loan Terms

	Loan A	Loan B	Loan C	Loan D
Principal Amount	\$1,200,000	\$8,000,000	\$2,100,000	\$1,300,000
Interest Rate	5.00%	5.00%	5.00%	5.00%
Loan Term	20	20	15	10
Loan Year	2026	2031	2036	2041
Interest Payment Start	2026	2031	2036	2041
Principal Payment Start	2026	2031	2036	2041
Annual Payment	(\$96,291)	(\$641,941)	(\$202,319)	(\$168,356)

Source: Tiberius Solutions

Table 6. Tax Increment Revenues and Allocations to Debt Service, Through FYE 2033

	Total	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030	FYE 2031	FYE 2032	FYE 2033
Resources									
TIF: Current Year	35,731,296	147,882	155,955	817,284	900,087	1,002,774	1,100,499	1,228,874	1,269,376
TIF: Prior Years	503,311	-	2,218	2,339	12,259	13,501	15,042	16,507	18,433
Total Resources	36,234,607	147,882	158,173	819,623	912,346	1,016,275	1,115,541	1,245,381	1,287,809
Expenditures									
Debt Service									
Scheduled Payments									
Loan A	(1,925,822)	(96,291)	(96,291)	(96,291)	(96,291)	(96,291)	(96,291)	(96,291)	(96,291)
Loan B	(12,838,814)	-	-	-	-	-	(641,941)	(641,941)	(641,941)
Loan C	(3,034,782)	-	-	-	-	-	-	-	-
Loan D	(1,683,559)	-	-	-	-	-	-	-	-
Total Debt Service	(19,482,977)	(96,291)	(96,291)	(96,291)	(96,291)	(96,291)	(738,232)	(738,232)	(738,232)
Debt Service Coverage Ratio		1.54	1.64	8.51	9.47	10.55	1.51	1.69	1.74
Transfer to URA Projects Fund	(16,751,630)	(51,591)	(61,882)	(723,332)	(816,055)	(919,984)	(377,309)	(507,149)	(549,577)
TOTAL EXPENDITURES	(36,234,607)	(147,882)	(158,173)	(819,623)	(912,346)	(1,016,275)	(1,115,541)	(1,245,381)	(1,287,809)

Source: Tiberius Solutions

Table 7. Tax Increment Revenues and Allocations to Debt Service, Through FYE 2041

	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038	FYE 2039	FYE 2040	FYE 2041
Resources								
TIF: Current Year	1,311,093	1,354,062	1,398,320	1,443,905	1,490,858	1,539,220	1,589,033	1,640,340
TIF: Prior Years	19,041	19,666	20,311	20,975	21,659	22,363	23,088	23,835
Total Resources	1,330,134	1,373,728	1,418,631	1,464,880	1,512,517	1,561,583	1,612,121	1,664,175
Expenditures								
Debt Service								
Scheduled Payments								
Loan A	(96,291)	(96,291)	(96,291)	(96,291)	(96,291)	(96,291)	(96,291)	(96,291)
Loan B	(641,941)	(641,941)	(641,941)	(641,941)	(641,941)	(641,941)	(641,941)	(641,941)
Loan C	-	-	(202,319)	(202,319)	(202,319)	(202,319)	(202,319)	(202,319)
Loan D	-	-	-	-	-	-	-	(168,356)
Total Debt Service	(738,232)	(738,232)	(940,551)	(940,551)	(940,551)	(940,551)	(940,551)	(1,108,907)
Debt Service Coverage Ratio	1.80	1.86	1.51	1.56	1.61	1.66	1.71	1.50
Transfer to URA Projects Fund	(591,902)	(635,496)	(478,080)	(524,329)	(571,966)	(621,032)	(671,570)	(555,269)
TOTAL EXPENDITURES	(1,330,134)	(1,373,728)	(1,418,631)	(1,464,880)	(1,512,517)	(1,561,583)	(1,612,121)	(1,664,175)

Source: Tiberius Solutions

Table 8. Tax Increment Revenues and Allocations to Debt Service, Through FYE 2050

	FYE 2042	FYE 2043	FYE 2044	FYE 2045	FYE 2046	FYE 2047	FYE 2048	FYE 2049	FYE 2050
Resources									
TIF: Current Year	1,693,186	1,747,617	1,803,682	1,861,428	1,920,907	1,982,170	2,045,271	2,110,265	2,177,209
TIF: Prior Years	24,605	25,398	26,214	27,055	27,921	28,814	29,733	30,679	31,654
Total Resources	1,717,791	1,773,015	1,829,896	1,888,483	1,948,828	2,010,984	2,075,004	2,140,944	2,208,863
Expenditures									
Debt Service									
Scheduled Payments									
Loan A	(96,291)	(96,291)	(96,291)	(96,291)	-	-	-	-	-
Loan B	(641,941)	(641,941)	(641,941)	(641,941)	(641,941)	(641,941)	(641,941)	(641,941)	(641,941)
Loan C	(202,319)	(202,319)	(202,319)	(202,319)	(202,319)	(202,319)	(202,319)	(202,319)	(202,319)
Loan D	(168,356)	(168,356)	(168,356)	(168,356)	(168,356)	(168,356)	(168,356)	(168,356)	(168,356)
Total Debt Service	(1,108,907)	(1,108,907)	(1,108,907)	(1,108,907)	(1,012,615)	(1,012,615)	(1,012,615)	(1,012,615)	(1,012,615)
Debt Service Coverage Ratio	1.55	1.60	1.65	1.70	1.92	1.99	2.05	2.11	2.18
Transfer to URA Projects Fund	(608,884)	(664,109)	(720,989)	(779,577)	(936,213)	(998,368)	(1,062,388)	(1,128,329)	(1,196,248)
TOTAL EXPENDITURES	(1,717,791)	(1,773,015)	(1,829,896)	(1,888,483)	(1,948,828)	(2,010,984)	(2,075,004)	(2,140,944)	(2,208,863)

Source: Tiberius Solutions

VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for construction of projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the Agency.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the Area in FYE 2050, a 25-year program of tax increment collections.

The amount of money available for projects in 2024 constant dollars for the Area is approximately \$20,300,000. See Table 2 for the individual project analysis.

Table 9, Table 10 and Table 10 show the approximate \$20,300,000 of 2024 constant dollars for projects inflated over the life of the Area, totaling the maximum indebtedness of \$29,400,000. All costs shown in Table 9, Table 10 and Table 10 are in year-of-expenditure dollars, which are adjusted by 3.0% annually to account for inflation.

The 3% inflation rate is the rate to use in the future if any amendment to increase maximum indebtedness is pursued in accordance with ORS 457.470.

The Agency may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan. The following tables are prepared to show that the Area is financially feasible as required by ORS 457.

Table 9. Programs and Costs in Year of Expenditure Dollars, Through FYE 2032

	Total	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030	FYE 2031	FYE 2032	FYE 2033
Resources									
Beginning Balance		-	7,556	25,768	619,796	378,189	117,905	107,773	66,938
Interest Earnings	80,855	-	38	129	3,099	1,891	590	539	335
Transfer from TIF Fund	16,751,630	51,591	61,882	723,332	816,055	919,984	377,309	507,149	549,577
Bond/Loan Proceeds	12,600,000	1,200,000	-	-	-	-	8,000,000	-	-
Total Resources	29,432,485	1,251,591	69,476	749,229	1,438,949	1,300,064	8,495,804	615,462	616,850
Expenditures (YOE \$)									
Recreation and Open Space	(10,428,656)	(583,495)	-	(84,413)	(1,014,388)	(1,134,395)	(5,534,550)	(497,852)	(521,920)
Downtown Streetscape	(488,014)	(488,014)	-	-	-	-	-	-	-
Building Façade Grant Program	(106,090)	(106,090)	-	-	-	-	-	-	-
Taxing District Partnerships	(2,704,550)	-	-	-	-	-	(922,425)	-	-
Redevelopment and Development	(4,565,388)	-	-	-	-	-	(1,721,860)	-	-
Infrastructure	(9,340,603)	-	-	-	-	-	-	-	-
Financing Fees	(252,000)	(24,000)	-	-	-	-	(160,000)	-	-
Administration	(1,547,184)	(42,436)	(43,708)	(45,020)	(46,372)	(47,764)	(49,196)	(50,672)	(52,192)
Total Expenditures	(29,432,485)	(1,244,035)	(43,708)	(129,433)	(1,060,760)	(1,182,159)	(8,388,031)	(548,524)	(574,112)
Ending Balance		7,556	25,768	619,796	378,189	117,905	107,773	66,938	42,738

Source: Tiberius Solutions

Table 10. Programs and Costs in Year of Expenditure Dollars, Through FYE 2042

	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038	FYE 2039	FYE 2040	FYE 2041	FYE 2042
Resources									
Beginning Balance	42,738	77,135	103,970	801,417	1,271,013	1,788,830	2,356,487	132,123	77,861
Interest Earnings	214	386	520	4,007	6,355	8,944	11,782	661	389
Transfer from TIF Fund	591,902	635,496	478,080	524,329	571,966	621,032	671,570	555,269	608,884
Bond/Loan Proceeds	-	-	2,100,000	-	-	-	-	1,300,000	-
Total Resources	634,854	713,018	2,682,570	1,329,753	1,849,334	2,418,807	3,039,839	1,988,053	687,134
Expenditures (YOE \$)									
Recreation and Open Space	(503,963)	(553,680)	-	-	-	-	-	-	-
Downtown Streetscape	-	-	-	-	-	-	-	-	-
Building Façade Grant Program	-	-	-	-	-	-	-	-	-
Taxing District Partnerships	-	-	(1,782,125)	-	-	-	-	-	-
Redevelopment and Development	-	-	-	-	-	-	(2,843,528)	-	-
Infrastructure	-	-	-	-	-	-	-	(1,818,080)	-
Financing Fees	-	-	(42,000)	-	-	-	-	(26,000)	-
Administration	(53,756)	(55,368)	(57,028)	(58,740)	(60,504)	(62,320)	(64,188)	(66,112)	(68,096)
Total Expenditures	(557,719)	(609,048)	(1,881,153)	(58,740)	(60,504)	(62,320)	(2,907,716)	(1,910,192)	(68,096)
Ending Balance	77,135	103,970	801,417	1,271,013	1,788,830	2,356,487	132,123	77,861	619,038

Source: Tiberius Solutions

Table 11. Programs and Costs in Year of Expenditure Dollars, Through FYE 2050

	FYE 2043	FYE 2044	FYE 2045	FYE 2046	FYE 2047	FYE 2048	FYE 2049	FYE 2050
Resources								
Beginning Balance	619,038	1,216,101	64,828	770,317	1,633,738	291,691	1,274,225	2,325,173
Interest Earnings	3,095	6,081	324	3,852	8,169	1,458	6,371	11,626
Transfer from TIF Fund	664,109	720,989	779,577	936,213	998,368	1,062,388	1,128,329	1,196,248
Bond/Loan Proceeds	-	-	-	-	-	-	-	-
Total Resources	1,286,241	1,943,172	844,729	1,710,382	2,640,275	1,355,537	2,408,925	3,533,047
Expenditures (YOE \$)								
Recreation and Open Space	-	-	-	-	-	-	-	-
Downtown Streetscape	-	-	-	-	-	-	-	-
Building Façade Grant Program	-	-	-	-	-	-	-	-
Taxing District Partnerships	-	-	-	-	-	-	-	-
Redevelopment and Development	-	-	-	-	-	-	-	-
Infrastructure	-	(1,806,100)	-	-	(2,269,640)	-	-	(3,446,783)
Financing Fees	-	-	-	-	-	-	-	-
Administration	(70,140)	(72,244)	(74,412)	(76,644)	(78,944)	(81,312)	(83,752)	(86,264)
Total Expenditures	(70,140)	(1,878,344)	(74,412)	(76,644)	(2,348,584)	(81,312)	(83,752)	(3,533,047)
Ending Balance	1,216,101	64,828	770,317	1,633,738	291,691	1,274,225	2,325,173	-

Source: Tiberius Solutio

VIII. REVENUE SHARING

Revenue sharing targets defined in ORS 457.470 are not projected to be reached as the threshold set (annual tax increment revenues in excess of 10 percent of the maximum indebtedness) is not projected to be met during the expected life of the Area.

Revenue sharing means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the Area. The first threshold is when annual tax increment finance revenues exceed 10% of the original maximum indebtedness of the Plan (10% = \$2,940,000). At the 10% threshold, the Agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold.

The second threshold is set at 12.5% of the maximum indebtedness (12.5% = \$3,675,000). If this threshold is met, revenue for the Area would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

If assessed value in the Area grows more quickly than projected, the revenue sharing triggers could be reached during the life of the Area.

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the Area.

The impact of tax increment financing on overlapping taxing Areas consists of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated through FYE 2050 and are shown in Table 12 and Table 13. School District 8 and the Willamette Regional Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level.

Table 12 and Table 13 show the projected impacts to permanent rate levies of taxing Areas as a result of this Plan. Table 12 shows the general government levies, and Table 13 shows the education levies

Table 12. Projected Impact on Taxing Area Permanent Rate Levies - General Government

FYE	Yamhill County	Yamhill County Extension Service	Yamhill County Soil & Water	City of Dayton	Dayton Fire Department	Chemeketa Library	Subtotal Gen. Govt.
2026	(32,614)	(568)	(448)	(21,583)	(15,566)	(1,035)	(71,813)
2027	(34,883)	(608)	(479)	(23,084)	(16,649)	(1,107)	(76,811)
2028	(180,758)	(3,149)	(2,483)	(119,620)	(86,273)	(5,737)	(398,019)
2029	(201,207)	(3,505)	(2,763)	(133,152)	(96,033)	(6,386)	(443,047)
2030	(224,128)	(3,904)	(3,078)	(148,320)	(106,973)	(7,113)	(493,516)
2031	(246,020)	(4,286)	(3,379)	(162,807)	(117,421)	(7,808)	(541,721)
2032	(274,655)	(4,784)	(3,772)	(181,757)	(131,088)	(8,716)	(604,773)
2033	(284,012)	(4,947)	(3,901)	(187,949)	(135,554)	(9,013)	(625,376)
2034	(293,346)	(5,110)	(4,029)	(194,126)	(140,009)	(9,310)	(645,930)
2035	(302,960)	(5,278)	(4,161)	(200,488)	(144,598)	(9,615)	(667,100)
2036	(312,863)	(5,450)	(4,297)	(207,042)	(149,324)	(9,929)	(688,905)
2037	(323,063)	(5,628)	(4,437)	(213,792)	(154,193)	(10,253)	(711,364)
2038	(333,568)	(5,811)	(4,581)	(220,744)	(159,207)	(10,586)	(734,497)
2039	(344,389)	(5,999)	(4,730)	(227,905)	(164,372)	(10,930)	(758,324)
2040	(355,535)	(6,193)	(4,883)	(235,281)	(169,691)	(11,283)	(782,866)
2041	(367,015)	(6,393)	(5,041)	(242,878)	(175,170)	(11,648)	(808,144)
2042	(378,839)	(6,599)	(5,203)	(250,703)	(180,814)	(12,023)	(834,181)
2043	(391,018)	(6,812)	(5,370)	(258,762)	(186,627)	(12,409)	(860,998)
2044	(403,563)	(7,030)	(5,543)	(267,064)	(192,614)	(12,808)	(888,621)
2045	(416,483)	(7,255)	(5,720)	(275,614)	(198,781)	(13,218)	(917,071)
2046	(429,792)	(7,487)	(5,903)	(284,421)	(205,133)	(13,640)	(946,376)
2047	(443,499)	(7,726)	(6,091)	(293,493)	(211,675)	(14,075)	(976,559)
2048	(457,618)	(7,972)	(6,285)	(302,836)	(218,414)	(14,523)	(1,007,648)
2049	(472,161)	(8,225)	(6,485)	(312,460)	(225,355)	(14,985)	(1,039,670)
2050	(487,139)	(8,486)	(6,690)	(322,372)	(232,504)	(15,460)	(1,072,652)
TOTAL:	\$(7,991,128)	\$(139,205)	\$(109,752)	\$(5,288,253)	\$(3,814,038)	\$(253,610)	\$(17,595,982)

Source: Tiberius Solutions

Table 13. Projected Impact on Taxing Area Permanent Rate Levies – Education

FYE	School District 8	Willamette Regional ESD	Chemeketa Community College	Subtotal Education	Total All
2026	(64,395)	(3,754)	(7,920)	(76,069)	(147,882)
2027	(68,876)	(4,015)	(8,471)	(81,362)	(158,173)
2028	(356,902)	(20,807)	(43,894)	(421,604)	(819,623)
2029	(397,278)	(23,161)	(48,860)	(469,299)	(912,346)
2030	(442,534)	(25,800)	(54,425)	(522,759)	(1,016,275)
2031	(485,759)	(28,320)	(59,742)	(573,820)	(1,115,541)
2032	(542,298)	(31,616)	(66,695)	(640,608)	(1,245,381)
2033	(560,773)	(32,693)	(68,967)	(662,433)	(1,287,809)
2034	(579,203)	(33,767)	(71,234)	(684,204)	(1,330,134)
2035	(598,186)	(34,874)	(73,568)	(706,629)	(1,373,728)
2036	(617,738)	(36,014)	(75,973)	(729,726)	(1,418,631)
2037	(637,878)	(37,188)	(78,450)	(753,516)	(1,464,880)
2038	(658,621)	(38,398)	(81,001)	(778,020)	(1,512,517)
2039	(679,987)	(39,643)	(83,629)	(803,259)	(1,561,583)
2040	(701,993)	(40,926)	(86,335)	(829,255)	(1,612,121)
2041	(724,660)	(42,248)	(89,123)	(856,031)	(1,664,175)
2042	(748,007)	(43,609)	(91,994)	(883,610)	(1,717,791)
2043	(772,054)	(45,011)	(94,952)	(912,017)	(1,773,015)
2044	(796,823)	(46,455)	(97,998)	(941,275)	(1,829,896)
2045	(822,334)	(47,942)	(101,136)	(971,412)	(1,888,483)
2046	(848,612)	(49,474)	(104,367)	(1,002,453)	(1,948,828)
2047	(875,677)	(51,052)	(107,696)	(1,034,425)	(2,010,984)
2048	(903,554)	(52,677)	(111,124)	(1,067,356)	(2,075,004)
2049	(932,268)	(54,351)	(114,656)	(1,101,275)	(2,140,944)
2050	(961,843)	(56,075)	(118,293)	(1,136,211)	(2,208,863)
TOTAL:	\$(15,778,245)	\$(919,870)	\$(1,940,503)	\$(18,638,628)	\$(36,234,607)

Source: Tiberius Solutions Please refer to the explanation of the schools funding in the preceding section

Table 14 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated in FYE 2050.

The Frozen Base is the assessed value of the Area established by the County Assessor at the time the Area is established. Excess Value is the increased assessed value in the Area above the Frozen Base.

Table 14. Additional Revenues Obtained after Termination of TIF - FYE 2051

Taxing District	Type	Tax Rate	From Frozen Base	From Excess Value	Total
General Government					
Yamhill County	Permanent	2.5775	28,136	521,437	549,573
Yamhill County Extension Service	Permanent	0.0449	490	9,083	9,573
Yamhill County Soil & Water	Permanent	0.0354	386	7,162	7,548
City of Dayton	Permanent	1.7057	18,619	345,069	363,688
Dayton Fire Department	Permanent	1.2302	13,429	248,874	262,303
Chemeketa Library	Permanent	0.0818	893	16,548	17,441
Subtotal		5.6755	61,953	1,148,173	1,210,126
Education		.0000			
School District 8	Permanent	5.0892	55,553	1,029,562	1,085,115
Willamette Regional ESD	Permanent	0.2967	3,239	60,023	63,262
Chemeketa Community College	Permanent	0.6259	6,832	126,622	133,454
Subtotal		6.0118	65,624	1,216,208	1,281,832
TOTAL:		11.6873	\$127,577	\$2,364,381	\$2,491,958

Source: Tiberius Solutions

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality’s total assessed value and the total land area that can be contained in an urban renewal Area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base (assumed to be FYE 2024 values), including all real, personal, manufactured, and utility properties in the Area, is projected to be \$10,915,900. The frozen base is the assessed value of the Area at the time it is adopted. The Yamhill County Assessor will establish the frozen base once the urban renewal plan is adopted.

The percentage of total City assessed value in urban renewal area is 6.83%, below the 25% threshold.

The Area contains approximately 131 acres, including public rights-of-way. This puts 24.25% of the city’s acreage in an urban renewal area, which is below the 25% threshold.

Table 15. Urban Renewal Area Conformance with Assessed Value and Acreage Limits

	Acreage	Assessed Value
Dayton Urban Renewal Area	131	\$10,915,900
City of Dayton	538	\$159,743,377
% of City Acreage	23.6%	
% of City Assessed Value	24.25%	6.83%

Source: Compiled by Elaine Howard Consulting, LLC

XI. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use

The Area measures 131 total acres in size, which is composed of 106 individual parcels encompassing 89.14 acres, and an additional 41.86 acres in public rights-of-way. An analysis of FYE 2024 property classification data from the Yamhill County Department of Assessment and Taxation database was used to determine the land use designation of parcels in the Area. By acreage, Exempt (49.20%) accounts for the most prevalent land use within the Area. Exempt uses are those uses that are government, non-profit or other tax-exempt status. Some of the exempt uses are classified as residential in the comprehensive plan and zoning table. This was followed by Industrial (35.19%) and Residential (11.21%). Detailed land use designations in the Area can be seen in Table 16.

Table 16. Land Use in the Area

Land Use	Tax Lots	Acres	Percent of Acres
Exempt	29	43.86	49.20%
Industrial	1	31.37	35.19%
Residential	46	9.99	11.21%
Commercial	26	3.36	3.77%
Miscellaneous	4	0.56	0.63%
TOTAL:	106	89.14	100.00%

Source: Compiled by Elaine Howard Consulting with data from Tiberius Solutions received from the Yamhill County Department of Assessment and Taxation (FYE 2024)

2. Comprehensive Plan and Zoning Designations

The Comprehensive Plan and Zoning designations in Dayton are the same. The most prevalent comprehensive plan and zoning designation by acreage in the Area is Public (44.09%). The second most prevalent comprehensive plan designation in the Area is Industrial (35.19%). The Industrial parcel has split zoning, with commercial on the top edge of the parcel. However, the parcel is identified in the following table as Industrial. Detailed comprehensive plan designations in the Area can be seen in Table 17.

Table 17. Comprehensive Plan and Zoning Designations in the Area

Designations	Tax Lots	Acres	Percent of Acres
Public	21	39.3	44.09%
Industrial	1	31.37	35.19%
Residential-2	25	6.3	7.07%
Commercial	37	5.55	6.23%
Commercial/Residential	17	3.36	3.77%
Residential 1	5	3.26	3.66%
TOTAL:	106	89.14	100.00%

Source: Compiled by Elaine Howard Consulting with data from Tiberius Solutions received from the Yamhill County Department of Assessment and Taxation (FYE 2024).

Figure 2. Comprehensive Plan Designations

FIGURE TO BE INSERTED LATER

B. Infrastructure

This section identifies the existing conditions in the Area to assist in **establishing blight in the ordinance adopting the urban renewal plan.** These are projects identified by the City of Dayton staff in identifying infrastructure needs in the Area for establishing blighting conditions in the Area. **This does not mean that all of these projects are included in the urban renewal plan.** The specific projects that are included in the Plan are listed in Sections III and IV of this Report.

1. Transportation

Deficiencies in the Area are shown below.

- Ash Street from west connection to Ferry Street to 5th Street
- 5th Street to Mill Street
- 4th Street from Oak Street to Main Street
- Mill Street 4th Street to 3rd Street (Highway 221)
- Main Street from 5th Street to 4th Street and 3rd Street to 2nd Street
- Church Street from 4th Street to 3rd Street (Highway 221)
- Oak Street from 4th Street to 3rd Street (Highway 221)
- 2nd Street from Main Street to Alder Street
- Kreeder Road from Highway 223 to the east edge of the Area

2. Water, Sanitary Sewer and Storm Water

Deficiencies in the water, sanitary sewer, and storm water systems are shown below.

Water: There are water pipe upsizing projects needed within the Area.

- Ash Street west from 9th Street and continuing as Ash Street turns south.
- 5th Street between Oak Street and Church Street
- 4th Street between Ferry Street and Alder Street
- Kreeder Road east of the Yamhill River
- Highway 221 from south side of the Area to Mill Street
- Mill Street between 4th Street and 3rd Street (Highway 221)

Sanitary Sewer: There are sewer pipe upsizing projects and other sanitary sewer deficiencies within the Area.

- Ash Street west from 9th Street and continuing as Ash Street turns south.
- Ferry Street from Ash Street west to 8th Street
- Kreeder Road along west portion of the loop
- North of Ferry Street and west of 1st Street
- Main Pump Station Force Main (to Wastewater Treatment Plant) and Bore under Yamhill River)
- Reroute RV Park Force Main
- Ferry Street (9th Street pump station (P.S.) to Manhole (MH) 34
- 9th Street Pump Station Force Main (P.S. to MH 11)
- New Ash Street Pump Station Force Main.

Storm: There are storm pipe upsizing projects deficiencies within the Area.

- Ferry Street east of Flower Lane to 7th Street.
- Oak Street from 3rd street to 5th Street
- 3rd Street from Ash street to Main Street
- Main Street east of 3rd Street
- and Church Street.
- Ferry Street between 1st Street and 2nd Street
- Mill Street west of 4th Street.

C. Social Conditions

According to information from the Yamhill County Assessor's office, the Area contains forty-six parcels containing ten acres that have residential uses. Since there are such limited residents in the Area, the following demographics are presented for the City of Dayton as a whole. These facts are from the US Census 2022 American Community Survey 5 Year Estimates.

- There are households 722 with 2.69 persons per household. Dayton has a population of 2,678.
- Thirty percent of the residents are Hispanic or Latin.
- Thirty percent speak a language other than English at home.
- In 2021, the median household income of Dayton households was \$76,014.
- Twenty one percent of residents in Dayton meet the poverty level in the census tracking.
- Seventy-nine percent of residents own their own homes.

D. Economic Conditions

1. Taxable Value of Property within the Area

The estimated total assessed value of the Area calculated with data from the Yamhill County Department of Assessment and Taxation for FYE 2024 including all real, personal, manufactured, and utility properties, is estimated to be \$10,915,900.

2. Building to Land Value Ratio

Table 18 shows the improvement to land ratios (I:L) for properties within the Area. In the Area, 29 tax lots or 49.21% of the Area is exempt, meaning they have no assessed value. Fifteen tax lots representing 37.42% of the acreage have no improvement value. Another 6.52% of the acreage has I:L ratios less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. A reasonable I:L ratio for properties in the Area is 2.0. Only 19 of the 105 tax lots in the Area, totaling 3.25% of the acreage have I:L ratios of 2.0 or more. In summary, the area is underdeveloped and not contributing significantly to the tax base in Dayton.

Table 18. Improvement to Land Ratios in the Area

Improvement to Land Ratio	Tax Lots	Acres	Percent of Acres
Exempt	29	43.86	49.21%
No Improvement Value	15	33.35	37.42%
0.01-0.50	7	0.89	1.00%
0.51-1.00	20	4.92	5.52%
1.01-1.50	11	2.44	2.74%
1.51-2.00	5	0.77	0.86%
2.01-2.50	12	1.48	1.66%
2.51-3.00	3	0.82	0.92%
3.01-4.00	1	0.16	0.18%
> 4.00	3	0.44	0.49%
TOTAL:	106	89.13	100.00%

Source: Compiled by Elaine Howard Consulting with data from Tiberius Solutions received from the Yamhill County Department of Assessment and Taxation (FYE 2023)

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing Areas that levy taxes within the Area (affected taxing Areas) is described in Section IX of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The projects being considered for future use of urban renewal funding are for improving the overall conditions of the Area including improvements to the recreation facilities, façade improvements, redevelopment of buildings, and improving the pedestrian and streetscape environment. It is anticipated that these improvements will catalyze development on the undeveloped parcels in the Area.

The financial impacts from tax increment collections will be countered by future economic development, and, in the future, adding increases in assessed value to the tax base for all taxing jurisdictions, including the city.

XII. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the Area is to provide the ability to fund projects and programs necessary to cure blight within the Area. The outcome of implementing these projects is anticipated to be an increase to the economic growth in Dayton by providing infrastructure improvements to improve the overall environment of the Area including providing improved facilities for recreation opportunities for residents and tourists, improving the safety and functioning of the transportation network in the Area, providing upgraded utility systems and the ability to provide incentives for economic development in the Area.

XIII. RELOCATION REPORT

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The Agency will comply with all applicable state law in providing these potential benefits. At the writing of this Report, the Agency anticipates acquiring right of way in the Area.