

Urban Renewal Advisory Committee  
Recommendations to the Agency

September 14, 2001

Dear Chairman Prince, Commissioners Blackwell, Carson, Strong, Daniels, Johnson and Parks,

The following pages outline the recommendations for the charges given the Urban Renewal Advisory Committee by the Urban Renewal District Agency.

Those charges were

1. Develop a recommendation on URD size.
2. Maximize the city's general fund revenue in the short and long term.
3. Solve the issues with the fire district.
4. Do not place the city in the role of developer.

The Advisory Committee went through an organized, structured process to obtain the pertinent information to make the recommendations.

1. We reviewed the Oregon property tax structure and effects of urban renewal.
2. A panel of citizens who worked on the task force gave background on the formation of the original plan and how it was developed.
3. We discussed possible scenarios for reducing or not reducing the URD boundaries. The positive and negative ramifications of each scenario were reviewed in great detail before the final vote.
4. The Fire District issues were discussed and solutions were developed.

We appreciated the opportunity to work with the Urban Renewal District Agency on these issues and respectfully submit our report.

Warm regards,

Your Urban Renewal District Advisory Committee

Ron Berg, Chairperson

**RECOMMENDATIONS**  
**to the**  
**CANBY URBAN RENEWAL DISTRICT AGENCY BOARD**  
**from the**  
**Urban Renewal District Advisory Committee**

The following recommendations are listed under each of the four Agency charges as follows:

**CHARGE #1 Develop a recommendation on URD size.**

WE RECOMMEND that the URD be reduced on the west end by 24 acres. This is approximately 14 acres on the south side of 99E and approximately 10 acres on the north side of 99E. (Passed 10-5)

**Reasons for the Recommendation:**

- \* Provide some near term and long term property tax revenue to the City. (see charge #2)
- \* Eliminate the problem of a property swap in the back of Canby Square which could create a situation in which part of a new building was outside the URD and part of it was in the district.

WE RECOMMEND that the URD be increased by approximately 3 acres to include the Fire District main station on South Pine Street. (Passed 15-0)

**Reasons for the Recommendation:**

- \* The increase is needed in order to implement project No.1 shown under Charge #3.

We suggest that the Agency seek legal advice concerning the notification required (if any) to the property owners being removed from the URD.

**CHARGE #2 Maximize the City's general fund revenue in the short and long term.**

When we passed the recommendation shown under Charge #1, we realized that shrinkage on the west end was the only way to provide any short term help to the city from additional property tax revenue. The industrial area on the east side would not even begin building out until after Sequoia Parkway is built. Additional short term and long term revenue from the west side shrinkage would come from the following:

- \* Space Age service station.
- \* Potential large amount from a new grocery store in Canby Square.
- \* Avoid potential splitting of revenue from properties in and near the Fisher industrial area.
- \* The property taxes on the annual 3% increase in value would all go to the City.

**CHARGE #3 Solve the issues with the Fire District**

WE RECOMMEND that the following projects be listed for the Fire District. (Passed 12-0 with one abstention)

1. At the main station provide additional administrative space and a separate structure for some fire vehicle parking. This will free up space in the existing building for a ladder truck. (1 to 3 years)
2. Training Facility located within the industrial area. (6 to 10 years)
3. North side Fire Station. (10 to 12 years)

## **Reasons for the Recommendation**

- \* Improve the ISO rating for the Fire District that will result in lowering fire insurance rates for all the citizens in the Fire District.
- \* Provide "equitable" funding for the Fire District.

We point out that if build-out does not occur, or it does so at a slower rate than originally anticipated; these projects would either not be funded, or be funded at a later date.

Charge #4 Do not place the city in the role of developer

This is a directive, rather than an issue for which recommendations are being sought.

## **OTHER ITEMS**

WE RECOMMEND that the Urban Renewal District Agency work with the Industrial Area Association property owners to further the progress of the industrial park . (Passed 15-0)

We encourage you to approve the above recommendations.

Your URD Advisory Committee,

Ronald S. Berg , Chairperson