



Canby Urban Renewal Closure

Urban Renewal Agency | October 15, 2025

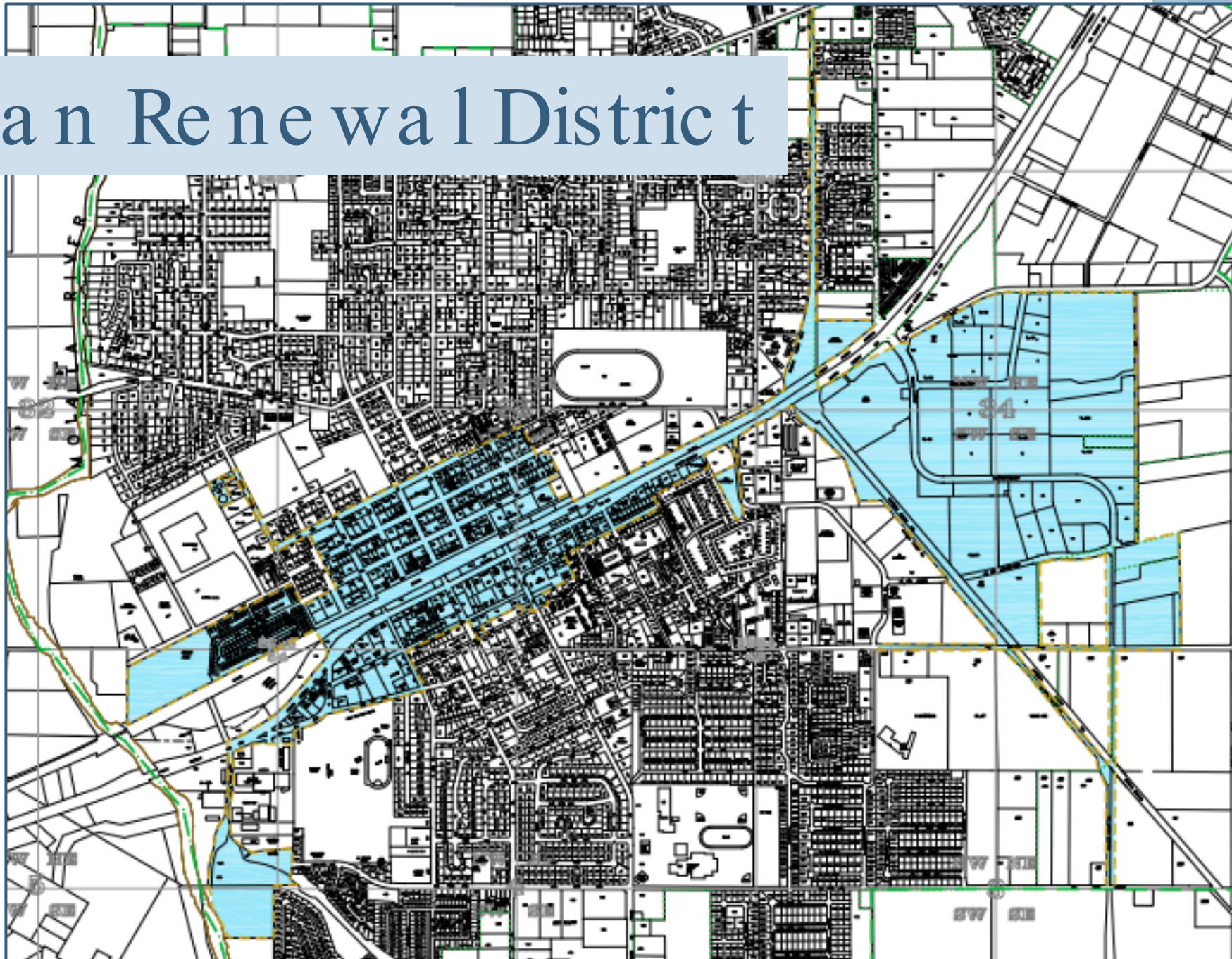
Jamie Stickle, Economic Development Director & Communications Specialist

Summary

- The Urban Renewal Agency will review and discuss the options for closing the Urban Renewal District.
- City staff seeks consensus from the Urban Renewal Agency on whether to close the district via ordinance or resolution.



Urban Renewal District



Background

- Canby Urban Renewal District
 - Established in 1999.
 - District includes downtown, HWY 99e, and sections of the Canby Pioneer Industrial Park.
 - UR Plan outlined projects which are funded through tax increment financing.
 - April 2nd URA meeting provided overview of options to close the district and update on final URD project.
- FY2025 – 2027 City Council Goals:
 - Goal: Promote Financial Stability
 - Objective: Finalize the Transition of the Current Urban Renewal District Expenses.



Urban Renewal Projects



Discussion

- June 1st, 2026: City will make final URD debt payment.
- Canby will notify Clackamas County Tax Assessor in February 2026 of the intention to issue final debt payment.
- Clackamas County will disburse the remaining funds to all taxing jurisdictions, including City of Canby.
- Special Taxing Districts will begin to receive their full share of property tax revenue in FY 2027 – issuance of funds expected in October/November 2026.



Options to Consider

RESOLUTION

- Urban Renewal Plan is terminated by Resolution.
- City can keep the agency – which would be rendered inactive.
- Should City determine a need for a new plan/district in the future it is easier to reopen.
- Special taxing districts to receive full property tax revenue.

ORDINANCE

- Urban Renewal Agency is terminated by Ordinance.
- Should City determine a need for a new plan/district in the future, the effort would need to start from scratch.
- Special taxing districts to receive full property tax revenue.

Both options effectively stop the collection of tax increment financing.



Special Taxing Districts

DISTRICT	AMOUNT
City of Canby	\$ 1,087,012.34
Clackamas Co. Community College	\$ 180,741.93
Clackamas County (City)	\$ 749,037.72
Clackamas County (Rural)	\$ 36,673.53
County Extension & 4H	\$ 16,103.34
County Library	\$ 128,586.35
County Soils Cons	\$ 16,103.34
Clackamas ESD	\$ 119,212.77
Canby Fire District 62	\$ 500,645.54
Port of Portland	\$ 22,592.74
Canby School District	\$ 1,482,468.42
Vector Control	\$ 1,922.79
TOTAL	\$ 4,341,100.81



City staff seeks consensus:

Close via RESOLUTION

- Urban Renewal Plan is terminated by Resolution.
- City can keep the agency – which would be rendered inactive.
- Should City determine a need for a new plan/district in the future it is easier to reopen.
- Special taxing districts to receive full property tax revenue.

- OR -

Close via ORDINANCE

- Urban Renewal Agency is terminated by Ordinance.
- Should City determine a need for a new plan/district in the future, the effort would need to start from scratch.
- Special taxing districts to receive full property tax revenue.

Both options effectively stop the collection of tax increment financing.



▶ WHAT ARE YOUR
QUESTIONS?

