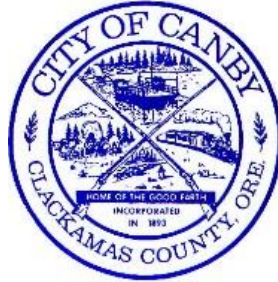


# City of Canby Urban Renewal Agency Adopted Annual Budget

For the Fiscal Year

July 1, 2020 - June 30, 2021



## **BOARD OF COMMISSIONERS:**

Tim Dale, *Commission Chair*

Brian Hodson, *Commission Vice Chair*

Trygve Berg, *Commissioner*

Traci Hensley, *Commissioner*

Greg Parker, *Commissioner*

Sarah Spoon, *Commissioner*

Shawn Varwig, *Commissioner*

## **BUDGET COMMITTEE:**

Michelle Hensley

Andrea McCracken

Jason Padden

Carol Palmer

Bob Patterson

Jack Pendleton

Melody Thompson

## **CITY STAFF:**

Amanda Zeiber, *Interim URA Administrator*

Julie Blums, *Finance Director*

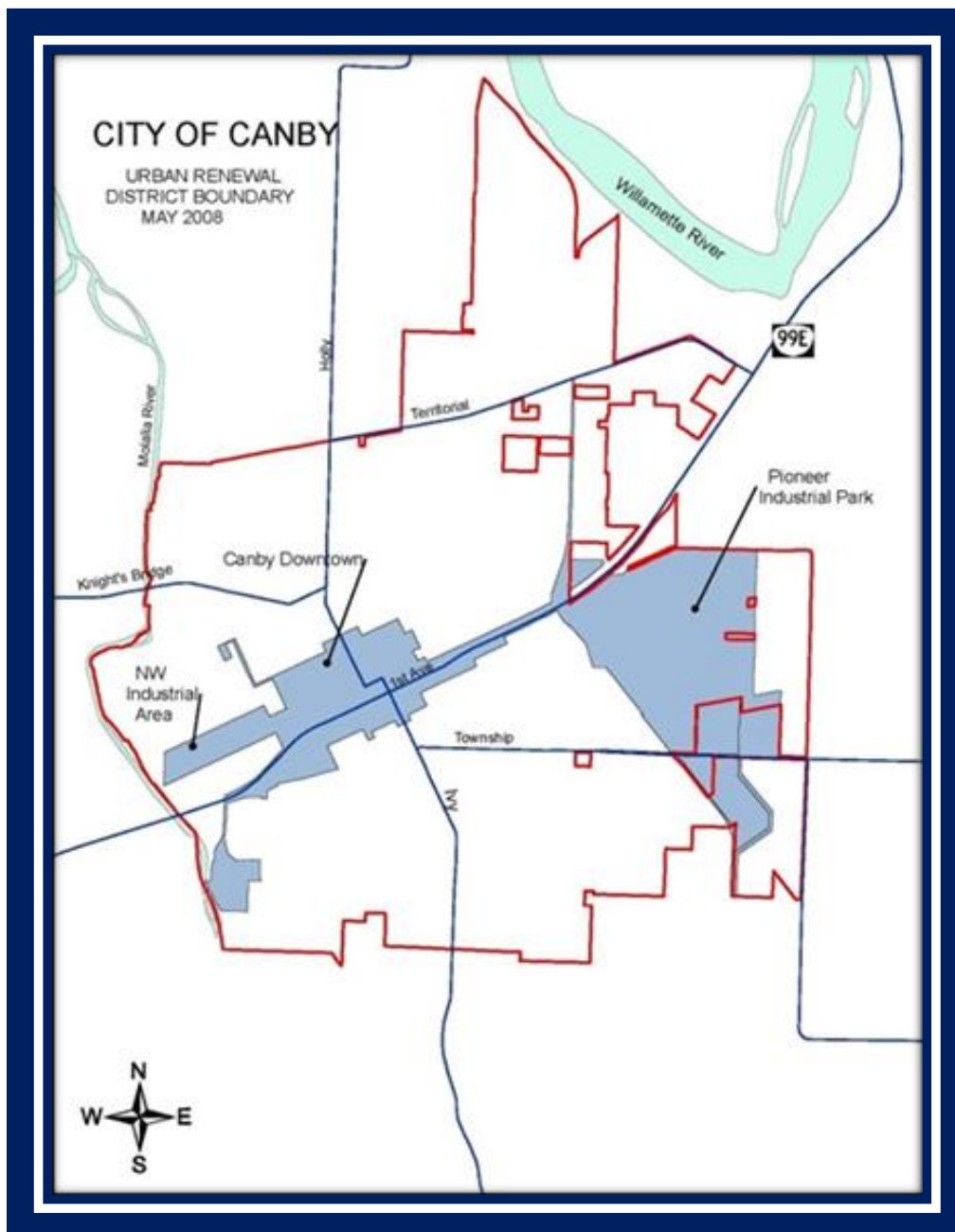
[www.canbyoregon.gov](http://www.canbyoregon.gov)

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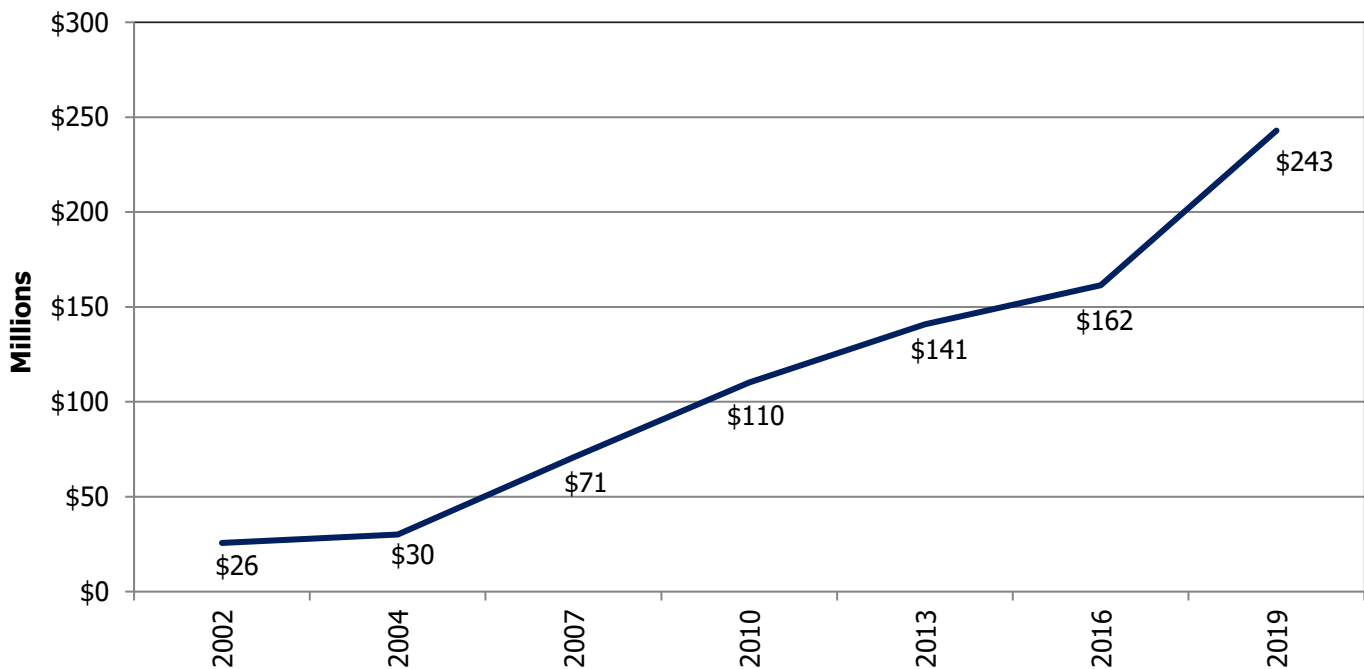
### About the District

The City of Canby Urban Renewal Agency (URA) is a separate entity from the City. The Canby City Council serves as the Board of Commissioners for the URA and is financially accountable for its operations. In accordance with Oregon budget law, the URA prepares its own budget, and the Board of Commissioners approves its annual appropriations.

Urban renewal agencies are designed to borrow money and make expenditure for economic and community development projects included in the Urban Renewal Plan. When the Canby Urban Renewal Plan was adopted in 1999 property values were frozen. The taxes collected on that frozen value continues to flow to the taxing authorities (City, County, Schools, Fire, etc.). The taxes collected on increased property values that occur with NEW development generate incremental tax revenue. This tax increment is then used to repay the URA debt and implement the URA plan.

Urban Renewal Tax Collections are not an additional tax. Urban Renewal Tax Collections are used to initiate development that would not be financially feasible without infrastructure improvements made possible by urban renewal financing.

### Urban Renewal District Incremental Assessed Value



May 14, 2020

**Fiscal Year 2020-21 District Administrator's Budget Message**

**The Honorable Chair, Urban Renewal Board, and Members of the Budget Committee**

It is a privilege to provide you with the proposed Urban Renewal Agency budget for Fiscal Year 2020-21.

The URA General Fund budget accounts for Agency administration costs, economic development activities within the Urban Renewal Area, construction projects, and property purchases. All of the projects funded through the Urban Renewal Agency are transferred to City ownership upon completion.

The URA Debt Service Fund budget accounts for property tax revenue and the annual payments on outstanding debt. Funds are transferred from this fund to the URA General Fund to fund the projects and expenditures captured there.

**FY2020-21 Proposed Budget**

- Consistent with prior years, economic development activities supporting the downtown Canby community are budgeted to continue.
- Similarly, Canby's involvement in regional economic development partnerships is also budgeted to continue.

**Capital Projects**

The FY2020-21 recommended capital projects are detailed below. The completion of these projects will be subject to funds availability after meeting our annual debt obligation. Funding will be entirely from tax increment generated within the Urban Renewal District – no debt financing is proposed. The projects include:

- Completion of the downtown Quiet zone – including the intersection of Elm Street and OR99E and the construction of medians at N Ivy, N Grant, and N Elm Streets.
- Continuation of funding to support the Façade Improvement Program for FY2020-21.
- Completion of a gateway arch to Downtown Canby on N Grant Street between N 1<sup>st</sup> Avenue and the Railroad tracks.
- Completion of a stop light at the intersection of Hazel Dell Avenue and Sequoia Parkway (at the east entrance to the Fred Meyers Shopping Center).

I am looking forward to an active year of Agency progress and achievement.

Respectfully Submitted,

Amanda Zeiber  
Interim Agency Director

## District-Wide Budget Summary

	FY17-18 Actual	FY18-19 Actual	FY19-20 Budget	2020-21 Proposed	2020-21 Approved	2020-21 Adopted
<b>Beginning Fund Balance</b>	\$ 1,857,279	\$ 2,569,797	\$ 2,502,565	\$ 2,255,145	\$ 2,255,145	\$ 2,255,145
<b>Revenue</b>						
Property Taxes	2,989,222	3,494,614	3,550,000	3,983,000	3,983,000	3,983,000
LID Revenue	58,019	38,218	62,247	29,429	29,429	29,429
Grants	10,725	12,661	137,951	137,951	137,951	137,951
Miscellaneous	51,590	50,385	49,000	41,000	41,000	41,000
Interest	52,931	75,875	40,000	62,800	62,800	62,800
Sale of Property	1,200,000	-	-	-	-	-
Transfers In & Other Sources	-	484,740	3,573,408	1,888,810	1,888,810	1,888,810
<b>Total URA Resources</b>	<b>\$ 6,219,767</b>	<b>\$ 6,726,290</b>	<b>\$ 9,915,171</b>	<b>\$ 8,398,135</b>	<b>\$ 8,398,135</b>	<b>\$ 8,398,135</b>
<b>URA General Fund</b>						
Materials & Services	1,448,360	1,336,217	971,359	528,339	528,339	528,339
Capital Outlay	219,545	180,296	2,750,000	1,501,222	1,501,222	1,501,222
<b>URA Debt Service Fund</b>						
Debt Service	1,982,066	2,074,824	1,928,878	3,623,620	3,623,620	3,623,620
<b>Not-Allocated</b>						
Transfers Out	-	484,740	3,573,408	1,888,810	1,888,810	1,888,810
Reserved for Future Expense	2,569,797	2,650,213	691,526	856,144	856,144	856,144
<b>Total URA Requirements</b>	<b>\$ 6,219,767</b>	<b>\$ 6,726,290</b>	<b>\$ 9,915,171</b>	<b>\$ 8,398,135</b>	<b>\$ 8,398,135</b>	<b>\$ 8,398,135</b>

## General Fund Budget

URBAN RENEWAL GENERAL FUND	FY17-18 Actual	FY18-19 Actual	FY19-20 Budget	2020-21 Proposed	2020-21 Approved	2020-21 Adopted
<b>RESOURCES</b>						
<b>BEGINNING URA GENERAL FUND BALANCE</b>	<b>1,434,018</b>	<b>1,006,769</b>	-	-	-	-
<b>REVENUE</b>						
URD Grants	10,725	12,661	137,951	137,951	137,951	137,951
Miscellaneous-Income	153	1,223	-	-	-	-
Interest Revenue	29,778	11,119	10,000	2,800	2,800	2,800
OP Transfer In from UR Debt	-	484,740	3,573,408	1,888,810	1,888,810	1,888,810
Sale of Property	1,200,000	-	-	-	-	-
<b>Total URA GF Revenue</b>	<b>1,240,656</b>	<b>509,743</b>	<b>3,721,359</b>	<b>2,029,561</b>	<b>2,029,561</b>	<b>2,029,561</b>
<b>TOTAL URA GF RESOURCES</b>	<b>2,674,674</b>	<b>1,516,512</b>	<b>3,721,359</b>	<b>2,029,561</b>	<b>2,029,561</b>	<b>2,029,561</b>
<b>REQUIREMENTS FOR URBAN RENEWAL</b>						
<b>MATERIALS &amp; SERVICES</b>						
Mat & Svc Contract	25,204	20,829	30,000	25,000	25,000	25,000
Closing Costs	75,180	-	-	-	-	-
Due to Economic Development	513,374	370,778	369,816	403,339	403,339	403,339
Fire Dept Capital Projects	182,969	-	471,543	-	-	-
RARE Program	23,500	-	-	-	-	-
Beautification & Marketing	4,448	9,150	25,000	25,000	25,000	25,000
Facade Improvement Program	50,706	30,229	75,000	75,000	75,000	75,000
Canby Civic Block Redevelopment	572,978	905,231	-	-	-	-
<b>Total URA GF Materials &amp; Services</b>	<b>1,448,360</b>	<b>1,336,217</b>	<b>971,359</b>	<b>528,339</b>	<b>528,339</b>	<b>528,339</b>
<b>CAPITAL OUTLAY</b>						
URD Projects	1,833	-	50,000	50,000	50,000	50,000
Railroad Quiet Zone	-	94,406	500,000	1,025,461	1,025,461	1,025,461
Signal at Sequoia & Hazeldell	-	64,255	450,000	208,861	208,861	208,861
Contr. to Industrial Park/99E Connection	-	-	1,000,000	-	-	-
Grant St Arch	-	16,550	235,000	216,900	216,900	216,900
Old Library Renovation	-	-	500,000	-	-	-
Wait and Community Park	-	5,085	15,000	-	-	-
Library/Civic Building Project	217,712	-	-	-	-	-
<b>Total URA GF Capital Outlay</b>	<b>219,545</b>	<b>180,296</b>	<b>2,750,000</b>	<b>1,501,222</b>	<b>1,501,222</b>	<b>1,501,222</b>
<b>OPERATING CONTINGENCY</b>	-	-	-	-	-	-
<b>RESERVED FOR FUTURE EXPENDITURE</b>	-	-	-	-	-	-
<b>ENDING FUND BALANCE (prior year's)</b>	<b>1,006,769</b>	-	-	-	-	-
<b>TOTAL URA GF REQUIREMENTS</b>	<b>2,674,674</b>	<b>1,516,512</b>	<b>3,721,359</b>	<b>2,029,561</b>	<b>2,029,561</b>	<b>2,029,561</b>

## Debt Service Fund Budget

URBAN RENEWAL DEBT SERVICE FUND	FY17-18 Actual	FY18-19 Actual	FY19-20 Budget	2020-21 Proposed	2020-21 Approved	2020-21 Adopted
<b>RESOURCES</b>						
BEGINNING URA DEBT SERVICE FUND BALANCE	423,261	1,563,028	2,502,565	2,255,145	2,255,145	2,255,145
<b>REVENUE</b>						
Tax Increment	2,939,212	3,377,991	3,500,000	3,933,000	3,933,000	3,933,000
Tax Increment - Prior	50,010	116,623	50,000	50,000	50,000	50,000
LID Walnut St Princ	29,277	33,491	51,356	28,524	28,524	28,524
LID Hazel Dell Way Princ	15,322	1,610	-	-	-	-
Interest Revenues	23,154	64,756	30,000	60,000	60,000	60,000
LID Walnut St Int.	12,651	3,069	10,891	905	905	905
LID Hazel Dell Way-Interest	769	48	-	-	-	-
Bond Interest Rebate (ARRA)	51,437	49,161	49,000	41,000	41,000	41,000
<b>Total URA Debt Service Revenue</b>	<b>3,121,832</b>	<b>3,646,750</b>	<b>3,691,247</b>	<b>4,113,429</b>	<b>4,113,429</b>	<b>4,113,429</b>
<b>TOTAL URA DEBT SERVICE RESOURCES</b>	<b>3,545,093</b>	<b>5,209,777</b>	<b>6,193,812</b>	<b>6,368,574</b>	<b>6,368,574</b>	<b>6,368,574</b>
<b>REQUIREMENTS FOR URBAN RENEWAL DEBT SERVICE</b>						
<b>DEBT SERVICE</b>						
Debt Pmts-Sequoia St 5 & 6	90,768	91,399	97,095	1,099,387	1,099,387	1,099,387
Debt Pay-Walnut St	45,027	136,892	-	-	-	-
Debt Pay-Police Building	45,000	115,000	120,000	125,000	125,000	125,000
Debt Pay-1st Ave Redev	110,000	110,000	115,000	815,000	815,000	815,000
Debt Pay-2012 Bond Principal	645,000	605,000	620,000	645,000	645,000	645,000
Debt Pay-Sequoia 5 & 6 Int	64,608	60,977	57,093	52,724	52,724	52,724
Debt Pay-Walnut St Int	9,096	6,845	-	-	-	-
Debt Pay-Police Building Int	424,548	423,355	418,755	413,955	413,955	413,955
Debt Pay-1st Ave Redev Int	122,381	116,469	110,422	104,241	104,241	104,241
Debt Pay-2012 Bond Int	425,638	408,888	390,513	368,313	368,313	368,313
<b>Total URA Debt Service</b>	<b>1,982,066</b>	<b>2,074,824</b>	<b>1,928,878</b>	<b>3,623,620</b>	<b>3,623,620</b>	<b>3,623,620</b>
<b>TRANSFERS OUT &amp; OTHER USES</b>						
OP Transfer to UR General	-	484,740.01	3,573,408	1,888,810	1,888,810	1,888,810
<b>Total URA Debt Service Transfers Out</b>	<b>-</b>	<b>484,740.01</b>	<b>3,573,408</b>	<b>1,888,810</b>	<b>1,888,810</b>	<b>1,888,810</b>
<b>RESERVED FOR FUTURE EXPENDITURE</b>	<b>-</b>	<b>-</b>	<b>691,526</b>	<b>856,144</b>	<b>856,144</b>	<b>856,144</b>
<b>ENDING FUND BALANCE (prior year's)</b>	<b>1,563,028</b>	<b>2,650,213</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL URA DEBT SERVICE REQUIREMENTS</b>	<b>3,545,093</b>	<b>5,209,777</b>	<b>6,193,812</b>	<b>6,368,574</b>	<b>6,368,574</b>	<b>6,368,574</b>

## Long-Term Debt

Moody's Investors Service has upgraded the City of Canby, Oregon's long-term issuer rating and outstanding full faith and credit obligations to Aa3 from A1. The rating action affects approximately \$22.1 million in rated full faith and credit debt outstanding. The upgrade to Aa3 reflects the city's recovered tax base and improved financial position through consecutive years of structurally-balanced operations. Total debt liabilities of the city are below-average relative to similarly-rated peers and will continue to amortize given no additional near-term debt financing plans.

The Canby Urban Renewal Agency has built up enough reserves to pay off the 2009 Township, Berg, & Sequoia Pkwy loan early. The FY20-21 budget includes the funds necessary to eliminate this loan in December 2020.

Fiscal Year Ending June 30,	Governmental Activities				Total Governmental Activities
	Bonds - URA	URA Loans	Total Principal	Interest	
2021	930,960	103,818	1,034,778	939,232	1,974,010
2022	970,960	104,532	1,075,492	896,427	1,971,919
2023	1,005,960	110,461	1,116,421	850,460	1,966,881
2024	1,045,960	116,437	1,162,397	802,398	1,964,795
2025	1,095,960	122,256	1,218,216	754,943	1,973,159
2026-2030	6,439,800	550,467	6,990,267	2,892,038	9,882,305
2031-2035	8,517,927	-	8,517,927	1,274,871	9,792,798
2036	1,054,050	-	1,054,050	52,750	1,106,800
Total	<u>\$ 21,061,577</u>	<u>\$ 1,107,971</u>	<u>\$ 22,169,548</u>	<u>\$ 8,463,118</u>	<u>\$ 30,632,666</u>

	Original Amount	6/30/2020 Balance	Reductions	6/30/2021 Balance
<b>URA Governmental Activities</b>				
Bonds URA:				
2010 1st Ave Redevelopment (3.75-7%)	2,500,000	1,560,000	115,000	1,445,000
2010 Bond Discount		(24,300)	(2,208)	(22,092)
2011 Police Facility (2-5%)	9,000,000	8,580,000	125,000	8,455,000
2011 Bond Discount		(15,200)	(950)	(14,250)
2012 Civic Bldg & Sequoia Pkwy (3-4%)	14,050,000	10,225,000	645,000	9,580,000
2012 Premium		736,077	49,118	686,959
Long-term Loans URA:				
2009 Township Rd, Berg & Sequoia Pkwy (3-5.25%)	1,981,047	1,099,387	102,865	996,522
2009 Premium		8,584	953	7,631
Total URA Activities		<u>\$ 22,169,548</u>	<u>\$ 1,034,778</u>	<u>\$ 21,134,770</u>



## Required Notices and Fillings

## Notice of Budget Committee Meeting

**Notice of Budget Committee Meeting**

Two public meetings of the Budget Committee of the City of Canby and Canby Urban Renewal District, Clackamas County, State of Oregon, to discuss the budget for the fiscal year July 1, 2020 to June 30, 2021, will be held on May 14, 2020 at 6:00 pm and May 21, 2020 at 6:00 pm.

The purpose of the meetings is to receive the budget message and to receive comment from the public on the budget. Public comment will be heard for both the City's budget and the URA budget at the second meeting on May 21, 2020. Due to the COVID-19 pandemic the meetings will be broadcast live on CTV Channel 5 and on YouTube.

Any person may provide comment in written form or virtually. Written comments must be received by 5 pm on May 20th. If you wish to speak please contact the City Recorder at [bissetm@canbyoregon.gov](mailto:bissetm@canbyoregon.gov) or call 503-266-0733 by 5 pm on May 20th with your name and contact information. Once your information is received you will be sent instructions on how to speak virtually.

A copy of the budget document may be inspected or obtained on or after May 4th, 2020 on the city's website at [www.canbyoregon.gov](http://www.canbyoregon.gov).

Publish May 6, 2020

CH163075

## Notice of Budget Hearing

**FORM UR-1** **NOTICE OF BUDGET HEARING** **FY2020-21**

A public meeting of the Canby Urban Renewal Agency will be held on June 17, 2020 at 6:15 p.m. and can be viewed on CTV Channel 5 or at <https://www.youtube.com/user/CityofCanby>. Any person may provide comment in written form or virtually. For instructions on how to provide comments please contact the City Recorder at [bissetm@canbyoregon.gov](mailto:bissetm@canbyoregon.gov) or call 503-266-0733 by 5 pm on June 16th.

The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2020, as approved by the Canby Urban Renewal Budget Committee.

A summary of the budget is presented below. A copy of the budget can be found on the City's website at [www.canbyoregon.gov](http://www.canbyoregon.gov).

This budget is for an annual budget period and this budget was prepared on a basis of accounting that is the same as the preceding year.

Contact: **Ann Marie, Finance Director**  
 Telephone: 503-266-0735 Email: [humej@canbyoregon.gov](mailto:humej@canbyoregon.gov)

**FINANCIAL SUMMARY - RESOURCES**

TOTAL OF ALL FUNDS	Actual Amount 2018-19	Adopted Budget This Year 2019-20	Approved Budget Next Year 2020-21
Beginning Fund Balance/Net Working Capital	2,569,797	2,502,565	2,255,145
Federal, State and All Other Grants	12,661	137,951	137,951
Revenue from Bonds and Other Debt	0	0	0
Interfund Transfers	484,740	3,573,408	1,888,810
All Other Resources Except Division of Tax & Special Levy	164,478	151,247	133,229
Revenue from Division of Tax	3,494,614	3,550,000	3,583,000
Revenue from Special Levy	0	0	0
<b>Total Resources</b>	<b>6,726,290</b>	<b>9,915,171</b>	<b>8,398,135</b>

**FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION**

	Actual Amount 2018-19	Adopted Budget This Year 2019-20	Approved Budget Next Year 2020-21
Personnel Services	0	0	0
Materials and Services	1,336,217	971,359	528,339
Capital Outlay	180,296	2,750,000	1,501,322
Debt Service	2,074,824	1,928,878	3,623,620
Interfund Transfers	484,740	3,573,408	1,888,810
Contingencies	0	0	0
Special Payments	0	0	0
Unappropriated Ending Balance and Reserved for Future Expenditure	2,650,213	691,526	856,144
<b>Total Requirements</b>	<b>6,726,290</b>	<b>9,915,171</b>	<b>8,398,135</b>

**FINANCIAL SUMMARY - REQUIREMENTS BY ORGANIZATIONAL UNIT OR PROGRAM**

Name of Organizational Unit or Program FTE for that unit or program	Actual Amount 2018-19	Adopted Budget This Year 2019-20	Approved Budget Next Year 2020-21
Urban Renewal	1,516,513	3,721,359	2,029,561
FTE	0.00	0.00	0.00
Not Allocated to Organizational Unit	5,209,777	6,193,812	6,368,574
FTE	0.00	0.00	0.00
<b>Total Requirements</b>	<b>6,726,290</b>	<b>9,915,171</b>	<b>8,398,135</b>
<b>Total FTE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**STATEMENT OF CHANGES IN ACTIVITIES and SOURCES OF FINANCING**

There are several major projects budgeted to be completed in FY20-21; the Railroad Quiet Zone, Grant Street Arch, and a signal at Sequoia Parkway & Hazel Dell.

**STATEMENT OF INDEBTEDNESS**

LONG TERM DEBT	Estimated Debt Outstanding on July 1,	Estimated Debt Authorized, But Not Incurred on July 1
General Obligation Bonds	\$0	\$0
Other Bonds	\$21,061,577	\$0
Other Borrowings	\$1,107,971	\$0
<b>Total</b>	<b>\$22,169,548</b>	<b>\$0</b>

Publish June 10, 2020

CH167013



## Resolution Adopting the Budget and Imposing the Tax for FY2020-21

## RESOLUTION NO. URR 20-002

## RESOLUTION ADOPTING THE BUDGET, MAKING APPROPRIATIONS, AND IMPOSING AND CATEGORIZING TAXES FOR THE 2020-2021 FISCAL YEAR

**BE IT RESOLVED** that the Board of Directors of the Canby Urban Renewal Agency hereby adopts the budget for fiscal year 2020-2021 in the total of \$8,398,135 now on file at the City of Canby, 222 NE 2<sup>nd</sup> Ave. Canby, Oregon.

## RESOLUTION MAKING APPROPRIATIONS

**BE IT RESOLVED** that the amounts for the fiscal year beginning July 1, 2020 and for the purpose shown below are hereby appropriated:

Total <b>APPROPRIATIONS</b> , all Funds		<b>\$7,541,991</b>
Total Unappropriated and Reserve Amounts, All Funds		<u>856,144</u>
<b>TOTAL ADOPTED BUDGET</b>		<b>\$8,398,135</b>

URD General Fund		URD Debt Service Fund	
Urban Renewal	\$ 2,029,561	Debt Service	\$ 3,623,620
		Transfers out	<u>1,888,810</u>
Total	\$ 2,029,561	Total	\$ 6,368,574

## RESOLUTION IMPOSING AND CATEGORIZING THE TAX

**BE IT RESOLVED** that the Board of Directors of the Canby Urban Renewal Agency hereby resolves to certify to the county assessor for the Canby Urban Renewal Plan Area a request for the maximum amount of revenue that may be raised by dividing the taxes under section 1c, Article XI of the Oregon Constitution and ORS Chapter 457. These taxes are categorized under the General Government Limitation.

The above resolution statements are approved and declared adopted on this 17<sup>th</sup> day of June 2020 and are effective July 1, 2020.

  
 Tim Dale  
 Chair

ATTEST:

  
 Melissa Bisset  
 City Recorder

## Notice to the Assessor

FORM UR-50

NOTICE TO ASSESSOR

2020-2021

• Submit two (2) copies to county assessor by July 15.

☐ Check here if this is an amended form.

## Notification

Canby Urban Renewal Agency authorizes its 2020-2021 ad valorem tax increment amounts  
 (Agency Name)

by plan area for the tax roll of Clackamas County  
 (County Name)

Julie Blums 503-266-0725 June 30, 2020  
 (Contact Person) (Telephone Number) (Date Submitted)

PO Box 930, Canby, OR 97013 blumsj@canbyoregon.gov  
 (Agency's Mailing Address) (Contact Person's E-mail Address)

☐ Yes, the agency has filed an impairment certificate by May 1 with the assessor (ORS 457.445).

## Part 1: Option One Plans (Reduced Rate). [ORS 457.435(2)(a)]

Plan Area Name	Increment Value to Use*		100% from Division of Tax	Special Levy Amount**
	\$	OR	<input type="checkbox"/> Yes	\$
	\$	OR	<input type="checkbox"/> Yes	\$

## Part 2: Option Three Plans (Standard Rate). [ORS 457.435(2)(c)]

Plan Area Name	Increment Value to Use***		100% from Division of Tax	Special Levy Amount****
	\$	OR		\$
	\$	OR		\$

## Part 3: Other Standard Rate Plans. [ORS 457.445(2)]

Plan Area Name	Increment Value to Use*		100% from Division of Tax	
Canby Urban Renewal District	\$	OR	<input checked="" type="checkbox"/> Yes	
	\$	OR	<input type="checkbox"/> Yes	

## Part 4: Other Reduced Rate Plans. [ORS 457.445(1)]

Plan Area Name	Increment Value to Use*		100% from Division of Tax	
	\$	OR	<input type="checkbox"/> Yes	
	\$	OR	<input type="checkbox"/> Yes	

## Part 5: Permanent Rate Plans. [chapter 580 (2019 Or Laws)]

Plan Area Name	Increment Value to Use*		100% from Division of Tax	
	\$	OR	<input type="checkbox"/> Yes	
	\$	OR	<input type="checkbox"/> Yes	

Notice to Assessor of Permanent Increase in Frozen Value. Beginning tax year 2020-21, permanently increase frozen value to:

Plan Area Name	New frozen value \$