

# Urban Renewal Feasibility Study

## CITY OF SUTHERLIN, OREGON



# Feasibility Study Purpose

1. **Develop Boundary – AV and Area restrictions in ORS 457**
2. **Assess Blight**
3. **Complete Financial Analysis**
4. **Examine Impacts to Taxing Districts**
5. **Present Feasibility Study to City Council**

# City of Sutherlin Urban Renewal Boundary

November 2019



Urban Renewal Boundary



Urban Renewal Parcels

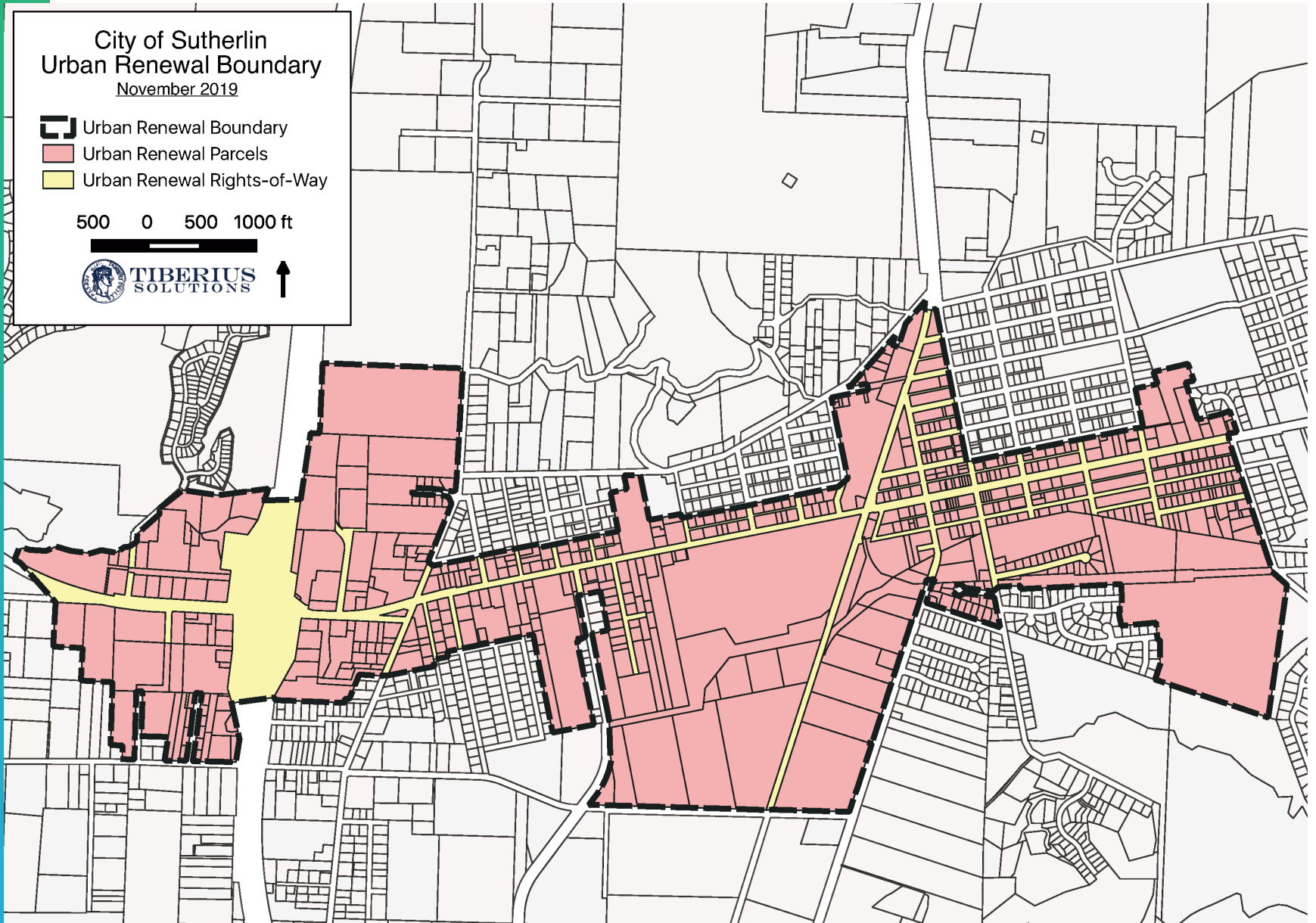


Urban Renewal Rights-of-Way

500 0 500 1000 ft



TIBERIUS  
SOLUTIONS



# Blight Findings

1. Storm Drain
2. Water
3. Transportation
4. Under-development

# Growth Assumptions and Timeframe

**3% Assessed Value Growth**  
**25-year time frame**

**E Zone property – early impact on revenues for projects**

# Maximum Indebtedness: Tax Increment Finance (TIF) projections

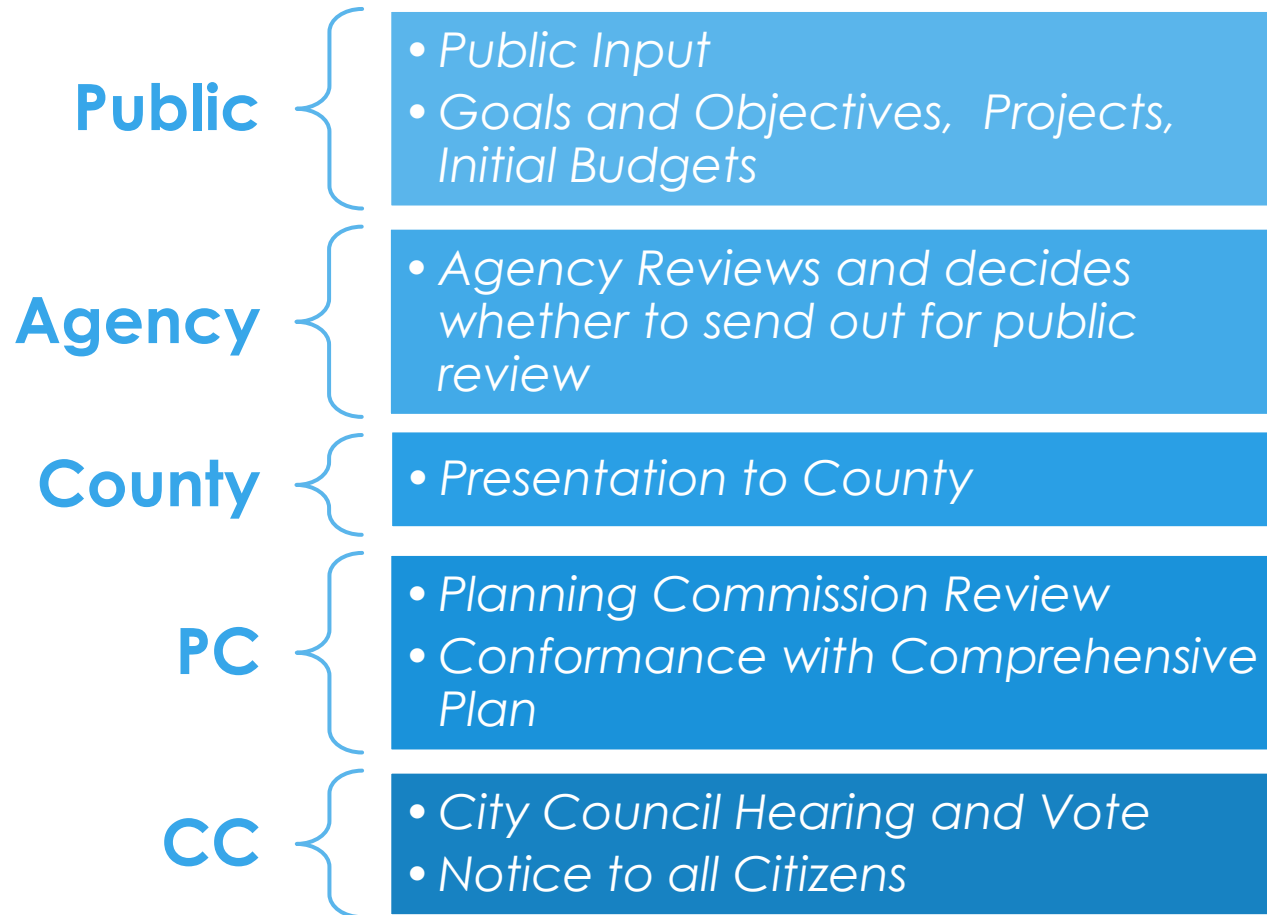
	Actual Dollars	Rounded Dollars
Total Net TIF		
Maximum Indebtedness Capacity		23,300,000
(2020 \$)	15,418,341	15,400,000
Years 1-5	2,434,135	2,400,000
Years 6-10	4,662,390	4,600,000
Years 11-15	2,897,456	2,900,000
Years 16-20	2,775,182	2,800,000
Years 21-25	2,689,178	2,700,000

# Impacts on Taxing Districts

	Total estimated impact
City	\$12,779,031
County	2,523,370
WC Sutherlin	904,778
4H/Extension	136,104
ESD	1,201,345*
School District	9,258,472*
Community College	1,032,348

**\* Indirect Impact - State School Fund**

# How is a Plan Adopted?





# Next Steps

1. Form Urban Renewal Agency
2. Prepare UR Plan and Report  
Advisory Committee?  
Public Input?  
Identify Projects and Costs
3. Timeline – ideally before July-2020
4. Establish URD work plan (consulting?)