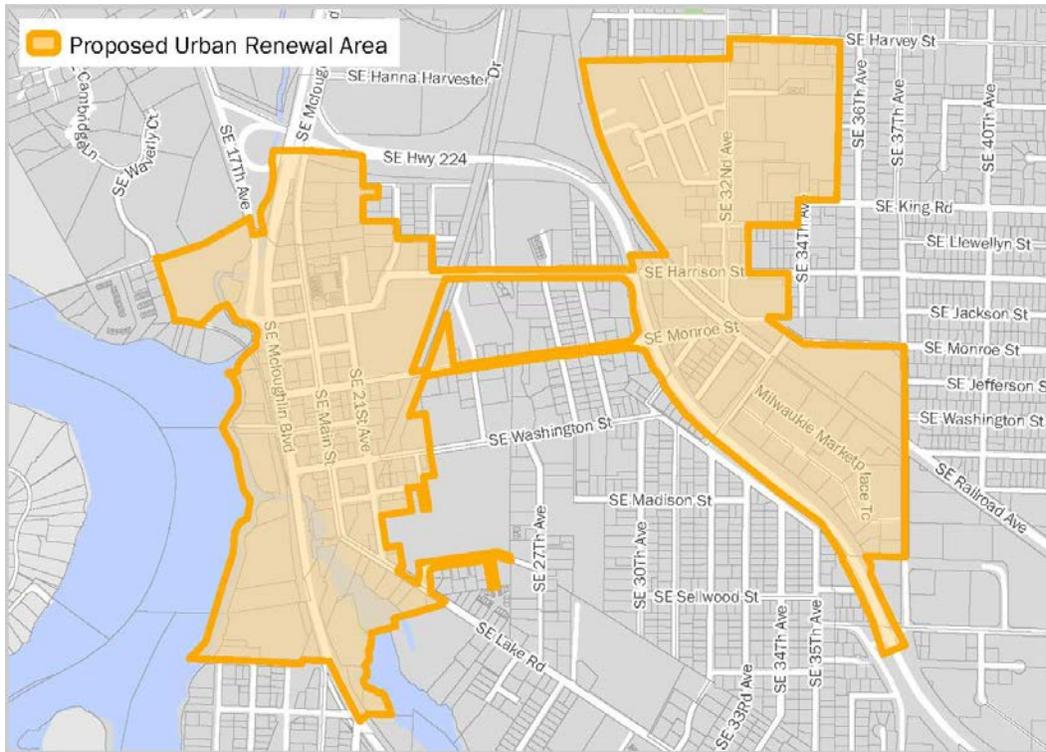


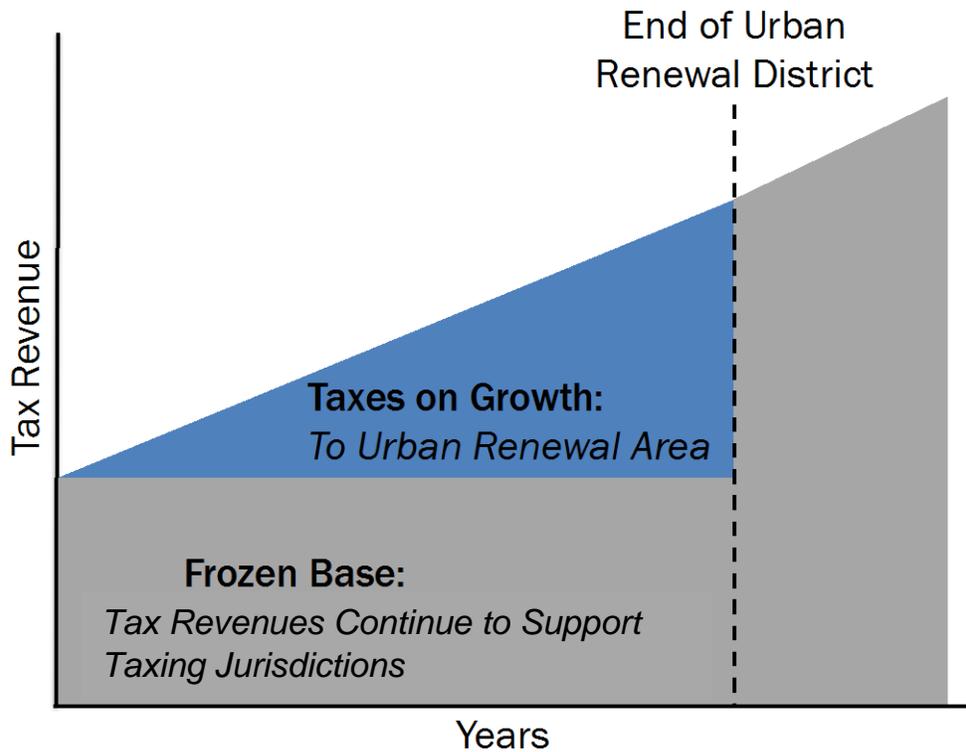
Milwaukie Urban Renewal – Background Information

The Milwaukie City Council has directed the preparation and public review of an urban renewal plan for downtown and Central Milwaukie. The urban renewal plan will eventually be voted on by the Milwaukie City Council, tentatively scheduled for late summer 2016.



Urban renewal is an economic development tool that allows cities to borrow against future tax revenues in a designated area to create funds for street or façade improvements, pedestrian amenities, and loans or grants to make development more feasible in difficult locations. An area can qualify for urban renewal if at least part of the specified area meets the definition of blight. Broadly defined, blight can include such commonplace factors as inadequacy of streets or sidewalks, irregularly shaped lots or parcels, underdevelopment of property and highly parcelized land ownership.

Urban renewal uses tax increment financing (TIF) to fund projects. This means that the existing tax base for the urban renewal area is frozen for their current uses during the designated period (usually between 20-25 years). Then, as projects are completed thereby increasing the tax base, the additional tax revenues are used to pay off debt used to finance the projects. At the end of the urban renewal time period, ALL of the tax revenue can then be used as normal. See the chart below for an example of how this works.



Public schools and the Education Service District are not directly impacted by urban renewal as they receive funding through the State School Fund to ensure all school districts across the State receive the same level of funding on a per pupil basis, regardless of local property tax collections.

If the urban renewal area is more successful than projected, assessed value can be returned to general tax rolls before the urban renewal area time frame is complete, which results in affected taxing districts sharing in the benefits of the urban renewal area, before the urban renewal area officially closes down.

An advisory group has been appointed to assist in the urban renewal plan preparation and to specifically provide input on the boundary, goals and objectives, projects and financial information. They will be meeting monthly over the next four to five months. The meetings are open to the public. There will be other opportunities for public input at community events in the next few months. These will be advertised on the city of Milwaukie website and updates will occur on a monthly basis in the Milwaukie Pilot.

Urban Renewal Advisory Group meetings will be held on the following dates at the Milwaukie Public Safety Building (3200 SE Harrison Street) from 4:30 p.m. – 6:30 p.m.. The first meeting was held on February 17th and focused on the purpose of the project and proposed boundaries. Upcoming meetings are outlined below.

Meeting	Date	Agenda
Advisory Committee 2	March 30th	Goals and Objectives and Projects
Advisory Committee 3	April 20th	Finance, timing, project prioritization
Advisory Committee 4	May 18th	Review draft UR Plan and Report
Advisory Committee 5	May 31st	if necessary

The opportunities for public input are an Open House scheduled for April 20 and at community events including: a booth at the Dogwood Dash on April 2, the Milwaukie Earth Day Event on April 23, booths at two Farmers’ Markets and at two First Friday events.

For more information on the preparation of the urban renewal plan and opportunities for public input, please contact Denny Egner at egnerd@milwukieoregon.gov or 503-786-7654.