

# ANNUAL REPORT FOR FISCAL YEAR ENDING JUNE 30<sup>TH</sup>, 2022

2021-2022

Downtown Urban Renewal District

This report fulfills the requirements, prescribed in ORS 457.460, for the filing of an annual report detailing the financial activity of an urban renewal area established in Oregon.



# Annual Report for Fiscal Year Ending June 30<sup>th</sup>, 2022

## LEBANON URBAN RENEWAL AGENCY

### URBAN RENEWAL AREA BACKGROUND

The Downtown Urban Renewal Plan (Plan) within the Lebanon Urban Renewal Agency (LURA) was adopted by the the City of Lebanon in 2018. The maximum indebtedness established in 2018 for the Plan is \$3,600,000. The maximum indebtedness is the total amount of funds that can be spent on projects, programs, and administration in the urban renewal area over the life of the urban renewal plan.

The frozen base assessed value of the Plan Area is \$25,048,733 (“Frozen Base”). The FY 2021-2022 total assessed value was \$27,096,196. The excess value, or the value on which taxes are paid to the urban renewal agency in FY 2021-2022 was \$2,047,463. <sup>1</sup>

The Lebanon Urban Renewal Agency is a separate legal and financial entity, governed by the members of the the City of Lebanon City Council.

The Area is comprised of the downtown district for the City of Lebanon that is generally bounded by Rose Street to the north, Oak Street to the south, Third Street to the west, and Grove Street to the East. The district includes the City’s historic downtown, Ralston Park, and City Hall.

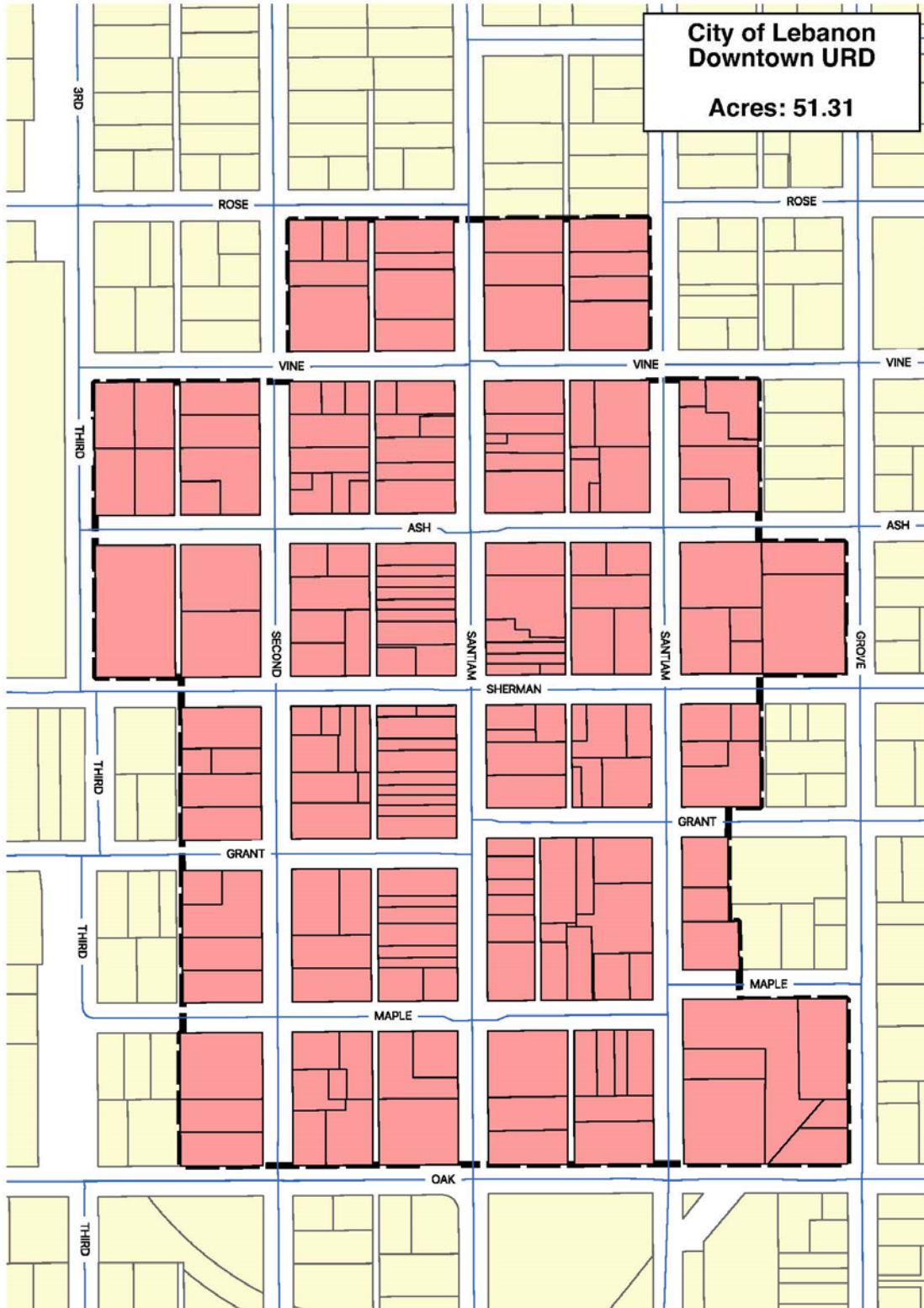
Oregon state law allows cities to create urban renewal districts in size not to exceed twenty-five percent (25%) of the total assessed property value and 25% of total acreage within the city limits. Lebanon has five urban renewal districts, totaling 10.58% of the total assessed value and 24% of their city acreage, not exceeding the 25% limitations.

The maximum indebtedness established for the District is \$3,600,000. At the conclusion of FY 20/21 the Plan had used \$269 toward the maximum indebtedness. There is \$3,599,834 remaining to be spent.

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<sup>1</sup>Linn County Assessor Tax FY 2021-2022 Table 4e (lines 7-9)

Downtown Urban Renewal Area – Figure 1



## Urban Renewal Goals

The Downtown Urban Renewal Area's guiding document is the Plan and Report, which lists a series of goals and objectives to guide activities in the urban renewal area. Goals listed in the Plan are as follows:

**Goal 1: *ECONOMY***

Assist in providing improvements that will enhance the Area and thereby encourage continued health of existing businesses and encourage new businesses to locate in the Area.

**Goal 2: *DOWNTOWN IMPROVEMENTS***

Assist in improving the streetscape in the downtown to encourage patronage of the downtown businesses and support for improvements that will reinforce the downtown as the heart of community.

**Goal 3: *PARKS IMPROVEMENTS***

Provide parks improvements to enhance the downtown community.

**Goal 4: *TRANSPORTATION IMPROVEMENTS***

Improve the transportation network in the Area to enhance ease of mobility in the Area.

The entire Downtown Urban Renewal Plan and Report can be found on Lebanon Urban Renewal Agency's website, <https://www.lebanonoregon.gov/es/page/urban-renewal-plans-and-other-projects>.

## FINANCIAL REPORTING

Pursuant to ORS 457.460, a detailed accounting of the financial activity related to urban renewal areas is required to be reported on an annual basis. The following financial information responds to the requirements of this statute.

### Money Received

In FY 2021-2022, the Lebanon Urban Renewal Agency received \$34,801 from division of taxes for the Plan Area.<sup>2</sup> The detailed earnings of the Lebanon Urban Renewal Agency for the Plan Area can be seen in Table 1.

**Table 1. Money Received During FY 2021-2022**

Receipt Category	2021-2022 Amount
Beginning Balance	\$ 12,524
Division of Taxes	34,801
Interest on Investment	311
<b>TOTAL:</b>	<b>\$ 47,636</b>

Source: Lebanon Urban Renewal Agency Financial Statement FYE 2022

<sup>2</sup> Lebanon Urban Renewal Agency Audited Financial Statement FYE 2022

## Money Expended

Revenue received through urban renewal and spent on urban renewal activities for the Plan Area is shown in Table 2.

**Table 2. Expenditures During FY 2021-2022**

Expenditure Category	2021-2022 Amount
Materials & Services	\$ 261
TOTAL:	\$ 261

Source: Lebanon Urban Renewal Agency Financial Statement FYE 2022

## Estimated Revenues

The estimated tax revenues from the FY 2022-2023 adopted Lebanon Urban Renewal Agency budget for the Plan Area are \$32,173.<sup>3</sup>

### Adopted Budget for Current Fiscal Year, FY 2022-2023

A compiled budget listing the money to be received due to urban renewal, money to be spent, and what projects/expenses the money will fund for the Plan Area is shown in Table 3 below.

**Table 3. Budget FY 2022-2023 Urban Renewal Fund**

Budget Category (Expenditures)	2022-2023 Amount
Materials and Services	\$ 79,055
TOTAL:	\$ 79,055

Budget Category (Revenues)	2022-2023 Amount
Division of Taxes	\$ 32,173
Interest on Investment	20
Other Sources	46,862
TOTAL:	\$ 79,055

Source: City of Lebanon FY 2022-2023 Urban Renewal Budget

### Impact on Taxing Districts

The revenues foregone by local taxing districts due to urban renewal are shown in Table 4. This information is from Linn County Assessor records, Table 4e.

Urban renewal agencies do not create an additional tax. Instead, during the Agency's lifespan, overlapping taxing districts "forego" a portion of their permanent rate. Once the urban renewal area is terminated, the taxing jurisdictions receive the full permanent rate of taxes. The School District and Education Service District are funded through the State School Fund on a per pupil allocation. There is

<sup>3</sup> City of Lebanon FY 2022-2023 Urban Renewal Budget

no *direct* impact of urban renewal on their funding. The State School Fund is funded through property tax allocations, but also through other state resources.

**Table 4. Impact on Taxing Districts FY 2021-2022**

<b>Taxing Jurisdiction</b>	<b>Impact</b>
Linn County	\$ 3,489
Linn Benton ESD	\$ 727
LBCC	\$ 1,308
Lebanon Community School District #9	\$ 13,666
City of Lebanon	\$ 14,102
Lebanon RFD	\$ 6,105
Lebanon Aquatic	\$ 582
4H Extension District	\$ 145
<b>Total Impact on Taxing Districts</b>	<b>\$ 44,631</b>

Source: FY 2021-2022 SAL 4e from Linn County Assessor