CITY OF OREGON CITY
URBAN RENEWAL COMMISSION - RETREAT
AGENDA

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Tuesday, November 16, 2021 at 6:00 PM

Ways to participate in this public meeting:

- *Attend in person, location listed above, and masks are required.*
- *Register to provide electronic testimony (email recorderteam@orcity.org or call 503-496-1505 by 3 p.m. on the day of the meeting to register).*
- *Email recorderteam@orcity.org (deadline to submit written testimony via email is 3 p.m. on the day of the meeting).*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045.*

CALL TO ORDER

ROLL CALL

CITIZEN COMMENTS

DISCUSSION ITEM

1. Vision Statement and Framework for Decision-Making

COMMUNICATIONS

ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the City Recorder. When the Mayor/Chair calls your name, proceed to the speaker table, and state your name and city of residence into the microphone. Each speaker is given three (3) minutes to speak. To assist in tracking your speaking time, refer to the timer on the table.

As a general practice, the City Commission does not engage in discussion with those making comments.

Electronic presentations are permitted but shall be delivered to the City Recorder 48 hours in advance of the meeting.

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

Video Streaming & Broadcasts: The meeting is streamed live on the Oregon City's website at www.orcity.org and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.

625 Center Street
Oregon City, OR 97045
503-657-0891

CITY OF OREGON CITY

Staff Report

To: Urban Renewal Commission **Agenda Date:** 11/16/2021

From: City Manager Tony Konkol

SUBJECT:

Vision Statement and Framework for Decision-Making

STAFF RECOMMENDATION:

Staff recommends that the Urban Renewal Commission continue with its work to finalize its vision statement and framework for Decision-Making.

EXECUTIVE SUMMARY:

The Urban Renewal Commission met on August 16, 2021, to review a draft "Vision Statement and Framework for Decision-Making" provided by staff. Commissioners proceeded to further develop and refine their vision statement and associated goals. The commissioners agreed that the next step after crafting the vision statement is to review the framework for decision-making or program criteria.

BACKGROUND:

During its meeting held on July 7, 2021, The Urban Renewal Commissioners began reviewing a draft "Vision Statement and Framework for Decision-Making" provided by staff. The Commissioners contributed their own insights and ideas with regard to the vision statement. Due to time constraints, they were unable to complete their review of the second part of the draft document, "Framework for Decision-Making."

Members of the Urban Renewal Commission agreed to host a retreat to further develop the vision statement. Staff was asked to identify dates for a retreat.

Meanwhile, it was acknowledged that the Leland Consulting Group submitted a memo that highlighted vision statements from other communities.

On August 16, 2021, The Urban Renewal Commission held its first retreat to further draft a vision statement. The commissioners expressed their preferences as to what should be in the vision statement. After much discussion about the structure and content of the statement, commissioners turned their attention to identifying the goals. It was agreed that the goal categories should be the following:

- Livability
- Tourism Opportunities
- Recreational Opportunities
- Infrastructure Investments

The Urban Renewal Commissioners finished the meeting with further detailing the goals. The next meeting the commissions agreed to concentrate on a framework for decision-making.

OPTIONS:

1. Finish the review of the “Framework for Decision-Making.”

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THE URBAN RENEWAL DISTRICT
A VISION FOR THE FUTURE AND A FRAMEWORK FOR MAKING INVESTMENT DECISIONS

INTRODUCTION:

Originally adopted on December 19,1990, an Urban Renewal Plan for the Downtown area came into being and was the only urban renewal plan for the Downtown area. In 1990, the Oregon City Commission amended the Oregon City Downtown Renewal Plan of 1983 to remove the downtown area from the plan, to add project activities, and to rename the 1983 plan the Hilltop Urban Renewal Plan. The Urban Renewal Advisory Committee and City Commission directed staff to prepare a new Urban Renewal Plan for downtown Oregon City, and to include additional areas adjacent to the downtown that suffer from blighting conditions.

In October of 2004, a report, *Oregon City Futures*, was prepared by Leland Consulting Group, Real Estate Strategists, and StastnyBrun Architects, Inc. that described a strategy to assist Oregon City in implementing its Metro 2040 designation. As a result of an extensive public involvement process initiated by the City in March 2004, The Futures Report gave considerable attention to the designation by Metro of Oregon City as a Regional Center in Metro's Region 2040 Growth Concept (one of seven such designations within the Portland Metro area). The report provided a series of recommendations on policy issues and development strategies to realize economic development success citywide and achieve the objectives of the Urban Renewal Plan.

The Hilltop Urban Renewal District was closed in 2005 and saw a 1,100% increase in assessed value. In 2007, a new plan named the Downtown Oregon City/North End Urban Renewal Plan was developed. It is the only Urban Renewal District designated in Oregon City as of 2007.

Regional Center

Oregon City is one of seven Regional Centers designated in the Metro Region 2040 Growth Concept, which covers the entire tri-county area of Clackamas, Multnomah, and Washington counties. The term Regional Center is described as a concentration of activity and investment that serves an area of activity and investment for several cities.

The Urban Renewal District plays a major role in helping transform Oregon City into a true Regional Center. The Urban Renewal District is not only a designated geographic area within Oregon City, but it is an economic development tool that provides an opportunity to attract and create real estate investments and develop programs that help to further its adopted vision.

THE VISION STATEMENT OF THE URBAN RENEWAL COMMISSION OF THE CITY OF OREGON CITY

Oregon City is a historically, culturally, and geographically unique place in the Portland Metro Region. It was established in 1829 and in 1844 was the first incorporated city west of the Missouri River. The community's history establishes it as the State's original hometown. In Oregon City there are historic houses, museums, and Willamette Falls situated within the community that stand as testament to the City's historical significance to the State of Oregon and to the United States.

Oregon City is one of the hubs of the Portland Metro Area. It seeks to attract visitors, new residents who appreciate the community's commitment to quality of life. The City's core is a recognizable, vibrant destination with public and private investment in small-scale shops, a mix of restaurants, and cultural amenities that reflect the area's diversity.

Within the Urban Renewal District ("**the District**") residents live, work, and play while having access to various amenities including vibrant visitor experiences that attract the public during both the day and night; well-presented historical venues that provide visitors different vantage points of the community's past; enjoyable recreational opportunities of various types and venues; livable environs that enhance one's quality of life, efficient transportation options that move people in and around the District; and sound investments in public infrastructure that complement and support private investment.

Overall, the District's project expenditures are fiscally conservative and do not saddle future generations with long term environmental or economic burdens. For-profit business operations provide long-term employment, helps broaden the tax base, and provides a positive rate of return to the District.

The District is an important economic development tool that contributes to the realization of the Urban Renewal Commission's vision by accomplishing the following **goals**:

LIVABILITY

Livability is about building community amenities that enhance the quality of life through action to improve local environments and provide safe conditions in places where people live. It includes:

- The protection of community neighborhoods' unique identities, locating tourism amenities in appropriate places except neighborhoods
- The provision of various housing options with different price points
- The presence of unique shopping amenities
- The existence of recreational opportunities
- The offering of varied dining options
- The establishment of quality childcare services
- The provision of good water quality
- The development of good job opportunities
- The creation of efficient multi-modal transportation services
- The presence of safe living conditions
- The existence of a quiet zone along the railroad route downtown

TOURISM OPPORTUNITIES

Creating an environment that offers amenities that establish a sense of vitality, excitement and wonder attracts visitors during the day and the night. The District will offer the following amenities that are designed to solidify the City's brand as being Oregon's Hometown:

- Enhanced and upgraded End of the Oregon Trail Interpretive Center
- Increased use and improved Amtrak Train Station
- Increased use of the Clackamette Park RV area
- Projects that complement and enhance the downtown
- Hotels and convention meeting space
- Visitor parking
- Transportation options including shuttles and/or trolleys
- River transportation ferries
- Public restrooms
- Transportation linkage(s) between tourism destination assets
- Good water quality (Cove, Clackamas, and Willamette Rivers)
- Willamette Falls Legacy Project

RECREATIONAL OPPORTUNITIES

The ability to establish recreational opportunities offering various types of outdoor and indoor amenities, man-made and/or natural, can contribute to a higher quality of life for residents. Investments in establishing the type of recreational investments supported by the Urban Renewal Commission include:

- Trails, Biking, Hiking
- Good water quality (Cove, Willamette, and Clackamas Rivers)
- Accessible recreation at Clackamette Park and Jon Storm
- Increased accessibility to the Cove, Willamette, and Clackamas Rivers

INFRASTRUCTURE INVESTMENTS

New investments in a variety of infrastructure projects are designed to helped mitigate the challenges of growth in the district to allow visitors to enjoy all of the amenities that the District has to offer. As visitors drive into Oregon City, the provision of the following assets will assist them to efficiently move in and around the District from one end to the other and to engage in various events and activities taking place.

- Public restrooms
- Lighting enhancements downtown
- Quiet Zone along the railroad route downtown
- Redevelopment of the Courthouse
- Hiking and Biking Trails

- Adaptive reuse of existing buildings (seismic)
- Visitor parking structure(s)
- Multi-modal transportation

The attributes of livability, infrastructure improvements, recreational and tourism opportunities are interdependent and serve to enable the District to provide a positive rate of return and helps Oregon City solidify its status as a regional center within the Portland Metro Region.

THE URBAN RENEWAL DISTRICT'S FRAMEWORK FOR DECISION-MAKING UTILIZING TAX INCREMENT FINANCING

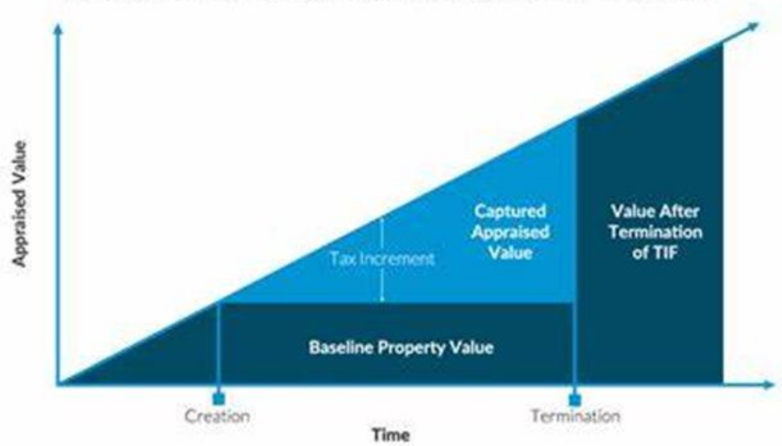
Tax increment financing is an economic development tool used by municipalities to allocate all or a portion of the new, additional taxes generated by a development over a limited period of time to pay for public infrastructure, contribute toward business investment projects, and fund economic development programs.

Urban Renewal is funded by tax increment financing (TIF). At the time the urban renewal plan was adopted, the county assessor calculated the total assessed value of the area and established this value as the "frozen base" for the area.

Taxes from that frozen base continue going to all the taxing jurisdictions. Growth above the base is called the "increment". Taxes from the increment, called tax increment revenue, go to the urban renewal agency for projects within the District.

TIF Assistance is subject to availability of funds and how much increment will be generated from a proposed project. The County Tax Assessor determines the level of increment that will be generated by the proposed project. Exactly how much tax increment to be provided to a project is also subject to negotiation and final review and approval of the Urban Renewal Commission.

Figure 1: Diagram of a Conceptual Tax Increment Financing Plan



The benefits of TIF transactions include the following:

1. TIF transactions can be effective as "off balance sheet" financing of components of public infrastructure such as utilities and road and traffic improvements. TIF bonds and notes are not included in Oregon City's general debt obligations. The structure of these transactions allow Oregon City to benefit from the impact of new incremental revenue streams generated from the Urban Renewal District.

2. TIFs provide financing for projects that are not otherwise economically feasible. For instance, TIF transactions may contribute to the redevelopment of blighted and under-utilized property selected by the Urban Renewal District.

3. Because of the accelerated development of public infrastructure improvements, the ad valorem property tax base from associated properties often increases, which produces even greater benefits for the District and the community at large.

4. TIF projects are financed from increases in tax revenues that the development itself generates and not from tax subsidies from other areas of Oregon City Municipality.

5. TIF projects may attract significant new jobs, businesses, and investment to the community, or may retain jobs and businesses, that otherwise would be missed or lost without the investment made possible through tax increment financing.

Voters' Approval of Bond Indebtedness

PLEASE NOTE: Based on the current City Charter, the Urban Renewal Commission of the City of Oregon City shall not issue bonded indebtedness longer than one year without voters' approval.

TIF GUIDELINES, AND PROJECT EVALUATION CRITERIA

The purpose of this section is to serve as a guide for the Urban Renewal Commission ("URC") to offer tax increment financing assistance for development activities within the District.

As a matter of policy, the URC will consider using tax increment financing to assist private developments only in those circumstances in which proposed private projects fit the vision and goals of the Urban Renewal Commission and show a demonstrated financing gap, ("But for Test"). In addition, investments in public infrastructure serve to complement other projects and are not stand-alone type investments. This policy shall be utilized in processing and reviewing applications requesting tax increment financing assistance.

The Urban Renewal District shall have the option of amending or waiving sections of this policy when determined necessary or appropriate. The provision of financial assistance is at the sole discretion of the Urban Renewal Commission. The URC reserves the right to reject or approve projects on a case-by-case basis, considering established policies, specific project criteria and the demand on District services in relation to the potential benefits to be received from proposed projects. Meeting policy guidelines or other criteria does not guarantee the award of tax increment financing assistance. Furthermore, the approval or denial of one project is not intended to set precedent for approval or denial of another project.

Due Diligence Team

The Urban Renewal Commission's Due Diligence Team is established to conduct a thorough review of applications seeking assistance under the program. The team's responsibility includes:

- ensuring that applications are complete;
- adherence to State and local guidelines for TIF assistance;
- ensuring that projects complement or fit the vision of the Urban Renewal Commission;
- vetting investors/developers associated with potential project;
- analyzing project revenue expectations;
- determining financial shortfalls and debt service limitations;
- examining the project's sustainability; and
- recommending strategies to the Commission to mitigate risks.

The Urban Renewal Commission will make all final determinations regarding application approval or rejection.

The Full Due Diligence Team will consist of the following professionals:

- Bond Counsel
- Financial Review Firm ("Consultant")
- City Attorney or Redevelopment Attorney
- Economic Development Manager
- City Finance Director

Tax Increment Program Guidelines

Developers/Investors must provide information on the ownership, decision-making structure of the main business investor associated with the proposed project. Developers/investors should state why TIF funding is needed to make the project successful. It is important for the developers/investors to reveal any plans to "flip" the project to other future owners.

Applications are subject to program eligibility criteria and project guidelines listed below.

Eligible Investments

The activities eligible for urban renewal funding are determined by ORS 457. Eligible activities include:

- Environmental rehabilitation or conservation work,
- real property acquisition,
- demolition, removal, or rehabilitation of buildings and improvements,
- installation, construction, or reconstruction of streets, utilities, and site improvements,
- assisting in the relocation of persons,
- disposition of property acquired in the urban renewal area, and
- undertaking and carrying out neighborhood development programs.

Ineligible activities include all other activities not listed by ORS 457, such as non-capital improvements, temporary improvements, and grants or loans for operating expenses.

Eligible Expenditures

Urban renewal can fund a range of activities, including capital projects and development assistance programs, and typically include:

- utility or infrastructure projects to support new development,
- infrastructure: streets and utilities,
- streetscape improvements and transportation enhancements, including new lighting, trees, sidewalks, pedestrian and bicycle amenities, and intersection improvements,
- catalyst redevelopment projects, such as mixed-use or infill housing developments,
- storefront improvement grants for improvements to existing properties,
- development assistance grants or incentives for specific desired development types,
- parks and plazas,
- clean up of brownfield sites,
- property acquisition to aggregate properties for desired development,
- public buildings, and
- historic preservation projects.

Sources and Uses of Funds

Documentation must be provided detailing how the project will be funded. The applicant shall submit financial information that reveal all sources of financial commitment including a list of investors that have provided 10% or more financial commitment to the project.

It is expected that the applicant includes sources of funding such as:

- equity (describe source of equity);
- lender financing (financing term sheet);
- mezzanine financing; and
- other forms of public financing.

With regard to the use of funds, the applicant should identify general categories including:

- acquisition and related site costs;
- hard construction costs; and
- a breakdown of soft costs.

Further, the applicant should provide the following financial and feasibility documents:

- a proforma statement of the project itself;
- historical profit and loss for the past three years;
- balance sheet statements for the past three years;
- latest year profit and loss statement;
- latest year balance sheet statement;
- interim profit and loss statement;
- market and financial feasibility studies; and
- appraisals.

The "But For" Test

TIF assistance should only be used to trigger projects that would not otherwise occur given prevailing market conditions. Specifically, the applicant needs to state the amount of TIF assistance that is necessary to make the project possible. Also, the applicant should specify the budget costs that will be funded using TIF assistance. TIF assistance will not be provided to projects that have the financial feasibility to proceed without the benefit of TIF assistance.

Assistance will not be provided solely to broaden an applicant's profit margin. Prior to consideration of a TIF assistance request, the City will undertake an independent analysis of financials to ensure that the request for assistance is valid.

Return On Investment

The Due Diligence Team will compare and consider any incremental amounts of property tax anticipated to be generated by the project. If there is a clear history of decline in real estate property taxes and property conditions, the value of restoring the tax base and addressing a blighting influence of deteriorating property conditions shall be considered.

DISPOSITION AND DEVELOPMENT AGREEMENT

A Disposition and Development Agreement (DDA) will be created if TIF funds are used, in whole or in part, to fund a developer or business for development project/program costs. The DDA is essentially a contract between the Urban Renewal District and developer or business. It is a mechanism to set the terms and conditions to assist with the development of a project and ensures that the City obtains the type and quality of investment that it expects.

The DDA will dictate whether all, or a percentage of, the incremental tax revenues generated by the new investment will be used to pay for certain authorized project costs with payment made directly to the developer or business or to a vendor. Terms shall be negotiated between the Urban Renewal District and the applicant on a case-by- case basis and will be consistent with programs guidelines and State statute.

The DDA may contain "claw back provisions" if the applicant does not meet compliance standards outlined in this document. This will also include any statements or representations made by the applicant, which have a bearing on the Urban Renewal Commission's decision to participate in a TIF and at what level.

Forms Of Project/Program Financing

General Obligations Bond

Some TIF projects are financed through debt, generated via bond issuance by the Urban Renewal District. Increases in tax revenues that the development itself generates pay back bond debt and not from tax subsidies from other areas of the municipality.

Pay-As-You-Go TIF

In Pay-As-You-Go TIF (or Pay-Go TIF), the developer pays for upfront development cost and is reimbursed for TIF-eligible costs as the increment becomes available (when the tax base increases).

Loans

Funds may be advanced under a loan structure whereby the developer or business pays the Urban Renewal District back on a repayment schedule including principal and interest. The source of loan funding may come from existing cash generated by the Urban Renewal District or from funds raised through the issuance of general obligation bonds.

Grants

Grants may be issued to businesses to fund special projects that enhances the community's economic viability such as a building façade program, second floor renovation for second floor residences in the downtown area, and machinery and equipment loans to business to purchase large pieces of equipment used to produce/process material and goods.

THE PROCESS

This section of the document refers to the process utilized to introduce the project to the staff of the Urban Renewal Commission ("URC") and, of course, to the URC itself. The process is designed to initially give the URC a preliminary review of the project to ascertain whether there is interest based on the vision and Urban Renewal Plan. This saves the applicant from having to pay for its entitlement approvals prior to knowing whether the project is of interest to the URC. (See Process Diagram, Exhibit B)

Conditions for Applying

If the project seeks tax increment financing or if the project is expected to be developed on URC-owned land, a preliminary review starts with the submission of an application together with exhibits, supplements, schedules, and financial information.

On its own, the URC may distribute "requests for proposals (RFP)" associated with URC-owned property to determine a quality use of a property in question.

The Application or RFP

When an application or a response from an RFP is received, the documents are distributed to certain members of the Due Diligence Team. Simultaneously, the applicant shall tender an administrative fee to the URC in an amount approved by the URC to cover the cost of conducting a preliminary review of the application.

No action will be taken with respect to the application until URC staff has determined that it has received all information which may be relevant or necessary in determining the qualifications of the applicant and the project.

Acceptance of the application does not imply, evidence, or confirm the URC's support for, or recommendation of, the Project.

The Preliminary Review

Not all members of the "Due Diligence Team" will be needed to conduct a preliminary review of the application. A partial team would include:

- City's Economic Development Manager
- City's Finance Director
- Financial Review Firm.

The objective of the preliminary review will be to determine whether the proposed project addresses the following questions:

- Does the proposed project fit the stated vision and goals of the URC?
- Does the project complement or fit with other existing business investments and/or envisioned projects and plans of the URC?
- Is the applicant capable of implementing and finishing the proposed project as depicted?
- Is there a feasibility study and does it address major issues impacting the success of the project?
- What important questions or issues are raised based on the review of the project's pro forma statement, its sources and uses of funds, and other financial documentation?
- How do answers to questions raised by the financial review and feasibility study review match up against similar projects within the same industry?
- Does the investor/developer either have existing financial and technical resource commitments in place or do they have a plan to access the financial and technical resources required to implement the project?
- Is the developer/investor in good financial standing?
- Does the application fully reveal the full decision-making structure impacting the project including the controlling interest of the parent company and other affiliations?
- What new infrastructure demands are required as a result of the project's completion?

The Due Diligence Team will develop a preliminary analysis of the proposed project to be submitted to the Urban Renewal Commission. It, with the applicant present, will submit its findings to the URC with a recommendation to proceed or not to proceed. During this preliminary review a scoring sheet may or not be utilized as part of the decision-making process.

If the URC decides not to proceed with the project, no further consideration will be entertained.

If the URC decides to continue with the review of the project thereby signaling to the applicant to proceed with obtaining all necessary technical entitlements and endorsements from other City departments. With the continuous review of the proposal, the developer(s) will be charged additional fees by other City departments as it moves through the entitlement process. If the proposal does not receive certain entitlement approvals, the applicant could appeal to the URC. If the URC upholds entitlement denials, further consideration of the project will conclude.

In the event that the applicant receives its entitlement approvals, the project will be referred back to the full “Due Diligence Team” for a more in-depth examination of the proposal and the crafting of a draft Development & Disposition Agreement (“DDA”). The team’s findings may include recommendations to include specific sureties or guarantees for the URC to consider.

URC Review & Public Hearing

The Due Diligence Team, with the applicant present, will submit the draft DDA to the URC for further discussion. A public hearing will be conducted by the URC prior to deciding on the project.

Closing on the Deal

If after the public hearing and the project is approved, a closing is conducted by legal counsel to collect fees associated with the work of bond counsel, other legal counsel, and financial review firm. The execution of the DDA is finalized.

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OREGON CITY URBAN RENEWAL PROJECT SCORING SHEET

LIVABILITY	WEIGHTED SCORE = 20%	Y/N	Points
2 Does the project do or contribute to any of the following:			
* Helps protect neighborhoods' unique identity?		Yes	1.82%
* Provides various housing options with different price points?		Yes	1.82%
* Provides unique shopping amenities?		Yes	1.82%
* Offers recreational opportunities?		Yes	1.82%
* Allows for varied dining options?		Yes	1.82%
* Provides childcare services?		Yes	1.82%
* Ensures water quality?		Yes	1.82%
* Offer employment opportunities?		Yes	1.82%
* Provides, links to, benefit from a multi-modal transportation facility?		Yes	1.82%
* Provides for safe living conditions?		Yes	1.82%
* Requires or benefits from a quiet zone along the railroad route downtown?		Yes	1.82%
		TOTAL	20.00%

TOURISM OPPORTUNITIES	WEIGHTED SCORE = 10%	Y/N	POINTS
3 Does the project do or contribute to any of the following:			
* Requires, benefits from, or links to the End of the Oregon Trail Interpretive Center?		Yes	0.83%
* Links to, requires, benefits from or increases the use of the Amtrak Train Station?		Yes	0.83%
* Provides, requires, links to, benefit from or increases the use of Clackamette Park RV area?		Yes	0.83%
* Complements and enhances the downtown?		Yes	0.83%
* Provides, requires, benefits from, or Links to hotels and convention meeting space?		Yes	0.83%
* Provides, requires, benefits from,or links to visitor parking?		Yes	0.83%
* Provides, requires, or links to transportation options including shuttles and/or trolleys?		Yes	0.83%
* Provides, requires, or links to river transportation ferry(ies)?		Yes	0.83%
* Provides, requires, or links to public restrooms?		Yes	0.83%
* Provides transportation linkage(s) between tourism destination assets?		Yes	0.83%
* Provides or maintains safe water quality (Cove, Clackamas, and Willamette Rivers)?		Yes	0.83%
* Helps to establish, complements, or links to The Willamette Falls Legacy Project?		Yes	0.83%
		TOTAL	10.00%

OREGON CITY URBAN RENEWAL PROJECT SCORING SHEET

RECREATIONAL OPPORTUNITIES	WEIGHTED SCORE = 30%	Y/N	POINTS
4 Does the project do or contribute to any of the following:			
* Offers, links or benefit from to trails, biking, hiking?		Yes	7.50%
* Provides or maintains safe water quality (Cove, Willamette, and Clackamas Rivers)?		Yes	7.50%
* Offers or benefits from accessibile recreation at Clackamette Park and Jon Storm?		Yes	7.50%
* Offers or benefits from increased accessibility to the Cove, Willamette, and Clackamas Rivers?		Yes	7.50%
		TOTAL	30.00%

INFRASTRUCTURE INVESTMENTS	WEIGHTED SCORE = 40%	Y/N	POINTS
5 Does the project do or contribute to any of the following:			
* Provides, or benefits from public restrooms?		Yes	5.00%
* Provides, benefits from, complements Lighting enhancements downtown?		Yes	5.00%
* Provides or benefits from Quiet Zone along the railroad route downtown?		Yes	5.00%
* Provides for or benefits from redevelopment of the courthouse?		Yes	5.00%
* Offers, links to, or complements hiking and biking trails?		Yes	5.00%
* Provides or benefits from adaptive reuse of existing buildings (seismic)?		Yes	5.00%
* Provides, links to, or benefits from visitor parking structure(s)?		Yes	5.00%
* Provides, links to, or benefits from Multi-modal transportation?		Yes	5.00%
		TOTAL	40.00%

OVERALL RELEVANCE TO THE DISTRICT'S VISION	100.00%

1 Does the project fit the overall vision and goals of the Urban Renewal Commission?
2 Is there documentation of the project's impact in relation to the goals and objectives of OC Urban Renewal?

Tax Increment Financing
Application and Procedures Diagram