

ANNUAL REPORT FOR FISCAL YEAR ENDING JUNE 30, 2022

FLORENCE URBAN RENEWAL AGENCY

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 30th, 2022

FLORENCE URBAN RENEWAL AGENCY

URBAN RENEWAL AREA BACKGROUND

The Florence Downtown Preservation and Renewal Plan (“Plan”) was adopted by the City of Florence in 2006 by Ordinance No. 7 Series 2006. The maximum indebtedness established in 2006 for the Plan is \$22,545,000. 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 Plan is projected to be in operation until FY 2026/27. The boundary, shown in Figure 1, consists of approximately 337.56 total acres consisting of:

Florence Renewal Plan	
Acres by Zoning Class	
ACRES	DISTRICT
7.98	Single-Family Residential
24.23	Main Street “B”
54.94	Main Street
6.60	Commercial
18.35	Multi-Family Residential
17.95	Waterfront/Marine District
3.40	Highway District
30.11	Old Town District
41.54	Old Town District “A”
8.84	Restricted Residential
91.14	Water Area
337.56	TOTAL

The frozen base assessed value (“Frozen Base”) of the Florence Urban Renewal Area (“Area”) is \$82,903,810. The FY 2021/2022 total assessed value is \$138,258,146. The excess value, or the value which taxes are paid to the Florence Urban Renewal Agency (“Agency”) in FY 2021/2022 is \$55,354,336.¹

The goal of the plan is to:

Revitalize the downtown area as the primary cultural, tourist, commercial, and community core to serve all of Florence’s citizens and visitors utilizing the following objectives:

OBJECTIVE 1:

To develop a unified downtown consisting of the neighborhoods and commercial districts on both sides of Highway 101, south of Highway 126 and 9th Street, east of Kingwood Avenue, and west of the Port property along the Siuslaw River estuary

OBJECTIVE 2:

To revitalize deteriorating sections of the downtown area

OBJECTIVE 3:

To enhance the downtown area through the promotion of mixed-use development, pedestrian and bicycle accessibility, provision of useful public space, and attractive site and architectural design to create one of Florence’s special places

OBJECTIVE 4:

To provide safe, convenient and attractive choices for people to walk, bike and drive throughout the downtown. Such connections should tie together downtown attractions such as the Florence Events Center, Old Town, the Boardwalk, the Downtown Green, the Post Office, parks, lodging establishments and retail businesses.

OBJECTIVE 5:

To facilitate public/private partnerships to carry out the plan

OBJECTIVE 6:

To achieve a balanced transportation/land use solution for Highway 101 that maintains its historic function as both the Coast’s primary transportation route, and as the center of Florence’s downtown

OBJECTIVE 7:

To develop safe, convenient and attractive public parking areas to accommodate visitors and residents accessing the downtown from Highway 101 and adjacent neighborhoods

OBJECTIVE 8:

To ensure that the transportation objectives of the downtown plan are consistent with the Transportation System Plan (TSP), the Oregon Highway Plan, and ODOT’s adopted plans for Highway 101 and Highway 126

OBJECTIVE 9:

To identify suggested transportation improvements needed to facilitate redevelopment of the downtown area consistent with land use and retail market strategies

OBJECTIVE 10:

To encourage mixed-use development that enables citizens to live, work, shop, and recreate all within easy walking distance with the downtown area

OBJECTIVE 11:

To improve access to and visibility of Old Town from Highway 101

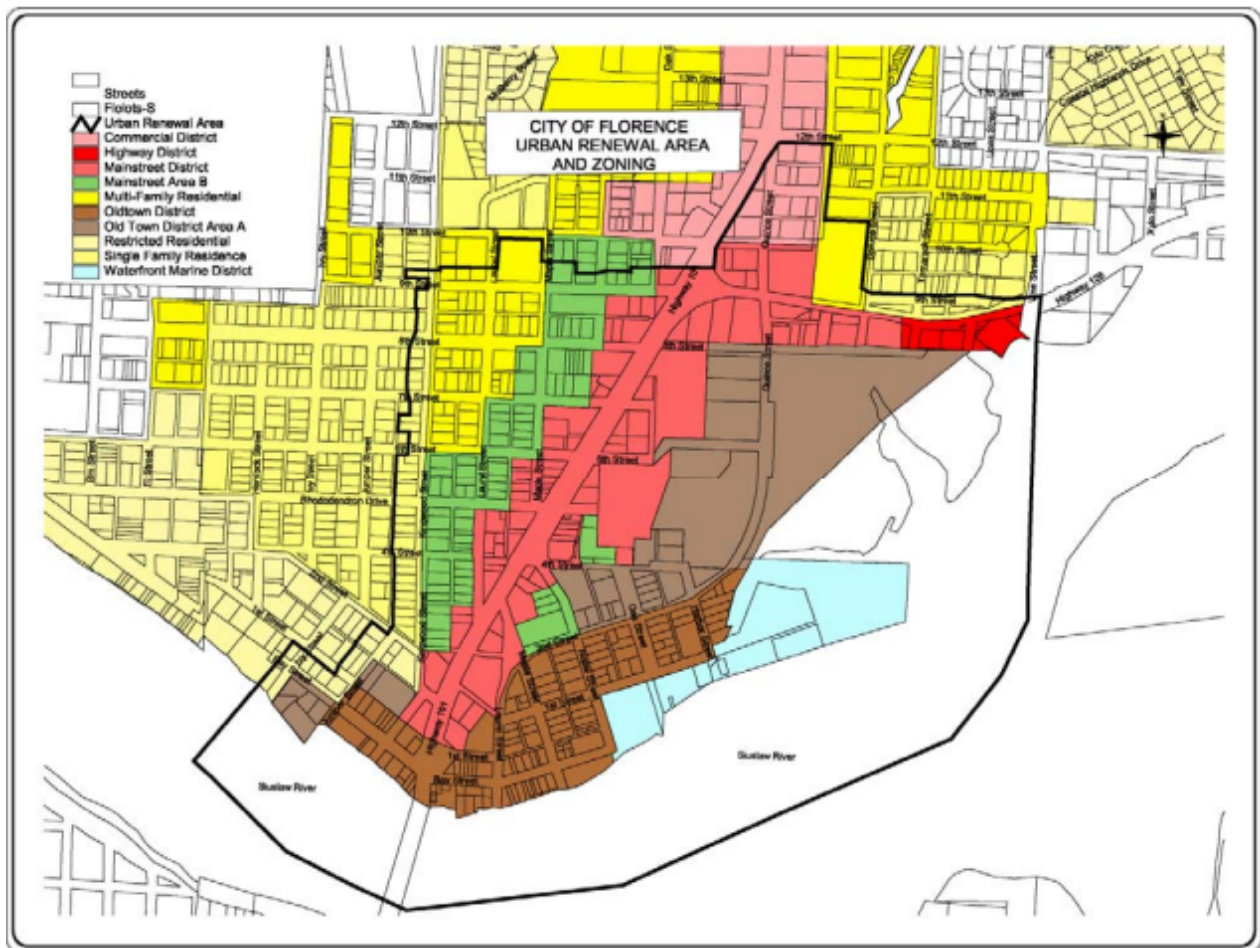
¹ Lane County Tax Assessor

The Florence Urban Renewal Agency is a separate legal and financial entity, governed by the Florence Urban Renewal Agency Board of Directors.

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 within the city limits. The Urban Renewal Area does not exceed these limits.

The entire Florence Urban Renewal Plan and Report can be found on the City of Florence's website, <https://www.ci.florence.or.us/urbanrenewal/history-urban-renewal-agency>

Figure 1 - Boundary



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 Agency received \$637,272 from division of taxes.² The detailed earnings of the Agency can be seen in Table 1. The beginning balance was \$2,035,733.

Table 1. Money Received During FY 2021/2022

Receipt Category	2021/2022 Amount
Property Taxes	\$616,775
Intergovernmental	234,987
Interest	3,392
TOTAL:	\$855,154

Source: City of Florence Urban Renewal Agency Audit FY 2021/22

Money Expended

Revenue received through urban renewal and spent on urban renewal activities is shown in Table 2.

Table 2. Expenditures During FY 2021/2022

Expenditure Category	2021/2022 Amount
Materials & services	\$245,300
Capital outlay	157,174
Transfers to City of Florence	468,454
TOTAL:	\$870,928

Source: City of Florence Urban Renewal Agency Audit FY 2021/22

Estimated Revenues

The estimated tax revenues from the FY 2021/2023 adopted Agency biennial budget are \$1,200,000.³

² City of Florence Urban Renewal Agency Audit FY 2020/2021

³ Florence Urban Renewal Agency FY 2020/2021 Biennial Budget

Proposed Budget for Current Fiscal Biennium, 2021/2023

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 is shown in Table 3 below.

Table 3. Budget FY 2021/2022 Urban Renewal General Fund

Budget Category (Requirements)	2021/2023 Amount
Materials & services	\$708,100
Capital Outlay	515,000
Debt Service	937,200
Contingency	859,100
TOTAL:	\$3,019,400

Budget Category (Resources)	2021/2023 Amount
Beginning Balance	\$1,330,400
Current Resources	
Property Tax	1,200,000
Intergovernmental	400,000
Interest Income	8,000
TOTAL CURRENT REVENUES:	1,689,000
TOTAL RESOURCES:	\$3,019,400

Source: Florence Urban Renewal Agency 2021/2023 Biennial Budget

Description	Adopted 2021-23 Biennial Budget
Siuslaw Estuary Trail Contribution	55,000
Quince Street Development	200,000
Pedestrian Light Arms	120,000
Laurel Street Plaza	40,000
Quince Street Gateway	100,000
TOTAL CAPITAL EXPENDITURES:	\$515,000

Impact on Taxing Districts

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

Urban renewal agencies do not create an additional tax. Instead, during the urban renewal area'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 Siuslaw School District and Lane Education Service District are funded through the State School Fund on a per pupil allocation. There is 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

Taxing Jurisdiction	Impact
Lane County	\$70,813
Lane Community College	\$34,243
Lane ESD	\$12,301
City of Florence	\$158,359
Siuslaw School District 97J	\$215,431
Siuslaw Public Library District	\$28,480
Port of Siuslaw	\$8,090
Western Lane Ambulance District	\$17,620
Siuslaw Valley Fire & Rescue	\$85,248

Source: FY 2021/2022 Sal 4e from Lane County Assessor

Remaining Maximum Indebtedness

The amount of maximum indebtedness remaining for the Plan Area as of June 30, 2022 is \$16,739,000.