

MEMO

TO: Alison Robertson, Economic Development & Urban Renewal Director

FROM: Elaine Howard, Nick Popenuk

RE: Taxing Districts Impacts - Updated

DATE: February 10, 2020

As we were updating the financial assumptions for the potential Roads End Villages Urban Renewal Area (Area), we updated the projections and timing for new development in the Area. The new development is now expected to start at a later date than the original projections. Given the updated development projections, the Area is expected to produce about \$96,120,000 in tax increment funds in a 25-year time frame, resulting in an estimated \$50,860,000 for projects in 2020 dollars. This reduction in tax increment funds also means a reduction in the impacts to the taxing districts.

The frozen base assessed value of the area, if adopted is projected to be \$248,091,196. The assumptions used are a growth rate of 3% plus assumptions for specific amounts of assessed value growth in the urban renewal area relating to new development. The boundary used for this analysis is shown in Figure 1.

Table 1 – Projections for Roads End

	Previous Forecast (out of date, 2019 assumptions on future development)	New Forecast (2/10/20 updated assumptions on future development)
Total Tax Increment Funds	\$ 114,250,000	\$ 96,120,000
Maximum Indebtedness	\$ 97,600,000	\$ 83,000,000
\$ For Projects (2020\$)	\$ 61,130,000	\$ 50,860,000
Years 1-5	\$ 9,680,000	\$ 5,790,000
Years 6-10	\$ 11,300,000	\$ 8,880,000
Years 11-15	\$ 12,580,000	\$ 11,670,000
Years 16-20	\$ 13,410,000	\$ 12,150,000
Years 21-25	\$ 14,170,000	\$ 12,380,000

Source: Tiberius Solutions LLC

The tables showing projected impacts to the taxing districts are shown in Tables 2 through 6. Table 2 shows the impacts to General Government taxing districts with the new forecast including updated assumptions for future development in the Area. Table 3 shows the previous iteration of the same table of impacts to General Government taxing districts, based on the outdated assumptions for future development. Tables 4 and 5 show these impacts for Education taxing districts, with Table 4 showing the current estimates based on updated development assumptions, and Table 5 showing the previous iteration based on the outdated assumptions. Table 6 shows a comparison of the former projections and the current projections which result in a reduction in the estimated impacts to the taxing districts.

It is important to note that the some of the new development being projected will occur as a result of the infrastructure investments from an urban renewal area. The impact on the public schools and education service districts is indirect, as they are funded through a state allocation called the State School Fund based on per pupil counts. Property taxes fund a portion of the State School Fund, but not all of it. The State School Fund is “backfilled” to meet the funding required for per pupil allocations.

Table 2 - Roads End/Villages – 25-year Plan, General Government (Updated Development Timing Assumptions)

FYE	Lincoln County General Permanent	Lincoln County Animal Services Permanent	Lincoln County Extension Permanent	Lincoln County Transport Permanent	City of Lincoln City Permanent	Lincoln Fire & Rescue #1 Permanent	Water - Dev Lake In Permanent	North Lincoln Health Permanent	Water - Dev Lake Out Permanent	Subtotal Gen. Govt.
2022	\$ (40,185)	\$ (1,567)	\$ (643)	\$ (1,388)	\$ (58,415)	\$ (9,470)	\$ (213)	\$ (7,387)	\$ (85)	\$ (119,353)
2023	\$ (61,789)	\$ (2,410)	\$ (988)	\$ (2,134)	\$ (89,820)	\$ (14,561)	\$ (327)	\$ (11,358)	\$ (131)	\$ (183,518)
2024	\$ (95,252)	\$ (3,715)	\$ (1,523)	\$ (3,290)	\$ (138,463)	\$ (22,448)	\$ (506)	\$ (17,509)	\$ (202)	\$ (282,907)
2025	\$ (130,237)	\$ (5,080)	\$ (2,083)	\$ (4,498)	\$ (189,320)	\$ (30,693)	\$ (693)	\$ (23,940)	\$ (276)	\$ (386,819)
2026	\$ (166,633)	\$ (6,499)	\$ (2,665)	\$ (5,755)	\$ (242,227)	\$ (39,270)	\$ (888)	\$ (30,630)	\$ (354)	\$ (494,921)
2027	\$ (204,493)	\$ (7,976)	\$ (3,270)	\$ (7,062)	\$ (297,262)	\$ (48,193)	\$ (1,090)	\$ (37,589)	\$ (435)	\$ (607,370)
2028	\$ (267,265)	\$ (10,424)	\$ (4,274)	\$ (9,230)	\$ (388,512)	\$ (62,987)	\$ (1,428)	\$ (49,128)	\$ (569)	\$ (793,818)
2029	\$ (333,368)	\$ (13,003)	\$ (5,331)	\$ (11,513)	\$ (484,602)	\$ (78,566)	\$ (1,784)	\$ (61,279)	\$ (711)	\$ (990,157)
2030	\$ (402,593)	\$ (15,703)	\$ (6,438)	\$ (13,904)	\$ (585,231)	\$ (94,881)	\$ (2,156)	\$ (74,003)	\$ (859)	\$ (1,195,768)
2031	\$ (475,067)	\$ (18,530)	\$ (7,597)	\$ (16,407)	\$ (690,584)	\$ (111,962)	\$ (2,546)	\$ (87,325)	\$ (1,014)	\$ (1,411,033)
2032	\$ (550,924)	\$ (21,488)	\$ (8,810)	\$ (19,027)	\$ (800,854)	\$ (129,840)	\$ (2,955)	\$ (101,269)	\$ (1,177)	\$ (1,636,345)
2033	\$ (630,304)	\$ (24,585)	\$ (10,080)	\$ (21,769)	\$ (916,244)	\$ (148,548)	\$ (3,382)	\$ (115,860)	\$ (1,347)	\$ (1,872,118)
2034	\$ (708,339)	\$ (27,628)	\$ (11,328)	\$ (24,464)	\$ (1,029,681)	\$ (166,939)	\$ (3,802)	\$ (130,205)	\$ (1,514)	\$ (2,103,901)
2035	\$ (789,812)	\$ (30,806)	\$ (12,631)	\$ (27,277)	\$ (1,148,115)	\$ (186,141)	\$ (4,241)	\$ (145,181)	\$ (1,689)	\$ (2,345,893)
2036	\$ (874,933)	\$ (34,126)	\$ (13,992)	\$ (30,217)	\$ (1,271,851)	\$ (206,202)	\$ (4,699)	\$ (160,827)	\$ (1,871)	\$ (2,598,719)
2037	\$ (963,846)	\$ (37,594)	\$ (15,414)	\$ (33,288)	\$ (1,401,100)	\$ (227,157)	\$ (5,178)	\$ (177,171)	\$ (2,062)	\$ (2,862,809)
2038	\$ (1,056,703)	\$ (41,216)	\$ (16,899)	\$ (36,495)	\$ (1,536,083)	\$ (249,042)	\$ (5,678)	\$ (194,240)	\$ (2,261)	\$ (3,138,616)
2039	\$ (1,153,663)	\$ (44,998)	\$ (18,449)	\$ (39,844)	\$ (1,677,029)	\$ (271,894)	\$ (6,200)	\$ (212,063)	\$ (2,469)	\$ (3,426,608)
2040	\$ (1,254,886)	\$ (48,946)	\$ (20,068)	\$ (43,339)	\$ (1,824,173)	\$ (295,750)	\$ (6,745)	\$ (230,669)	\$ (2,686)	\$ (3,727,263)
2041	\$ (1,360,543)	\$ (53,067)	\$ (21,757)	\$ (46,988)	\$ (1,977,761)	\$ (320,651)	\$ (7,314)	\$ (250,091)	\$ (2,913)	\$ (4,041,085)
2042	\$ (1,470,806)	\$ (57,368)	\$ (23,521)	\$ (50,797)	\$ (2,138,045)	\$ (346,638)	\$ (7,908)	\$ (270,359)	\$ (3,149)	\$ (4,368,590)
2043	\$ (1,585,858)	\$ (61,855)	\$ (25,361)	\$ (54,770)	\$ (2,305,292)	\$ (373,754)	\$ (8,528)	\$ (291,507)	\$ (3,396)	\$ (4,710,320)
2044	\$ (1,705,886)	\$ (66,537)	\$ (27,280)	\$ (58,915)	\$ (2,479,772)	\$ (402,042)	\$ (9,175)	\$ (313,571)	\$ (3,654)	\$ (5,066,831)
2045	\$ (1,688,199)	\$ (65,847)	\$ (26,997)	\$ (58,305)	\$ (2,454,060)	\$ (397,874)	\$ (9,081)	\$ (310,319)	\$ (3,616)	\$ (5,014,297)
2046	\$ (1,720,087)	\$ (67,091)	\$ (27,507)	\$ (59,406)	\$ (2,500,415)	\$ (405,389)	\$ (9,253)	\$ (316,181)	\$ (3,685)	\$ (5,109,014)
Total	\$ (19,691,670)	\$ (768,060)	\$ (314,905)	\$ (680,083)	\$ (28,624,910)	\$ (4,640,893)	\$ (105,770)	\$ (3,619,659)	\$ (42,125)	\$ (58,488,074)

Source: Tiberius Solutions

Table 3 - Roads End/Villages – 25-year Plan, General Government (Outdated Development Timing Assumptions)

FYE	Lincoln County General Permanent	Lincoln County Animal Services Permanent	Lincoln County Extension Permanent	Lincoln County Transport Permanent	City of Lincoln City Permanent	Lincoln Fire & Rescue #1 Permanent	Water - Dev Lake In Permanent	North Lincoln Health Permanent	Water - Dev Lake Out Permanent	Subtotal Gen. Govt.
2022	\$ (92,305)	\$ (3,600)	\$ (1,476)	\$ (3,188)	\$ (134,179)	\$ (21,737)	\$ (499)	\$ (16,967)	\$ (197)	\$ (274,148)
2023	\$ (124,210)	\$ (4,845)	\$ (1,986)	\$ (4,290)	\$ (180,559)	\$ (29,250)	\$ (670)	\$ (22,832)	\$ (265)	\$ (368,907)
2024	\$ (156,343)	\$ (6,098)	\$ (2,500)	\$ (5,400)	\$ (227,269)	\$ (36,817)	\$ (842)	\$ (28,738)	\$ (333)	\$ (464,340)
2025	\$ (211,983)	\$ (8,268)	\$ (3,390)	\$ (7,321)	\$ (308,151)	\$ (49,919)	\$ (1,143)	\$ (38,966)	\$ (452)	\$ (629,594)
2026	\$ (270,553)	\$ (10,553)	\$ (4,327)	\$ (9,344)	\$ (393,291)	\$ (63,712)	\$ (1,460)	\$ (49,732)	\$ (578)	\$ (803,548)
2027	\$ (331,842)	\$ (12,943)	\$ (5,307)	\$ (11,461)	\$ (482,384)	\$ (78,145)	\$ (1,791)	\$ (60,998)	\$ (709)	\$ (985,579)
2028	\$ (395,961)	\$ (15,444)	\$ (6,332)	\$ (13,675)	\$ (575,591)	\$ (93,244)	\$ (2,138)	\$ (72,784)	\$ (846)	\$ (1,176,016)
2029	\$ (463,026)	\$ (18,060)	\$ (7,405)	\$ (15,991)	\$ (673,080)	\$ (109,037)	\$ (2,500)	\$ (85,112)	\$ (990)	\$ (1,375,200)
2030	\$ (533,153)	\$ (20,795)	\$ (8,526)	\$ (18,413)	\$ (775,021)	\$ (125,551)	\$ (2,880)	\$ (98,002)	\$ (1,140)	\$ (1,583,481)
2031	\$ (606,467)	\$ (23,655)	\$ (9,698)	\$ (20,945)	\$ (881,594)	\$ (142,816)	\$ (3,276)	\$ (111,479)	\$ (1,297)	\$ (1,801,228)
2032	\$ (683,096)	\$ (26,644)	\$ (10,924)	\$ (23,592)	\$ (992,987)	\$ (160,861)	\$ (3,691)	\$ (125,564)	\$ (1,461)	\$ (2,028,820)
2033	\$ (763,174)	\$ (29,767)	\$ (12,205)	\$ (26,357)	\$ (1,109,393)	\$ (179,719)	\$ (4,124)	\$ (140,284)	\$ (1,632)	\$ (2,266,656)
2034	\$ (846,840)	\$ (33,030)	\$ (13,542)	\$ (29,247)	\$ (1,231,014)	\$ (199,421)	\$ (4,577)	\$ (155,663)	\$ (1,812)	\$ (2,515,147)
2035	\$ (934,236)	\$ (36,439)	\$ (14,940)	\$ (32,265)	\$ (1,358,058)	\$ (220,002)	\$ (5,050)	\$ (171,728)	\$ (1,999)	\$ (2,774,718)
2036	\$ (1,025,510)	\$ (39,999)	\$ (16,400)	\$ (35,418)	\$ (1,490,738)	\$ (241,496)	\$ (5,544)	\$ (188,506)	\$ (2,194)	\$ (3,045,804)
2037	\$ (1,120,814)	\$ (43,717)	\$ (17,924)	\$ (38,709)	\$ (1,629,277)	\$ (263,939)	\$ (6,060)	\$ (206,024)	\$ (2,398)	\$ (3,328,862)
2038	\$ (1,220,310)	\$ (47,597)	\$ (19,515)	\$ (42,145)	\$ (1,773,911)	\$ (287,369)	\$ (6,599)	\$ (224,313)	\$ (2,612)	\$ (3,624,372)
2039	\$ (1,324,165)	\$ (51,648)	\$ (21,176)	\$ (45,732)	\$ (1,924,880)	\$ (311,826)	\$ (7,161)	\$ (243,404)	\$ (2,834)	\$ (3,932,826)
2040	\$ (1,432,549)	\$ (55,876)	\$ (22,909)	\$ (49,475)	\$ (2,082,434)	\$ (337,349)	\$ (7,748)	\$ (263,327)	\$ (3,066)	\$ (4,254,733)
2041	\$ (1,545,642)	\$ (60,287)	\$ (24,718)	\$ (53,381)	\$ (2,246,831)	\$ (363,981)	\$ (8,360)	\$ (284,115)	\$ (3,309)	\$ (4,590,624)
2042	\$ (1,663,627)	\$ (64,889)	\$ (26,604)	\$ (57,456)	\$ (2,418,341)	\$ (391,766)	\$ (8,999)	\$ (305,802)	\$ (3,562)	\$ (4,941,046)
2043	\$ (1,786,697)	\$ (69,689)	\$ (28,572)	\$ (61,706)	\$ (2,597,242)	\$ (420,747)	\$ (9,666)	\$ (328,425)	\$ (3,825)	\$ (5,306,571)
2044	\$ (1,915,050)	\$ (74,695)	\$ (30,625)	\$ (66,139)	\$ (2,783,824)	\$ (450,973)	\$ (10,361)	\$ (352,018)	\$ (4,101)	\$ (5,687,787)
2045	\$ (1,993,425)	\$ (77,752)	\$ (31,878)	\$ (68,846)	\$ (2,897,754)	\$ (469,430)	\$ (10,784)	\$ (366,425)	\$ (4,268)	\$ (5,920,562)
2046	\$ (1,965,097)	\$ (76,647)	\$ (31,425)	\$ (67,868)	\$ (2,856,575)	\$ (462,759)	\$ (10,629)	\$ (361,218)	\$ (4,207)	\$ (5,836,425)
Total	\$ (23,406,076)	\$ (912,938)	\$ (374,305)	\$ (808,365)	\$ (34,024,377)	\$ (5,511,868)	\$ (126,553)	\$ (4,302,429)	\$ (50,087)	\$ (69,516,997)

Source: Tiberius Solutions

Table 4 - Roads End/Villages – 25-year Plan, Education (Updated Development Timing Assumptions)

FYE	Lincoln County School Permanent	Oregon Coast Comm College Permanent	ESD Linn-Benton Permanent	Subtotal Education	Total All
2022	\$ (69,951)	\$ (2,504)	\$ (4,345)	\$ (76,799)	\$ (196,152)
2023	\$ (107,558)	\$ (3,849)	\$ (6,680)	\$ (118,087)	\$ (301,605)
2024	\$ (165,807)	\$ (5,934)	\$ (10,298)	\$ (182,039)	\$ (464,947)
2025	\$ (226,707)	\$ (8,114)	\$ (14,080)	\$ (248,901)	\$ (635,720)
2026	\$ (290,063)	\$ (10,381)	\$ (18,015)	\$ (318,459)	\$ (813,380)
2027	\$ (355,966)	\$ (12,740)	\$ (22,108)	\$ (390,814)	\$ (998,185)
2028	\$ (465,236)	\$ (16,651)	\$ (28,895)	\$ (510,782)	\$ (1,304,599)
2029	\$ (580,303)	\$ (20,769)	\$ (36,041)	\$ (637,113)	\$ (1,627,271)
2030	\$ (700,804)	\$ (25,082)	\$ (43,525)	\$ (769,411)	\$ (1,965,179)
2031	\$ (826,962)	\$ (29,597)	\$ (51,361)	\$ (907,920)	\$ (2,318,954)
2032	\$ (959,009)	\$ (34,323)	\$ (59,562)	\$ (1,052,894)	\$ (2,689,239)
2033	\$ (1,097,187)	\$ (39,268)	\$ (68,144)	\$ (1,204,599)	\$ (3,076,717)
2034	\$ (1,233,026)	\$ (44,130)	\$ (76,581)	\$ (1,353,736)	\$ (3,457,637)
2035	\$ (1,374,848)	\$ (49,206)	\$ (85,389)	\$ (1,509,443)	\$ (3,855,336)
2036	\$ (1,523,019)	\$ (54,509)	\$ (94,592)	\$ (1,672,120)	\$ (4,270,838)
2037	\$ (1,677,793)	\$ (60,048)	\$ (104,204)	\$ (1,842,045)	\$ (4,704,853)
2038	\$ (1,839,433)	\$ (65,833)	\$ (114,243)	\$ (2,019,509)	\$ (5,158,125)
2039	\$ (2,008,213)	\$ (71,874)	\$ (124,726)	\$ (2,204,813)	\$ (5,631,420)
2040	\$ (2,184,416)	\$ (78,180)	\$ (135,669)	\$ (2,398,265)	\$ (6,125,528)
2041	\$ (2,368,334)	\$ (84,763)	\$ (147,092)	\$ (2,600,189)	\$ (6,641,274)
2042	\$ (2,560,272)	\$ (91,632)	\$ (159,013)	\$ (2,810,917)	\$ (7,179,508)
2043	\$ (2,760,547)	\$ (98,800)	\$ (171,452)	\$ (3,030,798)	\$ (7,741,118)
2044	\$ (2,969,484)	\$ (106,278)	\$ (184,428)	\$ (3,260,190)	\$ (8,327,021)
2045	\$ (2,938,694)	\$ (105,176)	\$ (182,516)	\$ (3,226,386)	\$ (8,240,683)
2046	\$ (2,994,203)	\$ (107,162)	\$ (185,964)	\$ (3,287,329)	\$ (8,396,344)
Total	\$ (34,277,834)	\$ (1,226,802)	\$ (2,128,924)	\$ (37,633,559)	\$ (96,121,634)

Source: Tiberius Solutions

Table 5 - Roads End/Villages – 25-year Plan, Education (Outdated Development Timing Assumptions)

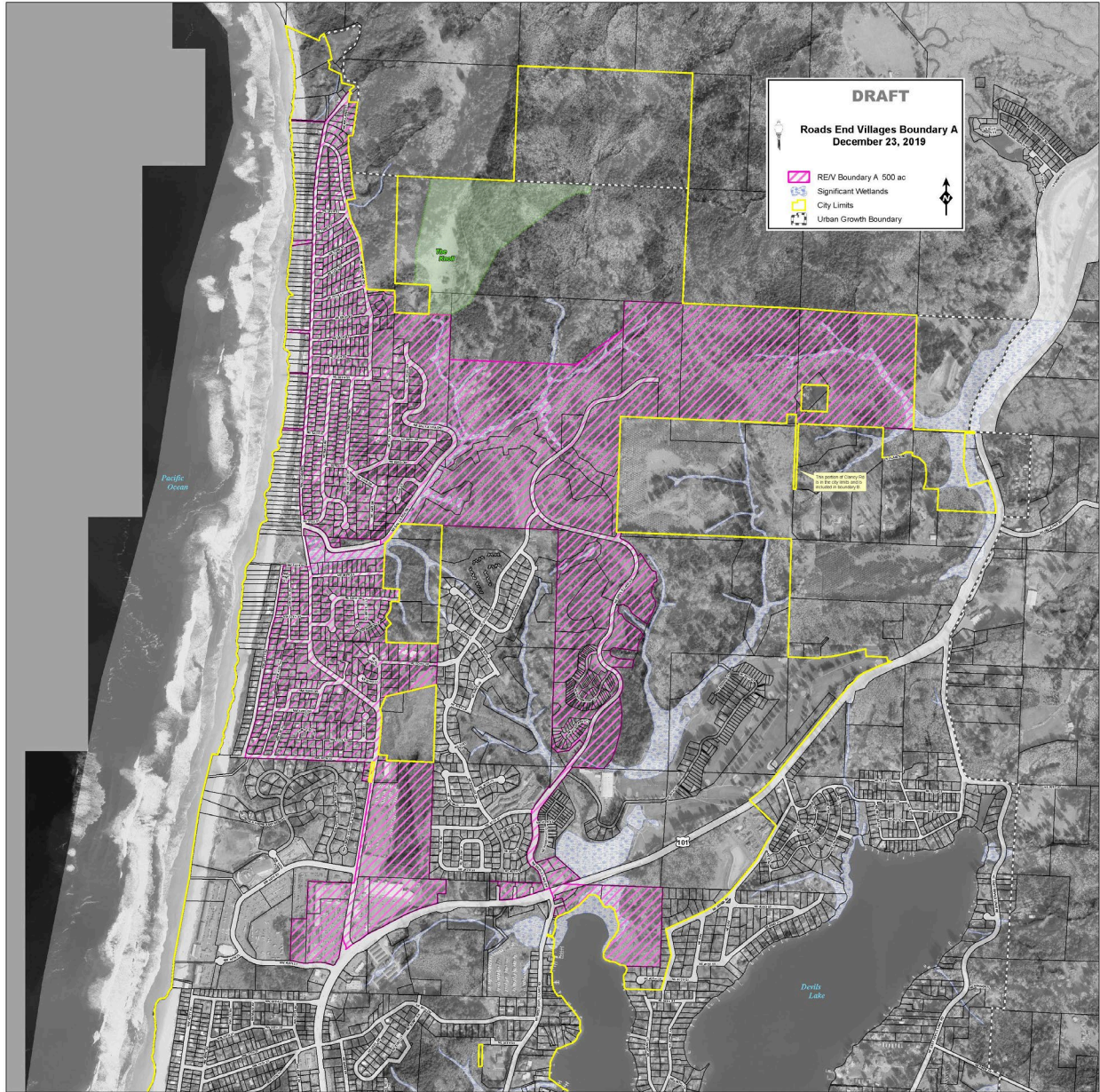
FYE	Lincoln County School Permanent	Oregon Coast Comm College Permanent	ESD Linn-Benton Permanent	Subtotal Education	Total All
2022	\$ (160,678)	\$ (5,751)	\$ (9,979)	\$ (176,408)	\$ (450,556)
2023	\$ (216,216)	\$ (7,738)	\$ (13,429)	\$ (237,383)	\$ (606,290)
2024	\$ (272,150)	\$ (9,740)	\$ (16,903)	\$ (298,793)	\$ (763,133)
2025	\$ (369,005)	\$ (13,207)	\$ (22,918)	\$ (405,130)	\$ (1,034,724)
2026	\$ (470,959)	\$ (16,856)	\$ (29,250)	\$ (517,065)	\$ (1,320,613)
2027	\$ (577,646)	\$ (20,674)	\$ (35,876)	\$ (634,197)	\$ (1,619,776)
2028	\$ (689,261)	\$ (24,669)	\$ (42,809)	\$ (756,738)	\$ (1,932,754)
2029	\$ (806,001)	\$ (28,847)	\$ (50,059)	\$ (884,907)	\$ (2,260,108)
2030	\$ (928,074)	\$ (33,216)	\$ (57,641)	\$ (1,018,930)	\$ (2,602,412)
2031	\$ (1,055,694)	\$ (37,783)	\$ (65,567)	\$ (1,159,044)	\$ (2,960,272)
2032	\$ (1,189,084)	\$ (42,557)	\$ (73,852)	\$ (1,305,493)	\$ (3,334,312)
2033	\$ (1,328,479)	\$ (47,546)	\$ (82,509)	\$ (1,458,534)	\$ (3,725,189)
2034	\$ (1,474,118)	\$ (52,759)	\$ (91,554)	\$ (1,618,431)	\$ (4,133,578)
2035	\$ (1,626,251)	\$ (58,203)	\$ (101,003)	\$ (1,785,457)	\$ (4,560,176)
2036	\$ (1,785,133)	\$ (63,890)	\$ (110,871)	\$ (1,959,893)	\$ (5,005,698)
2037	\$ (1,951,032)	\$ (69,827)	\$ (121,174)	\$ (2,142,033)	\$ (5,470,896)
2038	\$ (2,124,228)	\$ (76,026)	\$ (131,931)	\$ (2,332,185)	\$ (5,956,557)
2039	\$ (2,305,011)	\$ (82,496)	\$ (143,159)	\$ (2,530,666)	\$ (6,463,492)
2040	\$ (2,493,678)	\$ (89,249)	\$ (154,877)	\$ (2,737,804)	\$ (6,992,537)
2041	\$ (2,690,541)	\$ (96,294)	\$ (167,104)	\$ (2,953,940)	\$ (7,544,563)
2042	\$ (2,895,921)	\$ (103,645)	\$ (179,860)	\$ (3,179,426)	\$ (8,120,472)
2043	\$ (3,110,153)	\$ (111,312)	\$ (193,165)	\$ (3,414,630)	\$ (8,721,201)
2044	\$ (3,333,581)	\$ (119,309)	\$ (207,042)	\$ (3,659,931)	\$ (9,347,719)
2045	\$ (3,470,010)	\$ (124,191)	\$ (215,515)	\$ (3,809,717)	\$ (9,730,279)
2046	\$ (3,420,699)	\$ (122,427)	\$ (212,452)	\$ (3,755,578)	\$ (9,592,003)
Total	\$ (40,743,602)	\$ (1,458,211)	\$ (2,530,499)	\$ (44,732,312)	\$ (114,249,309)

Source: Tiberius Solutions

Table 6 - Roads End/Villages Totals comparison

	Outdated Projections	New Projections	Reduction in impact
Lincoln County General	\$ (23,406,076)	\$ (19,691,670)	\$ 3,714,406
LC Animal Services	\$ (912,938)	\$ (768,060)	\$ 144,878
LC Extension	\$ (374,305)	\$ (314,905)	\$ 59,400
Lincoln County Transport	\$ (808,365)	\$ (680,083)	\$ 128,282
City of Lincoln City	\$ (34,024,377)	\$ (28,624,910)	\$ 5,399,467
Lincoln Fire & Rescue 1	\$ (5,511,868)	\$ (4,640,893)	\$ 870,975
Water Devils Lake In	\$ (126,553)	\$ (105,770)	\$ 20,783
North Lincoln Health	\$ (4,302,429)	\$ (3,619,659)	\$ 682,770
Water Devils Lake Out	\$ (50,087)	\$ (42,125)	\$ 7,962
Subtotal General Government	\$ (69,516,998)	\$ (58,488,074)	\$ 11,028,924
Lincoln County School	\$ (40,743,602)	\$ (34,277,834)	\$ 6,465,768
Oregon Coast CC	\$ (1,458,211)	\$ (1,226,802)	\$ 231,409
ESD Linn/Benton/Lincoln	\$ (2,530,499)	\$ (2,128,924)	\$ 401,575
Subtotal Education	\$ (44,732,312)	\$ (37,633,559)	\$ 7,098,753
Total	\$ (114,249,310)	\$ (96,121,634)	\$ 18,127,676

Figure 1. Roads End Boundary A



Source: City of Lincoln City GIS