



NEW!

South Dallas Urban Renewal District

DALLAS AREA CHAMBER OF COMMERCE

OCT. 17, 2022

- What is Urban Renewal?
- Why this?
- What do we hope to accomplish?
- What is the S. Dallas URD?
- What about downtown?

What is Urban Renewal?

- A financial tool used by dozens of cities across Oregon, written in State Statute (ORS 457)
- Also known as Tax Increment Financing (TIF)
- Downtown Dallas is served by a URD since 2004
 - *Brief intermission to talk about downtown*
- Provides local control to provide targeted investment in an area of the community

What is Urban Renewal?

- Economic development tool
- Unique in that it is a financing tool, but also a plan with projects
- Used to address “blighting” influences in specific areas
- Functions on increases in property tax revenues in “Urban Renewal Areas”
- Finite life – based on “increment” generated;
 - Roughly 30 years; \$41,600,000

WHY USE URBAN RENEWAL?

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Many opportunities for improvements and redevelopment in cities that need funding

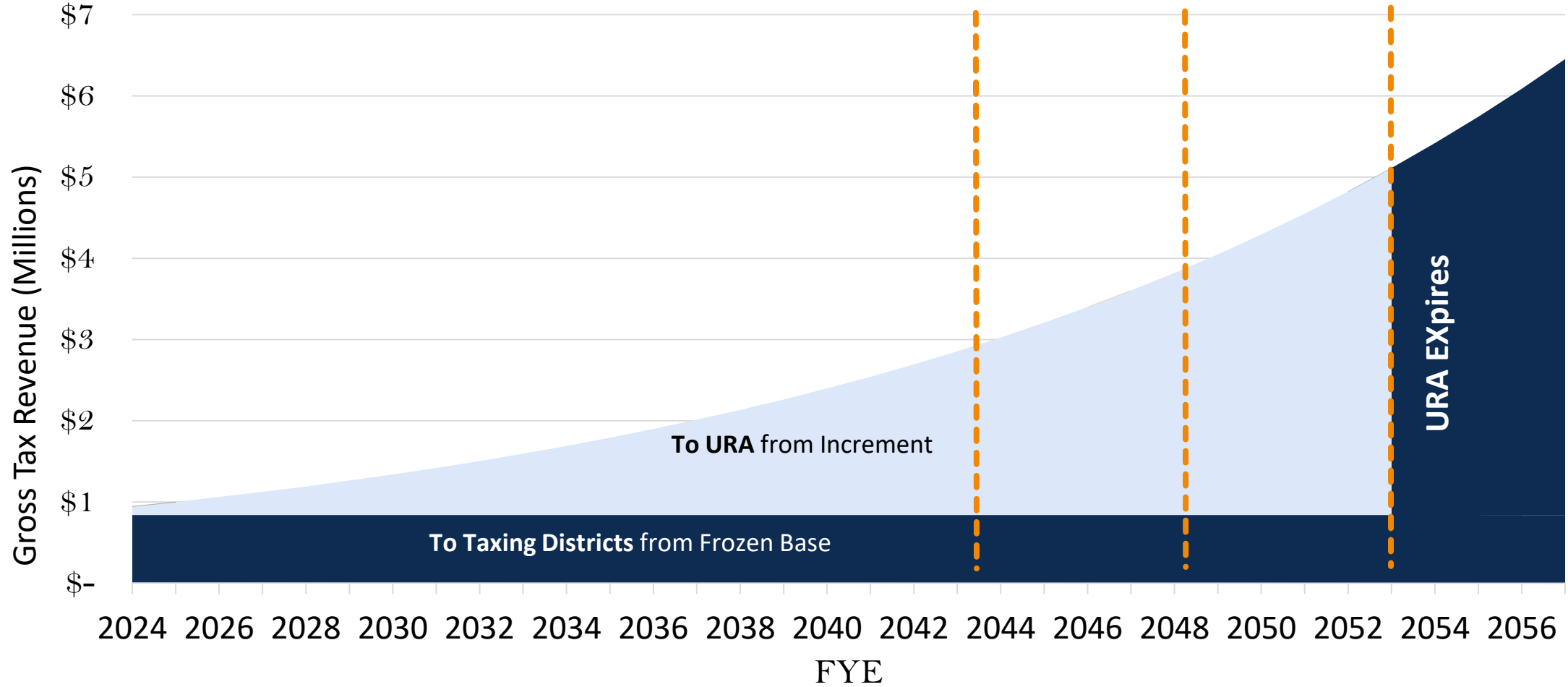


City general funds typically lack the funds to contribute to these opportunities



Urban Renewal provides a funding source to bridge the gap

What is Urban Renewal?



What is Urban Renewal?

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- It's a bit complex and can be challenging to explain
- Does NOT raise anyone's taxes
- DOES impact other taxing districts
- Designed to target and accelerate development

Why this?

- Reflects City Council primary goals
 1. Facilitate redevelopment of the former Mill Site
 2. Address Commercial land deficit
 3. Provide opportunities for economic development

Why this? Process & Governance

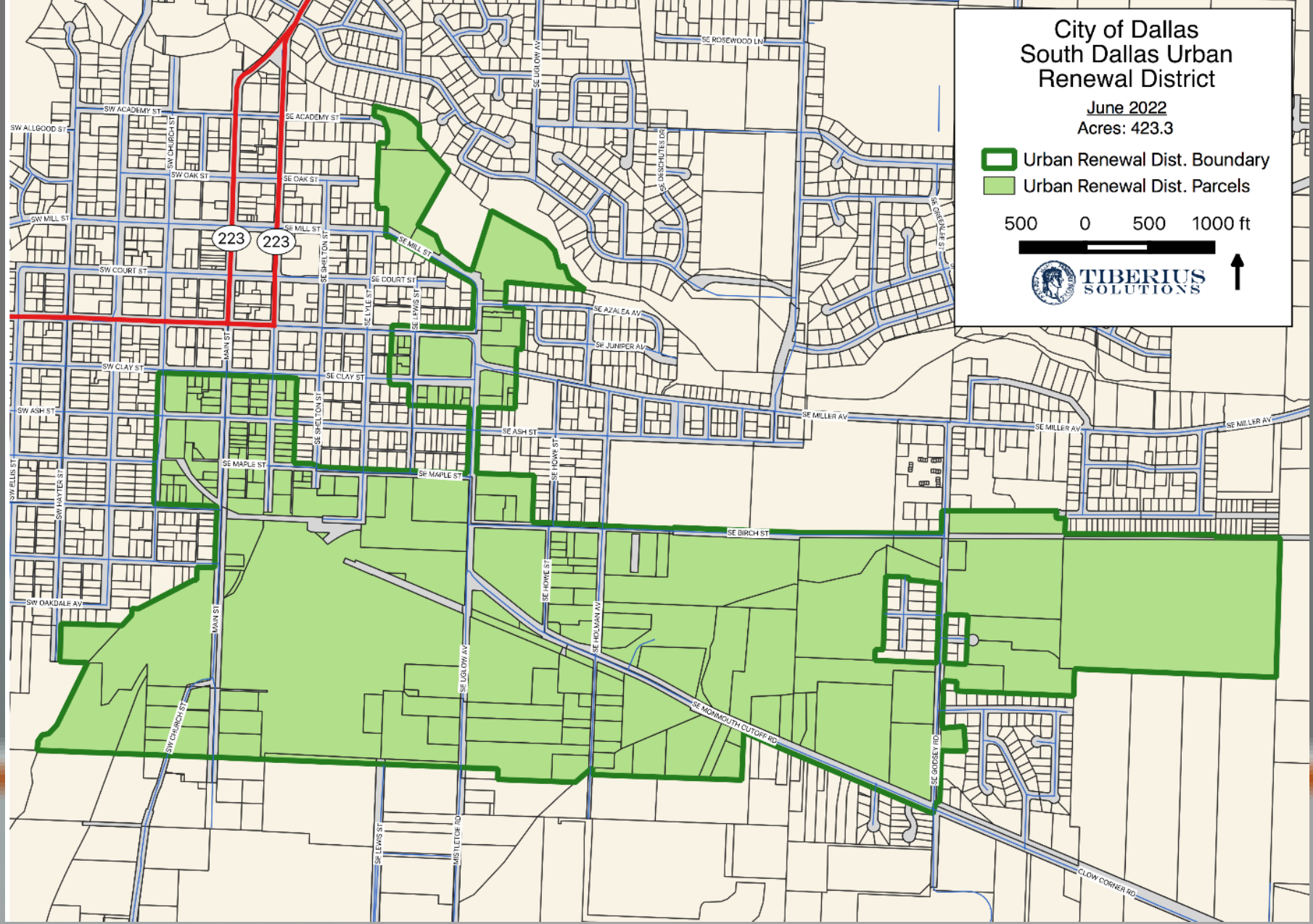
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- 9 Months of public meetings and notices
- Officially designated in mid-September
- City Council acts as Agency Board
- EDC recommended to be advisory committee

What do we hope to accomplish?

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- Redevelop the Dallas Mill Site
- Provide additional Commercial and Industrial development opportunities
- Address & improve infrastructure in the area
- Improve transportation in and through the area
- Help to create new jobs & investment



What is the S. Dallas URD?

- 423 acres, mostly industrial
- Public & private investment & projects
- 15 identified project areas in two broad categories

| Project | Constant \$2022 | Year of expenditure \$ |
|---|-----------------|------------------------|
| Public Infrastructure, Facilities & Planning | (\$10,750,000) | (19,366,425) |
| Private Sector/ Economic Development | (\$11,500,000) | (20,717,571) |
| Admin & Staffing including finance fees | (\$858,498) | (1,501,885) |
| TOTAL: | (\$23,108,498) | (\$41,585,881) |

PROJECTS

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PUBLIC INFRASTRUCTURE, FACILITIES & PLANNING

1. Floodway study (Mill Site/ N. Fork Ash Creek)
2. Monmouth Cutoff Road, Uglow Street improvements (from eastern City limits to intersection; may include new intersection; build to City urban design standards)
3. Mill Site transportation improvements (new east-west transportation corridors through the current Mill Site)
4. Jefferson Street/Main Street couplet improvements to the south to connect into current Mill Site area
5. Ash Creek improvements (a portion of the creek lies underneath the Mill Site)

PROJECTS (continued)

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PUBLIC INFRASTRUCTURE, FACILITIES & PLANNING

6. Other area roadway, pedestrian, bicycle & rail improvements throughout Area
7. Area water service extensions where needed
8. Area sanitary sewer service upgrades & extensions where needed
9. Purple pipe development (recycled wastewater for industrial uses)
10. Trails systems improvements & extensions, potentially along Ash Creek and at the south end of the current Mill Site

PROJECTS (continued)

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PRIVATE SECTOR/ ECONOMIC DEVELOPMENT

1. Site certification assistance (State of Oregon industrial site certification program)
2. New & existing business assistance programs
3. City fee & Systems Development Charges (SDC) waiver assistance for targeted businesses
4. Targeted commercial marketing
5. Targeted Mill Site improvements

ADMINISTRATION & STAFFING

Authorizes expenditures for the administrative costs associated with managing the Area including budgeting and annual reporting, planning and the implementation of projects in the Area.

For more info:

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<https://www.dallasor.gov/ecd/page/new-dallas-urban-renewal-district-open-house>



Government

New Dallas Urban Renewal District Open House



The City of Dallas is considering adopting a new urban renewal area (URA) in South Dallas to facilitate development and investment in the community, growing jobs and improving land values. We have provided a host of resources for you to review. Click on each station to learn more about Urban Renewal.

[Station 1 - How does Urban Renewal Work?](#)

[Station 2 - Boundary map for the potential South Dallas Urban renewal area.](#)

[Station 3 - Potential projects](#)

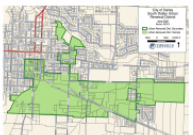
[Station 4 - Financing amounts for the urban renewal area](#)

[Station 5 - Timeline for consideration of the urban renewal area](#)

[Station 6 - Feasibility Study completed for the urban renewal area](#)

- [Proposed Urban Renewal District Plan](#)
- [Proposed Urban Renewal District Report](#)
- [Proposed Urban Renewal District Draft Ordinance](#)

Click [HERE](#) for an informational video on Urban Renewal | Click [HERE](#) to take an online project survey.



Click to zoom the proposed boundary map.

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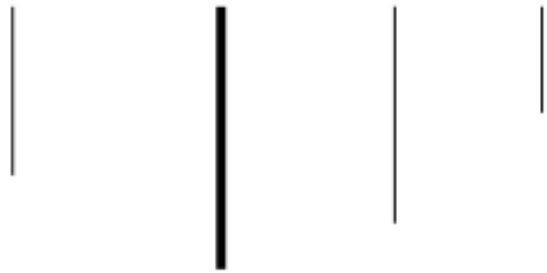
QUESTIONS?

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South Dallas

URBAN RENEWAL
DISTRICT



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