

CITY OF HERMISTON

DOWNTOWN

URBAN RENEWAL REPORT

AUGUST 2013

Prepared For:
CITY OF HERMISTON, OREGON

By:
JOHNSON REID, LLC
STIVEN PLANNING & DEVELOPMENT SERVICES, LLC



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A. Physical Conditions

1. Description

The Urban Renewal Area contains 125.2 acres, consisting of 399 individual parcels as well as public right of way. This represents 2.5% of the acreage within City limits. The area is bisected by US Highway 395. It contains Hermiston's historic Main Street commercial core and some of the City's oldest residential neighborhoods.

The land has an assessed value of \$40.27 million in the 2012/13 tax year, or 5.5% of the City's total assessed value.

2. Topography

The Urban Renewal Area is characterized by generally flat terrain and does not contain significant variations in elevation. The area does not include significant water courses and is not located within the 100 year floodplain.

3. Seismic Risk

Seismic risk is an inherent risk in the Pacific Northwest including Hermiston. There is potential risk to life and property due to seismic shaking and in some cases soft soil hazard. The northeastern corner of the state, while facing lower risk than the western and coastal areas of the state, still faces low to medium-low earthquake risk for earthquakes in the range of 1.0 to 4.0 magnitude, and lower risk for earthquakes in the 5.0 to 5.9 range.

Given the age of many older buildings within the URA and type of construction (unreinforced masonry), substantial investment would be needed to withstand potential seismic risk. Adaptive reuse of structures within the URA may require costly improvements to meet current seismic mitigation standards.

4. Zoning

The majority of the URA, or 90%, is zoned for commercial use. The commercial zones include the Downtown Commercial Overlay (DCO), Central Commercial (C-1) and Outlying Commercial (C-2) zones. Roughly 11 acres, or 10% of the Area is zoned Residential, including Duplex Residential (R2) and Multi-family Residential (R3).

5. Building Stock and Land Use

The URA includes some of the oldest sections of the City, including the traditional Downtown and Main Street commercial district. Accordingly, the area houses many buildings which have cultural significance, but may be in need of maintenance and or upgrades due to their age. The Downtown suffers some commercial vacancies and

underused buildings, as well as vacant or underused lots. There are many low-density residential uses in the commercial core, on commercially zoned lands.

There are multiple substandard streets in the area, including some which lack sidewalks and/or crosswalks.

B. Social and Economic Conditions

The following section provides an overview of demographic and economic data in the URA. Census Block Group data conforming as closely as possible to the URA boundaries has been used in some cases where precise data for the URA is not available.

Figure 2 presents demographic characteristics of the two Census Block Groups which most closely conform to the URA. These Block Groups house roughly 8.5% of the City’s population and households. The average household size of 2.74 is equivalent to that of the City, but higher than the statewide average of 2.47.

**FIGURE 2: DEMOGRAPHICS AND INCOME CHARACTERISTICS
URBAN RENEWAL AREA AND CITY OF HERMISTON (2010)**

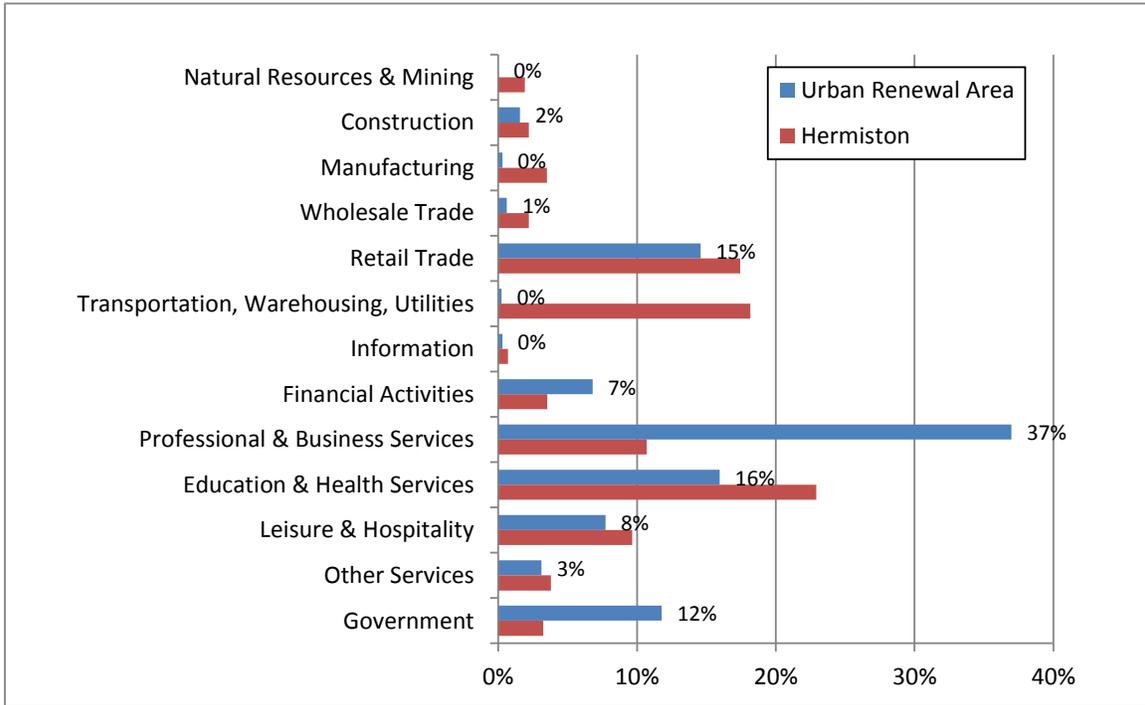
	Block Groups 951200-3 & 951200-4	City of Hermiston
Population:	1,416	16,745
Households:	517	6,050
Avg. Household Size:	2.74	2.74
Avg. Family Size:	3.33	3.28
Housing Units:	563	6,373
Median HH Income:	\$43,663	\$42,571
Per Capita Income:	\$17,735	\$18,303

Source: US Census

The URA Block Groups have a total of 563 housing units. Hermiston housing is 55% owner occupied, and 45% renter-occupied.

The median household income in the area is slightly higher than the citywide median, while the per capita income is slightly lower. The local median income is roughly 12% lower than the statewide median income.

**FIGURE 3: EMPLOYMENT BY SECTOR
URBAN RENEWAL AREA AND CITY OF HERMISTON (2011)**



Source: US Census

As of 2011, there were an estimated 1,600 jobs in the Urban Renewal Area, or 22% of the employment in Hermiston. Figure 3 shows the breakdown of that employment. The Downtown has a larger share of employment in the Professional Services and Government sectors than generally found in the city. It features lower employment in sectors such as manufacturing and utilities.

C. Urban Renewal Area Qualifications

ORS 457.420 specifies that the Urban Renewal Area identified in the Plan along with any other urban renewal areas in the City may not exceed 25% of the City's land area or 25% of the City's assessed value.

The City of Hermiston contains approximately 4,939 acres within its City limits. Based on the County Assessor's tax lot data, as well as estimates of public right of way, the total acreage in the URA boundary is an estimated 125.2 acres. The area in the Urban Renewal Area boundary represents 2.5% of the total area in Hermiston and is within the state law 25% acreage limitation for urban renewal areas.

As noted above, the total assessed valuation within an urban renewal area is limited to no more than 25% of the total municipal assessed value. A review of the Umatilla County 2012/2013 Assessor's records indicates that the City of Hermiston contained a total taxable assessed value (TAV) of \$734,683,879. The proposed URA comprises a total TAV of \$40,272,690. The resulting URA's share of City taxable assessed value is 5.5%. The plan meets the state law requirement for relative size of the Plan and its assessed value.

D. Impacts on City Services and Costs

The Plan establishes a framework for encouraging private development and redevelopment of land and rehabilitation of buildings within the URA. Service needs and costs are based on the land use designations contained in the Comprehensive Plan, and it is not anticipated that Urban Renewal activities will increase growth beyond what is already allowed for under current designations. Therefore, the Urban Renewal program is not expected to result in service demands or costs beyond what is already envisioned by the City.

In general, the Urban Renewal program should have a positive impact on the cost-effective delivery of municipal services. Development within the Urban Renewal Area will take advantage of prior public investment in infrastructure and excess capacity. Removing financial barriers for the construction of commercial uses and housing in areas already served by public infrastructure may reduce the need for the costly extension of public services elsewhere in the City to support development. Furthermore, private development and redevelopment supported by the Urban Renewal program could result in infrastructure improvements benefitting the City such as water and sewer lateral replacement where needed.

The impacts of the Tax Increment Financing (TIF) mechanism on the City of Hermiston and other taxing jurisdictions are detailed in Section VII of this report.

III. REASONS FOR SELECTION OF THE URBAN RENEWAL AREA

Over the last decade, the community of Hermiston, including residents, merchants, the City and other stakeholders have actively discussed the condition of the Downtown and broader central city area.

Extensive public involvement resulted in a 2008 Downtown Plan, and adopted Downtown Commercial Overlay zone which included the following goals relevant to Urban Renewal efforts:

- (A) *Purpose.* The purpose of the downtown commercial overlay zone is to create a main street atmosphere in the historic downtown area. Specific goals are as follows:
- (1) Be prepared to take advantage of opportunities for infill, redevelopment, and new development in downtown;
 - (2) Allow different types of compatible land uses close together to shorten traffic trips and facilitate all modes of transportation such as vehicles, pedestrians and bicycles;
 - (3) Continue vehicle and pedestrian circulation systems that are safe, convenient, attractive and comfortable for pedestrians;
 - (4) Create, maintain and enhance public spaces such as plazas, parks, public buildings and places of assembly to allow events, informal meetings and social interactions with other people;
 - (5) Design and manage parking areas efficiently to provide adequate parking for employees and visitors to downtown and to minimize unnecessary surface parking.
 - (6) Design buildings to a scale that provides aesthetic appeal, pedestrian comfort and compatibility with other uses.

The theme represented by these goals and the Downtown Plan itself is a desire to revitalize the Downtown as the heart of community activity and local business, encourage the use of existing buildings and development of underutilized properties. Public realm improvements are one tool to drawing community and encouraging private property owners to follow with investments of their own.

Conditions of blight (as defined by ORS 457.010) create a barrier to achieving community goals in the Downtown:

- Central Hermiston exhibits a number of indicators of blight in public and private property in the area. Over time the area has experienced deterioration due to lack of new investment, vacancies, misalignment of uses in the area, and diminishing role as the mixed-use heart of the community.

- In the URA, there are several vacant storefronts and undeveloped and underused parcels. In addition, some of the buildings require light to major renovation. These conditions reflect a degree of obsolescence and deterioration within the sub-area (ORS 457.010(1)(a)(E)).
- In addition, these conditions demonstrate a growing lack of proper utilization of the area resulting in a stagnant and underproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare of the community (ORS 457.010(1)(h)).
- The absence of a city center performing to its full potential leads to a reduction of proper utilization of the area, and the need to create new public facilities and services in less central locations to accommodate residential and commercial growth which might otherwise be accommodated in the central city (ORS 457.010(1)(i)).
- There are multiple substandard streets in the area, including those which lack sidewalks and/or crosswalks (ORS 457.010(1)(e)).

Given the high prioritization of the Downtown area by the community, Urban Renewal is an appropriate tool to create resources to address these conditions.

IV. RELATIONSHIP BETWEEN PROJECTS TO BE UNDERTAKEN AND EXISTING CONDITIONS IN THE AREA

The following project categories are designed to address the existing conditions in the Urban Renewal Area. These include:

- Festival Streets
- Parking Improvement
- Signage
- Street Lighting
- Gateway Arches
- Pathways
- Landscape Beautification
- Cultural Attractions
- Façade Grants
- Jump-Start Loans
- Administrative Costs

The list above prioritizes physical improvements to public right-of-way to create festival streets, access and parking improvements in the URA. Improvements focus on streetscape and landscape to achieve these goals. This is directly related to improving upon the aging and deteriorated state of current public infrastructure in the URA.

Additional programs include grants and loans to provide incentives to fund façade improvements to private property, and to jump-start private development and redevelopment projects. These projects are aimed at further improving the aesthetic atmosphere of the URA and encouraging growth in the number of businesses, residents, and assessed property value.

The Agency, or its approved designee, will be responsible for managing the projects and programs throughout the URA. Administrative costs reflect the added expense over the life of the Plan.

V. RELOCATION REPORT

According to ORS 457.085 (3)(i) a relocation report shall include:

- (A) An Analysis of existing residents or businesses required to relocate permanently or temporarily as a result of agency actions under ORS 457.170;
- (B) A description of the methods to be used for the temporary or permanent relocation of persons living in, and businesses situated in, the Urban Renewal Area in accordance with ORS 35.500 to 35.530; and
- (C) An enumeration, by cost range, of the existing housing units in the Urban Renewal Areas of the plan to be destroyed or altered and new units to be added.

No relocation of existing residences or businesses is planned for the Area. Therefore, no relocation report is included in the Urban Renewal Report.

VI. PROJECT COSTS & TIMING

The Report accompanying the Plan must identify anticipated projects including estimated cost and timeline for completion. Proposed Urban Renewal projects are described below. The project totals reflect a conservative use of the projected amount of revenue over the life of the Plan (see following section).

The following is a description of each of the possible projects, with estimated budget and completion date:

1. Festival Street Improvements

Improvement of existing street rights of way which might include widening, traditional paving, brick or decorative paving, striping, bike lanes, sidewalks, plantings, or any other improvement to public right of way to improve functionality, multi-modal access, marking, parking or aesthetics. The intent of the festival street concept is to create a street improvement which preserves existing street connectivity and functionality for daily use, but which also creates a public gathering space with superior aesthetics, pedestrian access, and display capacity for special and community events. A festival street is easy to transition from vehicular to pedestrian needs for special events.

Estimated Tax Increment Allocation: \$900,000

Estimated Time of Completion: 2033

2. Facade Grants

Grants to private property owners for the purpose of making improvements to publicly visible facades. The improvements may include beautification, repair, code compliance, signage, awnings, painting, brickwork, windows and other materials, and any other type of improvements which meet the goals of the Plan. The Agency shall write program guidelines which specify eligibility and ensure that eligible projects meet the public goals of the Plan.

Estimated Tax Increment Allocation: \$500,000

Estimated Time of Completion: 2033

3. Jump-Start Loans

Loans to private property owners to assist in the physical improvement of new or existing real property in keeping with the goals of encouraging reinvestment, reuse, beautification and new businesses and residents on private property within the URA. The Agency shall write program guidelines which specify eligibility and ensure that eligible projects meet these or other public goals of the Plan.

Estimated Tax Increment Allocation: \$200,000

Estimated Time of Completion: 2033

4. Parking Improvement

Improvement of public parking lots and/or on-street parking within the URA, which may include but is not limited to standard or decorative paving, striping, marking, signage, curbs, dividers, planting strips, entrances and exits, alteration of trash enclosures, alley beautification, implementation of paid parking systems, or any other improvement to public right of way to improve functionality, access, or aesthetics for automobiles, bicycles or any other vehicle type.

Estimated Tax Increment Allocation: \$316,000

Estimated Time of Completion: 2033

5. Signage

Development of signage within the URA, which may include but is not limited to signage to identify or facilitate the following: the Downtown, the City, streets, parks, public spaces, parking, special events, historical or cultural markers, private entities where improved signage would serve a public good, and any other instance in which public signage would meet the goals of the Urban Renewal Plan.

Estimated Tax Increment Allocation: \$83,000

Estimated Time of Completion: 2033

6. Street Lighting

Improvement of lighting within the URA, which may include but is not limited to replacement and repair of old lighting, permanent festive or decorative lighting, lighting of public spaces by

means other than traditional street lights, other public lighting which meets the goals of the Urban Renewal Plan.

Estimated Tax Increment Allocation: \$200,000

Estimated Time of Completion: 2033

7. Gateway Arches

Construction of one or more gateway arches within the URA which announce the Downtown, City or other relevant subarea; necessary physical improvements to the public right of way to prepare for or otherwise support the construction of such arches.

Estimated Tax Increment Allocation: \$60,000

Estimated Time of Completion: 2033

8. Pathways

Construction or improvement of pathways within the URA for pedestrians, bicycles, and other modes of transportation which may be deemed appropriate. This may include but is not limited to paving, marking, signage, connections to sidewalks and other existing improvements, and other physical improvements to create pathways and facilitate access to them.

Estimated Tax Increment Allocation: \$10,000

Estimated Time of Completion: 2033

9. Landscape Beautification

Improvement of landscaping in the URA including all public spaces, right of way and planting strips. This program may include grants or loans to private property owners for the beautification of landscaping and plantings which are publicly visible and meet the goals of the Plan.

Estimated Tax Increment Allocation: \$10,000

Estimated Time of Completion: 2033

10. Cultural Attractions

Physical improvements related to the identification, preservation or promotion of culture, arts, and the historic legacy of the Urban Renewal Area. This may include but is not limited to the construction or improvement to cultural markers or signage, landmarks and historical sites, purchase, improvement, or construction of cultural, arts, museum or other historical space within the Area.

Estimated Tax Increment Allocation: \$50,000

Estimated Time of Completion: 2033

11. Administrative Costs

This project includes funding for administration of the Urban Renewal program. Administration includes project management, regulatory compliance, debt issuance expenses, and consultant and legal expenses.

Estimated Tax Increment Allocation: \$171,000 (\$8,550 per year)

Estimated Time of Completion: 2033

FIGURE 4: SUMMARY OF ESTIMATED PROJECT COSTS

<u>Project</u>	<u>Cost</u>	
1 Festival Streets	\$900,000	36%
2 Façade Grants	\$500,000	20%
3 Jump-Start Loans	\$200,000	8%
4 Improvement of 1 Parking Lot	\$316,000	13%
5 Signage	\$83,000	3%
6 Street Lighting	\$200,000	8%
7 Gateway Arches	\$60,000	2%
8 Pathways	\$10,000	0.4%
9 Landscape Beautification	\$10,000	0.4%
10 Cultural Attractions	\$50,000	2%
11 Admin Cost	\$171,000	7%
Total Cost	\$2,500,000	100%

VII. FINANCIAL ANALYSIS OF THE PLAN

A. Anticipated Tax Increment Revenues

The following table presents the estimated projection of Tax Increment Financing (TIF) revenues to the Urban Renewal Area over the 20-year period beginning tax year 2013/14 and ending tax year 2032/33.

The tax increment is the difference between the total assessed value in the URA in a given year, and the total assessed value in the URA at the time the Plan is approved. At the time of approval, ad valorem tax revenue from all applicable taxing jurisdictions is “frozen” at current levels, and all additional revenue which results from growth of assessed value in the URA provides TIF revenue to the Agency to fund its plans and activities.

The following table assumes a conservative annual growth rate in assessed value of 2.5%. The automatic assessed value escalation allowed under Oregon law stemming from the passage of Measure 50 in 1997 is 3% per year. The actual growth rate in assessed value in the URA may be more or less than this assumed rate.

**FIGURE 5: PROJECTED TAX INCREMENT REVENUE
HERMISTON URBAN RENEWAL AREA, 20-YEAR FORECAST**

Tax Year	Planning Area Levy Rate (per \$1,000 TAV)
	2012-13 Levy
	18.4900
	Medium Growth
2012-13	\$0
2013-14	\$18,561
2014-15	\$37,477
2015-16	\$56,763
2016-17	\$76,432
2017-18	\$96,496
2018-19	\$116,971
2019-20	\$137,870
2020-21	\$159,207
2021-22	\$180,997
2022-23	\$203,255
2023-24	\$225,995
2024-25	\$249,232
2025-26	\$272,983
2026-27	\$297,262
2027-28	\$322,087
2028-29	\$347,472
2029-30	\$373,435
2030-31	\$399,993
2031-32	\$427,163
2032-33	\$454,962
20-Year Revenue	\$4,454,612

Source: Umatilla County Assessor, Johnson Reid LLC

Under the annual growth rate assumption of 2.5%, TIF revenue is projected to be \$4.4 million over a 20-year period. The anticipated project costs for the Plan are \$2.5 million, which is well below the projected level of TIF revenue.

B. Forecast of Revenue and Indebtedness

The following table presents an estimated schedule of TIF revenue and indebtedness (bonding) for Plan. The Agency reserves the right to change this anticipated debt schedule to adapt to facts on the ground within the URA during the Plan’s lifetime. The Agency reserves the right to incur new indebtedness until the 20th year (2032/33) if necessary to complete the projects as described in the Plan and this Report, which may extend the period of debt repayment beyond what is shown in the following table. (Further explanation is provided following the table.)

FIGURE 6: FORECAST OF URBAN RENEWAL PROGRAM REVENUE AND INDEBTEDNESS

1	2	3	4	5	6	7	8	9
Program Year	Tax Year	Total Annual TIF Revenue	Bond Issuance (Year 3) /Principal	Bond Issuance (Year 8) /Principal	Total Annual Debt Service	Annual TIF Revenue (Minus Debt Service)	Projected Annual Program Revenues	Revenue to Other Taxing Jurisdictions (Year 21 +)
	2012-13	\$0			\$0	\$0	\$0	
1	2013-14	\$18,561			\$0	\$18,561	\$18,561	
2	2014-15	\$37,477			\$0	\$37,477	\$37,477	
3	2015-16	\$56,763			\$0	\$56,763	\$56,763	
4	2016-17	\$76,432	\$592,688		\$50,954	\$25,477	\$618,165	
5	2017-18	\$96,496	\$576,576		\$50,929	\$45,567	\$45,567	
6	2018-19	\$116,971	\$559,497		\$50,903	\$66,068	\$66,068	
7	2019-20	\$137,870	\$541,394		\$50,876	\$86,994	\$86,994	
8	2020-21	\$159,207	\$522,204		\$50,848	\$108,359	\$108,359	
9	2021-22	\$180,997	\$501,863	\$1,009,456	\$137,605	\$43,392	\$1,052,849	
10	2022-23	\$203,255	\$480,302	\$982,015	\$137,532	\$65,722	\$65,722	
11	2023-24	\$225,995	\$457,447	\$952,926	\$137,458	\$88,536	\$88,536	
12	2024-25	\$249,232	\$433,220	\$922,093	\$137,382	\$111,850	\$111,850	
13	2025-26	\$272,983	\$407,540	\$889,410	\$137,304	\$135,679	\$135,679	
14	2026-27	\$297,262	\$380,319	\$854,765	\$137,224	\$160,038	\$160,038	
15	2027-28	\$322,087	\$351,465	\$818,042	\$137,142	\$184,945	\$184,945	
16	2028-29	\$347,472	\$320,880	\$779,116	\$137,058	\$210,414	\$210,414	
17	2029-30	\$373,435	\$288,460	\$737,854	\$136,972	\$236,463	\$236,463	
18	2030-31	\$399,993	\$254,094	\$694,116	\$136,884	\$263,109	\$263,109	
19	2031-32	\$427,163	\$217,666	\$647,754	\$136,794	\$290,369	\$290,369	
20	2032-33	\$454,962	\$179,053	\$598,610	\$136,702	\$318,260	\$318,260	
21	2033-34	\$484,147	\$138,123	\$546,518	\$136,608			\$347,539
22	2034-35	\$514,061	\$94,737	\$491,300	\$136,512			\$377,549
23	2035-36	\$544,723	\$48,748	\$432,769	\$136,414			\$408,309
24	2036-37	\$576,151		\$370,726	\$86,006			\$490,145
25	2037-38	\$608,366		\$304,960	\$85,944			\$522,422
26	2038-39	\$641,385		\$235,249	\$85,881			\$555,505
27	2039-40	\$675,230		\$161,355	\$85,816			\$589,414
28	2040-41	\$709,922		\$83,027	\$85,750			\$624,171
29	2041-42	\$745,480			\$0			\$745,480
TOTAL Projected Revenue:							\$4,156,189	

Source: City of Hermiston, Johnson Reid LLC

All figures in this table are projections based on a number of reasonable assumptions. Actual performance in terms of revenue and bonding schedule may differ significantly from the above projections. This table is meant to demonstrate that the Plan and projects are feasible.

- Column 3 of the table presents the total anticipated TIF revenue by year.
- Columns 4 and 5 present the anticipated revenue of two hypothetical bond issues, the first in the 4th year of the Plan, and the second in the 5th year. The estimated bond amounts are based on the estimated debt payment supportable by TIF revenue in that year. The calculation assumes a debt coverage ratio of 1.5, meaning that the total allowable debt payment would be the total TIF revenue of the year of debt issuance, divided by 1.5. This means that a cushion exists between the expected revenue and the debt service payment, in case revenues are lower than projected. The calculation also assumes a conservative rate of 6% over a 20-year term.
- In Columns 4 and 5, the highlighted top number represents the amount of debt incurred, while the trailing numbers below represent the amount of principal left on the debt over the 20-year payment period.
- Column 6 presents the anticipated total debt service of the two bonds over the total repayment period.
- Column 8 presents the total revenue by year, including TIF revenues and bond proceeds. It is projected that annual TIF revenues will accrue to the Plan after debt service is accounted for. Therefore total Plan revenue is a mixture of TIF revenue and debt.
- Column 9 presents the projected return of property tax revenue to the other taxing jurisdictions, once remaining debt service payments are accounted for, beginning in the 21st year.

C. Anticipated Year in Which Indebtedness Will Be Retired

According to the above projections, subject to all assumptions, the final year of indebtedness would be the 28th year (2040/41). Beginning in the 21st year, increment revenue (if any) in excess of that required to service the debt incurred by the Plan will be returned to other taxing jurisdictions. As noted above, the Urban Renewal Agency reserves the right to assume new indebtedness until the 20th year, which may extend debt payment beyond that shown in the above table.

D. Statement of Fiscal Impact on Other Jurisdictions Under ORS 457.420-440

The use of tax increment financing creates a fiscal impact on the taxing districts (e.g. the City, the County, and the Community College) that levy taxes within the URA. This impact consists of those districts foregoing the taxes that would have been levied on the increase in assessed value within the URA while tax increment financing is in effect.

Figure 10 (on the following page) shows projected impacts on other taxing jurisdictions until the Plan indebtedness is paid. After the 20th year, some TIF revenues are returned to the jurisdictions (minus that needed for ongoing debt service payments).

Subsequent to the retirement of all debt in the 28th year, the other taxing jurisdictions would share an increase in total revenue of \$737,000 in the 29th year, at the growth rate assumed in this analysis. The distribution in that year of all revenues (including what was formerly the tax increment) would provide total revenues to the jurisdictions as follows:

**FIGURE 7: FORECASTED ANNUAL REVENUE TO TAXING JURISDICTIONS
29TH YEAR (FOLLOWING END OF PLAN AND INDEBTEDNESS)**

Taxing Jurisdiction	Frozen Base	New Revenue	Total
Umatilla County	\$124,800	\$123,900	\$248,700
City of Hermiston	\$259,100	\$261,900	\$521,000
School District #8	\$224,100	\$216,500	\$440,600
Intermountain ESD	\$24,800	\$25,900	\$50,700
BMCC	\$38,500	\$32,400	\$70,900
Port of Umatilla	\$6,200	\$6,500	\$12,700
Fire District 4	\$48,400	\$50,700	\$99,100
County Radio District	\$6,800	\$7,200	\$14,000
Cemetary District 8	\$3,700	\$3,900	\$7,600
West Umatilla Mosquito Control	\$8,100	\$8,500	\$16,600
West Umatilla Vector Control	\$0	\$0	\$0
TOTALS:	\$744,500	\$737,400	\$1,481,900

**FIGURE 8: FORECAST OF REVENUE IMPACTS ON TAXING JURISDICTIONS
UNTIL FIRST YEAR AFTER INDEBTEDNESS**

Program Year	Tax Year	Umatilla County		City of Hermiston		School District #8		Intermountain ESD		BMCC		Port of Umatilla	
		Divisible Tax Rate	Revenue	Divisible Tax Rate	Revenue	Divisible Tax Rate	Revenue	Divisible Tax Rate	Revenue	Divisible Tax Rate	Revenue	Divisible Tax Rate	Revenue
	2012-13	3.0977	\$0	6.4345	\$0	5.5656	\$0	0.6156	\$0	0.9558	\$0	0.1539	\$0
1	2013-14	3.0977	\$3,119	6.4345	\$6,478	5.5656	\$5,604	0.6156	\$620	0.9558	\$962	0.1539	\$155
2	2014-15	3.0890	\$6,298	6.4223	\$13,094	5.5419	\$11,299	0.6156	\$1,255	0.9455	\$1,928	0.1539	\$314
3	2015-16	3.0806	\$9,539	6.4105	\$19,851	5.5190	\$17,090	0.6156	\$1,906	0.9355	\$2,897	0.1539	\$477
4	2016-17	3.0725	\$12,845	6.3992	\$26,754	5.4969	\$22,982	0.6156	\$2,574	0.9259	\$3,871	0.1539	\$643
5	2017-18	3.0646	\$16,219	6.3882	\$33,807	5.4756	\$28,978	0.6156	\$3,258	0.9167	\$4,851	0.1539	\$814
6	2018-19	3.0571	\$19,661	6.3776	\$41,016	5.4550	\$35,083	0.6156	\$3,959	0.9077	\$5,838	0.1539	\$990
7	2019-20	3.0498	\$23,175	6.3674	\$48,385	5.4351	\$41,301	0.6156	\$4,678	0.8991	\$6,832	0.1539	\$1,169
8	2020-21	3.0427	\$26,763	6.3576	\$55,919	5.4160	\$47,637	0.6156	\$5,415	0.8908	\$7,835	0.1539	\$1,354
9	2021-22	3.0359	\$30,427	6.3481	\$63,623	5.3975	\$54,096	0.6156	\$6,170	0.8827	\$8,847	0.1539	\$1,542
10	2022-23	3.0294	\$34,171	6.3389	\$71,501	5.3796	\$60,681	0.6156	\$6,944	0.8750	\$9,869	0.1539	\$1,736
11	2023-24	3.0231	\$37,996	6.3300	\$79,560	5.3624	\$67,398	0.6156	\$7,737	0.8675	\$10,903	0.1539	\$1,934
12	2024-25	3.0170	\$41,904	6.3215	\$87,803	5.3458	\$74,251	0.6156	\$8,550	0.8603	\$11,949	0.1539	\$2,138
13	2025-26	3.0111	\$45,900	6.3133	\$96,237	5.3298	\$81,245	0.6156	\$9,384	0.8533	\$13,007	0.1539	\$2,346
14	2026-27	3.0054	\$49,984	6.3053	\$104,867	5.3143	\$88,385	0.6156	\$10,238	0.8466	\$14,080	0.1539	\$2,560
15	2027-28	2.9999	\$54,161	6.2976	\$113,699	5.2994	\$95,676	0.6156	\$11,114	0.8401	\$15,167	0.1539	\$2,779
16	2028-29	2.9946	\$58,432	6.2902	\$122,737	5.2850	\$103,122	0.6156	\$12,012	0.8338	\$16,269	0.1539	\$3,003
17	2029-30	2.9895	\$62,801	6.2831	\$131,988	5.2711	\$110,729	0.6156	\$12,932	0.8278	\$17,389	0.1539	\$3,233
18	2030-31	2.9846	\$67,269	6.2762	\$141,459	5.2576	\$118,502	0.6156	\$13,875	0.8219	\$18,525	0.1539	\$3,469
19	2031-32	2.9798	\$71,841	6.2695	\$151,154	5.2447	\$126,446	0.6156	\$14,842	0.8163	\$19,680	0.1539	\$3,710
20	2032-33	2.9752	\$76,520	6.2631	\$161,079	5.2322	\$134,566	0.6156	\$15,832	0.8109	\$20,854	0.1539	\$3,958
21	2033-34	2.9708	\$22,954	6.2569	\$48,493	5.2201	\$40,131	0.6156	\$4,800	0.8056	\$6,033	0.1539	\$1,200
22	2034-35	2.9665	\$22,938	6.2509	\$48,459	5.2085	\$40,103	0.6156	\$4,797	0.8006	\$6,029	0.1539	\$1,199
23	2035-36	2.9624	\$22,921	6.2451	\$48,424	5.1973	\$40,074	0.6156	\$4,793	0.7957	\$6,024	0.1539	\$1,198
24	2036-37	2.9584	\$14,452	6.2396	\$30,530	5.1864	\$25,266	0.6156	\$3,022	0.7910	\$3,798	0.1539	\$756
25	2037-38	2.9546	\$14,441	6.2342	\$30,508	5.1760	\$25,247	0.6156	\$3,020	0.7864	\$3,795	0.1539	\$755
26	2038-39	2.9509	\$14,430	6.2290	\$30,486	5.1659	\$25,229	0.6156	\$3,018	0.7820	\$3,793	0.1539	\$754
27	2039-40	2.9473	\$14,420	6.2240	\$30,463	5.1562	\$25,210	0.6156	\$3,015	0.7778	\$3,790	0.1539	\$754
28	2040-41	2.9439	\$14,409	6.2192	\$30,439	5.1468	\$25,191	0.6156	\$3,013	0.7737	\$3,787	0.1539	\$753
29	2041-42	2.9405	\$0	6.2145	\$0	5.1377	\$0	0.6156	\$0	0.7698	\$0	0.1539	\$0
Total Revenue Foregone:			\$889,990		\$1,868,814		\$1,571,518		\$182,773		\$248,602		\$45,693
2013 Dollars (3% Inflation):			\$570,855		\$1,197,889		\$1,009,091		\$116,999		\$160,490		\$29,250

**FIGURE 8: FORECAST OF REVENUE IMPACTS ON TAXING JURISDICTIONS
UNTIL FIRST YEAR AFTER INDEBTEDNESS (CONTINUED)**

Program Year	Tax Year	Fire District 4		County Radio District		Cemetery District 8		West Umatilla Mosquito Control		West Umatilla Vector Control	
		Divisible Tax Rate	Revenue	Divisible Tax Rate	Revenue	Divisible Tax Rate	Revenue	Divisible Tax Rate	Revenue	Divisible Tax Rate	Revenue
	2012-13	1.2025	\$0	0.1700	\$0	0.0923	\$0	0.2021	\$0	0.0000	\$0
1	2013-14	1.2025	\$1,211	0.1700	\$171	0.0923	\$93	0.2021	\$203	0.0000	\$0
2	2014-15	1.2025	\$2,452	0.1700	\$347	0.0923	\$188	0.2021	\$412	0.0000	\$0
3	2015-16	1.2025	\$3,724	0.1700	\$526	0.0923	\$286	0.2021	\$626	0.0000	\$0
4	2016-17	1.2025	\$5,027	0.1700	\$711	0.0923	\$386	0.2021	\$845	0.0000	\$0
5	2017-18	1.2025	\$6,364	0.1700	\$900	0.0923	\$488	0.2021	\$1,070	0.0000	\$0
6	2018-19	1.2025	\$7,734	0.1700	\$1,093	0.0923	\$594	0.2021	\$1,300	0.0000	\$0
7	2019-20	1.2025	\$9,138	0.1700	\$1,292	0.0923	\$701	0.2021	\$1,536	0.0000	\$0
8	2020-21	1.2025	\$10,577	0.1700	\$1,495	0.0923	\$812	0.2021	\$1,778	0.0000	\$0
9	2021-22	1.2025	\$12,052	0.1700	\$1,704	0.0923	\$925	0.2021	\$2,026	0.0000	\$0
10	2022-23	1.2025	\$13,564	0.1700	\$1,918	0.0923	\$1,041	0.2021	\$2,280	0.0000	\$0
11	2023-24	1.2025	\$15,114	0.1700	\$2,137	0.0923	\$1,160	0.2021	\$2,540	0.0000	\$0
12	2024-25	1.2025	\$16,702	0.1700	\$2,361	0.0923	\$1,282	0.2021	\$2,807	0.0000	\$0
13	2025-26	1.2025	\$18,330	0.1700	\$2,591	0.0923	\$1,407	0.2021	\$3,081	0.0000	\$0
14	2026-27	1.2025	\$19,999	0.1700	\$2,827	0.0923	\$1,535	0.2021	\$3,361	0.0000	\$0
15	2027-28	1.2025	\$21,710	0.1700	\$3,069	0.0923	\$1,666	0.2021	\$3,649	0.0000	\$0
16	2028-29	1.2025	\$23,464	0.1700	\$3,317	0.0923	\$1,801	0.2021	\$3,943	0.0000	\$0
17	2029-30	1.2025	\$25,261	0.1700	\$3,571	0.0923	\$1,939	0.2021	\$4,246	0.0000	\$0
18	2030-31	1.2025	\$27,103	0.1700	\$3,832	0.0923	\$2,080	0.2021	\$4,555	0.0000	\$0
19	2031-32	1.2025	\$28,991	0.1700	\$4,099	0.0923	\$2,225	0.2021	\$4,872	0.0000	\$0
20	2032-33	1.2025	\$30,927	0.1700	\$4,372	0.0923	\$2,374	0.2021	\$5,198	0.0000	\$0
21	2033-34	1.2025	\$9,376	0.1700	\$1,326	0.0923	\$720	0.2021	\$1,576	0.0000	\$0
22	2034-35	1.2025	\$9,370	0.1700	\$1,325	0.0923	\$719	0.2021	\$1,575	0.0000	\$0
23	2035-36	1.2025	\$9,363	0.1700	\$1,324	0.0923	\$719	0.2021	\$1,574	0.0000	\$0
24	2036-37	1.2025	\$5,903	0.1700	\$835	0.0923	\$453	0.2021	\$992	0.0000	\$0
25	2037-38	1.2025	\$5,899	0.1700	\$834	0.0923	\$453	0.2021	\$991	0.0000	\$0
26	2038-39	1.2025	\$5,895	0.1700	\$833	0.0923	\$452	0.2021	\$991	0.0000	\$0
27	2039-40	1.2025	\$5,890	0.1700	\$833	0.0923	\$452	0.2021	\$990	0.0000	\$0
28	2040-41	1.2025	\$5,886	0.1700	\$832	0.0923	\$452	0.2021	\$989	0.0000	\$0
29	2041-42	1.2025	\$0	0.1700	\$0	0.0923	\$0	0.2021	\$0	0.0000	\$0
Total Revenue Foregone:			\$357,024		\$50,473		\$27,404		\$60,004		\$0
2013 Dollars (3% Inflation):			\$228,543		\$32,310		\$17,542		\$38,410		\$0