

Newberg Urban Renewal Agency
Citizens Advisory Committee
July 30, 2024;6pm
Newberg Public Library
Austin Room, 503 E. Hancock

Online: https://us06web.zoom.us/j/89536547180

Or Telephone: +1 669 444 9171 Webinar Id: 895 3654 7180

- 1. CALL TO ORDER
- 2. Pledge of Allegiance
- 3. ROLL CALL
 - 3.1. Dan Heister resignation
- 4. PRESENTATIONS
 - 4.1. Overview of Projects' Timeline in Urban Renewal Plan Jim Talt
 - 4.2. City Staff Recommendations for NURA projects scheduleClay Downing /Will Worthey
- 5. PUBLIC COMMENT
- 6. **NEW BUSINESS**
 - 6.1. Discussion of NURA projects implementation schedule and funding availability
 - 6.2. Overview of bonding options Will Worthey
- 7. AGENCY BUSINESS

7.1. Using Newbergoregon.gov email system

8. ADJOURNMENT

ADA STATEMENT

Contact the City Recorder's Office for physical or language accommodations at least 2 business days before the meeting. Call (503) 537-1283 or email cityrecorder@newbergoregon.gov. For TTY services please dial 711



MEMORANDUM

TO: Newberg Urban Renewal Citizen's Advisory Committee

FROM: Jeremiah Cromie, Associate Planner, Community Development Department

SUBJECT: Scoring Rubric for Projects in the Urban Renewal Plan

DATE: July 26, 2024

The Newberg Urban Renewal Agency Citizen Advisory Committee (NURA CAC) was created to help make recommendations to the Newberg Urban Renewal Agency (NURA) regarding opportunities to use tax increment financing to fund urban renewal projects and incentivize development consistent with the City's Comprehensive Plan while working with City Staff.

As part of the NURA CAC bylaws, the NURA CAC is supposed to develop, refine and maintain a scoring mechanism or rubric that can be used to assess potential projects that are within the scope of the Urban Renewal Plan. The scoring mechanism or rubric is to provide findings to guide NURA on possible uses of tax increment financing (TIF) in support of its objectives. Once a rubric is developed, it will be recommended to NURA for consideration and adoption. It can be changed periodically by approval of NURA.

To help with getting this scoring mechanism off the ground and generate discussion, staff have created a draft scoring rubric (Attachment 1) to start a discussion. The rubric drafted by staff is by no means a scoring mechanism that has to be used. The rubric staff put together was based on input from a committee member, staff, goals and objectives from the Urban Renewal Plan as well as other Master Plans that the City has adopted (Attachment 2). The evaluation criteria and what they are based upon correspond to the numbered criteria in the rubric and not to numbered goals in any of the plans. While a scoring system is provided, it is intended to be modified to meet the needs of the City as projects develop. Each project in the rubric is based on the subarea color that is included in the Urban Renewal Plan.

Staff are willing and ready to assist in the discussion regarding any scoring mechanism that the NURA CAC would like to create.

Attachments

- 1. Draft NURA CAC Proposed Project Scoring Rubric
- 2. Relevant City Plans/Plan Related to Urban Renewal

Attachment 1. Draft NURA CAC Proposed Project Scoring Rubric

NURA CAC Proposed Projects Scoring Rubric DRAFT
Evaluation Criteria: Based on Urban Renewal Plan Goals (3, 4,6,7,8,9), City Council Goals (3,5, 9,10, 12), Other Staff/Committee Member Ideas (1,2,10,11,13,14,15)

Projects	1. Require an outside partner for approval (i.e. ODOT) ?	2. Require acquistion of property?	of 3. Enhance inudstrial development capabilities and opportunities	4. Enhance commercial development capabilities and opportunities	5. Attract and Create Family Wage Jobs		ased on Urban Renewal Plan Goals (3, 4,6,7,8,9), City 7. Implement Downtown 8. Implement Riverfront Improvement Plan Master Plan						e 14. Does the project depend on another project being done first?		1
Possible Score	Yes = - 5 No= 0	Yes=-5 No=1	0-10	0-10	0-10	0-10	0-10 0-10	0-10	0-10	Very Feasible = 0 Not Feasible = 10	Yes = 10 No = 0	Yes= 10 No =0	Highly Dependent = 0 Not Dependent = 10	No Other Funding = 0 Other Funding Planned = 10	Total Score
E Fourteenth Street Extension – S River Street to NE Dog Ridge Road. Includes street, curb, sidewalk, stormwater, water. New street to meet City of Newberg standards.							Subarea A Riverfront								
on Newberg standards: E Industrial Street from E Fourteenth Street extension to NE Wynooski Road Includes street, curb, sidewalk, stormwater, water, wastewater. New street tomeet City of Newberg standards															
NE Wynooski Road from Bypass to NE Dog Ridge Road. Includes street, curb, sidewalk, and a stormwater project. This is currently a County Road. Improvements to the existing road to meet City of Newberg standards. NE Dog Ridge Road - E Fourteenth Street Extension to Wynooski Road.															
Includes street, curb, sidewalk, and a stormwater project. This is currently a County Road. Improvements to the existing road to meet City of Newberg standards.															
Esplanade south of Mill Urban Multi-Use Trail.															
			<u> </u>				Subarea B Riverfront	1							
S River Street Improvements – Bypass to Rogers Landing Road. Includes street, curb, sidewalk, stormwater, water, wastewater to meet City of Newberg standards. South of E Thirteenth is currently a County Road.															
Rail crossing improvements No. 40A-000.40 at S River Street to meet ODOT Rail requirements for future development.															
E Fourteenth Street - S College Street to S River Street. Includes street, curb sidewalk, stormwater, water. This is currently a County Road. Improvements to the existing road to meet City of Newberg standards.	, 5														
S River Street to S College Street – Urban Multi-Use Trail Esplanade west of S River Street - Urban Multi-Use Trail within URA only.															
Riverfront Lift Station. This project includes the following mainline projects							Subarea C Riverfront								
from the Wastewater Master Plan to address the lack of wastewater infrastructure in this area. i) Force Main B1 ii) Gravity Main B4															
							Subarea D Riverfront								
S Blaine Extension - E Ninth Street to S College Street - area within URA only Includes street, curb, sidewalk, stormwater. New street to meet City of Newberg standards. Alignment to be generally adjacent to the existing railroad track.															
S College Street – E Ninth Street to E Fourteenth Street. Includes street, curb, sidewalk, stormwater. This is currently a County Road. Improvements															
to the existing road to meet City of Newberg standards. Rail crossing improvements No. 40A-000.60 at S College Street to meet ODOT Rail requirements for future development.															
E Ninth Street Sidewalks - S Blaine Street to S River Street ADA Curb Ramps - E Ninth Street, S Blaine Street to S River Street															
							Subarea E Riverfront								
S River Street improvements - E Ninth Street to Bypass. Incudes street, curb sidewalk, stormwater and water.	,														
S River Street improvements - E Third Street to E Ninth Street. Includes street, curb, sidewalk, wastewater and stormwater.							Subarea F Downtown								
S Blaine Street – E Third Street to E Ninth Street. Includes street, curb, ADA curb ramps, sidewalk, water and stormwater.							Subarea G Downtown								
Meridian Street - E Third to E Sheridan - water line replacement							Subarea H Downtown								
College Street - E Third to E Sheridan - water line replacement.															1
Washington Street – water line replacement. Main Street - E Third to RR Tracks – water line replacement.															
Blaine Street E First to E Third – water line replacement. N College Street (Highway 219) at Hancock Street (Highway 99) Intersection	1														
Improvement - Add south bound right turn lane on N College Street. ADA Curb Ramps S Blaine Street, E First Street to E Third Street.															<u></u>
First Street Road Diet. Includes street, curb, sidewalk, water line replacement, wastewater and stormwater.															
Hancock Street Road Diet (College to Garfield), Includes water line Howard Street - E Third to E First - water line replacement. Sheridan Street - RR Tracks to ½ block east of N Main - water line															
replacement. S River Street improvements – E First Street to E Third Street. Incudes street, curb, sidewalk, and wastewater and stormwater															
N Blaine Street/E Hancock Signal															
N Blaine Street/E First Street Signal. Parking - Surface parking lots 1 and 2															
Second Street utility undergrounding S Grant Street to S River Street															



Attachment 2. Relevant City Plans/Plan Related to Urban Renewal

The titles below are links to online versions of existing City-adopted Master Plans:

- Urban Renewal Plan
- <u>Transportation System Plan</u>
- Wastewater Master Plan
- Water Master Plan
- <u>Capital Improvement Program</u>
- Newberg Downtown Improvement Plan
- Riverfront Master Plan