



ANNUAL REPORT FOR FISCAL YEAR ENDING JUNE 30, 2021

2020/2021

Sherwood 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 30, 2021

SHERWOOD URBAN RENEWAL AGENCY

URBAN RENEWAL AREA BACKGROUND

The Sherwood Urban Renewal Plan (“Plan”) was adopted by the the City of Sherwood on August 29, 2000 and amended in 2012. This Annual Report covers that existing Plan. The Sherwood 2021 Urban Renewal Plan was adopted in May of 2021, but is not included in this document as it will not start taking division of tax revenues until FY 2022/2023.

The frozen base assessed value (“Frozen Base”) of the Sherwood Urban Renewal Area (“Area”) is \$117,115,343. The FY 2020/2021 total assessed value is \$466,654,923. The excess value, or the value on which taxes could be paid to the urban renewal agency in FY 2020/2021 is \$166,240,589. The Agency underlevied the urban renewal area in FY 2020/21, the amount of the underlevy is \$183,298,991 ¹. An underlevy is where the Agency does not collect the taxes on that assessed value, but let the taxes flow back to the underlying taxing districts.

The Sherwood Urban Renewal Agency is a separate legal and financial entity, governed by the members of the the City of Sherwood City Council.

URBAN RENEWAL GOALS

A. Promote Private Development

Goal: To promote private development, redevelopment, and rehabilitation in both Old Town and Six Corners to help create jobs, tax revenues, and self-sustaining, vital, and vibrant commercial districts.

Objectives:

1. Enhance the environment for development and investment through improvements to streets, streetscapes, parks, and public buildings and spaces.
2. Assist property owners in rehabilitating buildings so they can accommodate more intensive and dynamic commercial activity.
3. Help create economic vitality by creating activities and encouraging uses that bring a significant number of potential shoppers and investors to each district.
4. Develop a strategy to make sports tournaments a contributor to economic revitalization of Old Town.

¹Washington County Assessor FY 2020/2021 SAL Table 4e

- a. Construct recreational facilities that attract sports tournaments to Sherwood.
- b. Develop a business strategy that encourages sports clubs to use recreational facilities for sports tournaments.

B. Rehabilitate Building Stock

Goal: To upgrade the stock of existing structures in Old Town Sherwood which contribute to its small-town character, but which are run down or do not meet current Code requirements.

Objectives:

1. Improve the appearance of existing building in order to enhance the overall aesthetics of Old Town.
2. Help in improving the safety of older buildings in regard to seismic stability, fire safety, building code compliance and accessibility to persons with disabilities.
3. Redevelop building and areas that are inconsistent with the goals and objectives of this plan in manners that benefit the entire economic development effort and the property owners.

C. Improvements to Streets, Streetscapes, and Open Spaces

Goal: To improve existing streets and construct missing street links to improve connectivity within both districts, to improve and enhance public open spaces as in integral part of each district, and to enhance livability.

Objectives:

1. Enhance streetscapes by installing street lighting, street furniture, banners, planters and other amenities.
2. Reconstruct existing roadways and sidewalks where need and in a manner meeting the urban design recommendations of this Plan.
3. Construct new streets to provide connectivity and encourage private investment.
4. Improve the N. Sherwood Boulevard corridor connecting Old Town and Six Corners with visual amenities such as decorative lighting, landscaping, and removal of overhead wiring
5. Improve pedestrian and bicycle access to and through both Old Town and Six Corners.
6. Create pedestrian plazas within Old Town that are attractive areas for residents and employees, that stimulate economic activity, and that enhance livability.
7. Improve access both visually and for pedestrians to Stella Olson Park.

D. Utility Improvements

Goal: Improve and repair utilities to allow efficient development of the two areas.

Objectives:

1. Construct or reconstruct utilities (including water, sewer, and storm sewer) as necessary to encourage and permit development of private properties and public amenities.
2. Create a backbone system for high-speed data transmission throughout Old Town to help encourage development of professional office space and other high employment businesses.

E. Parking

Goal: Develop convenient, attractive parking facilities close to shopping, entertainment, and business destinations.

Objectives:

1. Construct public parking to support Old Town businesses and activities.
2. Provide separate areas for employee parking so close-in parking can be available for customers.

F. Public Facilities

Goal: Maintain, remodel, and construct public facilities, including the existing City Hall, Library, the Old School, the Hite House, Old City Hall, and a potential library expansion or relocation, to strengthen and reinforce Old Town as the historic center of Sherwood and to serve as an anchor for the Old Town's economy.

Objectives:

1. Evaluate the appropriateness of each public building for its current role and identify any alternatives for that role.
2. Determine appropriate uses supportive of the goals and objectives of this plan for each public building not currently being used in its ultimate use.

G. Cultural Arts

Goal: Develop a strategy to make cultural arts a contributor to Sherwood's culture and economy focusing efforts on Old Town.

Objectives:

1. Develop a cultural arts strategy based on both public and private investment and on-going operations.
2. Evaluate the need for additional performing arts venues and activities including the Stella Olson Park Amphitheater, the Old School, and potentially a new theater, and program for the provision of those facilities.

The entire Sherwood Urban Renewal Plan and Report can be found on City of Sherwood website, *****.sherwoodoregon.gov/documents

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 FY 2020/21

In FY 2020/2021, the Sherwood Urban Renewal Agency received \$2,847,473 from division of taxes including permanent rate levies and general obligation bonds.² The detailed receipts of the Sherwood Urban Renewal Agency can be seen in Table 1.

Table 1. Money Received During FY 2020/2021

Revenues	FY 2020/21
Division of Taxes	\$ 2,847,473
Interest on Investments	\$ 9,217
TOTAL:	\$ 2,856,690

Source: Unaudited Urban Renewal Agency of the City of Sherwood Annual Financial Report Year Ended June 30, 2021 p12

Money Expended FY 2020/21

Expenditures in FY 2020/2021 on urban renewal activities are shown in Table 2.

Table 2. Expenditures During FY 2020/2021

Expenditures	FY 2020/21
Urban Redevelopment	\$ 76,011
Debt Service	\$ 2,354,399
TOTAL:	\$ 2,430,410

Source: Unaudited Urban Renewal Agency of the City of Sherwood Annual Financial Report Year Ended June 30, 2021 p12

Estimated Revenues

The estimated tax revenues from the FY 2021/22 adopted Sherwood Urban Renewal Agency budget are \$2,631,100.³

² Urban Renewal Agency of the City of Sherwood Annual Financial Report Year Ended June 30, 2021 p.12

³ Source: the City of Sherwood FY 2021/22 Urban Renewal Budget, pg. 4

Proposed Budget for FY 2021/22

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 2021/22

Resources	Adopted Budget Value
Beginning Fund Balance	\$ 1,112,080
Division of Taxes	\$ 2,631,100
Fines, Interest and Other	\$ 11,200
TOTAL:	\$ 3,754,380
Requirements	Adopted Budget Value
Personal Services	\$ 111,699
Materials and Services	\$ 72,673
Debt Service	\$ 986,274
Contingency	\$ 132,115
Reserve for Future Years	\$ 2,451,619
TOTAL:	\$ 3,754,380

Source: The City of Sherwood FY 2021/22 Urban Renewal Adopted Budget, pg. 4

Impact on Taxing Districts

The revenues foregone by local taxing districts due to urban renewal are shown in Table 4. This information is from the Washington County Assessor records, SAL Table 4e. The revenue from General Obligation Bonds is also shown.

Urban renewal agencies do not create an additional tax. Instead, during the 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 Sherwood School District and NW Regional Education Service District are funded through the State School Fund on a per pupil allocation. The impact on these two districts is indirect as the direct impact is on the State School Fund. The State School Fund is funded through property tax allocations, but also through other state resources.

Table 4. Impact on Taxing Districts FY 2020/2021

Taxing Jurisdiction	Foregone Revenue	Bonds
Washington County	\$ 373,658	\$ 11,081
SWC Tualatin	\$ 14,184	
Sherwood School District	\$ 799,841	\$ 636,726
Port of Portland	\$ 11,524	
Metro	\$ 15,939	\$ 65,971
TVFR	\$ 253,496	\$ 23,488

Portland Community College	\$ 49,984	\$ 65,822
City of Sherwood	\$ 548,076	\$ 22,827
NW Regional ESD	\$ 25,487	

Source: FY 2020/2021 SAL 4e from Washington County Assessor

Maximum Indebtedness

The maximum indebtedness (MI) for the Sherwood Urban Renewal Plan is \$45,133,469. 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 remaining amount of MI is \$380,744. The Agency expects to cease division of tax collections by June 30, 2023.⁴

⁴ Sherwood Urban Renewal Agency MI tracker worksheet