



ANNUAL REPORT FOR FISCAL YEAR ENDING JUNE 30, 2023

2022/2023

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.

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Annual Report for Fiscal Year Ending June 30, 2023

SHERWOOD URBAN RENEWAL AGENCY

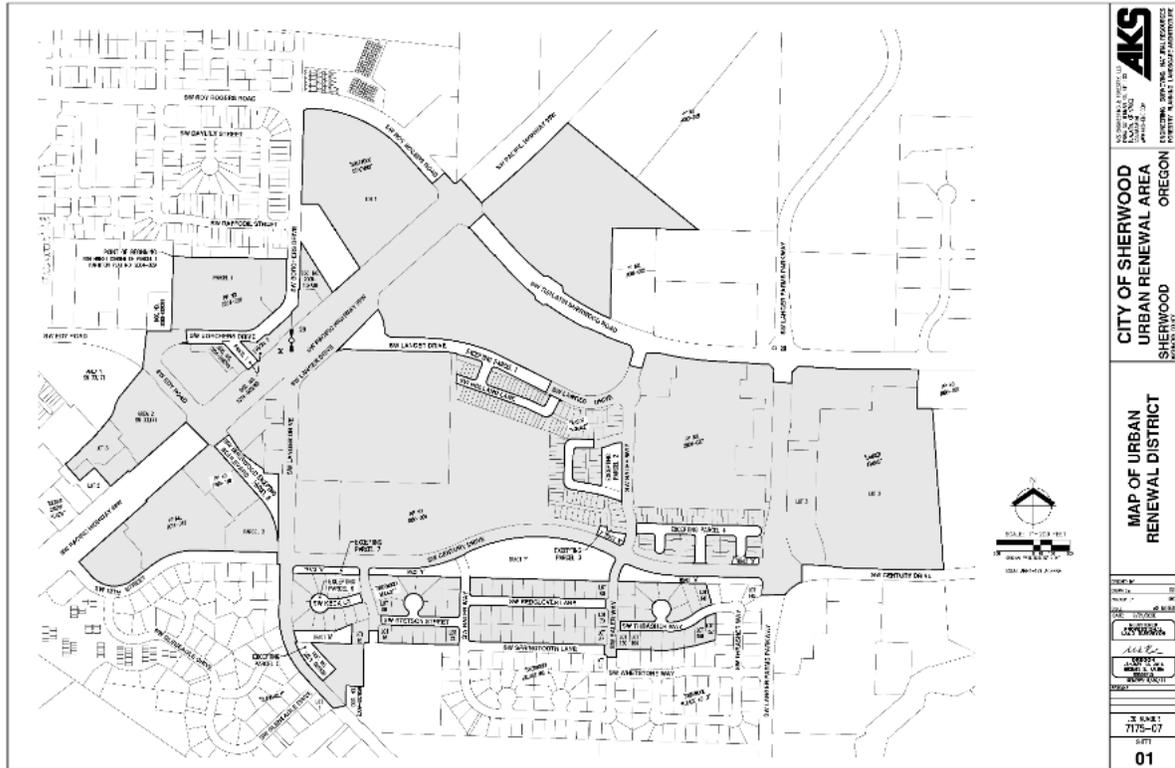
1.0 Urban Renewal Areas Background

Sherwood has two urban renewal districts, the 2000 Sherwood Old Town Urban Renewal Area (2000 Area), and the 2021 Sherwood Urban Renewal District (2021 Area). This Report will cover both districts.

2.0 2000 Sherwood Old Town Urban Renewal Area

The 2000 Old Town Sherwood Urban Renewal Plan (2000 Plan) was adopted by the the City of Sherwood in 2000. The boundary is shown in Exhibit 1. The 2000 Area discontinued taking division of taxes starting July 1, 2023.

Exhibit 1. 2000 Sherwood Old Town Area Boundary



Source: 2000 Old Town Sherwood Urban Renewal Plan

2.1 2000 Plan Area Goals

The 2000 Plan Area's guiding document is the Plan which list a series of goals and objectives to guide activities in the Sherwood Area. Goals listed in the Plan are as follows:

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.
 - 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 2000 Old Town Sherwood Urban Renewal Plan and Report can be found on Sherwood Urban Renewal Agency's website, <https://www.sherwoodoregon.gov/ura>.

2.2 Frozen Base

The frozen base assessed value ("Frozen Base") reported on the Washington County Assessor's SAL Table 4e for the 2000 Area is \$169,015,858. The FY 2022/2023 total assessed value is \$264,633,946. The excess value, or the value on which taxes are paid to the Sherwood Urban Renewal Agency ("Agency") in FY 2022/2023 is \$95,618,088. The frozen base was updated by the Washington County Assessor in 2021 due to a boundary adjustment.

2.3 Maximum Indebtedness

The maximum indebtedness authorized for the Area was \$45,133,469. The 2000 Area discontinued taking division of taxes starting July 1, 2023. In FY 2022/2023 the Agency returned \$154,902.14 in taxes to the Washington County Assessor's office due to overcollection of funds.

2.4 Financial Reporting - 2000 Area

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 meets the requirements of the statute. The information for FY 2022/2023 is unaudited. If the finalized audit reflects any changes, this Annual Report will be updated.

2.4.1 Fiscal Year 2022/2023

2.4.1.1 Money Received - 2000 Area

In FY 2022/2023, the Sherwood Urban Renewal Agency received \$1,354,739 from current year division of taxes for the 2000 Area. The detailed earnings of the Sherwood Urban Renewal Agency for the 2000 Area can be seen in Exhibit 2.

Exhibit 2. Money Received During FY 2022/2023

Item	Amount
Division of Taxes	1,354,739
Fines, Interest and Other	46,807
TOTAL:	\$1,401,546

Source: Sherwood Urban Renewal Agency Unaudited Financial Statement, FYE 2023

2.4.1.2 Money Expended – 2000 Area

Revenue received through urban renewal for the 2000 Area and spent on urban renewal activities is shown in Exhibit 3.

Exhibit 3. Expenditures During FY 2022/2023

Item	Amount
Operations	359,542
Debt Service	4,623,408
TOTAL:	\$4,982,950

Source: Sherwood Urban Renewal Agency Unaudited Financial Statement, FYE 2023

2.4.2 Fiscal Year 2023/2024

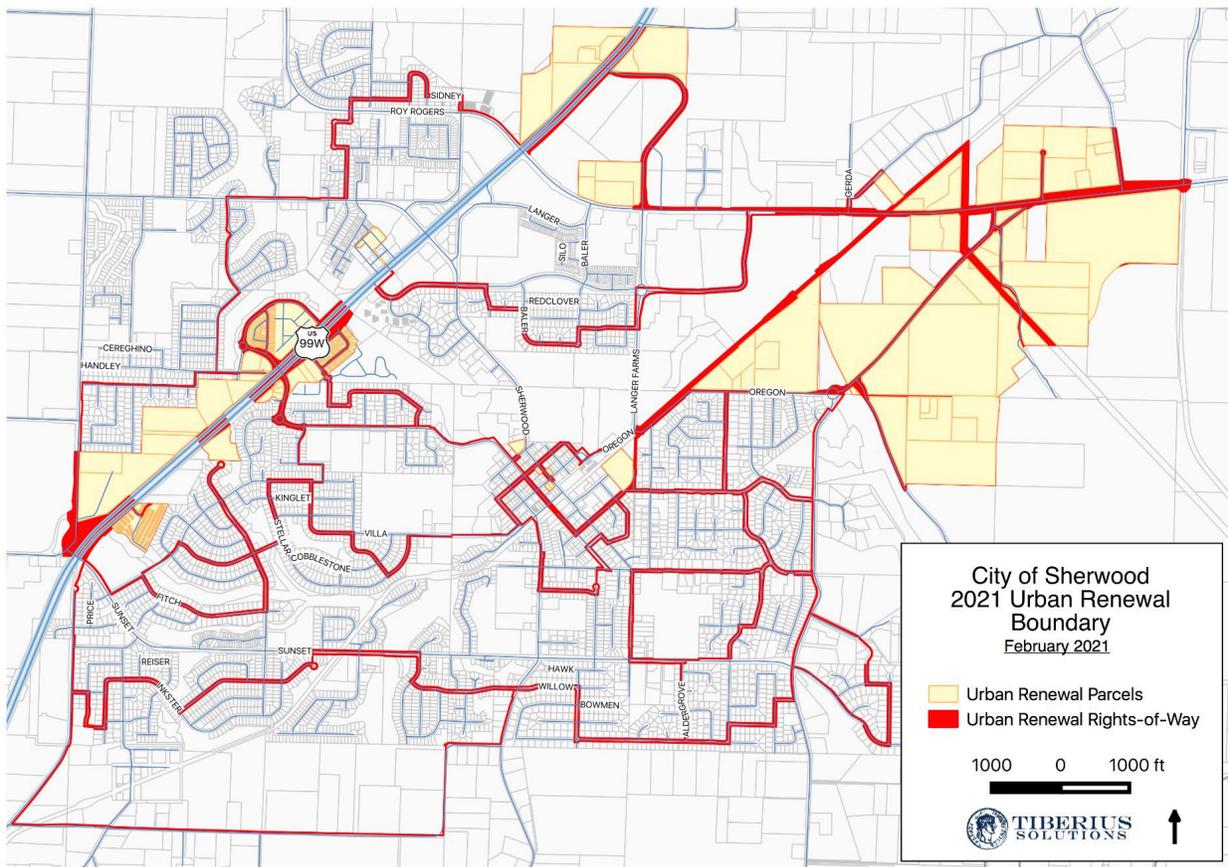
2.4.1 Estimated Revenues - 2000 Area

This portion of the Annual Report does not pertain to the 2000 Area as it is no longer taking division of taxes.

3.0 2021 Urban Renewal Area

The 2021 Sherwood Urban Renewal Area (2021 Area) was adopted on May 8, 2021 by ordinance No. 2021-0005, and consists of approximately 584 total acres. The boundary is shown in Exhibit 4.

Exhibit 4. 2021 Sherwood Urban Renewal Area Boundary



3.1 2021 Area Goals

The goals of the 2021 Sherwood Urban Renewal Plan are listed below. The urban renewal plan is an implementation tool to enable the city to undertake projects for which there are no other funding sources or are limited funding sources.

Goal 1: PUBLIC INVOLVEMENT

Encourage meaningful involvement by citizens, interested parties, and affected agencies throughout the life of the Area to ensure that it reflects the community's values and priorities.

Goal 2: ECONOMY

Create conditions that are attractive to the growth of existing business and attract new businesses to Sherwood to create new higher-wage jobs. Expand the tax base so that the Area will contribute its fair share to the costs of public services provided and protect and maintain Sherwood's quality of life.

Goal 3: TRANSPORTATION INFRASTRUCTURE

Construct the transportation network that provides the basis for attracting new employment center development projects which will increase the tax base and help create new jobs and an improved housing/jobs balance in the Area. Provide a supportive transportation network to the land use plan that provides opportunities for transportation choices and the use of alternative modes serving all neighborhoods and businesses. Develop complementary infrastructure for bicycles and pedestrian facilities to provide a diverse range of transportation choices for city residents.

Goal 4: UTILITY INFRASTRUCTURE

Provide public services and facilities to meet the present and future needs of the Area.

Goal 5: DEVELOPER ASSISTANCE AND INCENTIVES

Facilitate development and redevelopment on sites in the Area, stimulating growth and providing new employment opportunities, additional mixed use and commercial growth and increased tax base in the Area.

The full 2021 Area Plan can be found at <https://www.sherwoodoregon.gov/ura>.

3.2 Frozen Base

The frozen base assessed value ("Frozen Base") of the 2021 Area is \$198,681,671. The FY 2022/2023 total assessed value is \$242,038,489. The excess value, or the value on which taxes was paid to the urban renewal agency in FY 2022/2023 was \$43,927,233¹. The frozen base amount reflects differently to the different taxing districts as there are unincorporated properties within the boundary.

¹ Washington County SAL Table 4e FY 2022/23

3.3 Maximum Indebtedness

The maximum indebtedness authorized initially for the 2021 Area is \$166,600,000. The maximum indebtedness incurred in FY 2023/2024 is \$8,561,262. The remaining maximum indebtedness is \$158,038,739².

3.4 Financial Reporting - 2021 Area

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 the statute. The information for FY 2022/2023 is unaudited. If the finalized audit reflects any changes, this Annual Report will be updated.

3.4.1 Fiscal Year 2022/2023

3.4.1.1 Money Received – 2021 Area

In FY 2022/2023, the Sherwood Urban Renewal Agency received \$594,413 from current year division of taxes for the 2021 Area. The detailed earnings of the Sherwood Urban Renewal Agency for the 2021 Area can be seen in Exhibit 5.

Exhibit 5. Money Received During FY 2022/2023

Item	Amount
Division of Taxes	594,413
Fines, Interest and Other	15,505
TOTAL:	\$609,918

Source: Sherwood Urban Renewal Agency Unaudited Financial Statement, FYE 2023

3.4.1.2 Money Expended – 2021 Area

Revenue received through urban renewal and spent on urban renewal activities for the 2021 Area is shown in Exhibit 6.

Exhibit 6. Expenditures During FY 2022/2023

Item	Amount
Personnel Services	81,062
Debt Service -	871,488
TOTAL:	\$952,550

Source: Sherwood Urban Renewal Agency Unaudited Financial Statement, FYE 2023

3.4.2 Fiscal Year 2023/2024

3.4.2.1 Estimated Revenues 2021 Area

The estimated tax revenues from the FY 2023/2024 adopted Sherwood Urban Renewal Agency for the 2021 Area budget are \$814,400 from property tax revenues.

² Finance Director MI worksheet

3.4.2.2 Proposed Budget for Current Fiscal Year 2021 Area, FY 2023/2024

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 for the 2021 Area Operations Fund is shown in Exhibit 7 and Exhibit 8 below.

Exhibit 7. Budget FY 2023/2024 2021 Area Operations Fund Revenue

Item	Adopted Budget Value
Beginning Fund Balance	\$487,788
Division of Taxes	\$814,400
Fines, Interest and Other	\$10,000
TOTAL:	\$1,312,188

Source: City of Sherwood FY 2023/2024 Urban Renewal Budget, pg. 4

Exhibit 8. Budget FY 2023/2024 2021 Area Operations Fund Expenditures

Item	Adopted Budget Value
Personal Services	\$229,898
Materials and Services	\$152,041
Debt Service interest	\$871,488
Contingency	\$41,220
Reserve for Future Years	\$17,541
TOTAL:	\$1,312,188

Source: City of Sherwood FY 2023/2024 Urban Renewal Budget, pg. 4

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 for the 2021 Area Capital Fund is shown in Exhibit 9 and Exhibit 10.

Exhibit 9. Budget FY 2023/2024 2021 Area Capital Fund Revenue

Item	Adopted Budget Value
Beginning Fund Balance	\$13,446,717
Intergovernmental	\$7,000,000
Fines, Interest and Other	\$133,000
TOTAL:	\$20,579,717

Source: City of Sherwood FY 2023/2024 Urban Renewal Budget pg. 5

Exhibit 10. Budget FY 2023/2024 2021 Area Capital Fund Expenditures

Item	Adopted Budget Value
Personal Services	\$140,102
Materials and Services	\$379,845
Capital Outlay	\$13,183,967
Reserve for Future Years	\$6,875,803
TOTAL:	\$20,579,717

Source: City of Sherwood FY 2023/2024 Urban Renewal Budget pg. 5

4.0 Impact on Taxing Districts

The permanent rate levy revenues foregone by local taxing districts due to urban renewal are shown in Exhibit 11. This information is from Washington County Assessor records, SAL Table 4e for FY 2022/2023.

The 2021 Area had its first division of tax impacts for FY 2022/2023. The 2000 Area had its last year of impacts in FYE 2023. It will not take division of tax revenues in fiscal year 2023/2024. These numbers do not reflect the \$154,902.14 in taxes returned by the Agency to the Washington County Assessor’s office.

Urban renewal agencies do not create an additional tax. Instead, during the Agency’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 school district and education service district are funded through the State School Fund on a per pupil allocation. There is no *direct* impact of urban renewal on their funding. The State School Fund is funded through property tax allocations, but also through other state resources.

Exhibit 11. Impact on Taxing Districts FY 2022/2023

Taxing District	2000 Plan Impact	2021 Plan Impact
Washington County	\$214,762	\$98,729
SWC Tualatin	\$6,129	\$2,702
Sherwood School District	\$459,923	\$211,212
Port of Portland	\$6,619	\$2,947
Metro	\$9,064	\$3,927
TVFR	\$145,600	\$66,790
Portland Community College	\$29,968	\$12,280
City of Sherwood	\$315,278	\$144,645
NW Regional ESD	\$14,465	\$6,631
TOTAL:	\$1,201,808	\$549,863

Source: FY 2022/2023 Sal 4e from Washington County Assessor