

# DUNDEE URBAN RENEWAL AGENCY MEETING

## Board Meeting Agenda

Dundee Fire Station Community Room  
801 N. Highway 99W  
Dundee, OR 97115

TELECONFERENCED MEETING OPEN TO THE PUBLIC IN-PERSON OR VIA ZOOM

Join Zoom Meeting:

<https://us02web.zoom.us/j/83990317275>

Or Via Phone: +1-301-715-8592

Meeting ID: **839 9031 7275**

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**June 17, 2025**

**9:00 PM\***

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- 1. Call to Order**
- 2. Public Comment:** Speakers will be allowed up to 3 minutes to speak after being recognized by the Chair.
- 3. Approval of Urban Renewal Budget; Resolution No. 2025-01**
- 4. Estimated Revenue From Approved Projects**
- 5. Agency Member Concerns**
- 6. Adjourn**

\*Or immediately following City Council meeting.

# URA RESOLUTION NO. 2025-1

## A RESOLUTION OF THE DUNDEE URBAN RENEWAL AGENCY ADOPTING THE BUDGET FOR FISCAL YEAR 2025-2026

**WHEREAS**, on May 14, 2025, the Budget Committee of the Dundee Urban Renewal Agency approved a budget for the Dundee Urban Renewal Agency for fiscal year 2025-2026, and

**WHEREAS**, the Dundee Urban Renewal Agency caused the Notice of Budget Hearing and Financial Summary to be published in accordance with ORS 294.448, and

**WHEREAS**, on June 17, 2025, the Dundee Urban Renewal Agency held a budget hearing on the budget for fiscal year 2025-2026 as approved by the Budget Committee, and

**WHEREAS**, the Dundee Urban Renewal Agency desires to adopt the budget and make appropriations for fiscal year 2025-2026.

### NOW, THEREFORE, THE DUNDEE URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS:

**Section 1. Adopting Budget.** The Board of Directors of the Dundee Urban Renewal Agency hereby adopts the budget for fiscal year 2025-2026 now on file at the Agency office 620 SW 5<sup>th</sup> Street, Dundee, Oregon in the total amount of \$2,120,000

**Section 2. Making Appropriations.** The amounts for the fiscal year beginning July 1, 2025, and for the purposes shown below are hereby appropriated:

### URBAN RENEWAL FUND

Materials & Services	\$ 70,000
Debt Service	\$351,000
All other expenditures and requirements	\$1,145,000
Transfers	\$30,000
Total	\$1,596,000

**Unappropriated Ending Fund Balance** \$ 524,000

**TOTAL BUDGET** \$2,120,000

**Section 3.** The Board of Directors of the Dundee Urban Renewal Agency hereby resolves to certify to the county assessor a request for the Dundee Urban Renewal Plan Area for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX, of the Oregon Constitution and ORS Chapter 457.

**Section 4.** This Resolution shall become effective immediately upon adoption by the Dundee Urban Renewal Agency.

**PASSED** this 17<sup>th</sup> day of June 2025.

**Approved:**

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David Ford, Chair

**Attest:**

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Steve Dahl, Executive Director

# AGENDA REPORT

**To:** Agency Board Chair and Members  
**From:** Steve Dahl, City Administrator  
**Date:** June 17, 2025  
**Reason:** Estimated Revenue of Approved Projects

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**Background:** City Staff has approved three projects within the Urban Renewal Area: Terrain, Dundee Hotel, and Oregon Wine Village. The total estimated investment for all three projects is approximately \$120 million, based on information provided by the developers to the City.

The current total assessed value of the property is \$371,290,444. To estimate the potential revenue from the new developments, multiply the estimated project cost by the commercial property assessment ratio of 0.593. Add the resulting value to the current total assessed value to calculate the new shared value. Then, multiply the updated shared value by each taxing unit's Urban Renewal tax rate (per dollar of assessed value) to determine the estimated revenue for each unit.

Please review the attached documents for the estimated revenue by development.

**Estimated Tax Receipts For Urban Renewal On Approved Project**

District	Total Shared Value	Shared Value +\$60	Estimated Revenue	Shared Value +\$40	Estimated Revenue	Shared Value + \$20	Estimated Revenue	Rate Multiplies by	Total By Taxing District
		million assessed value (\$35,580,000)	\$60 million	million (\$23,720,000)	\$40 million	Million (\$11,860,000)	\$20 million	Urban Renewal Rate	
Newberg SD 29J	371,290,444	406,870,444	\$130,524.04	395,010,444	\$126,719.35	383,150,444.00	\$122,914.66	0.0003208	\$380,158.05
Yamhill County	371,290,444	406,870,444	\$72,138.13	395,010,444	\$70,035.35	383,150,444.00	\$67,932.57	0.0001773	\$210,106.06
PCC	371,290,444	406,870,444	\$7,893.29	395,010,444	\$7,663.20	383,150,444.00	\$7,433.12	0.0000194	\$22,989.61
Willamette Reg Esd.	371,290,444	406,870,444	\$8,300.16	395,010,444	\$8,058.21	383,150,444.00	\$7,816.27	0.0000204	\$24,174.64
CPRD	371,290,444	406,870,444	\$25,388.72	395,010,444	\$24,648.65	383,150,444.00	\$23,908.59	0.0000624	\$73,945.96
Dundee	371,290,444	406,870,444	\$64,692.40	395,010,444	\$62,806.66	383,150,444.00	\$60,920.92	0.000159	\$188,419.98
Yamhill Co. Ext Service	371,290,444	406,870,444	\$1,220.61	395,010,444	\$1,185.03	383,150,444.00	\$1,149.45	0.000003	\$3,555.09
Soil Water	371,290,444	406,870,444	\$9,764.89	395,010,444	\$9,480.25	383,150,444.00	\$9,195.61	0.000024	\$28,440.75
			\$319,922.23		\$310,596.71		\$301,271.19		\$931,790.14

Change property ratio for commercial is .593

Total Shared Value is based on the 2024-2025 budget cycle

TABLE 4e -Detail of Urban Renewal Plan Areas By Taxing District

Tax Year 2024-25

County: Yamhill

Urban Renewal Agency Name: DUNDEE UR1

DOR Plan Area Number:

1 Plan Area Name	Dundee Urban Renewal Plan	360008645
2 Taxing District Name	UR3 YAMHILL SOIL & WATER	
3 DOR Tax District Number	360007290	
4 County Where Shared Value Resides		

	Shared Value In County 1	Shared Value In County 2	Shared Value In County 3	Shared Value TOTAL
5 District-Wide Shared Value	371,290,444			371,290,444
6 Percent of Value in Each County	100.00%			

Lines 7 - 9 are the values of the parts of the plan area within the entire district.

7 Plan Area Current Value	81,571,754
8 Plan Area Frozen Value (adjusted for Option 3)	56,017,935
9 Increment Value (Amount Used for Option 3 Plans)	25,553,819

	Permanent Rate	Local Option *	"Gap" Bonds	Bonds Outside Limits *
10 District Billing Rate (per dollar AV, from table 4a)	0.0000354			
11 Amount Rate Would Raise Division of Tax	904.61			-
12 Division of Tax Urban Renewal Rate (per dollar AV)	0.0000024			-
13 Amount UR Rate Will Raise County 1	891.10			-
14 Amount UR Rate Will Raise County 2				
15 Amount UR Rate Will Raise County 3				
16 Total Amount All Counties	891.10			-
17 Agency Truncation Loss **	(13.51)			-
18 Amount Extended County 1	891.10			-
19 Amount Extended County 2				
20 Amount Extended County 3				
21 Total Amount Extended	891.10			-
22 Gain/Loss Extension County 1	-			-
23 Gain/Loss Extension County 2				
24 Gain/Loss Extension County 3				
25 Total Gain/Loss Extension	-			
26 UR Compression Loss County 1**	-			-
27 UR Compression Loss County 2**				
28 UR Compression Loss County 3**				
29 Total UR Compression Loss	-			
30 Amount Imposed County 1	891.10			-
31 Amount Imposed County 2				
32 Amount Imposed County 3				
33 Total Amount Imposed	891.10			-

\* Report only levies subject to division of tax. See instructions.

\*\* Report compression and truncation losses as negative numbers.

TABLE 4e -Detail of Urban Renewal Plan Areas By Taxing District

Tax Year 2024-25

County: Yamhill

Urban Renewal Agency Name: DUNDEE UR1

DOR Plan Area Number:

1 Plan Area Name	<u>Dundee Urban Renewal Plan</u>	<u>360008645</u>
2 Taxing District Name	<u>UR3 PORTLAND COMM COLLEGE</u>	
3 DOR Tax District Number	<u>360609000</u>	
4 County Where Shared Value Resides		

	Shared Value In County 1	Shared Value In County 2	Shared Value In County 3	Shared Value TOTAL
5 District-Wide Shared Value	371,290,444			371,290,444
6 Percent of Value in Each County	100.00%			

Lines 7 - 9 are the values of the parts of the plan area within the entire district .

7 Plan Area Current Value	81,571,754
8 Plan Area Frozen Value (adjusted for Option 3)	56,017,935
9 Increment Value (Amount Used for Option 3 Plans)	25,553,819

	Permanent Rate	Local Option *	"Gap" Bonds	Bonds Outside Limits *
10 District Billing Rate (per dollar AV, from table 4a)	0.0002828			
11 Amount Rate Would Raise Division of Tax	7,226.62			-
12 Division of Tax Urban Renewal Rate (per dollar AV)	0.0000194			-
13 Amount UR Rate Will Raise County 1	7,203.03			-
14 Amount UR Rate Will Raise County 2				
15 Amount UR Rate Will Raise County 3				
16 Total Amount All Counties	7,203.03			-
17 Agency Truncation Loss **	(23.59)			-
18 Amount Extended County 1	7,203.03			-
19 Amount Extended County 2				
20 Amount Extended County 3				
21 Total Amount Extended	7,203.03			-
22 Gain/Loss Extension County 1	-			-
23 Gain/Loss Extension County 2				
24 Gain/Loss Extension County 3				
25 Total Gain/Loss Extension	-			
26 UR Compression Loss County 1**	-			-
27 UR Compression Loss County 2**				
28 UR Compression Loss County 3**				
29 Total UR Compression Loss	-			
30 Amount Imposed County 1	7,203.03			-
31 Amount Imposed County 2				
32 Amount Imposed County 3				
33 Total Amount Imposed	7,203.03			-

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TABLE 4e -Detail of Urban Renewal Plan Areas By Taxing District

Tax Year 2024-25

County: Yamhill

Urban Renewal Agency Name: DUNDEE UR1

DOR Plan Area Number:

1 Plan Area Name	<b>Dundee Urban Renewal Plan</b>	<b>360008645</b>
2 Taxing District Name	<b>UR3 YAMHILL CO EXT SERVICE</b>	
3 DOR Tax District Number	<b>360008350</b>	
4 County Where Shared Value Resides		

	Shared Value In County 1	Shared Value In County 2	Shared Value In County 3	Shared Value TOTAL
5 District-Wide Shared Value	371,290,444			371,290,444
6 Percent of Value in Each County	100.00%			

Lines 7 - 9 are the values of the parts of the plan area within the entire district.

7 Plan Area Current Value	81,571,754
8 Plan Area Frozen Value (adjusted for Option 3)	56,017,935
9 Increment Value (Amount Used for Option 3 Plans)	25,553,819

	Permanent Rate	Local Option *	"Gap" Bonds	Bonds Outside Limits *
10 District Billing Rate (per dollar AV, from table 4a)	0.0000449			
11 Amount Rate Would Raise Division of Tax	1,147.37			-
12 Division of Tax Urban Renewal Rate (per dollar AV)	0.0000030			-
13 Amount UR Rate Will Raise County 1	1,113.87			-
14 Amount UR Rate Will Raise County 2				
15 Amount UR Rate Will Raise County 3				
16 Total Amount All Counties	1,113.87			-
17 Agency Truncation Loss **	(33.50)			-
18 Amount Extended County 1	1,113.87			-
19 Amount Extended County 2				
20 Amount Extended County 3				
21 Total Amount Extended	1,113.87			-
22 Gain/Loss Extension County 1	-			-
23 Gain/Loss Extension County 2				
24 Gain/Loss Extension County 3				
25 Total Gain/Loss Extension	-			
26 UR Compression Loss County 1**	-			-
27 UR Compression Loss County 2**				
28 UR Compression Loss County 3**				
29 Total UR Compression Loss	-			
30 Amount Imposed County 1	1,113.87			-
31 Amount Imposed County 2				
32 Amount Imposed County 3				
33 Total Amount Imposed	1,113.87			-

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TABLE 4e -Detail of Urban Renewal Plan Areas By Taxing District

Tax Year 2024-25

County: Yamhill

Urban Renewal Agency Name: DUNDEE UR1

DOR Plan Area Number:

1 Plan Area Name	<u>Dundee Urban Renewal Plan</u>	<u>360008645</u>
2 Taxing District Name	<u>UR3 WILLAMETTE REG ESD</u>	
3 DOR Tax District Number	<u>360536000</u>	
4 County Where Shared Value Resides		

	Shared Value In County 1	Shared Value In County 2	Shared Value In County 3	Shared Value TOTAL
5 District-Wide Shared Value	371,290,444			371,290,444
6 Percent of Value in Each County	100.00%			

Lines 7 - 9 are the values of the parts of the plan area within the entire district .

7 Plan Area Current Value	81,571,754
8 Plan Area Frozen Value (adjusted for Option 3)	56,017,935
9 Increment Value (Amount Used for Option 3 Plans)	25,553,819

	Permanent Rate	Local Option *	"Gap" Bonds	Bonds Outside Limits *
10 District Billing Rate (per dollar AV, from table 4a)	0.0002967			
11 Amount Rate Would Raise Division of Tax	7,581.82			-
12 Division of Tax Urban Renewal Rate (per dollar AV)	0.0000204			-
13 Amount UR Rate Will Raise County 1	7,574.33			-
14 Amount UR Rate Will Raise County 2				
15 Amount UR Rate Will Raise County 3				
16 Total Amount All Counties	7,574.33			-
17 Agency Truncation Loss **	(7.49)			-
18 Amount Extended County 1	7,574.33			-
19 Amount Extended County 2				
20 Amount Extended County 3				
21 Total Amount Extended	7,574.33			-
22 Gain/Loss Extension County 1	-			-
23 Gain/Loss Extension County 2				
24 Gain/Loss Extension County 3				
25 Total Gain/Loss Extension	-			
26 UR Compression Loss County 1**	-			-
27 UR Compression Loss County 2**				
28 UR Compression Loss County 3**				
29 Total UR Compression Loss	-			
30 Amount Imposed County 1	7,574.33			-
31 Amount Imposed County 2				
32 Amount Imposed County 3				
33 Total Amount Imposed	7,574.33			-

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TABLE 4e -Detail of Urban Renewal Plan Areas By Taxing District

Tax Year 2024-25

County: Yamhill

Urban Renewal Agency Name: DUNDEE UR1

DOR Plan Area Number:

1 Plan Area Name	Dundee Urban Renewal Plan	360008645
2 Taxing District Name	UR3 CHEHALEM PARK & REC	
3 DOR Tax District Number	360001220	
4 County Where Shared Value Resides		

	Shared Value In County 1	Shared Value In County 2	Shared Value In County 3	Shared Value TOTAL
5 District-Wide Shared Value	371,290,444			371,290,444
6 Percent of Value in Each County	100.00%			

Lines 7 - 9 are the values of the parts of the plan area within the entire district .

7 Plan Area Current Value	81,571,754
8 Plan Area Frozen Value (adjusted for Option 3)	56,017,935
9 Increment Value (Amount Used for Option 3 Plans)	25,553,819

	Permanent Rate	Local Option *	"Gap" Bonds	Bonds Outside Limits *
10 District Billing Rate (per dollar AV, from table 4a)	0.0009076			
11 Amount Rate Would Raise Division of Tax	23,192.65			-
12 Division of Tax Urban Renewal Rate (per dollar AV)	0.0000624			-
13 Amount UR Rate Will Raise County 1	23,168.52			-
14 Amount UR Rate Will Raise County 2				
15 Amount UR Rate Will Raise County 3				
16 Total Amount All Counties	23,168.52			-
17 Agency Truncation Loss **	(24.13)			-
18 Amount Extended County 1	23,168.52			-
19 Amount Extended County 2				
20 Amount Extended County 3				
21 Total Amount Extended	23,168.52			-
22 Gain/Loss Extension County 1	-			-
23 Gain/Loss Extension County 2				
24 Gain/Loss Extension County 3				
25 Total Gain/Loss Extension	-			
26 UR Compression Loss County 1**	-			-
27 UR Compression Loss County 2**				
28 UR Compression Loss County 3**				
29 Total UR Compression Loss	-			
30 Amount Imposed County 1	23,168.52			-
31 Amount Imposed County 2				
32 Amount Imposed County 3				
33 Total Amount Imposed	23,168.52			-

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TABLE 4e -Detail of Urban Renewal Plan Areas By Taxing District

Tax Year 2024-25

County: Yamhill

Urban Renewal Agency Name: DUNDEE UR1

DOR Plan Area Number:

1 Plan Area Name	<u>Dundee Urban Renewal Plan</u>	<u>360008645</u>
2 Taxing District Name	<u>UR3 DUNDEE</u>	
3 DOR Tax District Number	<u>361550000</u>	
4 County Where Shared Value Resides		

	Shared Value In County 1	Shared Value In County 2	Shared Value In County 3	Shared Value TOTAL
5 District-Wide Shared Value	371,290,444			371,290,444
6 Percent of Value in Each County	100.00%			

Lines 7 - 9 are the values of the parts of the plan area within the entire district .

7 Plan Area Current Value	81,571,754
8 Plan Area Frozen Value (adjusted for Option 3)	56,017,935
9 Increment Value (Amount Used for Option 3 Plans)	25,553,819

	Permanent Rate	Local Option *	"Gap" Bonds	Bonds Outside Limits *
10 District Billing Rate (per dollar AV, from table 4a)	0.0023115			
11 Amount Rate Would Raise Division of Tax	59,067.65			-
12 Division of Tax Urban Renewal Rate (per dollar AV)	0.0001590			-
13 Amount UR Rate Will Raise County 1	59,035.18			-
14 Amount UR Rate Will Raise County 2				
15 Amount UR Rate Will Raise County 3				
16 Total Amount All Counties	59,035.18			-
17 Agency Truncation Loss **	(32.47)			-
18 Amount Extended County 1	59,035.18			-
19 Amount Extended County 2				
20 Amount Extended County 3				
21 Total Amount Extended	59,035.18			-
22 Gain/Loss Extension County 1	-			-
23 Gain/Loss Extension County 2				
24 Gain/Loss Extension County 3				
25 Total Gain/Loss Extension	-			
26 UR Compression Loss County 1**	-			-
27 UR Compression Loss County 2**				
28 UR Compression Loss County 3**				
29 Total UR Compression Loss	-			
30 Amount Imposed County 1	59,035.18			-
31 Amount Imposed County 2				
32 Amount Imposed County 3				
33 Total Amount Imposed	59,035.18			-

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TABLE 4e -Detail of Urban Renewal Plan Areas By Taxing District

Tax Year 2024-25

County: Yamhill

Urban Renewal Agency Name: DUNDEE UR1

DOR Plan Area Number:

1 Plan Area Name	<u>Dundee Urban Renewal Plan</u>	<u>360008645</u>
2 Taxing District Name	<u>UR3 YAMHILL COUNTY</u>	
3 DOR Tax District Number	<u>360000000</u>	

4 County Where Shared Value Resides				
	Shared Value In County 1	Shared Value In County 2	Shared Value In County 3	Shared Value TOTAL
5 District-Wide Shared Value	371,290,444			371,290,444
6 Percent of Value in Each County	100.00%			

Lines 7 - 9 are the values of the parts of the plan area within the entire district.

7 Plan Area Current Value	81,571,754
8 Plan Area Frozen Value (adjusted for Option 3)	56,017,935
9 Increment Value (Amount Used for Option 3 Plans)	25,553,819

	Permanent Rate	Local Option *	"Gap" Bonds	Bonds Outside Limits *
10 District Billing Rate (per dollar AV, from table 4a)	0.0025775			
11 Amount Rate Would Raise Division of Tax	65,864.97			-
12 Division of Tax Urban Renewal Rate (per dollar AV)	0.0001773			-
13 Amount UR Rate Will Raise County 1	65,829.80			-
14 Amount UR Rate Will Raise County 2				
15 Amount UR Rate Will Raise County 3				
16 Total Amount All Counties	65,829.80			-
17 Agency Truncation Loss **	(35.17)			-
18 Amount Extended County 1	65,829.80			-
19 Amount Extended County 2				
20 Amount Extended County 3				
21 Total Amount Extended	65,829.80			-
22 Gain/Loss Extension County 1	-			-
23 Gain/Loss Extension County 2				
24 Gain/Loss Extension County 3				
25 Total Gain/Loss Extension	-			
26 UR Compression Loss County 1**	-			-
27 UR Compression Loss County 2**				
28 UR Compression Loss County 3**				
29 Total UR Compression Loss	-			
30 Amount Imposed County 1	65,829.80			-
31 Amount Imposed County 2				
32 Amount Imposed County 3				
33 Total Amount Imposed	65,829.80			-

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TABLE 4e -Detail of Urban Renewal Plan Areas By Taxing District

Tax Year 2024-25

County: Yamhill

Urban Renewal Agency Name: DUNDEE UR1

DOR Plan Area Number:

1 Plan Area Name	<i>Dundee Urban Renewal Plan</i>			<b>360008645</b>
2 Taxing District Name	<i>UR3 NEWBERG SD 29J</i>			
3 DOR Tax District Number	<i>360429000</i>			
4 County Where Shared Value Resides				
	Shared Value In County 1	Shared Value In County 2	Shared Value In County 3	Shared Value TOTAL
5 District-Wide Shared Value	371,290,444			<b>371,290,444</b>
6 Percent of Value in Each County	100.00%			

*Lines 7 - 9 are the values of the parts of the plan area within the entire district .*

7 Plan Area Current Value	<i>81,571,754</i>
8 Plan Area Frozen Value (adjusted for Option 3)	<i>56,017,935</i>
9 Increment Value (Amount Used for Option 3 Plans)	<i>25,553,819</i>

	Permanent Rate	Local Option *	"Gap" Bonds	Bonds Outside Limits *
10 District Billing Rate (per dollar AV, from table 4a)	<i>0.0046616</i>			
11 Amount Rate Would Raise Division of Tax	119,121.68			-
12 Division of Tax Urban Renewal Rate (per dollar AV)	0.0003208			-
13 Amount UR Rate Will Raise County 1	119,109.97			-
14 Amount UR Rate Will Raise County 2				
15 Amount UR Rate Will Raise County 3				
16 Total Amount All Counties	<b>119,109.97</b>			-
17 Agency Truncation Loss **	(11.71)			-
18 Amount Extended County 1	119,109.97			-
19 Amount Extended County 2				
20 Amount Extended County 3				
21 Total Amount Extended	<b>119,109.97</b>			-
22 Gain/Loss Extension County 1	-			-
23 Gain/Loss Extension County 2				
24 Gain/Loss Extension County 3				
25 Total Gain/Loss Extension	-			
26 UR Compression Loss County 1**	-			-
27 UR Compression Loss County 2**				
28 UR Compression Loss County 3**				
29 Total UR Compression Loss	-			
30 Amount Imposed County 1	<b>119,109.97</b>			-
31 Amount Imposed County 2				
32 Amount Imposed County 3				
33 Total Amount Imposed	<b>119,109.97</b>			-

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