



City of Yachats City Council

**DRAFT Meeting Summary Minutes
City Hall, 441 Hwy 101 N, Yachats, OR 97498
Wednesday, January 21, 2026**

I. Call to Order

II. Roll Call

Work Session

- URD – Urban Renewal District
- Elaine Howard, Urban Renewal consultant, presented information on Urban Renewal Districts (URDs) and tax increment financing for the purpose of educating the City Council and Finance Committee.
- Ms. Howard explained that urban renewal is authorized by state law and is not a new or additional tax, but a redistribution of existing property tax revenues generated from increases in assessed value within the URD.
- She reviewed how assessed values are frozen at the time of URD adoption, with taxing districts continuing to receive revenue from the frozen base while increased assessed value is allocated to the Urban Renewal Agency for eligible projects.
- Ms. Howard discussed property tax limitations under Measures 5 and 50 and how tax increment revenues are calculated and distributed by the county assessor.

- Impacts to taxing districts were reviewed, including clarification that schools, education service districts, and community colleges are backfilled by the State of Oregon and are not directly impacted by urban renewal.
- The distribution of property tax revenues among taxing districts was presented, and Ms. Howard noted the City's low permanent rate levy and the role of urban renewal as a key financing tool for infrastructure and redevelopment projects.
- Allowed uses of urban renewal funds were outlined, including infrastructure improvements, redevelopment and rehabilitation projects, housing-related activities, and grants or loans to support development.
- Limitations on URD acreage and maximum indebtedness were reviewed, along with requirements and procedures for substantial amendments or adoption of a new plan.
- The process for amending an existing URD or adopting a new URD was explained, including public notice, coordination with taxing districts, Planning Commission review, and City Council approval by ordinance.

Council and Finance Committee members asked questions and discussed fiscal impacts, community benefits, and long-term considerations related to urban renewal

III. Adjourn

Adjourn City Council Meeting at 12:25 pm

Minutes prepared by: Kimmie Jackson, Recorder