

URA: Projects will take longer than three years left in plan

Continued from page 1

establish a long-term URA strategy.

Increasing downtown investment and growth could manifest in many ways ranging from alleviating constraints and congestion on Highway 20, adding capacity to other essential infrastructure, constructing downtown streetscape and safety improvements, offsetting land and development costs for key, qualified projects, boosting workforce housing, delivering essential downtown amenities, and a variety of other ways.

Moving multiple critical projects forward will take longer than the three years left on the current URA plan. The plan identifies a number of projects to improve sidewalks, streetscapes, buildings, and other physical improvements as specified in the plan. It will also assist property owners in the rehabilitation, development, or redevelopment of their properties.

City staff is currently vetting possible long-term strategies (over a possible 10-year time period) to present to the Council and community partners. Over the next few months Council and staff will be working through that process, resulting in a new expiration date, associated capacity of funds available, and an updated project list.

When an urban renewal district is first created, the assessed value within the district boundaries is established

as the “frozen tax base.” If the urban renewal efforts are successful, the value of the district will grow above the frozen base amount. That increase is called the “incremental” or “excess” value. Overlapping jurisdictions (city, county, special districts, bonds, etc.) continue to receive the property tax revenue on the frozen base while the URA receives property tax revenue related to the incremental value. The amount of tax increments a district may collect is affected by the increase in assessed valuation on properties in a district above the frozen base valuation.

According to City Manager and URA Executive Director, Cory Misley, “The Sisters URA is a critical tool towards furthering development within downtown that in a town of our size has implications for all of the Sisters Country community.... [We are looking at] creating a realistic yet ambitious and fresh project list to deliver on. There is a tremendous amount of work ahead if we are to use the URA as it was (and is) intended while addressing the most critical, relevant projects. The alternative of not proceeding proactively may have negative ramification for the long-term livability and growth.”

As the community has shown, there is a healthy desire to strive for new initiatives and projects outlined in the Sisters Country Vision. These projects come with a price. Strategically managing the URA is a key puzzle piece in delivering on community needs and wants over this decade.

Projects and initiatives that Sisters URA funds have been used for in the past years

Adopted 2003: \$9,889,199

FY 07/08 (\$700,000)East Cascade Improvements

FY 09/10 (\$100,000)Hood & Elm/Ash Improvements

FY 12/13 (\$72,279) Main, Pine, Larch Bike/Ped Path (\$3,450) . Village Green Parking – Engineering

FY 13/14 (\$140,777)Fir Street Improvements (\$229,000)Façade Grants (\$217,678) Fir Street Park (\$263,148) Cascade Avenue Improvements (\$13,000)Community Amphitheater Design

FY 14/15 (\$30,000) ..Small Projects Improvement Grants (\$100,000) .Small Business Improvement Grants (\$131,375) Village Green Restrooms (\$120,000) Village Green Parking (\$30,000) Chamber Building ADA/Landscaping

FY 18/19 (\$67,824) ... Adams Avenue Streetscape Design

Balance Available: \$7,670,668

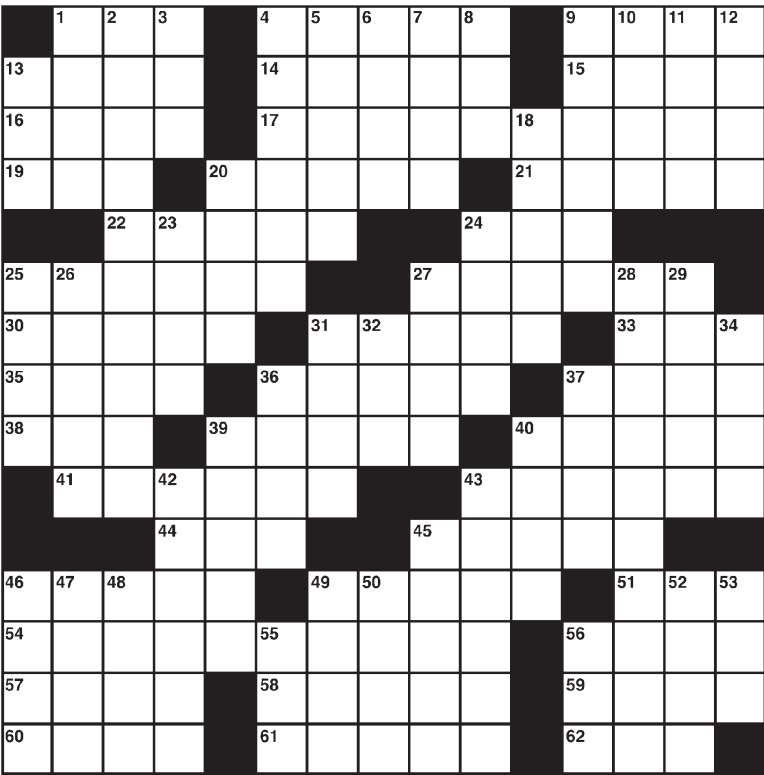


The Nugget Newspaper Crossword

By Jacqueline E. Mathews, Tribune News Service

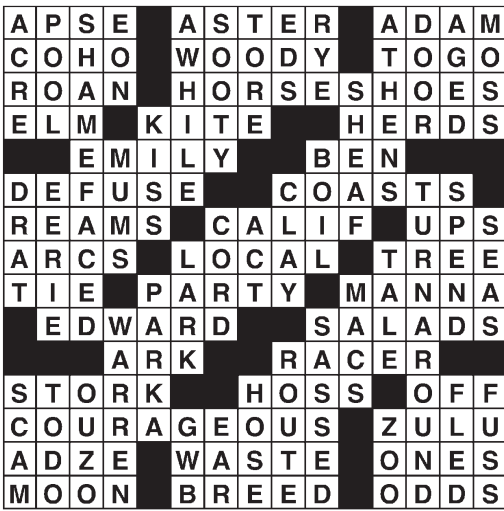
- ACROSS**
- 1 Period of time
 - 4 Small nails
 - 9 Tearful request
 - 13 Berry plant
 - 14 Look for expectantly
 - 15 Lion's cry
 - 16 White __; termites
 - 17 Wimp
 - 19 Maui garland
 - 20 Brief & to the point
 - 21 Helpful prompts
 - 22 Ironing or dusting, e.g.
 - 24 "For __ a jolly good fellow..."
 - 25 Loathsome
 - 27 __ of; lacking
 - 30 Bus station
 - 31 Angry look
 - 33 Elmo the Muppet's color
 - 35 "Doggone it!"
 - 36 Prepare coffee beans
 - 37 Trick
 - 38 "Ready, __, go!"
 - 39 Water park attraction
 - 40 Sample
 - 41 Michael or Diane
 - 43 Colosseum victim
 - 44 Noticed
 - 45 Not smashed
 - 46 In need of tidying
 - 49 Dirties
 - 51 Opening trio
 - 54 Not __ to; unfamiliar with
 - 56 Wound with a dagger
 - 57 Pal
 - 58 Kicking's partner, in phrase
 - 59 Egg producers
 - 60 Partial amount
 - 61 Famous
 - 62 Linear measures: abbr.

- DOWN**
- 1 Have supper
 - 2 Look forward to
 - 3 Positive reply
 - 4 Narrow candles
 - 5 Informed; cognizant
 - 6 Trash barrels
 - 7 Flying toy
 - 8 Pigpen
 - 9 Glorify
 - 10 __ of pork; entrée choice
 - 11 Far __; China's location
 - 12 __ and crafts
 - 13 Kilmer of "Top Gun"
 - 18 Invitation info
 - 20 Make much of; promote
 - 23 Give a __; care
 - 24 Round up cattle
 - 25 Bookie's concern
 - 26 Bo, for one
 - 27 Cause of distress
 - 28 Ready to say "I've had it!"
 - 29 In a bad mood
 - 31 Happy expression
 - 32 "Put a __ on it!"; cry to a windbag



Created by Jacqueline E. Mathews

— Last Week's Puzzle Solved —



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- 34 Forest animal
- 36 Shine
- 37 Unusual
- 39 Sticks around
- 40 Keep __ on; watch carefully
- 42 Take for granted
- 43 Shaped
- 45 Sifting device
- 46 Apple computers
- 47 Canyon sound
- 48 Bathtub ring, e.g.
- 49 Sing alone
- 50 Fail to include
- 52 Forbids
- 53 NBC competitor
- 55 Sunbather's goal
- 56 Introverted

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