



URBAN RENEWAL AGENCY **Agenda**

520 E. Cascade Avenue - PO Box 39 - Sisters, Or 97759 | ph.: (541) 549-6022 | www.ci.sisters.or.us

Wednesday, September 23, 2020

5:00 PM- Council Chambers

520 E. Cascade Avenue, Sisters, OR 97759

The meeting will be accessible to the public via teleconference. Please use the following phone number to listen to the meeting: **1-844-802-5555** Access Code: **399434**

I. CALL TO ORDER

II. VISITOR COMMUNICATION-Via Teleconference

A request to speak must be made to the City Recorder at kprosser@ci.sisters.or.us by 4:00 pm the day of the meeting. Please include your name, address, phone number and the subject you will be speaking on. During this portion of the meeting the City Recorder will call your name and you will have three minutes to speak. Written communication can be submitted for the record to kprosser@ci.sisters.or.us or dropped in the utility mail drop by 4:00 pm the day of the meeting.

III. CONSENT AGENDA

A. Minutes

1. August 26, 2020 - Regular Meeting

IV. AGENCY BUSINESS

- A. **Public Hearing and Consideration of Resolution 2020-03** - A RESOLUTION OF THE SISTERS URBAN RENEWAL AGENCY APPROVING A COUNCIL-APPROVED AMENDMENT TO THE SISTERS URBAN RENEWAL PLAN-C. *Misley, E. Howard*

IV. ADJOURN

This agenda is also available via the Internet at www.ci.sisters.or.us

The meeting location is accessible to persons with disabilities. Requests for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting by calling Kerry Prosser, City Recorder at the number below.

520 E. Cascade Ave. – P.O. Box 39, Sisters, OR 97759 – 541-323-5213

MEETING MINUTES
SISTERS URBAN RENEWAL AGENCY REGULAR MEETING
520 E. CASCADE AVENUE
AUGUST 26, 2020

MEMBERS PRESENT:

Chuck Ryan	Board Chair
Nancy Connolly	Board Member
Andrea Blum	Board Member
Richard Esterman	Board Member
Michael Preedin	Board Member

STAFF PRESENT:

Cory Misley	Agency Manager
Paul Bertagna	PW Director
Joe O'Neill	Finance Officer
Kerry Prosser	Agency Recorder

GUEST:

Elaine Howard	Elaine Howard Consulting
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I. CALL TO ORDER

The meeting was called to order by Board Chair Ryan at 5:00 p.m., and roll call was taken.

II. CONSENT AGENDA

A. Minutes

1. July 22, 2020-Regular Meeting

Board Member Connolly made a motion to approve the consent agenda. Board Member Preedin seconded the motion. The motion carried 5-0.

III. AGENCY BUSINESS

- A. Review a Draft Resolution making Amendments to the Sisters Urban Renewal Plan (URP).

City Manager Misley reviewed staff needed clarity on a couple of issues regarding the proposed amendments to the URP. The first was the duration of the plan and how it could be changed in the future. The second was adding a final report to the plan, essentially an audit.

Councilor Blum liked the idea of a review at the end of the plan to determine if it had been worthwhile. She thought requiring a final report six months after the end of the plan might be too quick. We might not know the results of the investment at that time. Ms. Howard replied the timing could easily be changed to one year.

Councilor Blum would like the language in 2c to be more specific to the URA boundary instead of the "overall transportation system."

Councilor Blum asked why "district" was used instead of "zone" in Chapter VI. Ms. Howard replied the State Statute was written with the "district" terminology, which was interchangeable with "zone."

Councilor Blum asked why in Section 6E, we were providing water and wastewater improvements to provide capacity for new development; she thought System Development Charge's covered those improvements. City Manager Misley replied we had a large "to do" list with our System Development Charge's, and this extra investment was meant to stimulate new construction within the area.

Councilor Blum clarified we were improving infrastructure that could lead to new development. Councilor Preedin stated if we did not increase capacity, people would not develop properties.

Council President Connolly suggested that in addition to the final analysis, we include before and after photos for historical reference. City Manager Misley noted we did memorialize many of these projects in the budget books.

Councilor Preedin liked the idea of historical photos and suggested we should do as many before and after photos of projects as we could. He thought the audit was critical and would show why we needed the plan. Councilor Preedin said the project list was strong.

Council agreed staff should move forward with adding the audit and final report to the plan.

Council agreed staff should move forward with adding the requirement that three of the four top taxing districts must approve any future extension to the plan's duration.

City Manager Misley explained he would take the final draft of the resolutions to each of the taxing districts to provide any final comments. He noted staff would bring the resolutions to memorialize these amendments to the September 23rd meeting.

Councilor Preedin said we talked about these changes for a long time, and they should not be a surprise to anyone. Mayor Ryan noted it was a Council goal.

Mayor Ryan asked how we would execute these projects. City Manager Misley replied it would be a team effort, but the URA was in the new Community Development Directors job description. He said staff would continue to consult with Ms. Howard, as we moved forward. Mayor Ryan would like URA progress plans brought back to Council on at least a quarterly basis.

IV. ADJOURN-5:27 PM

Kerry Prosser, Agency Recorder

Chuck Ryan, Board Chair



Urban Renewal Agency Agenda Item Summary

Meeting Date: September 23, 2020

Staff: C. Misley, K. Prosser

Type: Regular Meeting

Dept: CMO

Subject: Urban Renewal Agency (URA) Resolution 2020-03 to Amend the URA Plan

Action Requested: Approve URA Resolution 2020-03: A Resolution of the Sisters Urban Renewal Agency Approving a Council-Approved Amendment to the Sisters URA Plan.

Over the past year the Sisters Urban Renewal Agency has been reviewing the Urban Renewal Plan and formulating an update. The two major changes proposed in these amendments are the extension of the duration of the plan until 2030 (previously 2023) and a refresh of the project list to bring it in line with current projects and priorities. The change to the duration will allow the agency to consider using approximately \$4,700,000 of original Maximum Indebtedness (MI) on projects over the next 10 years (and foregoing \$3,000,000). Most of the updated project list has been previously vetted through the Transportation System Plan, Parks Master Plan, Housing Needs Analysis, thoroughly reviewed by City Staff, and discussed to move forward by the City Council.

In addition to the above changes the Council added a final report due one year after the expiration of the Plan to evaluate the success of the URP and tax increment financing (TIF) used to fund projects. Furthermore, a provision was added requiring an extension of beyond the 2030 expiration of the Plan be approved by three of the four top taxing districts that forego the largest amount of annual tax revenue (currently those four are Deschutes County, City of Sisters, Sisters-Camp Sherman Fire District, and Sisters School District).

Since the last workshop on this topic staff has reached out to each of the taxing districts to ensure they have a thorough understanding of the proposed changes. City Manager Misley attended both the Sisters-Camp Sherman Fire District and a Deschutes County Board of Commissioners meeting to discuss the Plan. He also had several discussions with the Sisters Park and Recreation District and Sisters School District.

Ultimately, the update to the URA is a roadmap – not a precise blueprint – for what projects and how much funding may be spend in each category. A lot of work is ahead to refine projects and create programs: All program creation, grant/loan agreements, and annual budgets must be approved at public meetings by the URA Board. We encourage additional public input when we work through those respective projects, discussions, and decisions.

Staff recommends Council approval of URA Resolution 2020-03.

Attachment(s):

- Resolution 2020-03: URA Council Approved Amendment

RESOLUTION NO. 2020-03

A RESOLUTION OF THE SISTERS URBAN RENEWAL AGENCY APPROVING A COUNCIL-APPROVED AMENDMENT TO THE SISTERS URBAN RENEWAL PLAN.

WHEREAS, the Sisters Urban Renewal Agency (“Agency”) is an urban renewal agency formed under ORS Chapter 457; and

WHEREAS, the Sisters City Council (“City Council”) adopted the Sisters Urban Renewal Plan (“Plan”) on July 24, 2003; and

WHEREAS, the Agency desires to amend the Plan to revise Chapter II Goals and Objectives, Chapter IV Projects, Chapter V Relationship to Local Objectives, Chapter VI, Proposed Land Uses, Chapter VII Property Acquisition and Disposition, Chapter X Duration, and Chapter XII Final Report; and

WHEREAS, the Agency has consulted with impacted taxing districts regarding both the duration extension and the projects to be undertaken; and

WHEREAS, this Council-Approved Amendment has been prepared in conformance with the requirements of Chapter IX Future Amendments to the Plan, is identified as a Council-Approved Amendment of the Plan, is in conformance with the amendments provision of ORS Chapter 457.085 and is attached hereto as Exhibit A; and

WHEREAS, the updated project list and estimated impacts to the taxing districts are attached hereto as Exhibit B; and

WHEREAS, a Council-Approved Amendment requires approval by the Agency by resolution and the City Council by resolution; and

NOW, THEREFORE, BE IT RESOLVED, Sisters Urban Renewal Agency resolves as follows:

1. Findings. The above-stated findings contained in this Resolution are hereby adopted.
2. Purpose. The purpose of this Resolution is to amend the Sisters Urban Renewal Plan to update the project list, to extend the duration of the Plan and provide other updating of the Plan.
3. Adoption. In accordance with the amendment provisions of the Sisters Urban Renewal Plan, this is a Council-Approved Amendment to be adopted by resolution of the Sisters Urban Renewal Agency and by resolution of the Sisters City Council.
4. Miscellaneous. All pronouns contained in this Resolution and any variations thereof will be deemed to refer to the masculine, feminine, or neutral, singular or plural, as the identity of the parties may require. The singular includes the plural and the plural includes the singular. The word “or” is not exclusive. The words “include,” “includes,” and “including” are not limiting. Any reference to a particular law, statute, rule, regulation, code, or ordinance includes the law, statute, rule, regulation, code, or ordinance as now in force and hereafter amended. If any section, subsection, sentence, clause, and/or portion of this Resolution is for any reason held invalid, unenforceable, and/or unconstitutional, such invalid, unenforceable, and/or unconstitutional section, subsection, sentence, clause, and/or portion will (a) yield to a construction permitting enforcement to the maximum extent permitted by applicable law, and (b) not affect the validity, enforceability, and/or constitutionality of the remaining

portion of this Resolution. This Resolution may be corrected by order of the Board to cure editorial and/or clerical errors.

This Resolution was PASSED and ADOPTED by the Sisters Urban Renewal Agency by a vote of ___ for and ___ against and APPROVED by the chair on the 23rd day of September 2020.

Chuck Ryan, Agency Chair

ATTEST:

Kerry Prosser, Agency Recorder

Exhibit A
Sisters Urban Renewal Plan Amendment

New wording is shown in *italics*, deletions are shown in ~~crossout~~.

The Sisters Urban Renewal Plan (“Plan”) is amended as follows:

Chapter II Goals and Objectives is amended as follows:

1D: Encourage development and redevelopment by providing amenities such as streetscape, parking and development incentives.

2C: Improve the transportation system in the Sisters Urban Renewal Area (Area).

3D: Promote development of housing units above commercial space and the creation of new housing including workforce housing opportunities in either redevelopment or new development to enhance the range of housing opportunities and create more downtown activity.

3E: Provide incentives for development and redevelopment in the Area.

6E: Provide water and wastewater improvements to provide capacity for new development and improve service in the Area.

Goal 7: Provide for the Administration of the Area.

Provide staff support for implementation of projects, budgeting, financial reporting, preparation of the Final Report and other administrative responsibilities.

Chapter IV Urban Renewal Projects is amended as follows:

A. Outline of Major Project Activities

- development of public improvements to *the transportation system, streetscape, parks, public parking facilities, a town square and public gathering space, and water and wastewater facilities;*
- on a case-by-case basis, provision of financial and technical assistance to property and business owners for development that achieves the Plan’s goals and objectives *including for Workforce Housing;*
- acquisition of land where necessary for public improvements (see Chapter VII); and
- relocation of residents or businesses occupying land acquired for public facilities (See Chapter VIII.)
- *administration of the Plan.*

B. Urban Renewal Projects

1. Public Improvements

c) ~~Cascade Street Town Square~~

A town square may be developed in the vicinity of Cascade Street to create a major urban open multi-use space in the heart of Downtown Sisters. This project would be intended to tie directly into the Cascade Streetscape project and a possible building accommodating civic uses. Local and indigenous materials will be used to create a true “sense of place” emphasizing the Town Square as being the true heart of Sisters.

d) ~~Cascade Street Commercial Plaza~~

~~These improvements would carry streetscape elements into the property at the northwest corner of Cascade Avenue and Elm Street, without removing the primary parking function of the lot in normal conditions. It is envisioned that during certain festival and celebration times, parking could be prohibited and the entire parking plus street area could be used for special events, sales and celebrations.~~

i) Other Street, Parking and Streetscape Improvement

Unimproved and under improved streets and sidewalks in the Area will be improved, including the creation of additional diagonal head-in parking per the standards already set in the downtown. Guidance for such projects will be taken from the City of Sisters’ Transportation System Plan. *This will specifically include but not be limited to Adams Avenue Streetscape and alley improvements. This project also includes future downtown amenities including but not limited to seating benches, wayfinding, pedestrian improvements.*

j) ~~Existing Alleyway Improvements~~

~~The east-west running alley system both north of and south of Cascade Street will be improved as a multi-modal pedestrian, bicycle, and service vehicle route.~~

l) ~~Locust/US 20 Roundabout Design and Construction~~

m) *Water and wastewater improvements including but not limited to the Westside Pump Station and Pressure Main.*

2. Assistance to Property Owners/Lessees for Rehabilitation, Redevelopment or Development

The Plan authorizes assistance to property and/or business owners, in making capital improvements to property within the Area which support the goals of the Plan. Specific programs and rules and regulations for their administration will be developed to ensure that urban renewal funds are used properly and for the agreed upon purposes. The adoption and amendment of such programs, rules and regulations by the Agency shall not be considered changes to the Plan.

Programs may include the following:

- Loans and/or grants for property rehabilitation and development, redevelopment and other improvements. Property to be improved may be residential or commercial. Loans

may be at or below market rates, and assistance can include direct loans or guarantees of loans made by third parties.

- Technical assistance, in the form of site studies, market studies, feasibility analyses, engineering and design and other activities directly related to development of property in the Area.

One example of the use of financial assistance would be participation in the adaptation and re-use of public buildings and property, such as ~~the Sisters Middle School~~ and the US Forest Service Ranger station. *This program may also be used for the development of Workforce Housing.*

4. Administration

Administration of the Plan includes but is not limited to staff support, financial statements, budgeting, annual reports and other administrative responsibilities.

Chapter V. Relationship to Local Objectives

The City of Sisters Housing and Residential Land Needs Assessment was completed in June 2019. It stated that

“Like many popular vacation communities, Sisters has some housing inventory that does not primarily serve full-time residents. This can cause a mismatch between available housing and local need, as homes built for the vacation market may not be the proper housing type or price point to serve local residents. (p 20)

The results show a need for 1,057 new housing units by 2039, which would represent 72% growth over the current estimated supply. (p 23)

...there is also a current need for more affordable units. In order for all households, current and new to pay 30% or less of their income towards housing in 2039, more affordable rental units would be required. This indicates that some of the current supply, while it shows up as existing available housing, would need to become less expensive to meet the needs of current households.” (p 24)

Chapter VI Proposed Land Uses

This section deleted in its entirety and replaced with the following:

Land uses within the Area are governed by the City of Sisters Development Code. The Development Code establishes Land Use Districts which govern the allowed uses (included outright permitted uses and conditional uses) and contain development standards. As stated in the Sisters Development Code Chapter 2.1.200(B), Each lot, tract and parcel of land or portion thereof within the land use district boundaries as designated and marked on the zoning map, is classified, zoned and limited to the uses as hereinafter specified and defined for the applicable district classification.

Currently, land within the Area is within the Downtown Commercial, Multi-Family Residential, Public Facilities and Open Space Land Use Districts. The purposes of these districts are described in the Development Code as follows:

A. Downtown Commercial District

The purpose of the Downtown Commercial District is to strengthen and reinforce the downtown of Sisters as the “heart” of the community. This chapter is intended to support this purpose through design and appropriate mixed-use development in the Downtown Commercial District, consistent with the following principles:

- Strongly encourage downtown revitalization
- Encourage efficient use of land and urban services
- Provide a mix of land uses to encourage walking as an alternative to driving
- Expand employment
- Provide more options for housing
- Improve accessibility between the Downtown Commercial District and neighborhoods and other employment areas.
- Enhance visitor accommodations and tourism amenities
- Provide standards that maximize the pedestrian friendly scale and quality of the District
- Sustain the historic tourist character of the City of Sisters through the Western Frontier Architectural Design Theme Standards.

B. Multi-Family Residential

The Multi-Family Residential District is intended to accommodate a range of housing types and lot sizes and to make efficient use of land and public facilities by establishing minimum and maximum density standards for housing. Multi-Family Residential District design standards ensure compatible building and site design at an appropriate neighborhood scale.

C. Public Facilities

The Public Facility (PF) District is intended to provide areas primarily for the location and establishment of facilities which are maintained in public and quasi-public ownership and which utilize relatively large areas of lands.

D. Open Space

The OS District recognizes the unique scenic character of the Sisters area by providing tree buffers, or large areas of open spaces, at major highway entries into the community. The OS District may also be applied to provide buffers between conflicting land uses and to protect scenic foreground views for residents and visitors.

Chapter VII Property Acquisition and Disposition

A. Property Acquisition for Public Improvements

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses or other rights to use. *Any property to be acquired will be listed in this Plan and be approved through a Minor Amendment to the Plan.*

Chapter X Duration is amended as follows.

No projects may be commenced, and no new indebtedness may be incurred after ~~twenty years~~ *June 30, 2030* ~~from the effective date of the Plan.~~ Tax increment revenues may continue to be collected beyond this date, until it is found that deposits in the Agency's debt service fund are sufficient to fully pay principal and interest on indebtedness issued through *June 30, 2030* ~~during the twenty years following the effective date of the Plan,~~ either through direct payment of the indebtedness or by payment of principal and interest on bonds or notes issued to finance the indebtedness.

The Duration provision may only be changed upon approval of three of the four taxing districts that are estimated to forgo the most property tax revenue as computed in the report accompanying the proposed duration extension. The question of concurrence shall be determined by a vote of the governing body of each of the four taxing districts. If the governing body of a taxing district described in this section does not respond within 45 days after receiving the proposed amendment and report, the taxing district shall be deemed to have concurred in the duration provision change.

Chapter XII - FINAL REPORT

The Agency shall prepare a final report of the Plan within one year of the termination of the Plan. The final report will identify:

- *projects completed and those projects not completed*
- *assessed value growth of the Area and compare that growth to the assessed value growth in the City of Sisters as a whole*
- *tax increment revenues spent in the Area*
- *amount of maximum indebtedness used and amount unused at termination of the Area*

Exhibit B

Report on Sisters Urban Renewal Plan Amendment

This Report provides information on the estimated project costs, share of those costs to undertaken with urban renewal funds and the estimated impacts on the overlapping taxing districts. The original Report to the Sisters Urban Renewal Plan (“Plan”) anticipated the full maximum indebtedness (MI) of \$9,889,199 to be used during the life of the Plan. However, the impacts of the recession significantly reduced the amount of tax increment proceeds.

This amendment proposes to extend the timeframe for issuing debt to FYE 2030. The financial analysis predicts that approximately \$7.6 million of the MI will be used during this timeframe and estimates that the debt will be retired in FYE 2037. The extension of the duration of the Plan estimates that approximately \$2.3 million of the \$9.9 MI will not be used even in the extended timeframe. The overall impacts to taxing districts as projected in the original urban renewal plan have not changed as a result of this proposed amendment as the maximum indebtedness (MI) of the Sisters Urban Renewal Plan (Plan) is not being changed. In fact, the overall impacts to the taxing districts are estimated to be smaller than the original estimates as the full MI will not be reached.

Table 1 identifies the proposed projects and project allocations. The financial projections prepared by Tiberius Solutions LLC indicate a capacity for \$4.8 million dollars of projects in \$2020 dollars. This included FYE 2020, which is coming to an end. The total project cost attributed to urban renewal funding shown in Table 1 equals \$4.7 million dollars, so is within the capacity forecasted by Tiberius Solutions.

Tables 2 and 3 show the estimated taxing district impacts during the extended timeframe, including FYE 2020. The difference between the dollars for projects and impacts on taxing districts is due to the inflationary costs of projects over time (the projects table is in FYE 2020 dollars) and the costs of interest payments. By statutory definition, maximum indebtedness includes the principal amount of maximum indebtedness, not the interest paid on debt.

The Sisters School District #6 and the High Desert Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the Plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level. If new school aged students move into these units and attend the local schools, the funding through the State School Fund would increase.

Table 1 - Projects to be Undertaken

Potential Projects	Cost Estimate	% Urban Renewal	Urban Renewal \$
Transportation, Streetscape & Utility Infrastructure			
Locust/US 20 Roundabout	\$ 5,000,000	22%	\$ 1,100,000
Adams Ave Streetscape & Alley Improvements	\$ 3,000,000	50%	\$ 1,500,000
Westside Pumpstation	\$ 2,000,000	25%	\$ 500,000
Downtown Amenities			
Property Acquisition for Future Downtown Amenity	\$ 300,000	50%	\$ 150,000
Future Downtown Amenities	\$ 400,000	50%	\$ 200,000
Development Assistance			
Workforce Housing	\$ 4,000,000	10%	\$ 400,000
Loans / Technical Assistance / Grants/Incentives	\$ 575,000	100%	\$ 575,000
Plan Administration, Implementation & Support			
Staff, Material and Services	\$ 275,000	100%	\$ 275,000
Total Project Costs	\$ 15,550,000		\$ 4,700,000
Estimated Maximum Resources			\$ 4,700,000

Source: City of Sisters

Table 2 – Projected Impacts to Taxing Districts – General Government

FYE	Deschutes County	County Library	Countywide Law Enforcement	County Extension/ 4H	9-1-1	City of Sisters	Sisters/Camp Sherman Fire District	Sisters Park & Recreation District	Subtotal
2020	\$ (24,455)	\$ (11,040)	\$ (21,679)	\$ (450)	\$ (7,262)	\$ (53,027)	\$ (51,664)	\$ (4,416)	\$ (173,993)
2021	\$ (25,761)	\$ (11,630)	\$ (22,837)	\$ (474)	\$ (7,650)	\$ (55,859)	\$ (54,484)	\$ (4,652)	\$ (183,347)
2022	\$ (27,158)	\$ (12,260)	\$ (24,075)	\$ (499)	\$ (8,065)	\$ (58,888)	\$ (57,495)	\$ (4,904)	\$ (193,344)
2023	\$ (28,529)	\$ (12,879)	\$ (25,290)	\$ (525)	\$ (8,472)	\$ (61,861)	\$ (60,456)	\$ (5,152)	\$ (203,164)
2024	\$ (29,955)	\$ (13,523)	\$ (26,555)	\$ (551)	\$ (8,896)	\$ (64,953)	\$ (63,533)	\$ (5,409)	\$ (213,374)
2025	\$ (31,410)	\$ (14,180)	\$ (27,844)	\$ (578)	\$ (9,328)	\$ (68,107)	\$ (66,671)	\$ (5,672)	\$ (223,789)
2026	\$ (32,893)	\$ (14,850)	\$ (29,159)	\$ (605)	\$ (9,768)	\$ (71,324)	\$ (69,872)	\$ (5,940)	\$ (234,412)
2027	\$ (34,407)	\$ (15,533)	\$ (30,501)	\$ (633)	\$ (10,218)	\$ (74,606)	\$ (73,138)	\$ (6,213)	\$ (245,247)
2028	\$ (35,950)	\$ (16,230)	\$ (31,869)	\$ (661)	\$ (10,676)	\$ (77,953)	\$ (76,468)	\$ (6,492)	\$ (256,299)
2029	\$ (37,525)	\$ (16,940)	\$ (33,265)	\$ (690)	\$ (11,144)	\$ (81,367)	\$ (79,865)	\$ (6,776)	\$ (267,572)
2030	\$ (39,131)	\$ (17,665)	\$ (34,689)	\$ (719)	\$ (11,621)	\$ (84,849)	\$ (83,331)	\$ (7,066)	\$ (279,071)
2031	\$ (40,769)	\$ (18,405)	\$ (36,141)	\$ (750)	\$ (12,107)	\$ (88,401)	\$ (86,865)	\$ (7,362)	\$ (290,799)
2032	\$ (42,440)	\$ (19,159)	\$ (37,622)	\$ (780)	\$ (12,603)	\$ (92,024)	\$ (90,470)	\$ (7,664)	\$ (302,762)
2033	\$ (44,144)	\$ (19,929)	\$ (39,133)	\$ (812)	\$ (13,109)	\$ (95,719)	\$ (94,147)	\$ (7,971)	\$ (314,964)
2034	\$ (45,882)	\$ (20,713)	\$ (40,674)	\$ (844)	\$ (13,626)	\$ (99,489)	\$ (97,898)	\$ (8,285)	\$ (327,411)
2035	\$ (47,655)	\$ (21,514)	\$ (42,246)	\$ (876)	\$ (14,152)	\$ (103,333)	\$ (101,724)	\$ (8,606)	\$ (340,106)
2036	\$ (49,464)	\$ (22,330)	\$ (43,849)	\$ (909)	\$ (14,689)	\$ (107,255)	\$ (105,626)	\$ (8,932)	\$ (353,055)
2037	\$ (28,622)	\$ (12,921)	\$ (25,372)	\$ (526)	\$ (8,500)	\$ (62,062)	\$ (61,142)	\$ (5,168)	\$ (204,313)
Total	\$ (646,148)	\$ (291,703)	\$ (572,798)	\$ (11,880)	\$ (191,887)	\$ (1,401,075)	\$ (1,374,849)	\$ (116,681)	\$ (4,607,022)

Source: Tiberius Solutions Note: FYE is fiscal year end

Table 3 – Projected Impacts to Taxing Districts – Education

FYE	School District #6	High Desert ESD	COCC	Subtotal	Total
2020	\$ (82,293)	\$ (1,935)	\$ (12,453)	\$ (96,681)	\$ (270,674)
2021	\$ (86,689)	\$ (2,038)	\$ (13,119)	\$ (101,846)	\$ (285,194)
2022	\$ (91,389)	\$ (2,149)	\$ (13,830)	\$ (107,367)	\$ (300,712)
2023	\$ (96,003)	\$ (2,257)	\$ (14,528)	\$ (112,788)	\$ (315,952)
2024	\$ (100,802)	\$ (2,370)	\$ (15,254)	\$ (118,426)	\$ (331,800)
2025	\$ (105,696)	\$ (2,485)	\$ (15,995)	\$ (124,177)	\$ (347,965)
2026	\$ (110,689)	\$ (2,603)	\$ (16,750)	\$ (130,042)	\$ (364,454)
2027	\$ (115,782)	\$ (2,722)	\$ (17,521)	\$ (136,025)	\$ (381,272)
2028	\$ (120,976)	\$ (2,845)	\$ (18,307)	\$ (142,128)	\$ (398,427)
2029	\$ (126,274)	\$ (2,969)	\$ (19,109)	\$ (148,352)	\$ (415,924)
2030	\$ (131,679)	\$ (3,096)	\$ (19,927)	\$ (154,701)	\$ (433,772)
2031	\$ (137,191)	\$ (3,226)	\$ (20,761)	\$ (161,178)	\$ (451,977)
2032	\$ (142,813)	\$ (3,358)	\$ (21,612)	\$ (167,783)	\$ (470,545)
2033	\$ (148,548)	\$ (3,493)	\$ (22,480)	\$ (174,521)	\$ (489,486)
2034	\$ (154,398)	\$ (3,631)	\$ (23,365)	\$ (181,394)	\$ (508,804)
2035	\$ (160,365)	\$ (3,771)	\$ (24,268)	\$ (188,403)	\$ (528,510)
2036	\$ (166,451)	\$ (3,914)	\$ (25,189)	\$ (195,554)	\$ (548,609)
2037	\$ (96,314)	\$ (2,265)	\$ (14,575)	\$ (113,154)	\$ (317,467)
Total	\$ (2,174,353)	\$ (51,127)	\$ (329,041)	\$ (2,554,521)	\$ (7,161,543)

Source: Tiberius Solutions Note: FYE is fiscal year end