From:	Bill Dixon
To:	CityRecorder
Subject:	Regarding Special Meeting Agenda Item 2.A. 25-142, Progress Report On Performance Auditing Program
Date:	Saturday, April 19, 2025 11:41:45 AM

Regarding Special Meeting Agenda Item 2.A. 25-142, Progress Report On Performance Auditing Program

My name is Bill Dixon, and I live in Ward 7. I write to recommend that the City Council factor age into its discussions of urban renewal programs.

Currently, the city has five URA's that are in their 20th year or older and still operating. They are North Gateway, in its 36th year; West Salem, in its 25th; Mill Creek, in its 21st; and McGilchrist, in its 20th.

The oldest, Riverfront Downtown, is in its 51st year. There are natives of Salem who have become grandparents in the time this urban renewal area has operated.

I propose that 20 years is plenty of time for the investments in an urban renewal area to either achieve their objectives or not. If they have succeeded at 20 years, they should be shut down, their accomplishments celebrated, and their added property value returned to the general fund tax rolls. If they have failed at 20 years, they should be shut down, their added value returned to the general fund tax rolls and new remedies adopted as appropriate.

The total added property value for these five URA's is approximately $1 billion. The tax on their added value (also known as tax increment) comes to approximately $5 million. This is not a huge amount of money in a $764 million budget, but it would make a dent in the needs of the general fund, which is forecast to run out of money in 2030 if the levy passes and 2027 if it fails.

Age limits aren't a remedy for everything (I say this as someone in his 77th year). But in the case of urban renewal areas, they provide clear benefits and should be strongly considered by the City Council.

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