



OFFICIAL VOTERS' PAMPHLET

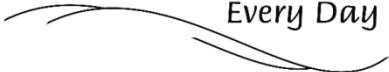
**SPECIAL ELECTION
MARCH 12, 2019**

The publication and distribution of this pamphlet is coordinated by the County Clerk. The measure information within is provided by the City of Corvallis and other interested parties that chose to participate in this portion of the election process.

Benton County:

At Your Service

Every Day





BOARD OF COMMISSIONERS

205 NW Fifth Street
P.O. Box 3020
Corvallis, OR 97339-3020
(541) 766-6800
FAX (541) 766-6893

Dear Benton County Voter:

Tuesday, March 12, 2019, is Special Election day in Benton County. As a registered voter, you have the opportunity to exercise your right to vote on a measure relating to a City of Corvallis Urban Renewal Plan.

The County Clerk publishes the **Benton County Voters' Pamphlet** to provide measure proponents and opponents the opportunity to submit arguments for or against local measures. An electronic version of this pamphlet is available at the Clerk's website www.co.benton.or.us/elections.

Please note, **all ballots must be received at an official ballot drop site in Oregon before 8:00 PM on Election Day, Tuesday, March 12, 2019.**

You can mail your ballot, or drop it at one of the official ballot drop box locations listed in this pamphlet and on our website. If you need additional information or assistance, you may reach the Elections Office by phone: (541) 766-6756; email: elections@co.benton.or.us; or in-person in the basement of the historic Benton County Courthouse, 120 NW 4th Street, Room 13, in Corvallis.

We hope this information will help you become better informed about the issue you are presented with in this election.

Sincerely,



Annabelle Jaramillo Patrick Malone Xanthippe Augerot

Exercise Your Right to VOTE.

Benton County:
At Your Service
Every Day

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Information provided in arguments submitted by a political party, an assembly of electors or a person supporting or opposing a measure have not been verified for accuracy or truth and do not constitute an endorsement by Benton County.

BENTON COUNTY OFFICIAL BALLOT DROPSITES

BENTON COUNTY ELECTIONS & PASSPORTS OFFICE

Basement of County Courthouse
120 NW 4th St Rm 13, Corvallis OR 97330
541-766-6756
Mon thru Fri 8:00 am to 5:00 pm
Election Day 7:00 am to 8:00 pm

24-HOUR OUTSIDE DROP BOXES

BENTON COUNTY COURTHOUSE
Courthouse lawn on Fourth Street
120 NW 4th St, Corvallis OR 97330

BENTON COUNTY COURTHOUSE
Accessible entrance on Fifth Street
120 NW 4th St, Corvallis OR 97330

BENTON COUNTY COURTHOUSE
Across the street on Fifth Street
180 NW 5th St, Corvallis OR 97330

WELLS FARGO BANK
Timberhill Shopping Center
2543 NW Kings Blvd, Corvallis OR 97330

BENTON COUNTY SUNSET BUILDING
Drop box in parking lot
4077 SW Research Way, Corvallis OR 97333

LINCOLN HEALTH CENTER
Drop box in parking lot
121 SE Viewmont Ave, Corvallis OR 97333

INSIDE BALLOT DROP BOXES

CORVALLIS PUBLIC LIBRARY
645 NW Monroe Ave, Corvallis OR 97330
541-766-6793
Mon thru Thu 10:00 am to 8:00 pm
Fri thru Sat 10:00 am to 6:00 pm
Sun 1:00 pm to 5:00 pm

OSU VALLEY LIBRARY
121 The Valley Library, Corvallis OR 97331
541-737-3331
Mon thru Thu 7:00 am to 12:00 midnight
Fri 7:00 am to 10:00 pm
Sat 10:00 am to 10:00 pm
Sun 10:00 am to 12:00 midnight

SENIOR CITIZENS CENTER OF CORVALLIS
2601 NW Tyler Ave, Corvallis OR 97330
541-766-6959
Mon thru Fri 8:00 am to 4:00 pm
Election Day 8:00 am to 8:00 pm

LBCC BENTON CENTER
757 NW Polk Ave, Corvallis OR 97330
541-757-8944
Mon thru Thu 8:00 am to 7:00 pm
Fri 8:00 am to 4:00 pm
Election Day 8:00 am to 8:00 pm

Benton County Elections & Passports Office
Phone: 541-766-6756 Fax: 541-766-6757
Website: www.co.benton.or.us/elections
E-mail: elections@co.benton.or.us

City of Corvallis Measure 2-121

Ballot Title

Caption: South Corvallis Urban Renewal Plan Approval

Question: Shall the South Corvallis Urban Renewal Plan, including the collection and use of tax increment funds, be approved?

Summary: This measure approves the ordinance implementing the South Corvallis Urban Renewal Plan (Plan) and the use of tax increment financing to fund projects undertaken as part of the Plan. Funding comes from capturing property taxes from new development and increased property values in the urban renewal area. It is not a new tax or increase for taxpayers.

The proposed boundary, goals, projects, project costs, and funding limits are described in the Plan. Approval of the Plan authorizes activities within the following project categories:

- Affordable Housing Support
- Commercial and Residential Development Support
- Business Support and Enhancement
- Street Design and Improvements
- Multi-Use Path Design and Construction
- Millrace Restoration
- Natural Resource Management
- Plan Administration and Planning Refinement

Voter approval of the South Corvallis Urban Renewal Plan and the implementation of the Plan through the use of tax increment funds satisfies the requirements in Corvallis City Charter Chapter 57.

Explanatory Statement

This measure would implement the South Corvallis Urban Renewal Plan (the Plan). The City's Charter requires voter approval to implement the Plan through the collection and use of tax increment funds. This is not a new tax or a tax increase.

The proposed boundary, goals, projects, project costs, and funding limits are described in the Plan. For more information go to www.corvallisoregon.gov/urbanrenewal.

The Plan arose out of a grassroots effort to revitalize the South Corvallis neighborhood, address the community's housing needs, improve bicycle and pedestrian safety, and support local businesses. The community identified the need for additional commercial and residential development in the area, improved management of natural resources, and redevelopment of vacant and underdeveloped properties. An Advisory Committee comprised of community stakeholders and city and county policy makers identified a variety of goals and projects to help address these issues:

- Affordable Housing Support
- Commercial and Residential Development Support
- Business Support and Enhancement
- Street Design and Construction
- Multi-Use Path Design and Construction
- Millrace Restoration
- Natural Resources Management
- Plan Administration and Planning Refinement

How Does Urban Renewal Work?

When the district is created, the assessor takes a snapshot of the assessed value of properties within the district boundary. Taxes on that property value continue to flow to the taxing districts as before. Funding comes from capturing property taxes on new development and increased property values in the urban renewal area. These funds flow to the urban renewal district to accomplish the projects in the Plan.

This is not a new tax or a tax increase. Urban renewal is a common tool used throughout Oregon. There are more than 100 districts statewide.

The projects in the Plan are intended to achieve the community's goal of transforming South Corvallis into a more connected, safe, active, and attractive neighborhood. With urban renewal, the projects identified in the Plan can be completed without the City finding other revenue sources.

The projects were developed based on the community's identified priorities, including affordable housing, neighborhood-oriented development, natural resource management, energy efficiency, and a reduction in carbon emissions. The projects are consistent with community-based documents and plans, including:

- The Imagine Corvallis 2040 Vision;
- The Climate Action Plan;
- The City's Comprehensive Plan; and
- The South Corvallis Area Refinement Plan.

Implementation of the Plan is expected to take 30 years.

A "yes" vote on this measure allows the collection and use of tax increment funding to accomplish the projects and activities in the Plan. A "no" vote on this measure rejects the collection and use of tax increment funding, making the funds unavailable to undertake the projects and activities in the Plan.

(Submitted by City of Corvallis)

**No Arguments Against
This Measure Were Filed**

City of Corvallis**Measure 2-121****Argument For:****League of Women Voters of Corvallis Supports Urban Renewal for South Corvallis**

The LWV of Corvallis believes in comprehensive, citizen-based land use planning that maintains and enhances community livability and protects resource lands by:

- preventing urban sprawl
- concentrating development within urban areas
- efficient use of land as a resource
- integrating multi-modal transportation planning and implementation
- providing a variety, range and mix of housing
- allowing a range of land uses
- developing high quality public areas and open space
- delivery of high quality public services in an orderly and economic manner
- assuring citizen participation

Based on this position the League supports the Urban Renewal District for South Corvallis.

It is a well thought-out and comprehensive plan that contains many of the goals of the South Corvallis Area Refinement Plan adopted in 1997. We are encouraged that the taxing districts affected are supportive of the plan and that the community has been actively engaged in its design. This measure raises no new taxes on the citizens of Corvallis but allows Corvallis to receive more school funds from the State relative to school taxes paid to the State.

The ability to create affordable housing opportunities, promote residential and commercial development projects, create transportation and pedestrian improvements, revive the Mill Race, and adequately fund the administration of the Plan leads us to believe this will be a successful project which will enhance South Corvallis and, indeed, all Corvallis.

VOTE YES FOR MEASURE 2-121

(This information furnished by the League of Women Voters of Corvallis; Laura Lahm Evenson, president)

City of Corvallis**Measure 2-121****Argument For:****Vote YES for a Better Corvallis.**

Measure 2-121 will establish an Urban Renewal District in South Corvallis to create a prosperous neighborhood in a part of Corvallis that has lacked the investment needed to become a "complete" neighborhood

Vote YES for affordable homes. South Corvallis is a good location for needed housing. Measure 2-121 will help Corvallis have more opportunities for hard-working families to find a home they can afford!

Vote YES for new jobs and thriving local businesses. Small, local businesses are at the heart of every community. Measure 2-121 will create opportunities for the start-up and success of small businesses and the jobs they support - jobs and businesses that benefit our whole community.

Vote YES for safe streets that work for everyone. Everyone needs a safe way to get around town. Every child deserves a safe way to get to and from school. Measure 2-121 will improve transportation routes and streets in a neighborhood bisected by a busy state highway.

Vote YES for livable neighborhoods. Measure 2-121 will help a new neighborhood town center finally become a reality and will help South Corvallis become a "complete" neighborhood that benefits our whole community.

Vote YES so that residents are a true partner in the development of our community. Urban renewal creates a financing tool that can be used to facilitate the development residents want: homes that families can afford, safer streets, small business start-ups, and more. Measure 2-121 will help make sure that development is done right.

Vote YES and accomplish all this with NO NEW TAXES. Measure 2-121 will not create a new tax or increase your tax rate. Instead, as property values in the South Corvallis urban renewal district increase, additional revenue is generated. The incremental increase in revenue is used to help finance community improvement projects within the district.

(This information furnished by Yes For A Better Corvallis)

City of Corvallis

Measure 2-121

Argument For:

Elected officials recommend Yes on Measure 2-121

As current and former elected officials, we're united in believing everyone deserves the opportunity to live in a safe, healthy, vibrant neighborhood. A neighborhood with nearby places to buy groceries, see a doctor, earn a living, and maybe start a small business; where it's easy to get around by foot and bicycle and children have safe ways to get to school; and where everyone has an affordable place to call home.

Sometimes neighborhoods like this happen naturally because they attract interest, investment, and resources. Sometimes neighborhoods like this happen only because we act to make it so. Which is why we support Measure 2-121: because the time has come to support the kind of development that will make South Corvallis a healthy, vibrant, and complete neighborhood. We also know that our whole community will benefit from new homes affordable to both renters and homebuyers; support for starting and growing small businesses; safer streets and paths that make it easy to walk, bike, and connect the neighborhood to the rest of Corvallis. A South Corvallis Urban Renewal District will benefit all of us, and it will do so without raising anyone's property taxes.

South Corvallis residents have worked hard to create a positive vision for the future of the neighborhood. That vision and a plan for bringing it to life is now before you in the form of the South Corvallis Urban Renewal Plan. Please join us in voting yes on Measure 2-121!

Senator Sara Gelser
Representative Dan Rayfield

Corvallis School Board

Benton County Commissioners:
Xanthippe Augerot
Annabelle Jaramillo
Pat Malone

Corvallis Mayor and City Council:
Biff Traber Jan Napack
Charles Maughan Hyatt Lytle
Barbara Bull Charlyn Ellis
Nancy Wyse Bill Glassmire
Ed Junkins Andrew Struthers

Former Elected Officials:
Julie Manning Anne Schuster
Richard Hervey Penny York
Hal Brauner Patricia Daniels
Kent Daniels Stewart Wershow

(This information furnished by Yes For A Better Corvallis)

City of Corvallis

Measure 2-121

Argument For:

Community members and businesses urge you to vote YES on 2-121 for a healthy and prosperous Corvallis.

Over the past two years, a grassroots effort developed an ambitious plan for revitalizing South Corvallis, and Urban Renewal is the centerpiece strategy. Measure 2-121 will help create a healthy and prosperous neighborhood with affordable housing, a mixed use neighborhood center, opportunities for new, local businesses, and safe streets that work for everyone.

Measure 2-121 will create a thriving South Corvallis **without** raising or creating new taxes.

Community Members

Aaron Lesan; Andrea Myhre; Alexis McQuillan; Ann Marek; Ann Schneider; Bettina Schempf; Brigetta Olson; Bruce Weber; Cary Stephens; Chris Heuchert; Curtis Wright; Cliff Trow; Dan B. Hallgrimson; David A Bucy; Dick Gerding; Gretchen Dursch; Hannah Remple; Helen Higgins; Jamie Ramage; James DiNardo; Jan Konzack; Jeremy Monroe; Jim Moorefield; Jo Moorefield; Jo Anne Trow; John Tappon; Katy Blye; Larry A. Mullins; Lee R. Standberg; Letetia Wilson; Lisa Bilgen; Lynn Jarvis; Mark Balzer; Marc Remple; Mike Corwin; Rebecca Goslow; Rebecka Weinstein; Richard Montgomery; Richard C. Wilson; Robert Gardner; Ron Marek; Tanya Andersson; Thomas D. Wogaman; Tom Powell; Tony Van Vliet; Vincent Adams

Chamber of Commerce Board of Directors and Government Affairs Committee

Lincoln Elementary Parent Teacher Association
Willamette Association of Realtors
Willamette Neighborhood Housing Services

Businesses:

Bespoken Coffee Roasters
Block 15 Brewing Company
Bill Mercer, Edward Jones Investments
Daniel Lewer, Willamette Veterinary Hospital
Lori Stephens, Broadleaf Architecture PC
Mindy's Hair Affair, LLC
Powell Construction
The Inkwel Home Store
Stability Engineering, INC
Tried & True Coffee Co.
Tom Gerding and Gerding Builders LLC
Susan Cronenwett, R3 Engraving and Signs

(This information furnished by Living Southtown and Friends)

No Arguments Against
This Measure Were Filed

Registering to Vote

To vote in Oregon you need to be registered in the county where you reside.

You can register if you can answer yes to these three questions:

- Are you a resident of Oregon?
- Are you a US citizen?
- Are you at least 16 years of age?

If you are 16 years of age, you will not receive a ballot until an election occurs on or after your 18th birthday.

How to register

You can register to vote online at www.oregonvotes.gov or you can get a voter registration card at any of the following places:

- Benton County Elections Office
- any county elections office
- the Secretary of State's Office
- some state agencies such as the Division of Motor Vehicles (DMV)
- a voter registration drive

You can fill the card out in person or send it in by US mail. You can also print out a registration card online at: www.oregonvotes.gov.

What information is required to register?

To complete your registration you will provide your:

- full legal name
- home address
- date of birth
- signature
- valid identification

Updating your voter registration

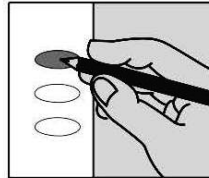
Once you have registered, you are responsible for keeping your information up to date. You can do this online at www.oregonvotes.gov or by completing and returning a voter registration card with the new information. You should update your registration if you do any of the following:

- change your home address
- change your mailing address
- change your name
- change your signature
- want to change or select a political party
- will be away from home on election day

How to Cast Your Ballot

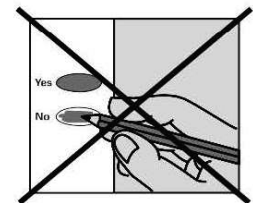
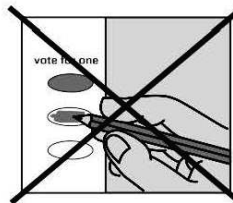
check your ballot!

Use a black or blue pen to fill in the ovals next to your choices.



If you vote for more candidates than allowed, or if you vote **both Yes and No** on a measure, it is called an overvote.

Your vote **will not count** for that candidate or measure.



You do not have to vote on all contests. Those you do vote on will still count.

Contact Benton County Elections to request a replacement ballot if:

- you make a mistake
- your ballot is damaged or spoiled
- you lose your ballot

Benton County Elections

Phone: (541) 766-6756

Fax: (541) 766-6757

TTY: (541) 766-6080

Email: elections@co.benton.or.us

1 866 ORE VOTE/673 8683

Se Habla Español

www.oregonvotes.gov



Use online voter resources to register or update your registration status. **oregonvotes.gov**

qualifications

Are you a citizen of the United States of America? yes no

Are you at least 16 years of age? yes no

If you mark no in response to either of these questions, do not complete this form.

personal information *required information

last name* first* middle

Oregon residence address (include apt. or space number)* city* zip code*

date of birth (month/day/year)* county of residence

phone email

mailing address (required if different than residence) city zip code

Oregon Driver's License/ID number

Provide a valid **Oregon Driver's License, Permit or ID:**

I do not have a valid **Oregon Driver's License/Permit/ID.**
The last 4 digits of my Social Security Number (SSN) are:

x x x - x x -

I do not have a valid Oregon Driver's License/ID or a SSN.
I have attached a copy of **acceptable identification.**

political party

Not a member of a party

Constitution

Democratic

Independent

Libertarian

Pacific Green

Progressive

Republican

Working Families

Other _____

signature I swear or affirm that I am qualified to be an elector and I have told the truth on this registration.

sign here _____ date today _____

! If you sign this card and know it to be false, you can be fined up to \$125,000 and/or imprisoned for up to 5 years.

registration updates Complete this section if you are updating your information.

previous registration name previous county and state

home address on previous registration date of birth (month/day/year)