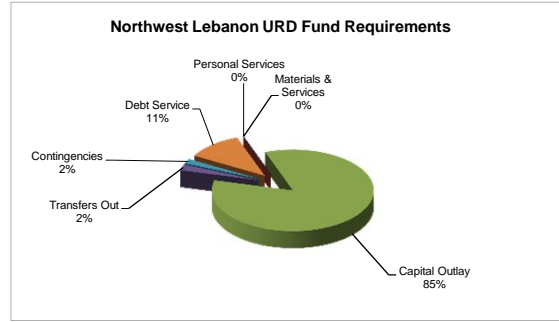
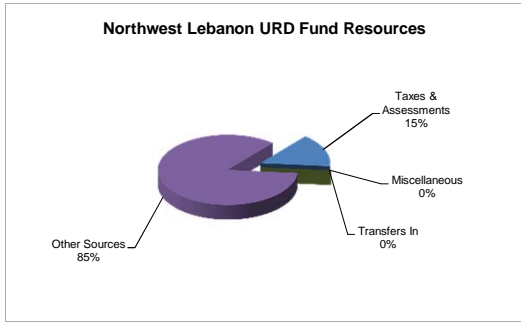


NORTHWEST LEBANON URBAN RENEWAL DISTRICT
Adopted for the Fiscal Year 2013-2014

RESOURCES	
Taxes & Assessments	\$ 2,800,622
Licenses & Permits	-
Fines & Forfeits	-
Intergovernmental	-
Charges for Services	-
Miscellaneous	1,000
Transfers In	-
Other Sources	15,460,000
Internal Charges	-
Total Resources	\$ 18,261,622

REQUIREMENTS	
Personal Services	\$ -
Materials & Services	500
Capital Outlay	15,440,253
Transfers Out	420,247
Contingencies	341,631
Debt Service	2,058,991
Unappropriated	-
Total Requirements	\$ 18,261,622



Adopted Requirements by Department and Type

Dept-Activity	Personal Services	Materials & Services	Capital Outlay	Interfund Transfers	Contingency Fund	Debt Service	Unapprop	Adopted Budget	Percent of Fund Budget
925-Northwest URD	\$ -	\$ 500	\$ 14,510,707	\$ 420,247	\$ -	\$ -	\$ -	\$ 14,931,454	86.85%
930-NW URD Bonds	-	-	-	-	341,631	2,058,991	-	2,400,622	13.15%
Fund Totals	\$ -	\$ 500	\$ 15,440,253	\$ 420,247	\$ 341,631	\$ 2,058,991	\$ -	\$ 18,261,622	100.00%
Percent of NW Lebanon URD Fund	0.01%	0.00%	84.55%	2.30%	1.87%	11.27%	0.00%	100.00%	

**URBAN RENEWAL DISTRICT
NORTHWEST LEBANON URBAN RENEWAL DISTRICT 925**

Department Description:

In 1989, the City established the Northwest Lebanon Urban Renewal District. The purpose of the District is to provide for development of infrastructure to serve industrially zoned property within the District boundaries. A substantial amendment to the original Plan was completed in FY 12/13. This amendment adjusted the maximum indebtedness for the District, expanded the boundary to include several street segments south of the original District along with their corresponding underground utility systems, and clarify funding to be used on public facility projects for the water system. A \$12 Million Dollar Bond is being sold in July of 2013 to fund projects within the District.

Important Highlights:

Projects being funded by the Bond sale:

- Payment to Lowes per economic agreement
- Design Services for new Water Treatment Plant

Projects to be fund as cash becomes available

- Oak Street Improvements – Airway to Williams
- Airway Road Improvements – Including Westside Interceptor Phase V
- Westside Interceptor Phase IV Project
- Fifth Street Water Reservoir Project

City of Lebanon, OR
Budget Report FY 2013-14

2011 Actual	2012 Actual	2013 Budget	12/31/2013 2013 Year to Date	2013 Estimated Account	Description	2014 Proposed	2014 Approved	2014 Adopted
					925 NORTHWEST URBAN RENEWAL			
					R1 Rev.-Taxes & Assess			
1,032,810	2,756,451	386,916	268,511	290,000	925-000-47010 Current Property Taxes	1,090,000	1,090,000	1,090,000
39,195	42,192	5,000	27,488	36,000	925-000-47020 Delinquent Prop Taxes	10,000	10,000	10,000
9,032	10,501	-	-	-	925-000-48101 Interest On Taxes	-	-	-
-	-	-	-	-	925-000-48205 Sidewalk Liens	-	-	-
1,081,037	2,809,144	391,916	295,999	326,000	Rev.-Taxes & Assess Totals:	1,100,000	1,100,000	1,100,000
					R4 Rev.-Intergovernmental			
-	-	-	-	-	925-000-41050 State Grant Funds	-	-	-
					Rev.-Intergovernmental Totals:			
					R6 Rev.-Miscellaneous			
11,400	10,209	2,000	(5,071)	1,000	925-000-48100 Interest On Investment	1,000	1,000	1,000
-	-	-	-	-	925-000-48140 Miscellaneous Revenue	-	-	-
-	-	-	-	-	925-000-48210 Sidewalk Liens - Int	-	-	-
11,400	10,209	2,000	(5,071)	1,000	Rev.-Miscellaneous Totals:	1,000	1,000	1,000
					R7 Rev.-Transfers In			
-	-	-	-	-	925-000-49165 From NWWetlands Mitigation-928	-	-	-
-	-	160,286	160,286	160,286	925-000-49161 From NW Leb URD-929	-	-	-
		160,286	160,286	160,286	Rev.-Transfers In Totals:			
					R8 Rev.-Other Sources			
-	-	-	-	-	925-000-41051 State Loan Funds	-	-	-
-	-	12,000,000	-	-	925-000-42030 Bond Sale Proceeds	12,000,000	12,000,000	12,000,000
973,748	1,537,076	3,750,200	3,856,849	3,856,849	925-000-49901 Beginning Balance	1,100,000	1,100,000	1,830,454
973,748	1,537,076	15,750,200	3,856,849	3,856,849	Rev.-Other Sources Totals:	13,100,000	13,100,000	13,830,454
2,066,185	4,356,429	16,304,402	4,308,063	4,344,135	REVENUES TOTALS:	14,201,000	14,201,000	14,931,454
					925 NORTHWEST URBAN RENEWAL			
					E1 Exp.-Personnel Services			
280,116	-	73,251	35,587	73,251	925-925-50001 Salaries	-	-	-
131,799	-	39,444	19,066	39,444	925-925-50003 Fringe Benefits	-	-	-
-	-	-	-	-	925-925-50250 Part Time	-	-	-
192	-	975	-	975	925-925-50600 Overtime	-	-	-
-	-	-	38	70	925-925-59000 Group Term Life	-	-	-
412,107	-	113,670	54,691	113,740	Exp.-Personnel Services Totals:			
					E2 Exp.-Materials & Services			
115	-	-	-	-	925-925-61007 Advertising (CD)	-	-	-
200	50	-	-	-	925-925-61008 Advertising (Admin)	-	-	-
502	1,364	-	-	-	925-925-61010 Advertising	-	-	-
537	1,800	-	-	-	925-925-61013 Audit Expense	-	-	-
4,788	2,511	-	2,677	2,677	925-925-61014 City Attorney	-	-	-
-	-	-	-	-	925-925-61100 Interim Financing	-	-	-
-	-	-	-	-	925-925-61123 Communication (PW)	-	-	-
878	733	-	-	-	925-925-61124 Computer Expense	-	-	-
181	1,454	-	-	-	925-925-61126 Computer Exp (Eng)	-	-	-
10,374	1,061	200,000	5,342	10,000	925-925-61130 Contract Services	-	-	-
24,181	29,834	-	-	-	925-925-61131 Contract Services (Eng)	-	-	-
21	100	-	-	-	925-925-61136 Contract Serv (CD)	-	-	-
1,000	-	-	-	-	925-925-61137 Contract Serv (HR)	-	-	-
1,251	-	-	-	-	925-925-61239 Operating Exp (Admin)	-	-	-
1,272	313	-	-	-	925-925-61240 Dept/Operating Expense	-	-	-
226	345	-	-	-	925-925-61245 Operating Exp (CD)	-	-	-
13	-	-	-	-	925-925-61246 Operating Exp (HR)	-	-	-
2,724	62	-	-	-	925-925-61250 Dept/Op Supplies (Eng)	-	-	-
3	-	-	-	-	925-925-61256 Op Supplies (CD)	-	-	-
-	-	-	-	-	925-925-61270 Develop Agreement Costs	-	-	-
1,971	1,433	-	14	20	925-925-61290 Dues & Subscriptions	-	-	-
433	-	-	-	-	925-925-61294 Dues & Subscript (Admin)	-	-	-
64	-	-	-	-	925-925-61295 Dues & Subscript (CD)	-	-	-
192	827	-	-	-	925-925-61300 Duplication	-	-	-
100	-	-	-	-	925-925-61319 Ed & Trng (Admin)	-	-	-
32	30	-	-	-	925-925-61320 Education & Training (Eng)	-	-	-
278	718	480	240	480	925-925-61401 Unemploy Ins	500	500	500
76	150	-	-	-	925-925-61551 Utility & Misc (CD)	-	-	-
515	532	-	-	-	925-925-61560 Maint/Bldg (Gen'l)	-	-	-
920	28	-	-	-	925-925-61561 Maint/Bldg (Eng)	-	-	-
-	148	-	-	-	925-925-61581 Maint/Vehicles (Eng)	-	-	-
(52)	-	-	-	-	925-925-61599 Mtgs & Conf (Admin)	-	-	-
-	8	-	-	-	925-925-61600 Meetings & Conferences	-	-	-

City of Lebanon, OR
Budget Report FY 2013-14

2011 Actual	2012 Actual	2013 Budget	12/31/2013 2013 Year to Date	2013 Estimated	Account	Description	2014 Proposed	2014 Approved	2014 Adopted
256	555	-	-	-	-	925-925-61700 Office Supplies (Eng)	-	-	-
7	-	-	-	-	-	925-925-61704 Office Supplies (Admin)	-	-	-
5	52	-	-	-	-	925-925-61705 Office Supplies (CD)	-	-	-
-	-	-	-	-	-	925-925-61801 Petroleum (Eng)	-	-	-
502	478	-	-	-	-	925-925-61820 Postage	-	-	-
127	-	-	-	-	-	925-925-61821 Postage (CD)	-	-	-
-	-	-	-	-	-	925-925-61834 PR & Communication	-	-	-
1,440	1,830	-	-	-	-	925-925-61881 Rent (Eng)	-	-	-
180	357	-	-	-	-	925-925-61884 Rent (CD)	-	-	-
660	1,310	-	-	-	-	925-925-61900 Utilities (Gen'l)	-	-	-
55,972	48,083	200,480	8,273	13,177		Exp.-Materials & Services Totals:	500	500	500
					E3	Exp.-Capital Outlay			
-	-	-	-	-	-	925-925-72050 Land	-	-	-
-	-	12,000,000	-	-	-	925-925-72300 Improvements	12,000,000	12,000,000	12,000,000
-	18,656	3,590,263	1,400,000	2,821,000	-	925-925-72301 Improvements (Eng)	1,780,253	1,780,253	2,510,707
-	-	-	-	-	-	925-925-72501 Office Eqpt (Eng)	-	-	-
-	-	-	-	-	-	925-925-72601 Other Eqpt (Eng)	-	-	-
-	18,656	15,590,263	1,400,000	2,821,000		Exp.-Capital Outlay Totals:	13,780,253	13,780,253	14,510,707
					E4	Exp.-Transfers Out			
-	-	13,031	6,516	13,031	-	925-925-90010 To General Fund	115,712	115,712	115,712
-	386,973	193,589	96,795	193,589	-	925-925-90011 To General Fund-Sal/Ben	268,682	268,682	268,682
9,640	-	-	-	-	-	925-925-90017 To Debt Service	-	-	-
6,876	7,000	-	-	-	-	925-925-90025 To GIS	-	-	-
37,220	33,595	29,113	14,556	29,113	-	925-925-90027 To Info System Service-542	32,908	32,908	32,908
6,095	4,015	4,501	4,501	4,501	-	925-925-90028 To Custodial & Bldg Maint-545	2,945	2,945	2,945
-	-	-	-	-	-	925-925-90040 To Eng Dev Review	-	-	-
1,200	1,260	1,320	1,320	1,320	-	925-925-90105 To Eqpt Acq & Rep Fund-820	-	-	-
-	-	-	-	-	-	925-925-90161 To NW Leb URD S.T. Debt	-	-	-
-	-	-	-	-	-	925-925-90165 To Wetlands Mitigation-928	-	-	-
-	-	-	-	-	-	925-925-90168 To NW Leb URD Bonds	-	-	-
-	-	-	-	-	-	925-925-90170 To Project Constr-929	-	-	-
61,031	432,843	241,554	123,688	241,554		Exp.-Transfers Out Totals:	420,247	420,247	420,247
					E5	Exp.-Contingencies			
-	-	158,435	-	158,435	-	925-925-80005 Operating Contingency	-	-	-
-	-	158,435	-	158,435		Exp.-Contingencies Totals:	-	-	-
529,110	499,582	16,304,402	1,586,652	3,347,906		EXPENDITURES TOTALS:	14,201,000	14,201,000	14,931,454
2,066,185	4,356,429	16,304,402	4,308,063	4,344,135		FUND REVENUES	14,201,000	14,201,000	14,931,454
529,110	499,582	16,304,402	1,586,652	3,347,906		FUND EXPENSES	14,201,000	14,201,000	14,931,454
1,537,075	3,856,847	-	2,721,411	996,229		NORTHWEST URBAN RENEWAL Tota	-	-	-



CITY OF LEBANON

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**NORTHWEST URBAN RENEWAL DISTRICT
WETLANDS MITIGATION FUND 928**

Department Description:

The purpose of this fund is to provide tracking of funding for wetlands work to serve new development within the Northwest Urban Renewal District boundaries. Funding sources from the state have been secured to mitigate wetlands impacted by the Lowes Regional Distribution Center on prime industrial land identified as the Northwest Industrial Site.

Important Highlights:

- Payment to Lowes for Wetlands Property per Economic Development Agreement.

City of Lebanon, OR
Budget Report FY 2013-14

2011 Actual	2012 Actual	2013 Budget	12/31/2013 2013 Year to Date	2013 Estimated	Account	Description	2014 Proposed	2014 Approved	2014 Adopted
					928	WETLANDS MITIGATION			
					R4	Rev.-Intergovernmental			
-	-	-	-	-	-	928-000-41050 State Grant Funds	-	-	-
						Rev.-Intergovernmental Totals:	-	-	-
					R6	Rev.-Miscellaneous			
6,246	3,234	-	(1,113)	-	-	928-000-48100 Interest On Investment	-	-	-
6,246	3,234		(1,113)			Rev.-Miscellaneous Totals:	-	-	-
					R7	Rev.-Transfers In			
-	-	-	-	-	-	928-000-49098 From NW Urban Renewal-925	-	-	-
						Rev.-Transfers In Totals:	-	-	-
					R8	Rev.-Other Sources			
-	-	-	-	-	-	928-000-41051 State Loan Funds	-	-	-
920,066	926,312	927,012	929,546	929,546	-	928-000-49901 Beginning Balance	-	-	929,546
920,066	926,312	927,012	929,546	929,546		Rev.-Other Sources Totals:	-	-	929,546
926,312	929,546	927,012	928,433	929,546		REVENUES TOTALS:	-	-	929,546
					928	WETLANDS MITIGATION			
					E2	Exp.-Materials & Services			
-	-	-	-	-	-	928-928-61010 Advertising	-	-	-
-	-	-	-	-	-	928-928-61130 Contract Services	-	-	-
-	-	927,012	-	929,546	-	928-928-61240 Dept/Operating Expense	-	-	-
		927,012		929,546		Exp.-Materials & Services Totals:	-	-	-
					E3	Exp.-Capital Outlay			
-	-	-	-	-	-	928-928-72050 Land	-	-	-
-	-	-	-	-	-	928-928-72301 Improvements (Eng)	-	-	929,546
						Exp.-Capital Outlay Totals:	-	-	929,546
					E4	Exp.-Transfers Out			
-	-	-	-	-	-	928-928-90164 to NW URB Renewal-925	-	-	-
						Exp.-Transfers Out Totals:	-	-	-
		927,012		929,546		EXPENDITURES TOTALS:	-	-	929,546
926,312	929,546	927,012	928,433	929,546		FUND REVENUES	-	-	929,546
-	-	927,012	-	929,546		FUND EXPENSES	-	-	929,546
926,312	929,546		928,433			WETLANDS MITIGATION Totals:	-	-	-

**NORTHWEST URBAN RENEWAL DISTRICT
NORTHWEST URBAN RENEWAL DISTRICT BONDS 930**

Department Description:

In August 2000, the District issued \$5,435,000 (Lebanon2020) in construction bonds. The agreement with the bondholders requires that a separate account be set up for debt reserve and debt repayment expenses. For the 2000 issue, interest rates range from 4.75% to 6.00%. These bonds were refinanced in 2010 to lower the interest rates. The interest rates on the refinanced bonds range from 2.5% to 3.5%. The outstanding balance of bonds as of June 30, 2013 is \$2,415,000 (LebanonURD10). Final maturity for the reissued bonds is in June 2020.

To acquire funding in support of the Lowes Project, the City arranged with the State for SPWF (Special Public Works Funds) funding through the Economic and Community Development Department. The amount borrowed in 2007 was \$3,677,462 with interest rates ranging from 4.00% to 4.375%. Final maturity is in December 2031. The outstanding balance as of June 30, 2012 is \$3,116,801. (B05003) Final maturity for the SPWF Loan is in December 1, 2031.

Important Highlights:

- Refinanced Lebanon2020 bond in 2010 for a net savings over the remaining life of the bonds in excess of \$200,000, new bond number, LebanonURD10.

City of Lebanon, OR
Budget Report FY 2013-14

2011 Actual	2012 Actual	2013 Budget	12/31/2013 2013 Year to Date	2013 Estimated	Account	Description	2014 Proposed	2014 Approved	2014 Adopted
					930	NW LEB URD BONDS			
					R1	Rev.-Taxes & Assess			
747,879	627,836	1,337,448	1,229,556	1,337,448	930-000-47010	Current Property Taxes	1,692,622	1,692,622	1,692,622
16,788	21,729	8,000	9,797	8,000	930-000-47020	Delinquent Prop Taxes	8,000	8,000	8,000
3,846	4,472	-	-	-	930-000-48101	Interest On Taxes	-	-	-
768,513	654,037	1,345,448	1,239,353	1,345,448		Rev.-Taxes & Assess Totals:	1,700,622	1,700,622	1,700,622
					R4	Rev.-Intergovernmental			
					930-000-41050	State Grant Funds	-	-	-
						Rev.-Intergovernmental Totals:			
					R6	Rev.-Miscellaneous			
4,791	2,089	400	(252)	-	930-000-48100	Interest On Investment	-	-	-
344	-	-	-	-	930-000-48140	Miscellaneous Revenue	-	-	-
5,135	2,089	400	(252)	-		Rev.-Miscellaneous Totals:	-	-	-
					R7	Rev.-Transfers In			
					930-000-49098	From NW Urban Renewal	-	-	-
						Rev.-Transfers In Totals:			
					R8	Rev.-Other Sources			
					930-000-41051	State Loan Funds	-	-	-
3,310,000	-	-	-	-	930-000-42030	Bond Sale Proceeds	-	-	-
11,281	-	-	-	-	930-000-42031	Bond Sale Proceeds-Premium	-	-	-
457,894	405,841	377,374	429,600	429,600	930-000-49901	Beginning Balance	700,000	700,000	700,000
3,779,175	405,841	377,374	429,600	429,600		Rev.-Other Sources Totals:	700,000	700,000	700,000
4,552,823	1,061,967	1,723,222	1,668,701	1,775,048		REVENUES TOTALS:	2,400,622	2,400,622	2,400,622
					930	NW LEB URD BONDS			
					E2	Exp.-Materials & Services			
26,550	-	-	-	-	930-930-61130	Contract Services	-	-	-
26,550	-	-	-	-		Exp.-Materials & Services Totals:	-	-	-
					E5	Exp.-Contingencies			
		341,631	-	341,631	930-930-80026	Res For Debt Service	341,631	341,631	341,631
		341,631	-	341,631		Exp.-Contingencies Totals:	341,631	341,631	341,631
					E6	Exp.-Debt Service			
		450,000	-	50,000	930-930-95107	New debt prin	925,000	925,000	925,000
		300,000	-	50,000	930-930-95207	New debt int	500,000	500,000	500,000
3,720,000	295,000	300,000	-	300,000	930-930-95100	Bond Principal	315,000	315,000	315,000
96,858	102,533	108,234	108,234	108,234	930-930-95108	Principal SPWF Issue	108,963	108,963	108,963
158,781	93,915	86,540	43,270	86,540	930-930-95200	Bond Interest	77,540	77,540	77,540
144,793	140,919	136,817	136,818	136,817	930-930-95208	Interest SPWF Issue	132,488	132,488	132,488
4,120,432	632,367	1,381,591	288,322	731,591		Exp.-Debt Service Totals:	2,058,991	2,058,991	2,058,991
					E7	Exp.-Unappropriated			
					930-930-92010	Unapprop End Fund Bal	-	-	-
						Exp.-Unappropriated Totals:			
4,146,982	632,367	1,723,222	288,322	1,073,222		EXPENDITURES TOTALS:	2,400,622	2,400,622	2,400,622
4,552,823	1,061,967	1,723,222	1,668,701	1,775,048		FUND REVENUES	2,400,622	2,400,622	2,400,622
4,146,982	632,367	1,723,222	288,322	1,073,222		FUND EXPENSES	2,400,622	2,400,622	2,400,622
405,841	429,600	-	1,380,379	701,826		NW LEB URD BONDS Totals:	-	-	-