



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL BUDGET COMMITTEE

Meeting Conducted in a Room in Compliance with ADA Standards

Tuesday, April 16, 2019

5:38 p.m.

City Hall Council Chambers

313 Court Street

The Dalles, Oregon

CALL TO ORDER

Chair Grossman called the meeting to order at 5:38 p.m.

ROLL CALL

Present: Scott Baker, Joe Barcott, Staci Coburn, Gary Grossman, Solea Kabakov, Steve Kramer, Darcy Long-Curtiss, Linda Miller and Leon Surber

Absent: Bob Delaney, John Fredrick, Matt Herriges, Steve Howard, and Tim McGlothlin

Staff Present: Urban Renewal Manager and Budget Officer Steve Harris, City Attorney Gene Parker, Finance Director Angie Wilson and Assistant to the City Manager Matthew Klebes

ELECTION OF CHAIR AND SECRETARY

Chair Grossman opened nominations for Budget Committee Chair.

Board Member Miller nominated Gary Grossman for Chair; Board Member Kramer seconded the nomination.

Hearing no other nominations, the motion passed 9/0; Baker, Barcott, Coburn, Grossman, Kabakov, Kramer, Long-Curtiss, Miller and Surber in favor, none opposed, Delaney, Fredrick, Herriges, Howard, and McGlothlin absent.

Chair Grossman opened nominations for Secretary.

Board Member Miller nominated Staci Coburn for Secretary; Board Member Kramer seconded the nomination.

Hearing no other nominations, the motion passed 9/0; Baker, Barcott, Coburn, Grossman, Kabakov, Kramer, Long-Curtiss, Miller and Surber in favor, none opposed, Delaney, Fredrick, Herriges, Howard, and McGlothlin absent.

BUDGET OFFICER'S MESSAGE, FISCAL YEAR 2019/2020

Urban Renewal Manager and Budget Officer Steve Harris presented the Budget Officer's message, Exhibit 1.

BUDGET PRESENTATION / DELIBERATIONS

Finance Director Angie Wilson reviewed the proposed 2019/2020 budget, Exhibit 2.

Budget Committee Discussion

Committee discussion included:

Committee Member Kramer asked if there would be an increased workload for staff based on the increased use of consultants. Finance Director Wilson replied funds were available for increased staff demands. If staff time was not spent, funds would not be transferred from Urban Renewal into the City fund.

Building and Grounds were budgeted for anticipated repairs. Since the buildings were sold, the part of the Downtown Tree Maintenance Project was included in this item.

Cost of the audit increased \$6,000 this year. Finance Director Wilson will verify the number; the cost of the audit for last year was underestimated.

As part of the Recreation Building sales agreement, the agency approved up to \$15,000 for roof repair. The Agency needs to move forward with this in the 2019/2020 budget year.

Improvements to the Commodore II parking lot were not completed. Budget Officer Harris requested a quote from Public Works to clean up and re-stripe the lot. He suggested this item be considered for the 2019/2020 budget year.

Committee Member Coburn inquired about the status of the Tony's building. If the status had changed the Agency should re-assess maintenance needs for the structure.

Committee Member Long-Curtiss stated the Downtown Street Trees Maintenance Contract should be funded by the City. Committee Member Baker stated the downtown trees were planted incorrectly and a longer discussion was warranted.

Budget Officer Harris suggested the Agency bring the trees under a one year contract then commit to a more in-depth review. Committee Member Kramer suggested the line item be revised to Downtown Street Tree Maintenance Contract/Assessment and use the funds to assess and further the plan.

By Committee consensus, inclusion of the Downtown Street Tree Maintenance Contract was not supported. The Committee supported the addition of funding an assessment of the trees in next year's budget.

Committee Member Kramer left the meeting at 6:32 p.m.

Finance Director Wilson reviewed revisions to the proposed budget:

- Urban Renewal Consult will increase from \$85,000 to \$100,000. (This includes a tree assessment not to exceed \$15,000.)
- Buildings and Grounds will be reduced from \$12,000 to \$8,000
- Finance Director Wilson will verify the Auditing Services to confirm the \$9,800 amount

- A revenue adjustment brought in an additional \$12,700 in Loan Principal Repayment
- The Tony's Building Electric was increased to \$4,000

Public Comment

Mayor Mays stated he felt strongly that we need to calm traffic. One way to do that is to install bulb-outs at each intersection.

Committee Member Miller disagreed; they have not worked on Kelly at E. 10th or E. 11th Streets.

Budget Officer Harris stated the Public Works department had prepared a 30 year Draft ADA Transition Plan. Assistant to the City Manager Matthew Klebes stated it was a 30 year plan of over \$8,000,000; the downtown business area was estimated at \$530,000.

Chair Grossman stated a recommendation on the finalized budget would be presented May 21, 2019.

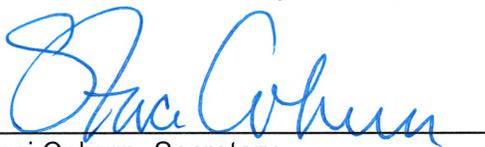
APPROVAL OF BUDGET

Board Member Barcott moved to recommend the proposed budget as amended to the Agency Board; Board Member Long-Curtiss seconded the motion. The motion passed 8/0; Baker, Barcott, Coburn, Grossman, Kabakov, Long-Curtiss, Miller and Surber in favor, none opposed, Delaney, Fredrick, Herriges, Howard, Kramer, and McGlothlin absent.

ADJOURNMENT

Chair Grossman adjourned the meeting at 6:52 p.m.

Respectfully Submitted
Paula Webb, Community Development Secretary



Staci Coburn, Secretary

Columbia Gateway Urban Renewal Agency Budget Committee FY2019-20

BUDGET COMMITTEE/AGENCY BOARD MEETING
APRIL 16, 2019

URBAN RENEWAL AGENCY – FY2019-20



URBAN RENEWAL AGENCY – FY2019-20

JANUARY 2018 – MARCH 2019 ACTIVITIES

PUBLIC/PRIVATE PARTNERSHIPS

GBHD, LLC (COMMODORE II PARKING LOT)

ENA

CONFIDENTIALITY AGREEMENT

ECON/FISCAL IMPACT ANALYSIS

TOKOLA PROPERTIES (TONY'S BLDG)

DDA

BOLI DETERMINATION/APPEALS

CARPENTER/MCQUADE (RECREATION BLDG)

DDA

HANLON DEVELOPMENT CO. (523 EAST 3RD ST)

ENA

ZILKA (BLUE BLDG)

DDA

URBAN RENEWAL AGENCY – FY2019-20

JANUARY 2018 – MARCH 2019 ACTIVITIES

ADMINISTRATIVE/FINANCIAL MATTERS

AGENCY BY-LAWS ADOPTION

AGENCY FINANCIALS & BUDGET REVIEW

AINW, LLC CONTRACT (TOKOLA)

ARCHAEOLOGICAL INVESTIGATION

UR RESO NO.18-002 – MINOR AMENDMENT NO. 16

MILL CREEK TRAIL/GREENWAY PROJECT DESCRIPTION REVISION

DECLARATION OF TONY'S BLDG SURPLUS PROPERTY & DISPOSITION

TOKOLA BOLI DETERMINATION APPEALS

RECREATION BLDG DEMOLITION COST ESTIMATE

URBAN RENEWAL AGENCY – FY2019-20

JANUARY 2018 – MARCH 2019 ACTIVITIES

PRESENTATIONS

- TRANSIT PLANNING & OPERATIONS IN THE DALLES
KATHY FITZPATRICK, MCEDD MOBILITY MANAGER
- A COMMUNITY VISION FOR DOWNTOWN THE DALLES
JULIE FISCHER, COGITO PARTNERS
- GRANADA THEATRE RENNOVATION UPDATE
CHUCK GOMEZ, CO-OWNER
- NATIONAL NEON SIGN MUSEUM
DAVID BENKO, OWNER
- REDEVELOPMENT PROPOSAL – 523 EAST 3RD STREET
MARY HANLON, HANLON DEVELOPMENT CO.
- THE DALLES MAIN STREET BRANDING
LUISE LANGHEINRICH., PRESIDENT MAIN STREET

URBAN RENEWAL AGENCY – FY2019-20

JANUARY 2018 – MARCH 2019 ACTIVITIES

AGENCY/CITY MATTERS

- DOWNTOWN BROWNFIELD GRANT/SURVEY
INFORMATION & INTENT OF SURVEY
- 2005 DOWNTOWN PARKING PLAN
DISCUSSION OF 2005 PLAN & 2017 ADV COM REVIEW
- DOWNTOWN VISIONING EXERCISE & STRATEGIC PLAN
INFORMATION
- WALDRON DRUG/GITCHELL BLDG
RELOCATION & DISPOSITION DISCUSSION
- FIRST STREET/RIVERFRONT CONNECTION PROJECT
UPDATED COST ESTIMATES
PROJECT AMENDMENTS
CITY COUNCIL RECOMMENDATIONS

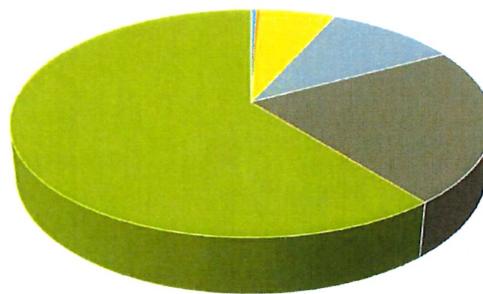
URBAN RENEWAL AGENCY – FY2019-20

Project Financing Summary (as of April 2019)

Summary Statistics	
Urban Renewal Expenditures	\$19,300,845
City Contributions	\$364,000
Property Owner/Developer Contributions	\$53,195,503
Federal Grants	\$9,188,000
State Grants	\$5,196,949
Local Grants	\$315,000
Total	\$87,560,297

URBAN RENEWAL AGENCY – FY2019-20

Funding Sources for Urban Renewal Projects



■ City Contributions
 ■ Local Grants
 ■ State Grants - 6%
 ■ Federal Grants - 10%
 ■ URA Expenditures - 22%
 ■ Private Expenditures - 61%

URBAN RENEWAL AGENCY – FY2019-20

FISCAL YEAR 2019-2020 DEBT SERVICE (FUND 210)

REVENUES

- BEGINNING BALANCE - \$801,588
- PROPERTY TAX – CREDIT - \$796,288
- INTEREST REVENUES - \$5,000
- TOTAL REVENUES - \$1,602,876

EXPENDITURES

- LOAN PRINCIPAL - \$510,000
- LOAN INTEREST - \$291,288
- RESERVE FUTURE DEBT - \$801,588
- TOTAL EXPENDITURES - \$1,602,876

URBAN RENEWAL AGENCY – FY2019-20

FISCAL YEAR 2019-2020 ANTICIPATED REVENUES (FUND 200)

BEGINNING BALANCE - \$2,038,358

PROPERTY TAX

- CURRENT YEAR - \$829,517
- PRIOR YEAR - \$43,000

MISC REVENUES

- INTEREST - \$41,233
- UNSEGREGATED TAX INTEREST - \$5,100
- MISC OTHER - \$10

LOAN PRINCIPAL REPAYMENT - \$140,222

LOAN INTEREST REPAYMENT - \$22,939

TOTAL REVENUES - \$3,110,379

URBAN RENEWAL AGENCY – FY2019-20

FISCAL YEAR 2019-2020 PROPOSED EXPENDITURES (FUND 200)

TOTAL EXPENDITURES - \$3,110,379
TOTAL MATERIALS & SERVICES - \$390,881
TOTAL CAPITAL OUTLAY - \$2,719,498

ADMINISTRATIVE

CONTRACTUAL SERVICES - \$4,350
CONTRACT ADMIN SERVICES - \$65,000
AUDITING SERVICES - \$9,800
PROPERTY TAXES - \$2,028
MISC EXPENSES - \$5,120

URBAN RENEWAL AGENCY – FY2019-20

FISCAL YEAR 2019-2020 PROPOSED EXPENDITURES (FUND 200)

URBAN RENEWAL CONSULTANTS - \$85,000
LEGAL ASSISTANCE
DOWNTOWN VISIONING STUDY – IMPLEMENTATION
URBAN RENEWAL PLAN AMENDMENTS/FINANCIAL REVIEW
DOWNTOWN UTILITY UNDERGROUNDING STUDY

ENGINEERING SERVICES - \$81,900
FIRST STREET/RIVERFRONT CONNECTION PROJECT
MILL CREEK TRAIL

BUILDINGS & GROUNDS - \$12,000
DOWNTOWN STREET TREES MAINTENANCE CONTRACT
MISC REPAIRS/MATERIALS

URBAN RENEWAL AGENCY – FY2019-20

FISCAL YEAR 2019-2020 PROPOSED EXPENDITURES (FUND 200)

PROPERTY REHAB – PREVIOUSLY APPROVED - \$97,170

- CANTON WOK – interest subsidy
- HONALD BLDG – interest subsidy
- GAYER BLDG – interest subsidy

PROPERTY REHAB LOAN & GRANT PROGRAM - \$60,000

- NEW LOANS/GRANTS

OPPORTUNITY DRIVEN PROJECTS - \$2,719,498

- TOKOLA PROPERTIES - \$1,800,000
- HANLON DEVELOPMENT - \$700,000
- FIRST STREET/RIVERFRONT CONNECTION PROJECT - \$200,000

Fiscal Year 2018-2019

PROPOSED BUDGET

for the

**COLUMBIA GATEWAY
URBAN RENEWAL AGENCY**

City of The Dalles, Oregon

Columbia Gateway Urban Renewal Agency

Fiscal Year 2018-2019

PROPOSED BUDGET

Steven Harris, AICP
Urban Renewal Manager
and Urban Renewal Budget Officer

Urban Renewal Budget Committee

Scott Baker	Leon Surber
Steve Kramer	Corliss Marsh
Kathleen Schwartz	Richard Mays
Staci Coburn	Joe Barcott
Taner Elliot	Matt Herriges
Linda Miller	Steven Howard
Darcy Long-Curtiss	
John Fredrick	
Chuck Raleigh	

Department Managers

City Attorney:	Gene Parker
Finance Director:	Angie Wilson

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Columbia Gateway Urban Renewal Agency

Fiscal Year 2018-2019

Financial Resources

The Columbia Gateway Urban Renewal Agency financial resources consist of Beginning Working Capital, Revenues, and Other Financing Sources. The FY 2018-2019 beginning balance of the combined funds is \$2,037,359. Revenues consist of property taxes and interest income, and the combined total is \$1,551,354. Other resources include sale of surplus property (\$20,000), loan principal payments (\$153,066) and loan interest payments (\$24,346).

The property taxes are to be first received in the Debt Service Fund as required by the bond document. If there are revenues from property taxes remaining after debt service requirements have been met, then and only then are the remaining monies received in the Capital Projects Fund. We are anticipating this will happen in the budget for FY 2018-2019.

PROPOSED BUDGET

Overview Summary

Account Description	Capital Projects Fund	Debt Service Fund	FY18/19 Proposed Budget	FY18/19 Approved Budget	FY18/19 Adopted Budget
BEGINNING BALANCE	1,235,771	801,588	2,037,359	-	-
REVENUES	750,816	800,538	1,551,354	-	-
OTHER SOURCES	197,412	-	197,412	-	-
TOTAL RESOURCES	2,183,999	1,602,126	3,786,125	-	-
CAPITAL PROJECTS FUND	2,183,999	-	2,183,999	-	-
DEBT SERVICE FUND	-	1,602,126	1,602,126	-	-
TOTAL EXPENDITURES	2,183,999	1,602,126	3,786,125	-	-
	-	-	-	-	-

**Columbia Gateway Urban Renewal Agency
Fiscal Year 2018-2019**

Agency:	Urban Renewal Agency
Fund:	Capital Projects Fund (200)
Program:	Other (419)

Mission:

By and through the Cooperation Agreement with the City of The Dalles, the primary mission of the Urban Renewal Agency Capital Project Fund is the enhancement of public and private properties, increasing the likelihood of investments in the City, and increasing property values in the District. In many cases, the Urban Renewal monies will be used as matching monies, along with grants and private monies, enhancing property within the Urban Renewal District through the removal of blight. The administration of this program is also expensed in this fund, covering all aspects of money management and planning. In FY12/13 it was determined that the Urban Renewal Agency had committed \$20,223,000 to leverage \$17,879,000 in grants and \$51,335,000 in Private Investment.

Description:

The requirement of the Urban Renewal Agency is the creation of accounting funds being collected and the dispensing of monies covering the operation of the Agency. The Capital Projects fund covers all accounting of revenues and expenses in response to the above requirements. All administrative and capital outlay debt is paid from this fund.

2018-19 Goals, Projects and Highlights

- ✓ Continue the financing of the adopted Plan of the Urban Renewal Agency through the debt instrument (Cooperation Agreement) with the City of The Dalles, the bonded debt service, and the collection of property taxes.
- ✓ Continued funding of administrative and engineering services provided to the Agency by the City of The Dalles.
- ✓ If determination made to proceed with 1st Street/Riverfront Connection Project, proceed with completion of design plans and construction bid package, and preparation of financing plan.
- ✓ Actively market the sale of Agency-owned Recreation and Blue Buildings.
- ✓ Upon approval of Development and Disposition Agreement (DDA) for Tokola Properties, provide assistance with entitlement and construction phases, including financial assistance.
- ✓ Enter into DDA with GBHD, LLC for the development of a downtown hotel.
- ✓ Provide engineering services funding for Phase 1 of Mill Creek Trail project.
- ✓ Undertake a downtown visioning/strategic investment plan.
- ✓ Initiate amendments to urban renewal plan, as needed, following adoption of downtown visioning/strategic investment plan.

2017-18 Accomplishments/Comments

- ✓ Closed out \$300,000 property rehabilitation grant for Civic Auditorium theatre restoration.
- ✓ Approved façade improvement grant applications for Hattenhauer Energy Building, Granada Theatre, Columbia Brewery Building, and Herbring House.
- ✓ Approved demolition loan for Griffith Motors and loan interest subsidy grant for the Honald Building.
- ✓ Entered into DDA with Tokola Properties for the development of a residential/commercial downtown mixed use development.
- ✓ Entered into an Exclusive Negotiating Agreement (ENA) with GBHD, LLC for the development of a downtown hotel.
- ✓ Completed restructuring of installment loan agreement and installment land sales contract with Sunshine Mill (DBA Discover Development, LLC)
- ✓ Amended project description for 1st Street/Riverfront Connection Project to include connection to proposed Phase 1 of Mill Creek Trail, updated estimated project costs and schedule.

Major Issues to be Resolved in the Next 5 Years

- ✓ Redevelopment of the Granada Block properties.
- ✓ Maximize opportunities for grants, partnerships, and matching grants for designed projects.
- ✓ West Gateway Streetscape
- ✓ 3rd Street Downtown Streetscape
- ✓ 3rd Place Streetscape
- ✓ Downtown parking management plan, including possible parking structure
- ✓ Financial plan, including analysis of new bond issuance

**Table I
FY 2018-19 PROJECTS**

BUDGET ITEMS	PROJECTS	AMOUNT
Engineering Services \$157,500	1 st Street/Riverfront Connection PW Engineering Services Mill Creek Trail Phase 1	\$63,000 \$94,500
Property Rehabilitation \$175,775-180,775	Loan Interest Subsidies Dong Xi ¹ Honald Building ² Gayer Building Canton Wok Façade Improvement Grants ³ Hattenhauer Energy Co. Herbring House Granada Theatre New Undetermined Projects	 \$7,200 \$30,000-35,000 \$16,198 \$6,185 \$40,000 \$19,899 \$18,676 \$60,000
Capital Projects \$2,845,000	1 st Street/Riverfront Connection ⁴ Tokola Properties ⁵ GBHD Hotel ⁶	\$45,000 \$1,800,000 \$1,000,000

1. Dong Xi – loan interest subsidy payments average \$600/month, final payment scheduled for 6/2019
2. Honald Building – interest-only construction loans to be converted to conventional financing in FY2018-19
3. Façade Improvement Grants – grants awarded in FY2017-18, projects completion anticipation prior to FY2018-19
4. 1st Street/Riverfront Connection – amount represents estimated local match requirement for ROW & Final P/S phase
5. Tokola Properties – amount represents multi-budget year estimate of URA participation, including property write-down (\$450,000)
6. GBHD Hotel – amount represents multi-budget year estimate of URA participation, including property write-down (\$103,000)

**Columbia Gateway Urban Renewal Agency
Capital Projects Fund
Fiscal Year 2018-2019 Budget**

FY15/16 Actual	FY16/17 Actual	FY17/18 Budget	Account Number	Account Description	FY18/19 Proposed Budget
URBAN RENEWAL AGENCY FUND 200					
REVENUES					
655,222	599,338	1,150,583	200-0000-300.00-00	BEGINNING BALANCE	1,235,771
515,815	628,097	656,459	200-0000-311.10-00	PROPERTY TAX - CURRENT	690,242
79,627	53,671	66,407	200-0000-311.15-00	PROPERTY TAX - PRIOR YEAR	43,687
14	7,018	15	200-0000-311.19-00	UNSEGREGATED TAX INTEREST	2,587
6,762	17,662	6,012	200-0000-361.00-00	INTEREST REVENUES	14,300
-	-	-	200-0000-363.50-00	RENTAL INCOME	-
(127)	844	-	200-0000-369.00-00	OTHER MISC REVENUES	-
25,000	116,969	649,701	200-0000-373.10-00	LOAN PRINCIPAL REPAYMENT	153,066
41,890	36,897	19,729	200-0000-373.20-00	LOAN INTEREST REPAYMENT	24,346
1,890	-	365,000	200-0000-392.00-00	SALE OF SURPLUS PROPERTY	20,000
-	-	-	200-0000-393.10-00	LOAN/BOND PROCEEDS	-
1,326,093	1,460,495	2,913,906	TOTAL REVENUES		2,183,999
EXPENDITURES					
Materials & Services					
215	7,350	3,000	200-6700-000.31-10	CONTRACTUAL SERVICES	3,000
25,585	91,185	85,509	200-6700-000.31-15	CONTRACT ADMIN SERVICES	116,263
4,150	5,130	5,120	200-6700-000.32-10	AUDITING SERVICES	3,728
13,090	12,474	35,000	200-6700-000.32-60	URBAN RENEWAL CONSULT	35,000
8,550	-	152,620	200-6700-000.34-10	ENGINEERING SERVICES	158,900
124,351	62,411	593,185	200-6700-000.39-10	PROPERTY REHABILITATION	153,685
-	-	-	200-6700-000.41-10	WATER / SEWER	-
2,348	3,008	3,000	200-6700-000.41-30	NW NATURAL GAS	-
4,274	7,064	4,500	200-6700-000.41-40	ELECTRIC	4,500
8,283	440	1,000	200-6700-000.43-10	BUILDINGS & GROUNDS	1,000
1,935	1,971	4,000	200-6700-000.46-10	PROPERTY TAXES	2,200
9,972	12,457	13,500	200-6700-000.52-10	PROPERTY/LIABILITY INS	27,405
-	56	200	200-6700-000.53-20	POSTAGE	200
334	997	600	200-6700-000.53-40	LEGAL NOTICES	600
93	-	500	200-6700-000.58-10	TRAVEL, FOOD & LODGING	500
-	-	400	200-6700-000.58-50	TRAINING AND CONFERENCES	400
1,088	1,067	1,500	200-6700-000.58-70	MEMBERSHIPS/DUES/SUBSCRIP	570
198	140	200	200-6700-000.60-10	OFFICE SUPPLIES	200
-	-	100	200-6700-000.64-10	BOOKS/PERIODICALS	100
-	-	-	200-6700-000.69-80	ASSETS < \$5000	-
204,464	205,751	903,934	Total Materials & Services		508,251
Capital Outlay					
423,937	-	-	200-6700-000.71-10	LAND	-
53,368	-	689,904	200-6700-000.75-10	CAPITAL PROJECTS BY CITY	45,000
44,987	273,223	1,320,068	200-6700-000.75-20	CAPITAL PROJECTS BY UR	1,630,748
522,292	273,223	2,009,972	Total Capital Outlay		1,675,748
726,755	478,974	2,913,906	TOTAL EXPENDITURES		2,183,999
599,338	981,521	-	REVENUES LESS EXPENDITURES		-

**Columbia Gateway Urban Renewal Agency
Fiscal Year 2018-2019**

Agency: Urban Renewal Agency
Fund: Debt Service Fund (210)
Program: Debt Service (470)

Mission:

The mission of the Debt Service Fund is to maintain the one-year reserve payment and to continue to make principal and interest payments on the bonded debt.

Description

The requirement of the bond document calls for all property taxes of the Urban Renewal Agency to be received in this fund before any of these financial resources are directed elsewhere. The revenues, along with the working capital amount of this fund, must be present for payment of debt when it is required. All recommended budgets meet this requirement.

2018-2019 Goals, Projects and Highlights

- ✓ A continuation of paying for debt created by bonded debt.

2017-2018 Accomplishments/Comments

- ✓ Debt payments made.

**Debt Service Fund
Fiscal Year 2018-2019 BUDGET**

FY15/16 Actual	FY16/17 Actual	FY17/18 Budget	Account Number	Account Description	FY18/19 Proposed Budget	FY18/19 Approved Budget	FY18/19 Adopted Budget
URBAN RENEWAL DEBT SERVICE FUND 210							
REVENUES							
797,630	801,588	801,588	210-0000-300.00-00	BEGINNING BALANCE	801,588		
802,746	796,588	798,788	210-0000-311.10-00	PROPERTY TAX - CURRENT	795,538		
5,000	5,000	5,000	210-0000-361.00-00	INTEREST REVENUES	5,000		
-			210-0000-393.10-00	LOAN/BOND PROCEEDS	-		-
1,605,376	1,603,176	1,605,376	TOTAL REVENUES		1,602,126	-	-
EXPENDITURES							
Debt Service							
430,000	445,000	465,000	210-6600-000.79-30	LOAN PRINCIPAL	485,000		
373,788	356,587	338,788	210-6600-000.79-40	LOAN INTEREST	315,538		
-	-	801,588	210-6600-000.79-80	RESERVE FOR FUTURE DEBT	801,588		
803,788	801,587	1,605,376	Total Debt Service		1,602,126	-	-
803,788	801,587	1,605,376	TOTAL EXPENDITURES		1,602,126	-	-
801,588	801,589	-	REVENUES LESS EXPENDITURES		-	-	-

Bond Debt Service
Urban Renewal Obligations

Payment Due	Principal	Interest	Annual Debt Svc
12/1/2009		55,875.62	
6/1/2010	185,000.00	218,643.75	
Total FY09/10	185,000.00	274,519.37	459,519.37
12/1/2010		215,868.75	
6/1/2011	370,000.00	215,868.75	
Total FY10/11	370,000.00	431,737.50	801,737.50
12/1/2011		212,168.75	
6/1/2012	380,000.00	212,168.75	
Total FY11/12	380,000.00	424,337.50	804,337.50
12/1/2012		206,468.75	
6/1/2013	390,000.00	206,468.75	
Total FY12/13	390,000.00	412,937.50	802,937.50
12/1/2013		200,618.75	
6/1/2014	400,000.00	200,618.75	
Total FY13/14	400,000.00	401,237.50	801,237.50
12/1/2014		193,118.75	
6/1/2015	415,000.00	193,118.75	
Total FY14/15	415,000.00	386,237.50	801,237.50
12/1/2015		186,893.75	
6/1/2016	430,000.00	186,893.75	
Total FY15/16	430,000.00	373,787.50	803,787.50
12/1/2016		178,293.75	
6/1/2017	445,000.00	178,293.75	
Total FY16/17	445,000.00	356,587.50	801,587.50
12/1/2017		169,393.75	
6/1/2018	465,000.00	169,393.75	
Total FY17/18	465,000.00	338,787.50	803,787.50
12/1/2018		157,768.75	
6/1/2019	485,000.00	157,768.75	
Total FY18/19	485,000.00	315,537.50	800,537.50
12/1/2019		145,643.75	
6/1/2020	510,000.00	145,643.75	
Total FY19/20	510,000.00	291,287.50	801,287.50
12/1/2020		135,443.75	
6/1/2021	535,000.00	135,443.75	
Total FY20/21	535,000.00	270,887.50	805,887.50
12/1/2021		124,868.75	
6/1/2022	550,000.00	124,868.75	
Total FY21/22	550,000.00	249,737.50	799,737.50
12/1/2022		113,868.75	
6/1/2023	575,000.00	113,868.75	
Total FY22/23	575,000.00	227,737.50	802,737.50
12/1/2023		100,212.50	
6/1/2024	600,000.00	100,212.50	
Total FY23/24	600,000.00	200,425.00	800,425.00
12/1/2024		85,962.50	
6/1/2025	630,000.00	85,962.50	
Total FY24/25	630,000.00	171,925.00	801,925.00
12/1/2025		71,000.00	
6/1/2026	660,000.00	71,000.00	
Total FY25/26	660,000.00	142,000.00	802,000.00
12/1/2026		54,500.00	
6/1/2027	695,000.00	54,500.00	
Total FY26/27	695,000.00	109,000.00	804,000.00
12/1/2026		37,125.00	
6/1/2027	725,000.00	37,125.00	
Total FY26/27	725,000.00	74,250.00	799,250.00
12/1/2026		19,000.00	
6/1/2027	760,000.00	19,000.00	
Total FY26/27	760,000.00	38,000.00	798,000.00
Totals	10,205,000.00	5,490,956.87	15,695,956.87

Budget Worksheet

FY15/16 Actual	FY16/17 Actual	FY17/18 Budget	Account Number	Account Description	Line Item Detail	FY18/19 Proposed Budget
				URBAN RENEWAL AGENCY FUND 200		
				REVENUES		
655,222	599,338	1,150,583	200-0000-300.00-00	BEGINNING BALANCE		1,235,771
				Current Year Beginning Balance		
				Current Year Projected Revenue		
				Less Current Year Projected Expenditure		
515,815	628,097	656,459	200-0000-311.10-00	PROPERTY TAX - CURRENT		690,242
				Current Year Taxes Assessed (SAL Report)	1,634,910	
				Less Compression Estimate	(83,831)	
				Sub-TOTAL	1,551,080	
				Add 3% inflation	1,597,613	
				Estimated collections in FY18/19	1,485,780	
				Less amount budgeted in Fund 210	795,538	
79,627	53,671	66,407	200-0000-311.15-00	PROPERTY TAX - PRIOR YEAR		43,687
				Average of prior years		
14	7,018	15	200-0000-311.19-00	UNSEGREGATED TAX INTEREST		2,587
6,762	17,662	6,012	200-0000-361.00-00	INTEREST REVENUES		14,300
				Only receives revenue AFTER all budgeted interest revenue is received in Fund 210.		
-			200-0000-363.50-00	RENTAL INCOME		-
(127)	844		200-0000-369.00-00	OTHER MISC REVENUES		-
25,000	116,969	649,701	200-0000-373.10-00	LOAN PRINCIPAL REPAYMENT		153,066
				Sunshine Mill Prin Loan Pmt	133,066	
				Granada Theatre 3 installment paymnts of 20,000	20,000	
41,890	36,897	19,729	200-0000-373.20-00	LOAN INTEREST REPAYMENT		24,346
				Cook loan on Commodore II - annual interest pmts of \$2,824.45, with principal pmt of \$282,445.10 due in full on or before 12/31/26.	2,824	
				Interest Payment of 5% on Granada Building	1,000	
				SS Mill - 5.25% on \$494,118.28 = \$12,798.86 per month Pay off scheduled 8/15/2021	20,521	
1,890	-	365,000	200-0000-392.00-00	SALE OF SURPLUS PROPERTY		20,000
				Granada Block properties (including the Recreation Bldg & Blue Bldg) Anticipating payments		
-	-	-	200-0000-393.10-00	LOAN/BOND PROCEEDS		-
				As of 04/2015: Any bonds will be issued in Fund 018 as part of the repayment will be with Transient Room Tax Funds.		
1,326,093	1,460,496	2,913,906	TOTAL REVENUES			2,183,999

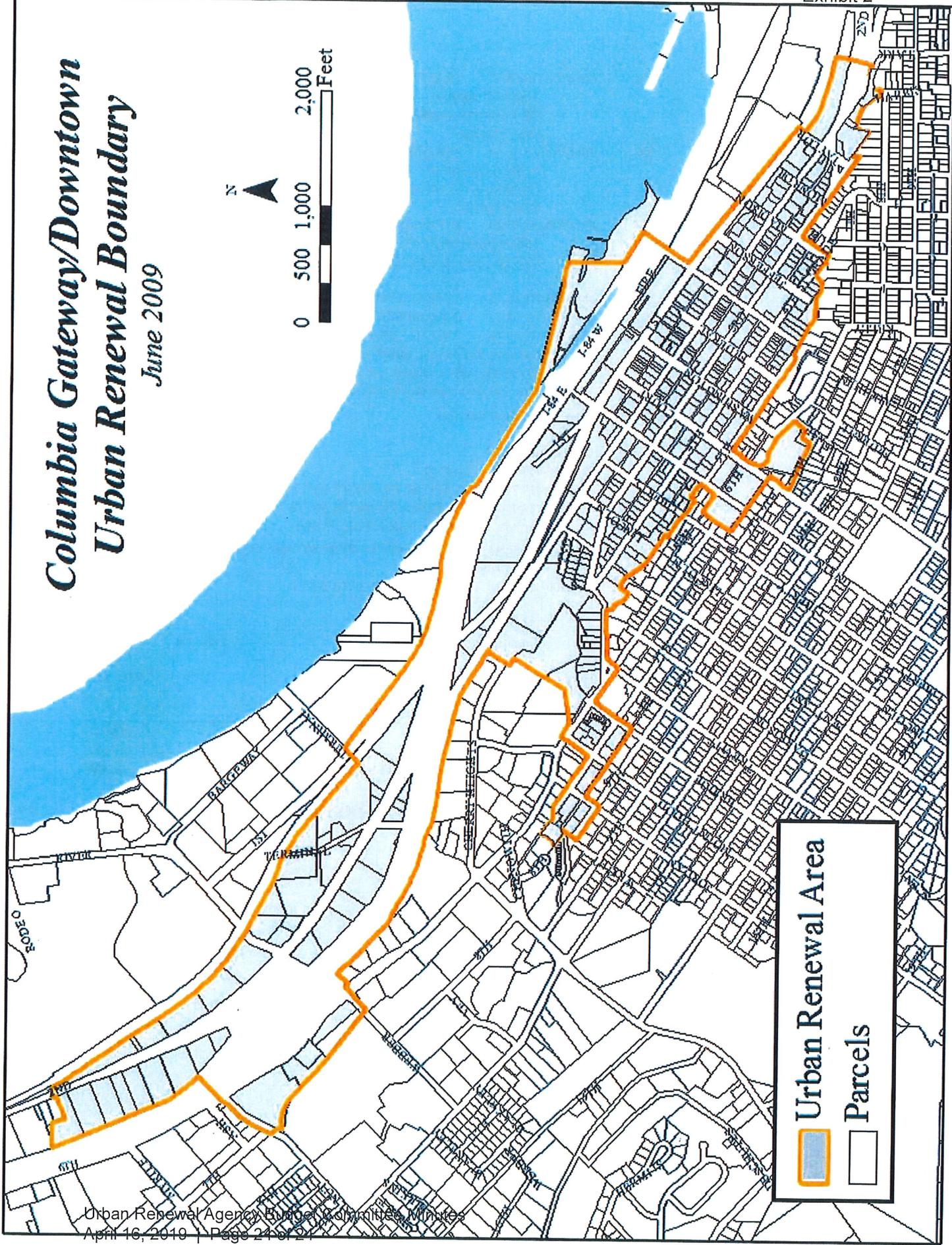
EXPENDITURES					
Materials & Services					
215	7,350	3,000	200-6700-419.31-10	CONTRACTUAL SERVICES	3,000
				1/6 share of GIS Support to Wasco County (See Meeting rental fees (occasional))	
25,585	91,185	85,509	200-6700-419.31-15	CONTRACT ADMIN SERVICES	116,263
				FY18/19 - Wages + Benefits	
				5% City Manager	
				30% Planning Director	
				25% Planning Tech	
				10% Assistant to City Manager	
				10% Planning Secretary	
				8 hrs/month Accountant in training	
				8 hrs/month Accounts Payable	
				8 hrs/month Finance Director	
				10% City Attorney	
				8 hrs/mn Legal Secretary	
4,150	5,130	5,120	200-6700-419.32-10	AUDITING SERVICES	3,728
				Merina & Co extended for two more years	
				FY18/19 & FY19/20 - Est 3% increase per year	3,348
				Add Secretary of State filing fee - \$380	380
13,090	12,474	35,000	200-6700-419.32-60	URBAN RENEWAL CONSULT	35,000
				UR Consultant - \$30,000	30,000
				Legal Consultant - \$5,000	5,000
8,550	-	152,620	200-6700-419.34-10	ENGINEERING SERVICES	158,900
				1/2 PW Engineer's costs for UR projects	
				1. 1st St Construction Service - \$63,000	63,000
				Mill Crk Trail Phase 1 Engineering - \$95,900	95,900
124,351	62,411	593,185	200-6700-000.39-10	PROPERTY REHABILITATION	153,685
				Dong Xi, LLC	7,200
				Honald Bldg_ loan % still in progress no set amount until project complete. Estimated amount	35,000
				Civic-Engineering Grant 2013	29,102
				New Undetermined Projects	60,000
				Gayer Building	16,198
				Canton Wok	6,185
-		-	200-6700-419.41-10	WATER / SEWER	-
2,348	3,008	3,000	200-6700-419.41-30	NW NATURAL GAS	-
				Currently no buildings with Gas	
4,274	7,064	4,500	200-6700-419.41-40	ELECTRIC	4,500
				Tony's, Rec Building, Blue Building	4,500
8,283	440	1,000	200-6700-419.43-10	BUILDINGS & GROUNDS	1,000
				Misc Repairs on Buildings	1,000
1,935	1,971	4,000	200-6700-419.46-10	PROPERTY TAXES	2,200
				Commodore II Parking, other leased URA properties; est 3% increase in FY18/19	
9,972	12,457	13,500	200-6700-419.52-10	PROPERTY/LIABILITY INS	27,405
				Sunshine Mill & Warehouse	
				Loan on Commodore II Building	
-	56	200	200-6700-419.53-20	POSTAGE	200
334	997	600	200-6700-419.53-40	LEGAL NOTICES	600
-			200-6700-419.53-60	PUBLIC EDUCATION	

93		500	200-6700-419.58-10	TRAVEL, FOOD & LODGING		500
				AORA Conferences		
				OR Downtown Development Assn meetings		
				Other Meetings	500	
-		400	200-6700-419.58-50	TRAINING AND CONFERENCES		400
				AORA Conferences		
				OR Downtown Development Assn meetings		
				Other Meetings	400	
1,088	1,067	1,500	200-6700-419.58-70	MEMBERSHIPS/DUES/SUBSCRIP		570
				AORA membership/OEDA Membership	250	
				DAS Fin. Serv. & Ethics Commission Fees	320	
198	140	200	200-6700-419.60-10	OFFICE SUPPLIES		200
-		100	200-6700-419.64-10	BOOKS/PERIODICALS		100
-			200-6700-419.69-80	ASSETS < \$5000		-
				For items that do NOT qualify as fixed assets (computers, office furniture, etc.). Fixed assets are items that cost more than \$5,000 & have a life of		
204,464	205,750	903,934	Total Materials & Services			508,251
			Capital Outlay			
423,937		-	200-6700-419.71-10	LAND		-
53,368		689,904	200-6700-419.75-10	CAPITAL PROJECTS BY CITY		45,000
				For funds to be transferred to the City for UR projects to be done in Fund 018 (Spcl Grants	45,000	
				To cover additional construction design and rights away acquisition For First Street		
44,987	273,223	1,320,068	200-6700-419.75-20	CAPITAL PROJECTS BY UR		1,630,748
				Opportunity Driven Projects	1,630,748	
522,292	273,223	2,009,972	Total Capital Outlay			1,675,748
726,755	478,973	2,913,906	TOTAL EXPENDITURES			2,183,999
599,338	981,523	-	REVENUES LESS EXPENDITURES			(0)

SPACE RESERVED FOR ADOPTING RESOLUTION

Columbia Gateway/Downtown Urban Renewal Boundary

June 2009



	Urban Renewal Area
	Parcels