



Columbia Gateway Urban Renewal Agency

Adopted Budget

Fiscal Year 2023-2024



Fiscal Year 2023-2024

ADOPTED BUDGET

for the

COLUMBIA GATEWAY
URBAN RENEWAL AGENCY

City of The Dalles, Oregon

Columbia Gateway Urban Renewal Agency

Fiscal Year 2023-2024

ADOPTED BUDGET

Joshua Chandler
Urban Renewal Manager
and
Urban Renewal Budget Officer

Urban Renewal Agency

Staci Coburn	Ellen Potter
David Peters	Scott Hege
Darcy Long	Tim McGlothlin
Dan Richardson	Shannon Saldivar

Urban Renewal Budget Committee

Leon Surber	Benjamin Wring
Sandy Haechrel	Doug Nelson
Forust Ercole	Dean Myerson
Joe Barcott	Deborah Ferrer
Leanne Lewis	

Department Managers

City Attorney	Jonathan Kara
Finance Director	Angie Wilson



Urban Renewal Budget Committee,

The Columbia Gateway Urban Renewal Agency (“Agency”) is set to retire in 2029, closing the chapter on a nearly 40-year program. These last few years will be exciting. It is imperative we focus our efforts to capitalize on our mission to remove blight and depreciating property values with the enhancement of Area properties, and increasing the likelihood of investments in the City.

In FY 23/24, the **Economic Development Officer** position was created within the Community Development Department and will provide additional assistance to the Agency. This new position will be instrumental in further aligning the goals of the Agency and the City’s overall economic development strategy, taking part in the management and administration of many large projects in the Urban Renewal Area (“Area”). Some of these projects include:

Urban Renewal Incentive Program. This new grant program was created to provide funding for building and property owners seeking to improve and develop properties within the Area, and replaces all previously established Urban Renewal programs for efficiency. Multiple projects of varying scale are being considered in the Area; Staff has budgeted for these accordingly.

Recreation Building. This next year will see the completion of the third and final storefront of the Recreation Building development at 213 E. Second Street. Over the past five years, the developers have transformed the former bowling alley into three standalone businesses, including a unique indoor/outdoor music venue. Following redevelopment, the Agency will transfer the land to the developers and place another improved property back on the tax rolls.

Tony’s Building. After an extended period of research and preparation, the Tony’s Building at 401-407 E. Second Street is scheduled for demolition next fiscal year. Following demolition, the site will require archeological review and undertake associated mitigation. At the completion of this project, Agency Staff will begin a public/private process to offer the vacant site for redevelopment.

First Street Project. In FY 22/23, the City mutually terminated a 15 year-old agreement with ODOT to oversee the construction of rebuilding First Street from Union to Madison Streets, and entered into a new agreement with KPFF Consulting Engineers. This new contact will consist of finalizing all engineering design and construction documents for construction with an effective start date of March 1, 2023.

Following is the adopted budget for the Agency for the 2023-2024 Fiscal Year. The adopted budget is balanced, as required by state law.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Joshua Chandler'. The signature is fluid and cursive, written in a professional style.

Joshua Chandler
Urban Renewal Manager / Urban Renewal Budget Officer

Columbia Gateway Urban Renewal Agency

Fiscal Year 2023-2024

Financial Resources

The Columbia Gateway Urban Renewal Agency financial resources consist of Beginning Working Capital, Revenues, and Other Financing Sources. The FY 2023-2024 beginning balance of the combined funds is \$5,416,605. Revenues consist of property taxes and interest income, and the combined total is \$1,716,898. Other resources include loan principal payments (\$25,000) and loan interest payments (\$2,824).

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 2023-2024.

ADOPTED BUDGET

Overview Summary

Account Description:	Capital Projects Fund	Debt Service Fund	FY23/24 Proposed Budget	FY23/24 Approved Budget	FY23/24 Adopted Budget
BEGINNING BALANCE	4,613,867	802,738	5,416,605	5,416,605	5,416,605
REVENUES	917,276	799,612	1,716,898	1,716,888	1,716,888
OTHER SOURCES	27,834	-	27,824	27,834	27,834
TOTAL RESOURCES	5,558,977	1,602,350	7,161,327	7,161,327	7,161,327
CAPITAL PROJECTS FUND	5,558,977	-	5,558,977	5,558,977	5,558,977
DEBT SERVICE FUND	-	1,602,350	1,602,350	1,602,350	1,602,350
TOTAL EXPENDITURES	5,558,977	1,602,350	7,161,327	7,161,327	7,161,327
	-	-	-	-	-

URBAN RENEWAL AGENCY

MISSION

The Mission of the Urban Renewal Agency is to eliminate blight and depreciating property values within the Agency’s jurisdiction and in the process, attract aesthetically pleasing, job producing private investments that will stabilize or increase property values and protect the Area’s historic places and values.

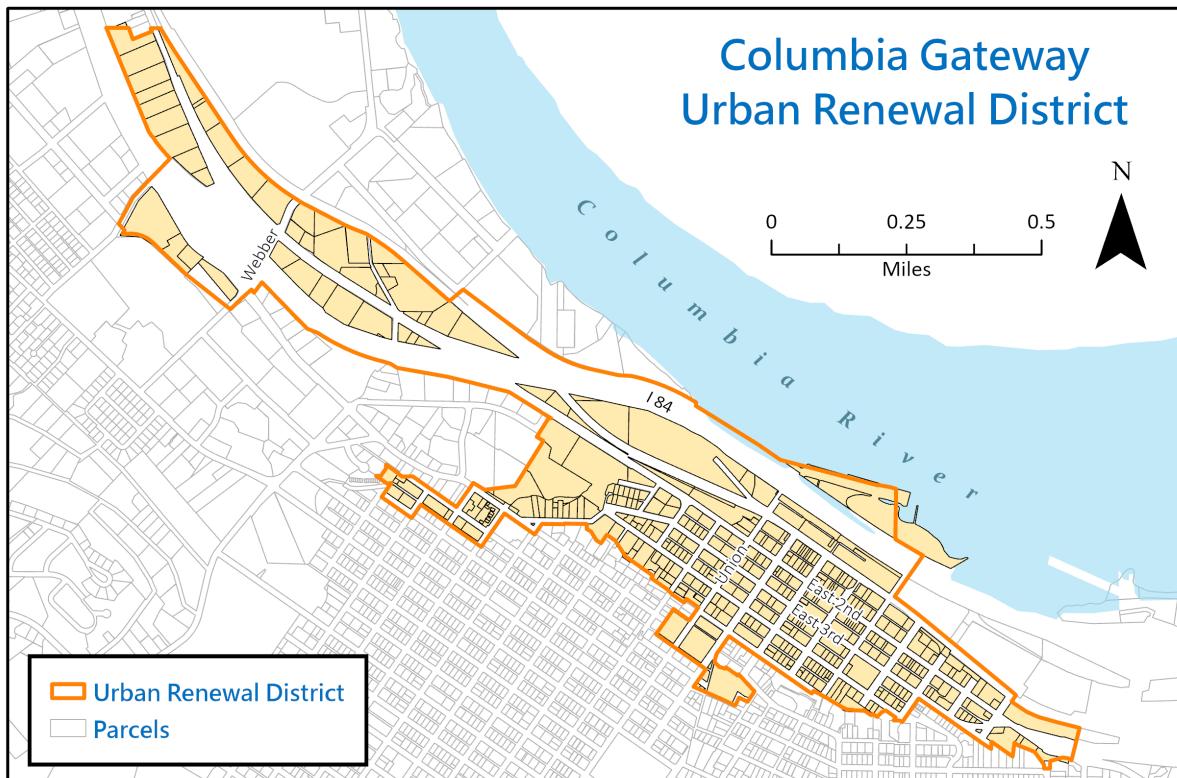
DESCRIPTION

Urban Renewal is a financing program authorized under Oregon Revised Statute 457 that allows for the use of property tax to facilitate economic growth in designated areas. This financing mechanism is implemented locally and works by dedicating future property tax growth to pay for redevelopment projects. Redevelopment projects generate new taxable value that otherwise would not have existed without public investment, creating revenue streams to repay the original project debt. The new taxable value is released to the general tax rolls benefiting all taxing entities after the urban renewal district debt is retired.

Locally, the Columbia Gateway Urban Renewal Agency (“Agency”) administers the statutory tax increment revenues for funding the goals and objectives of the Columbia Gateway/Downtown Urban Renewal Plan (“Plan”) through designated projects and programs within the Urban Renewal Plan Area (“Area”). The Plan was adopted on August 23, 1990 (Ordinance No. 90-113) and includes fourteen goals and objectives, which provide the overall guidance in developing and implementing an urban renewal program. The Plan is intended to improve land uses, traffic flow, off-street parking, pedestrian amenities and other public improvements in the Area, and further the objectives of the City’s Comprehensive Land Use Plan, including the objectives of Goal 9 Economic Development.

The Agency Board (“Board”) is composed of nine members. The Board consists of three City Councilors, two citizens, and one member from each of the governing boards: Mid-Columbia Fire and Rescue, North Wasco County Parks & Recreation, Port of The Dalles, and Wasco County. The Community Development Director is the Manager of the Agency, with the Economic Development Officer providing direct support for the program.

The Area, as amended, consists of 318 acres within the City of The Dalles, Oregon. The Area was established in 1990, amended in 1993 to reduce its size, and amended further in 1998, also to reduce its size. A substantial amendment of the Plan was adopted in 2009 to increase the size of the Area and the maximum indebtedness allowed under the Plan.



FUNDS

The Agency has two separate funds: the *Urban Renewal Debt Service Fund*, which accounts for tax increment revenue and repayment of debt obligations issued to fund Agency projects, and the *Urban Renewal Capital Projects Fund*, which accounts for administration and project implementation.

The Agency contracts with the City to provide staff to administer programs and required materials and services. In addition, the Agency at times contracts with outside experts, including financial consultants, engineers, and an attorney specializing in urban renewal law. Total contract costs for these functions are budgeted to be \$180,330 in the Capital Projects Fund.

Total debt obligations outstanding for the Agency as of July 1, 2023 are approximately \$4,070,000. This is the remaining balance of a \$10,205,000 Bond that was issued in 2009 by the City and Agency. If paid in accordance with the debt payment schedule as issued, the outstanding debt will be paid in full on June 30, 2029.

Debt service payments totaling \$800,425 for FY2023-2024 are budgeted in the **Debt Services Fund**.

PROGRAMS

Incentive Program. The new Urban Renewal Incentive Program launched in August 2022 to provide funding for building and property owners seeking to improve and develop properties within the Area. To date, over \$125,000 has been awarded for various capital improvements in the Area. This new program will replace previously established Urban Renewal programs for

efficiency, including the Property Rehabilitation Grant. Multiple eligible projects of varying scale are being considered in the Area; \$2,583,382 is budgeted for this program.

Property Rehabilitation Grant. The remaining \$15,500 represents previously approved interest loan subsidy awards for the Gayer Building, 300 E. Second Street.

PROJECTS

First Street Project. In 2008, the Agency was awarded a \$1.62M federal grant for the Downtown Riverfront Connection Project, which included rebuilding First Street from Union to Madison Streets, adding upgraded sidewalks, ADA ramps, new water/sewer/storm water lines, asphalt and street furniture. This project was administered by the Oregon Department of Transportation (“ODOT”), with project design provided by KPFF Consulting Engineers and has experienced many modifications and setbacks during that time. In 2022, the City and ODOT mutually agreed to terminate the partnership, as well as discontinuing federal grant funding awarded for the project. This termination resulted in a cost savings of approximately \$940,000, excluding project construction costs. ODOT’s Statewide Program and Funding Services approved an Exception of Repayment Request, which removed the City’s requirement to repay previously expended grant funding, a total of \$320,000.

In 2023, the City entered into a new Engineering Services Agreement for the “First Street Project” with a revised scope, which included previous incomplete tasks outlined in the original contract, assumes responsibilities of all previous ODOT tasks, as well as new tasks not outlined in the previous scope. This new contact assumes a 24-month schedule with an effective start date of March 1, 2023. Proposed funds include a transfer of \$500,000 from UR Capital Projects Fund 200 to Fund 018 to enhance existing funds for this project.

Tony’s Building. In 2021, the Board directed staff to initiate the demolition and hazardous material abatement of an Agency-owned building at 401-407 E. Second Street, known locally as the “Tony’s Building”, to make way for a development-ready site in downtown. Redevelopment of this site will create space for new housing units and retail, restaurants, or offices on the ground floor along Second and Federal Streets. After failing to secure grant funding through the Oregon Brownfield Cleanup Fund for asbestos remediation during building demolition, the Tony’s Building is scheduled for demolition next fiscal year. The overall cost for demolition and abatement is \$750,000.

Mill Creek Greenway Trail. In FY 2020-2021, the Board committed to provide up to \$300,000 in match funds to support a Northern Wasco Parks and Recreation District grant from ODOT to build the Mill Creek Greenway Trail between Second and Sixth Streets. The District was awarded the trail construction grant. The project is expected to span multiple years. The match funds are proposed to remain in the Agency budget until they can be expended, concurrent with construction.

Opportunity Driven Projects. A total of \$1,033,382 is budgeted and available to fund future high priority projects identified by the Agency.

GOALS AND FOCUS FY 2024

- Continue financing the adopted Plan through the debt instrument (Cooperation Agreement) with the City, the bonded debt service, and the collection of property taxes.
- Continue funding administrative and technical services provided to the Agency by the City.
- Fund and provide input into the engineering services agreement of the First Street Project.
- Fund the demolition and hazardous material abatement of the “Tony’s Building.” Following demolition, staff will begin a public/private process to offer the vacant site for redevelopment.
- Continue to promote the newly adopted Urban Renewal Incentive Program to developers who need financial support for redeveloping blighted and underused properties in the Urban Renewal District.
- Sell the third and final Agency-owned storefront of the original “Recreation Building”, located at 213 E. Second Street to developers, following completion of the proposed indoor/outdoor venue storefront concept.
- Collect payments and track progress on outstanding loans for the Gayer Building and Commodore II Building.

ACCOMPLISHMENTS IN FY 2023

- Oversaw the adoption of the Urban Renewal Incentive Program.
- Reorganized the direction of the First Street Project, by mutually terminating a previous agreement with ODOT and entering into a new agreement solely with KPFF, saving the Agency time and money.
- Budgeted and reserved up to \$300,000 of matching funds toward a North Wasco Parks and Recreation-sponsored State grant application for design and construction of the Mill Creek Greenway Trail.

MAJOR ISSUES TO BE RESOLVED IN THE NEXT 5 YEARS

- Complete strategic planning to help guide future investments, projects, and activities of the Agency through its projected closure in 2029.
- Promote redevelopment by awarding grants and/or loans for redevelopment that will raise property values, remove blight, and improve prosperity within the Area.
- Prioritize completion of final capital projects for the Agency.
- Maximize leveraging opportunities for grants and partnerships to meet Plan goals.
- Complete the First Street Project.



TABLE I

FY 2023-24 PROGRAMS/PROJECTS

BUDGET ITEMS	PROJECTS	AMOUNT
Property Rehabilitation		\$2,765,000
	➤ New Undetermined projects	\$ 2,750,000
	➤ Loan Interest Subsidies: Gayer Building	\$ 15,500
Capital Projects		\$1,550,000
	➤ First Street Project	\$ 500,000
	➤ Tony's Building: Potential Capital Expenses	\$ 750,000
	➤ Mill Creek Greenway (Grant Match: ODOT/ North Wasco Parks & Recreation)	\$ 300,000

URBAN RENEWAL AGENCY

ADOPTED BUDGET

		FY20/21	FY21/22	FY22/23	FY23/24	FY23/24	FY23/24
	Account Number	Actual	Actual	Budget	Proposed Budget	Approved Budget	Adopted Budget
REVENUES:							
BEGINNING BALANCE	200-0000-300.00-00	3,508,990	4,060,424	4,536,614	4,613,867	4,613,867	4,613,867
PROPERTY TAX - CURRENT	200-0000-311.10-00	739,649	743,893	749,738	855,476	855,476	855,476
PROPERTY TAX - PRIOR YEAR	200-0000-311.15-00	13,910	42,884	40,000	30,000	30,000	30,000
UNSEGREGATED TAX INTEREST	200-0000-311.19-00	1,597	5,617	1,280	2,800	2,800	2,800
INTEREST REVENUES	200-0000-361.00-00	33,343	26,584	21,000	29,000	29,000	29,000
RENTAL INCOME	200-0000-363.50-00	(25)	50,701	10	10	10	10
OTHER MISC REVENUES	200-0000-369.00-00	2,794	17,937	28,000	25,000	25,000	25,000
LOAN PRINCIPAL REPAYMENT	200-0000-373.10-00	9,150	6,182	8,824	2,824	2,824	2,824
TOTAL REVENUES		4,309,408	4,954,224	5,385,466	5,558,977	5,558,977	5,558,977
EXPENDITURES:							
MATERIALS AND SERVICES:							
CONTRACTUAL SERVICES	200-6700-000.31-10	20,190	15,903	17,150	3,450	3,450	3,450
CONTRACT ADMIN SERVICES	200-6700-000.31-15	104,724	110,793	120,000	120,000	120,000	120,000
AUDITING SERVICES	200-6700-000.32-10	6,160	4,000	5,900	4,880	4,880	4,880
URBAN RENEWAL CONSULT	200-6700-000.32-60	36,671	60,132	126,000	52,000	52,000	52,000
PROPERTY REHABILITATION	200-6700-000.39-10	63,668	42,001	2,062,000	2,765,500	2,765,500	2,765,500
ELECTRIC	200-6700-000.41-40	2,667	6,285	2,700	2,000	2,000	2,000
BUILDINGS & GROUNDS	200-6700-000.43-10	4,785	-	5,000	20,000	20,000	20,000
PROPERTY TAXES	200-6700-000.46-10	1,941	1,886	2,060	2,100	2,100	2,100
PROPERTY/LIABILITY INS	200-6700-000.52-10	5,878	2,709	6,000	1,600	1,600	1,600
POSTAGE	200-6700-000.53-20	41	-	200	200	200	200
LEGAL NOTICES	200-6700-000.53-40	1,050	763	900	900	900	900
TRAVEL, FOOD & LODGING	200-6700-000.58-10	-	-	750	1,000	1,000	1,000
TRAINING AND CONFERENCES	200-6700-000.58-50	-	-	600	500	500	500
MEMBERSHIPS/DUES/SUBSCRIP	200-6700-000.58-70	939	939	1,200	965	965	965
OFFICE SUPPLIES	200-6700-000.60-10	269	153	400	400	400	400
BOOKS/PERIODICALS	200-6700-000.64-10	-	25	100	100	100	100
TOTAL MATERIALS AND SERVICES		248,983	245,589	2,350,960	2,975,595	2,975,595	2,975,595
CAPITAL OUTLAY:							
CAPITAL PROJECTS BY CITY	200-6700-000.75-10	-	-	2,150,000	800,000	800,000	800,000
CAPITAL PROJECTS BY UR	200-6700-000.75-20	-	-	884,506	1,783,382	1,783,382	1,783,382
TOTAL CAPITAL OUTLAY		-	-	3,034,506	2,583,382	2,583,382	2,583,382
TOTAL EXPENDITURES		248,983	245,589	5,385,466	5,558,977	5,558,977	5,558,977
REVENUES LESS EXPENDITURES		4,060,424	4,708,635	-	-	-	-

URBAN RENEWAL AGENCY

ADOPTED BUDGET WORKSHEET

FY20/21 Actual	FY21/22 Actual	FY22/23 Budget	Account Number	Account Description	Line Item Detail	FY23/24 Adopted Budget
REVENUES:						
3,508,990	4,060,424	4,536,614	200-0000-300.00-00	BEGINNING BALANCE		4,613,867
				Current Year Beginning Balance	4,708,635	
				Current Year Projected Revenue	980,732	
				Less Current Year Projected Expenditure	1,075,500	
				TOTAL	4,613,867	
739,649	743,893	749,738	200-0000-311.10-00	PROPERTY TAX - CURRENT		855,476
				Current Year Taxes Assessed (SAL Report)	1,811,545	
				Less Compression Estimate	(88,830)	
				Sub-TOTAL	1,722,715	
				Add 3% inflation	1,774,396	
				Estimated collections in FY20/21 -.07%	124,208	
				Less amount budgeted in Fund 210	794,712	
13,910	42,884	40,000	200-0000-311.15-00	PROPERTY TAX - PRIOR YEAR		30,000
				Average of prior years		
1,597	5,617	1,280	200-0000-311.19-00	UNSEGREGATED TAX INTEREST		2,800
33,343	26,584	21,000	200-0000-361.00-00	INTEREST REVENUES		29,000
				Only receives revenue AFTER all budgeted interest revenue is received in Fund 210.		
(25)	50,701	10	200-0000-369.00-00	OTHER MISC REVENUES		10
2,794	17,937	28,000	200-0000-373.10-00	LOAN PRINCIPAL REPAYMENT		25,000
				Final Payment for Parcel 3 of Recreation Bldg due January 18, 2023	25,000	
9,150	6,182	8,824	200-0000-373.20-00	LOAN INTEREST REPAYMENT		2,824
				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	
4,309,408	4,954,224	5,385,466	TOTAL REVENUES			5,558,977
EXPENDITURES:						
MATERIALS AND SERVICES:						
20,190	15,903	17,150	200-6700-000.31-10	CONTRACTUAL SERVICES		3,450
				1/6 share of GIS Support to Wasco County \$2,000 (See Planning Budget Worksheets)	2,100	
				ArcGIS	1,350	
104,724	110,793	120,000	200-6700-000.31-15	CONTRACT ADMIN SERVICES		120,000
				FY23/24 - Wages + Benefits for City Staff: CDD Director, City Attorney, EDO, support staff	120,000	
6,160	4,000	5,900	200-6700-000.32-10	AUDITING SERVICES		4,880
				FY21-22 Audit Services out for RFP	4,500	
				Add Secretary of State filing fee - \$380	380	
36,671	60,133	126,000	200-6700-000.32-60	URBAN RENEWAL CONSULT		52,000
				UR Annual Report	2,000	
				Legal Consultant	50,000	
63,668	42,001	2,062,000	200-6700-000.39-10	PROPERTY REHABILITATION		2,765,500
				Gayer Building	15,500	
				New Undetermined Projects	2,750,000	
2,667	6,285	2,700	200-6700-000.41-40	ELECTRIC		2,000
4,785	-	5,000	200-6700-000.43-10	BUILDINGS & GROUNDS		20,000
				Upgrade/maintenance of First Street parking lots	15,000	
				Misc Repair and evaluation on Agency-Owned	5,000	
1,941	1,886	2,060	200-6700-000.46-10	PROPERTY TAXES		2,100
				Commodore II Parking, other leased URA properties; est 3% increase in FY23/24	2,100	
5,878	2,709	6,000	200-6700-000.52-10	PROPERTY/LIABILITY INS		1,600
				Tony's Building	1,600	
41	-	200	200-6700-000.53-20	POSTAGE		200
1,050	763	900	200-6700-000.53-40	LEGAL NOTICES		900
-	-	750	200-6700-000.58-10	TRAVEL, FOOD & LODGING		1,000
				Meetings/Conferences, such as OR Main Street	1,000	
-	-	600	200-6700-000.58-50	TRAINING AND CONFERENCES		500
				Meetings/Conferences, such as OR Main Street	500	
939	939	1,200	200-6700-000.58-70	MEMBERSHIPS/DUES/SUBSCRIP		965
				DAS Fin. Serv. & Ethics Commission Fees	440	
				League of Oregon Cities	525	
269	153	400	200-6700-000.60-10	OFFICE SUPPLIES		400
-	25	100	200-6700-000.64-10	BOOKS/PERIODICALS		100
248,983	245,589	2,350,960	TOTAL MATERIALS AND SERVICES			2,975,595

URBAN RENEWAL AGENCY

ADOPTED BUDGET WORKSHEET

FY20/21 Actual	FY21/22 Actual	FY22/23 Budget	Account Number	Account Description	Line Item Detail	FY23/24 Adopted Budget
CAPITAL OUTLAY:						
-	-	2,150,000	200-6700-000.75-10	CAPITAL PROJECTS BY CITY		800,000
				Fund 18 Transfer for estimated costs: First Street Project	500,000	
				Grant match: ODOT/North Wasco Parks and Recreation District Mill		
				Creek Greenway Project	300,000	
-	-	884,506	200-6700-000.75-20	CAPITAL PROJECTS BY UR		1,783,382
				Opportunity Driven Projects	1,033,382	
				Fund 18 Transfer for estimated costs: Tony's Building		
				Demo/Hazardous Material Abatement	750,000	
-	-	3,034,506	TOTAL CAPITAL OUTLAY			2,583,382
248,983	245,589	5,385,466	TOTAL EXPENDITURES			5,558,977
4,060,424	4,708,634	-	REVENUES LESS EXPENDITURES			-

URBAN RENEWAL AGENCY

DEBT SERVICE FUND

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.

2023-2024 Goals, Projects and Highlights

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

2022-2023 Accomplishments/Comments

- Debt payments made.

Debt Service Fund

Fiscal Year 2023-2024 Adopted Budget

Account Number	FY20/21 Actual	FY21/22 Actual	FY22/23 Budget	FY23/24 Proposed Budget	FY23/24 Approved Budget	FY23/24 Adopted Budget
REVENUES:						
BEGINNING BALANCE	210-0000-300.00-00	845,570	805,888	799,738	802,738	802,738
PROPERTY TAX - CURRENT	210-0000-311.10-00	761,406	789,088	800,938	794,712	794,712
INTEREST REVENUES	210-0000-361.00-00	4,800	4,500	4,800	4,900	4,900
TOTAL REVENUES		1,611,776	1,599,476	1,605,476	1,602,350	1,602,350
EXPENDITURES:						
DEBT SERVICE:						
LOAN PRINCIPAL	210-6600-000.79-30	535,000	550,000	575,000	600,000	600,000
LOAN INTEREST	210-6600-000.79-40	270,888	249,738	227,738	200,425	200,425
RESERVE FOR FUTURE DEBT	210-6600-000.79-80	-	-	802,738	801,925	801,925
TOTAL DEBT SERVICE		805,888	799,738	1,605,476	1,602,350	1,602,350
TOTAL EXPENDITURES		805,888	799,738	1,605,476	1,602,350	1,602,350
REVENUES LESS EXPENDITURES		805,888	799,738	-	-	-

URBAN RENEWAL DEBT SERVICE

ADOPTED BUDGET WORKSHEET

FY20/21 Actual	FY21/22 Actual	FY22/23 Budget	Account Number	Account Description	Line Item Detail	FY23/24 Adopted Budget
REVENUES:						
845,570	805,888	799,738	210-0000-300.00-00	BEGINNING BALANCE		802,738
761,406	789,088	800,938	210-0000-311.10-00	PROPERTY TAX - CURRENT		794,712
4,800	4,500	4,800	210-0000-361.00-00	INTEREST REVENUES		4,900
1,611,776	1,599,476	1,605,476	TOTAL REVENUES			1,602,350
EXPENDITURES: DEBT SERVICE:						
535,000	550,000	575,000	200-6700-000.31-10	CONTRACTUAL SERVICES		600,000
270,888	249,738	227,738	200-6700-000.31-15	CONTRACT ADMIN SERVICES		200,425
-	-	802,738	200-6700-000.32-10	AUDITING SERVICES		801,925
<p>Assistance Agreement between the City & UR Agency: "Reserve Requirement" means the lessor of Maximum Annual Debt Service on all Outstanding Bonds or the amount described in the next sentence. If, at the time of issuance of a Series of Bonds, the amounts required to be added to the Reserve Account to make the balance in the Reserve Account equal to the Maximum Annual Debt Service exceeds the Tax Maximum calculated with respect to that Series, then the Reserve Requirement means the Reserve Requirement in effect immediately before the issuance of the Series of bonds (calculated as if that Series of bonds were not Outstanding), plus the Tax Maximum for the Series of Bonds.</p>						
805,888	799,738	1,605,476	TOTAL DEBT SERVICE			1,602,350
805,888	799,738	1,605,476	TOTAL EXPENDITURES			1,602,350
805,888	799,738	-	REVENUES LESS EXPENDITURES			-



TABLE II

FY 2023-24 BOND DEBT SERVICES – URBAN REWENAL OBLIGATIONS

Fiscal Year	UR Share of Principal	UR Share of Interest	Total UR Share of 2009 FFCO	UR Interest Share – 84.4%
FY09/10	185,000	274,519	459,519	387,834
FY10/11	370,000	431,738	801,738	676,667
FY11/12	380,000	424,338	804,338	678,861
FY12/13	390,000	412,938	802,938	677,680
FY13/14	400,000	401,238	801,238	676,245
FY14/15	415,000	386,238	801,238	676,245
FY15/16	430,000	373,788	803,788	678,397
FY16/17	445,000	356,588	801,588	676,540
FY17/18	465,000	338,788	803,788	678,397
FY18/19	485,000	315,538	800,538	675,654
FY19/20	510,000	291,288	801,288	676,287
FY20/21	535,000	270,888	805,888	680,169
FY21/22	550,000	249,738	799,738	674,979
FY22/23	575,000	227,738	802,738	677,511
<i>FY23/24</i>	<i>600,000</i>	<i>200,425</i>	<i>800,425</i>	<i>675,559</i>
FY24/25	630,000	171,925	801,925	676,825
FY25/26	660,000	142,000	802,000	676,888
FY26/27	695,000	109,000	804,000	678,576
FY27/28	725,000	74,250	799,250	674,567
FY28/29	760,000	38,000	798,000	673,512
TOTALS	10,205,000	5,490,963	15,695,963	13,247,393

RESOLUTION NO. 23-002

A RESOLUTION ADOPTING THE FISCAL YEAR 2023-2024 BUDGET FOR THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY, MAKING ALLOCATIONS, AND CERTIFYING A REQUEST FOR MAXIMUM TAX REVENUE TO THE COUNTY ASSESSOR.

WHEREAS, the Urban Renewal Budget Committee, on April 11, 2023, solicited public comment on the proposed budget and approved a balanced budget for FY23/24; and

WHEREAS, in accordance with State Law, the Urban Renewal Agency Board held a Public Hearing on the approved budget on May 16, 2023; and

NOW, THEREFORE, THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD RESOLVES AS FOLLOWS:

Section 1. Adoption of the Budget for FY 23/24

The Board of Directors of the Columbia Gateway Urban Renewal Agency hereby adopts the budget for Fiscal Year 2023-2024 in the total of **\$7,161,327**, now on file in the office of the City Finance Director.

The amounts for the Fiscal Year beginning July 1, 2023, and for the purposes shown below, are hereby appropriated:

Capital Projects Fund (200)	
Columbia Gateway Urban Renewal Operations	\$ 5,558,977
Debt Service Fund (210)	
Debt Service	\$ 1,602,350
Total Appropriations, All Funds	<u>\$ 7,161,327</u>

Section 2. Certifying County Assessor.

The Board of Directors of the Columbia Gateway Urban Renewal Agency resolves to certify to the County Assessor, for the Columbia Gateway Downtown Plan Area, a request for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article XI, of the Oregon Constitution and ORS Chapter 457.

PASSED AND ADOPTED THIS 16TH DAY OF MAY, 2023,

Voting Yes Board Members: Coburn, Hege, McGlothlin, Richardson, Saldivar

Voting No Board Members: None

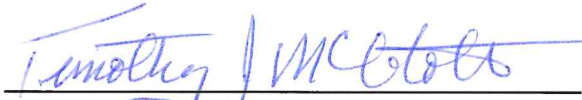
Abstaining Board Members: None

Absent Board Members: Long, Peters, Two Positions Vacant

AND APPROVED BY THE CHAIR OF THE BOARD THIS 16TH DAY OF MAY, 2023.

SIGNED:

ATTEST:



Darcy Long, Chair
by Timothy McGlothlin, Vice Chair



Paula Webb, CDD Secretary

NOTICE OF URBAN RENEWAL BUDGET COMMITTEE MEETING

A public meeting of the Budget Committee of the Columbia Gateway Urban Renewal District, City of The Dalles, Wasco County, State of Oregon, to discuss the budget for the fiscal year July 1, 2023 to June 30, 2024. The meeting will take place on the 11th day of April, 2023, at 5:30 PM. This Budget Committee Meeting will be continued on subsequent evenings at 5:30 PM until the budget is approved by the Budget Committee.

The purpose of the meeting is to receive the Urban Renewal Budget Message and to receive comment from the public on the budget. If you would like to make a written comment, it is due to jchandler@ci.thedalles.or.us by April 1, 2023 by 5:00 p.m. Public comment can be made during the meeting via zoom or in person. <https://us06web.zoom.us/j/82437624527?pwd=YWJkNExiT-jk2LzNZQmpXZ0d-PanMxOT09>

Meeting ID: 824 3762 4527 Passcode: 133053

Dial: 1-669-900-6833 or 1-253-215-8762

This is a public meeting where deliberation of the Budget Committee will take place. A copy of the budget document may be inspected or obtained on or after March 31, 2023, online www.thedalles.org. This notice also appears on the City of The Dalles website at www.thedalles.org

Mar. 29, 2023

#9596

Affidavit of Publication

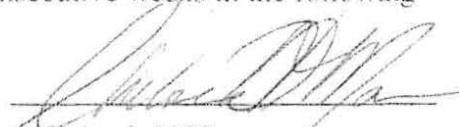
STATE OF OREGON. } SS

County of Wasco

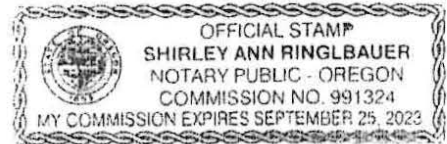
I, Chelsea Marr, being first duly sworn, depose and say that I am the Publisher of the Columbia Gorge News, a newspaper of general circulation, printed and published in Salem, Oregon in the aforesaid state and county of Wasco; that I know from my personal knowledge that the **Notice of Budget Committee Meeting**, a printed copy of which is hereto annexed, was published in the entire issue of said newspaper once in each of one consecutive weeks in the following issues:

March 29, 2023

Subscribed and sworn to before me this 29th day of March 2023



Notary Public for Oregon
My commission expires 9-25-23



Angie Wilson

From: Izetta F. Grossman
Sent: Wednesday, March 29, 2023 9:48 AM
To: Angie Wilson
Subject: RE: Urban Renewal budget book

Angie,

Posted on website as feature on homepage and Facebook, today, March 29, 2023.

The Budget Process for Fiscal Year 2023

The City of The Dalles and Columbia Gateway Urban Renewal District Budget Season has begun.

Documents will be posted here as they become available.

CITY OF THE DALLES	URBAN RENE
City Budget Process Schedule	Budget Proces
	Notice of Urba
Proposed City Budget Fiscal Year 2023-24	Proposed Urba



City of The Dalles - City Hall

Published by Dalles Clerk · 5m



NOTICE OF URBAN RENEWAL
BUDGET COMMITTEE MEETING

A public meeting of the Budget Committee of the Columbia Gateway Urban Renewal District, City of The Dalles, Wasco County, State of Oregon, to discuss the budget for the fiscal year July 1, 2023 to June 30, 2024. The meeting will take place on the 11th day of April, 2023, at 5:30 PM. This Budget Committee Meeting will be continued on subsequent evenings at 5:30 PM until the budget is approved by the Budget Committee.

The purpose of the meeting is to receive the Urban Renewal Budget Message and to receive comment from the public on the budget. If you would like to make a written comment, it is due to jchandler@ci.the-dalles.or.us by April 1, 2023 by 5:00 p.m. Public comment can be made during the meeting via zoom or in person.

<https://us06web.zoom.us/j/82437624527...>

Meeting ID: 824 3762 4527 Passcode: 133053

Dial: 1-669-900-6833 or 1-253-215-8782

This is a public meeting where deliberation of the Budget Committee will take place. A copy of the budget document may be inspected or obtained on or after March 31, 2023, online

https://www.thedalles.org/news_detail_T4_R94.php


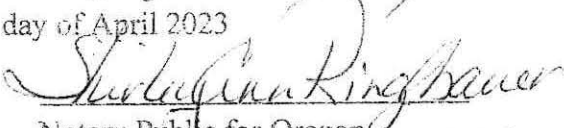
This notice also appears on the City of The Dalles website.

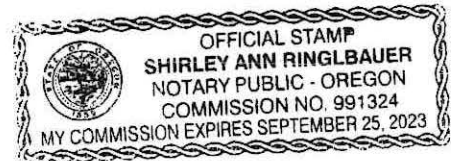
Affidavit of Publication

STATE OF OREGON, { SS
County of Wasco

I, Chelsea Marr, being first duly sworn depose and say that I am the Publisher of the Columbia Gorge News, a newspaper of general circulation, printed and published in Salem, Oregon in the aforesaid state and county of Wasco; that I know from my personal knowledge that the **Notice of Budget Hearing**, a printed copy of which is hereto annexed, was published in the entire issue of said newspaper once in each of one consecutive weeks in the following issues:
April 26, 2023

Subscribed and sworn to before me this 26th day of April 2023



Notary Public for Oregon
My commission expires 9-25-23



A public meeting of the Columbia Gateway Urban Renewal Agency will be held on May 16, 2023 at 5:30 PM in the City Council chambers at City Hall, 313 Court Street, The Dalles, Oregon. If you would like to make a written comment, it is due to jchandler@ci.the-dalles.or.us by May 13, 2023 by 5:00 p.m. Public comment can be made during the meeting via zoom or in person.

Urban Renewal Agency Board – Recurring Meeting
<https://us06web.zoom.us/j/86259459367?pwd=Z0Nnd3E4bXkxQkRkTkJkZDcEJ6QT09>
 Meeting ID: 862 5945 9367 Passcode: 292293
 Dial: 1-669-900-8833 or 1-253-215-8782

The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2023 as approved by the Columbia Gateway Urban Renewal Agency Budget Committee. A summary of the budget is presented below. A copy of the budget may be inspected or obtained on or after April 28, 2023, online www.ci.the-dalles.or.us. This budget is for an annual budget period. This budget was prepared on a basis of accounting that is the same as used the preceding year.

Contact: Angie Wilson, Finance Director Telephone: 541-296-5481 Email: awilson@ci.the-dalles.or.us

FINANCIAL SUMMARY - RESOURCES			
TOTAL OF ALL FUNDS	Actual Amount 2021-2022	Adopted Budget This Year 2022-2023	Approved Budget Next Year 2023-2024
Beginning Fund Balance/Net Working Capital	4,866,312	5,336,352	5,416,605
Federal, State and All Other Grants	0	0	0
Revenue from Bonds and Other Debt	0	0	0
Interfund Transfers	0	0	0
All Other Resources Except Division of Tax & Special Levy	105,905	62,634	61,734
Revenue from Division of Tax	1,581,483	1,591,956	1,682,988
Revenue from Special Levy	0	0	0
Total Resources	6,553,700	6,990,942	7,161,327

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION			
Personnel Services	0	0	0
Materials and Services	245,589	2,350,990	2,975,595
Capital Outlay	0	3,034,506	2,583,382
Debt Service	799,738	1,605,478	1,602,350
Interfund Transfers	0	0	0
Contingency	0	0	0
All Other Expenditures and Requirements	0	0	0
Unappropriated Ending Fund Balance	5,508,373	0	0
Total Requirements	6,553,700	6,990,942	7,161,327

FINANCIAL SUMMARY - REQUIREMENTS BY ORGANIZATIONAL UNIT OR PROGRAM			
Columbia Gateway Urban Renewal Operations	6,553,700	6,990,942	7,161,327
FTE	0	0	0
Total Requirements	6,553,700	6,990,942	7,161,327
Total FTE	0	0	0

STATEMENT OF CHANGES IN ACTIVITIES and SOURCES OF FINANCING

The primary mission of the Columbia Gateway Urban Renewal Agency, through the Cooperation Agreement with the City of The Dalles, is the enhancement of public and private properties increasing the likelihood of investments in the City. Property rehabilitation is accomplished primarily by providing matching monies to enhance property within the Urban Renewal area. Revenues consist of property taxes, interest income, sale of surplus properties, and loan/bond proceeds. Property taxes are first used for debt service requirements. Administrative services, finance and engineering services are purchased from the City of The Dalles. There are no prominent changes in the operations from the prior year. Major projects funded in this budget include the 1st Street/Riverfront Connection, the demolition of the Tony's Building and a grant match for Recreation District Mill Creek Greenway Project.

STATEMENT OF INDEBTEDNESS		
LONG TERM DEBT	Estimated Debt Outstanding July 1, 2023	Estimated Debt Authorized, But Not Incurred on July 1
Other Borrowings	\$4,070,000	\$0
Total	\$4,070,000	\$0

April 26, 2023

#9618