



*Home of the Tualatin River National Wildlife Refuge*

**URA RESOLUTION 2011-012**

**A RESOLUTION ADOPTING THE 2011-12 BUDGET OF THE CITY OF SHERWOOD URBAN RENEWAL AGENCY, MAKING APPROPRIATIONS, IMPOSING AND CATEGORIZING TAXES, AND AUTHORIZING THE AGENCY ADMINISTRATOR TO TAKE SUCH ACTION NECESSARY TO CARRY OUT THE ADOPTED BUDGET**

**WHEREAS**, the Urban Renewal Agency Budget Committee has reviewed and acted on the proposed Urban Renewal Agency budget; and

**WHEREAS**, the Budget Committee has approved and recommended a balanced budget to the Urban Renewal Agency Board of Directors on May 11, 2011; and

**WHEREAS**, in accordance with State law, the Urban Renewal Agency Board of Directors held a public hearing on the budget as approved and recommended by the Budget Committee; and

**WHEREAS**, the Urban Renewal Agency Board of Directors desires to adopt the approved budget and carry out the programs identified in the budget;

**NOW THEREFORE THE URBAN RENEWAL AGENCY OF THE CITY OF SHERWOOD RESOLVES AS FOLLOWS:**

**Section 1: Adoption of the 2011-12 Budget.** The Urban Renewal Agency Board of Directors of the City of Sherwood, Oregon hereby adopts the budget for the City of Sherwood Urban Renewal Agency for fiscal year 2011-12 in the sum of \$11,787,171, now on file at City Hall.

**Section 2: Making Appropriations.** The amounts for the fiscal year beginning July 1, 2011 and for the purposes shown below are hereby appropriated as follows:

	URA Operations Fund	URA Capital Fund
Personal Services	100,982	65,185
Materials and Services	154,569	50,973
Capital Outlay	42,000	3,893,783
Debt Service	2,957,257	0
Contingency	2,938,443	0
<b>Total</b>	<b>6,193,252</b>	<b>4,009,941</b>

**Section 3: Imposing and Categorizing Taxes:** Be it resolved that the Urban Renewal Agency Board of Directors of the City of Sherwood hereby resolves to certify to the county assessor a request for the Urban Renewal District Old Town Plan Area for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX of the Oregon Constitution and ORS Chapter 457.

**Section 4: Effective Date:** This Resolution shall be in effect upon its approval and adoption.

Duly adopted by the Urban Renewal Agency Board of Directors this 7<sup>th</sup> day of June 2011.

  
\_\_\_\_\_  
Keith S. Mays, Board Chair

Attest:

  
\_\_\_\_\_  
Sylvia Murphy, CMC, District Recorder

**City of Sherwood, Oregon Urban Renewal District**

22560 SW Pine Street  
Sherwood, OR 97140

Approved Budget

2011-2012



**Budget Committee**

**Board of Directors**

Board Chair  
Board President  
Board Member  
Board Member  
Board Member  
Board Member  
Board Member

Keith Mays  
Dave Grant  
Bill Butterfield  
Robyn Folsom  
Linda Henderson  
Matt Langer  
Dave Luman

**Citizens**

Chair  
Vice Chair  
Citizen Member  
Citizen Member  
Citizen Member  
Citizen Member  
Citizen Member

Kimberly Rocha-Pearson  
Ivonne Pflaum  
Irene Baker  
Timothy Carkin  
Perry Francis  
Steve Munsterman  
Lynette Waller

District Administrator  
Finance Director/Budget Officer

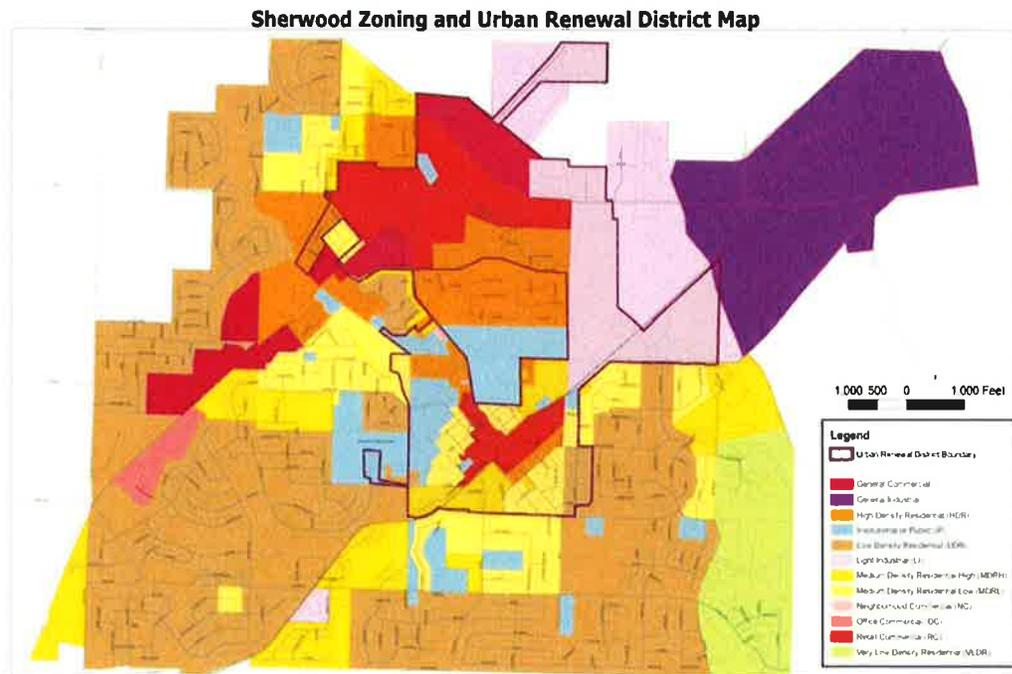
Jim Patterson  
Craig Gibons

**[www.ci.sherwood.or.us](http://www.ci.sherwood.or.us)**

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**Budget Message for FY 2011-12**

The City of Sherwood Urban Renewal Agency (URA) is a legally separate entity from the City. The Sherwood City Council serves as the Board of Directors for the URA and is financially accountable for its operations. In accordance with Oregon budget law, the URA prepares its own budget, and the Board of Directors approves its annual appropriations.

Urban renewal agencies are designed to borrow money and make expenditure for economic and community development projects included in the Urban Renewal Plan. When the Sherwood Urban Renewal Plan was adopted in 2000, property values were frozen. The taxes collected on that frozen value continues to flow to the taxing authorities (City, County, Schools, TVF&R, etc.). The taxes collected on increased property values that occur with NEW development generate incremental tax revenue. This tax increment is then used to repay the URA debt and implement the URA plan.

Urban Renewal Tax Collections are not an additional tax, and do not take revenue away from other taxing districts. Urban Renewal Tax Collections are used to initiate development that would not be financially feasible without infrastructure improvements made possible by urban renewal financing.

**2010-11 Accomplishments**

- Façade Grants totaling \$37,863 for Let's Make Music and Bella Via.
- Oregon Infrastructure Financing Authority Cannery Loan was approved.
- Cannery PUD was approved and construction has commenced.
- The non-profit, Businesses of Old Town Sherwood (BOOTS) was formed and a Resource Assistance for Rural Environments (RARE) intern was in position for 10 months, successfully promoting Old Town through events and marketing.
- Completed two Small Business Workshop series in the fall and spring.

**2011-2012 Goals, Strategies, Values and Activities**

**Goal: *The City of Sherwood will promote responsible Economic Development which benefits the community***

Strategies:

Support existing businesses and recruit additional businesses that provide local family wage jobs.

**Activities**

- Coordinate Cannery Redevelopment
- Promote Sherwood through Business Oregon, Regional Partners, and OEDA involvement
- Promote Oregon Prospector listing of commercial and industrial sites
- Assist with BOOTS efforts in the implementation of the Old Town Marketing Plan
- Strategize with PCC and the Chamber to provide additional business training

**Performance Measures**

- Complete Cannery Project streets, infrastructure, and Plaza construction
- Track number of recruitment proposals
- Track business retention visits
- Track number of properties listed

- Increase in number of businesses in Old Town
- Hold additional Small Business Workshops in the Fall and Spring

Develop the infrastructure and services necessary to support economic development in Sherwood.

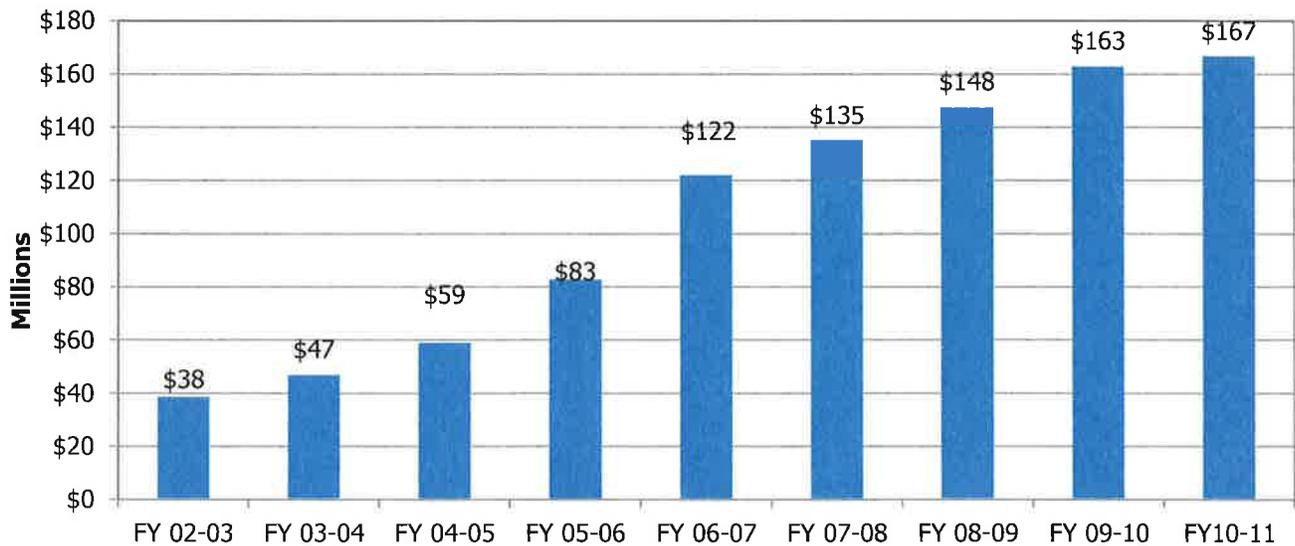
**Activities**

- Implement an infrastructure Financing Plan for the Urban Renewal District
- Develop URA Plan expansion options to include new employment lands

**Performance Measures**

- Financing plan complete
- URA plan options complete and ready for consideration
- Increase in assessed value of properties in the district

**Urban Renewal District Incremental Assessed Value**



**Urban Renewal Operations Budget**

	2008-09 Actual	2009-10 Actual	2010-11 Budget	2010-11 Projected	2011-12 Proposed	2011-12 Approved	2011-12 Adopted
<b>SOURCES</b>							
Beginning fund balance	\$ 1,181,140	\$ 2,792,650	\$ 2,877,087	\$ 1,810,913	\$ 2,865,240	\$ 2,865,240	
Revenue							
Taxes	2,667,057	3,019,360	2,794,616	2,887,500	3,292,012	3,292,012	
Charges for services	-	42,081	-	-	-	-	
Fines, interest and other	365,000	45,825	28,000	36,000	36,000	36,000	
Total revenue	3,032,057	3,107,267	2,822,616	2,923,500	3,328,012	3,328,012	
Other sources							
Issuance of long-term debt	6,065,000	1,000,000	9,000,000	5,500,000	-	-	
Total other sources	6,065,000	1,000,000	9,000,000	5,500,000	-	-	
<b>Total sources</b>	<b>10,278,197</b>	<b>6,899,916</b>	<b>14,699,703</b>	<b>10,234,413</b>	<b>6,193,252</b>	<b>6,193,252</b>	
<b>USES</b>							
Expenditures							
Personal services							
Salaries and wages	96,036	116,886	103,234	124,155	68,496	68,496	
Payroll taxes	8,325	9,866	9,666	10,877	6,002	6,002	
Benefits	31,261	35,828	31,823	38,622	26,484	26,484	
Total personal services	135,621	162,580	144,722	173,654	100,982	100,982	
Materials and services							
Professional & technical	161,203	403,938	305,000	115,000	52,000	52,000	
Facility and equipment	6,114	6,807	-	6,383	6,500	6,500	
Other purchased services	16,327	18,708	18,970	12,552	16,596	16,596	
Supplies	5,152	2,576	3,600	800	-	-	
Community activities	145,000	27,464	121,200	51,200	1,200	1,200	
Other materials & services	104,148	83,347	79,728	84,620	78,273	78,273	
Total materials & services	437,944	542,840	528,498	270,555	154,569	154,569	
Capital outlay							
Land	3,329,000	577,299	350,000	-	-	-	
Infrastructure	1,480,180	2,172,072	9,000,000	5,161,014	42,000	42,000	
Buildings	150,000	-	-	-	-	-	
Total capital outlay	4,959,180	2,749,370	9,350,000	5,161,014	42,000	42,000	
Debt service							
Principal	1,135,166	911,016	940,917	940,917	2,093,342	2,093,342	
Interest	817,636	723,198	823,033	823,033	863,915	863,915	
Total debt service	1,952,802	1,634,213	1,763,950	1,763,950	2,957,257	2,957,257	
Total expenditures	7,485,547	5,089,003	11,787,170	7,369,174	3,254,808	3,254,808	
Other uses							
Ending Fund Balance	2,792,650	1,810,913	-	-	-	-	
Contingency			2,912,533	2,865,240	2,938,443	2,938,443	
<b>Total uses</b>	<b>10,278,197</b>	<b>6,899,916</b>	<b>14,699,703</b>	<b>10,234,413</b>	<b>6,193,252</b>	<b>6,193,252</b>	

In their November/2010 issue, *Forbes* magazine ranked the Portland/Vancouver metro area in the top 10 metropolitan area for business and careers.

**Urban Renewal Capital Projects**

**Sherwood Forest Senior Community:** The Sherwood Urban Renewal Agency purchased property adjacent to the Senior Center in 2009 that will facilitate the extension of Cedar Creek trail and allow for the construction of senior affordable housing. The URA, in partnership with a non-profit will donate the necessary property and pre-development to access a HUD-202 grant for the construction of a 30 unit affordable housing complex for senior citizens. The budgeted expenses are for pre-development costs, and will help in providing the necessary match for the HUD-202 grant proposal.

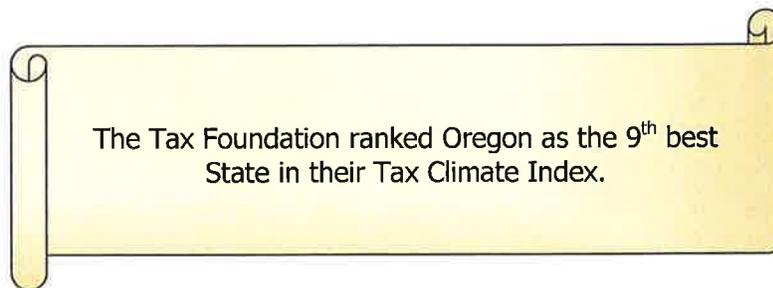
The project, once completed, will be maintained by the non-profit.

**Plaza Development:** One element of the Cannery Square project is construction of the 13,000 square foot plaza approved by the Planning Commission and City Council. The budgeted expenses are projected to cover the remainder of expenses for this project which should be completed by December/2011. Funding has already been accessed through an \$8.5 million loan from the State of Oregon Infrastructure Finance Authority.

Maintenance of the plaza will be performed by the Public Works department.

**Community Center Building Development:** Another element of the Cannery Square project is the redevelopment of the Product Manufacturing building which was once the Portland Cannery Company warehouse. This is the only building remaining of a once major industry in Sherwood. It will be redeveloped into retail and community center space already approved by the City Council. Funding has already been accessed through an \$8.5 million loan from the State of Oregon Infrastructure Finance Authority. The project is expected to be completed by late summer of 2012.

Maintenance of the building and grounds will be performed by the Public Works department.



The Tax Foundation ranked Oregon as the 9<sup>th</sup> best State in their Tax Climate Index.

**Urban Renewal Capital Budget**

	2008-09 Actual	2009-10 Actual	2010-11 Budget	2010-11 Projected	2011-12 Proposed	2011-12 Approved	2011-12 Adopted
<b>SOURCES</b>							
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue							
Intergovernmental	-	-	-	-	42,000	42,000	
Total revenue	-	-	-	-	42,000	42,000	
Other sources							
Issuance of long-term debt	-	-	-	-	3,967,941	3,967,941	
Total other sources	-	-	-	-	3,967,941	3,967,941	
<b>Total sources</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,009,941</b>	<b>4,009,941</b>	
<b>USES</b>							
Expenditures							
Personal services							
Salaries and wages	-	-	-	-	44,544	44,544	
Payroll taxes	-	-	-	-	3,973	3,973	
Benefits	-	-	-	-	16,668	16,668	
Total personal services	-	-	-	-	65,185	65,185	
Materials and services							
Other purchased services	-	-	-	-	456	456	
Other materials & services	-	-	-	-	50,517	50,517	
Total materials & services	-	-	-	-	50,973	50,973	
Capital outlay							
Land	-	-	-	-	350,000	350,000	
Infrastructure	-	-	-	-	3,543,783	3,543,783	
Total capital outlay	-	-	-	-	3,893,783	3,893,783	
Debt service							
Total debt service	-	-	-	-	-	-	
Total expenditures	-	-	-	-	4,009,941	4,009,941	
Other uses							
Ending Fund Balance	-	-	-	-			
Contingency	-	-	-	-	-	-	
<b>Total uses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,009,941</b>	<b>4,009,941</b>	

In FY 2010 statewide collection of tax increment for investment by Urban Renewal Districts was over \$212 million.

**Debt Service Expenditures to Maturity**

**City Loans for Sherwood Urban Renewal Agency Projects**

	<b>2003 Civic Building</b>	<b>2003 OECD</b>	<b>2004 Land Purchase</b>	<b>2005 Old School &amp; Sports Field</b>	<b>2006 Downtown Streets</b>
Original Amount	\$ 2,435,000	\$ 5,845,708	\$ 350,000	\$ 830,000	\$ 1,800,000
Balance at 6/30/11	580,000	4,254,561	105,000	568,000	1,376,005
Payment Source	URA property taxes				
Paying Fund	Urban Renewal Agency				
Year Ending June 30					
2012	305,590	438,486	39,681	80,336	175,396
2013	305,473	435,853	37,809	78,769	175,416
2014	-	437,879	35,983	80,145	175,398
2015	-	434,138	-	80,314	175,396
2016	-	434,738	-	79,334	175,386
2017	-	434,938	-	80,239	175,396
2018	-	434,483	-	80,657	175,395
2019	-	438,353	-	80,487	175,386
2020	-	436,313	-	79,830	175,397
2021	-	438,553	-	-	175,398
2022	-	434,828	-	-	43,849
2023	-	435,496	-	-	-
2024	-	435,234	-	-	-
2025	-	-	-	-	-
2026	-	-	-	-	-
2027	-	-	-	-	-
2028	-	-	-	-	-
2029	-	-	-	-	-
2030	-	-	-	-	-
2031	-	-	-	-	-
2032	-	-	-	-	-
2033	-	-	-	-	-
2034	-	-	-	-	-
2035	-	-	-	-	-
2036	-	-	-	-	-
	<b>\$ 611,063</b>	<b>\$ 5,669,292</b>	<b>\$ 113,473</b>	<b>\$ 720,111</b>	<b>\$ 1,797,813</b>

**Debt Service Expenditures to Maturity**

**City Loans for Sherwood Urban Renewal Agency Projects**

	<b>2006</b>	<b>2010 Streets</b>		<b>Total Debt on</b>
	<b>Downtown</b>	<b>&amp; Cannery</b>	<b>2010 Cannery</b>	<b>behalf of URA</b>
	<b>Streets</b>			
Original Amount	\$ 6,400,000	\$ 7,065,000	\$ 8,500,000	33,225,708
Balance at 6/30/11	5,538,077	6,820,000	1,000,000	20,241,643
			URA property taxes Urban Renewal Agency	
<b>Year Ending June 30</b>				
2012	483,820	554,820	-	2,078,129
2013	485,419	553,345	425,000	2,497,084
2014	481,619	551,360	425,000	2,187,384
2015	482,619	553,865	425,000	2,151,332
2016	483,219	555,605	425,000	2,153,282
2017	483,419	551,580	425,000	2,150,572
2018	483,220	552,045	425,000	2,150,800
2019	482,619	551,745	425,000	2,153,590
2020	481,619	555,680	425,000	2,153,839
2021	484,863	553,595	425,000	2,077,409
2022	482,263	555,768	425,000	1,941,708
2023	484,088	553,563	425,000	1,898,147
2024	485,276	550,660	425,000	1,896,170
2025	480,656	552,060	425,000	1,457,716
2026	485,343	552,530	425,000	1,462,873
2027	484,156	552,070	425,000	1,461,226
2028	-	555,680	425,000	980,680
2029	-	553,128	425,000	978,128
2030	-	554,645	425,000	979,645
2031	-	-	425,000	425,000
2032	-	-	425,000	425,000
2033	-	-	-	0
2034	-	-	-	0
2035	-	-	-	0
2036	-	-	-	-
	<b>\$ 7,734,218</b>	<b>\$ 10,513,744</b>	<b>\$ 8,500,000</b>	<b>\$ 35,659,714</b>

