HOOD RIVER

URBAN RENEWAL AGENCY

2017-18 Adopted Budget

Administered by:

HOOD RIVER

URBAN RENEWAL AGENCY

FY 2016-17 Adopted Budget

Budget Committee

Patricia Gates	Megan Saunders	Hoby Streich
Jack Trumbull	Abby Capovilla	Mark Zanmiller
Pat McAllister	Jody Behr	Susan Johnson
Kelly Emerson	Paul Blackburn	Becky Brun
Kate McBride	Peter Cornelison	Jon Davies

Budget Officer / Urban Renewal Administrator - Steve Wheeler
Finance Dir. / Asst. City Manager, City of Hood River – Will Norris

Administered by:
City of Hood River
211 2nd Street
Hood River, Oregon
97031
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Hood River Urban Renewal Agency
2017-18 Adopted Budget
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FY2017-18 Budget Calendar

Wednesday, April 19th	URA & City (joint) Budget Committee Workshop Fire Station Community Rm. 1785 Meyer Pkwy, Hood River, OR 97031
Wednesday, May 10th	Budget Committee Meeting City Council Chamber, 211 2nd St., Hood River, OR 97031
Monday, June 12th	Budget Hearing & Adoption City Council Chamber, 211 2nd St., Hood River, OR 97031

Date: April 19, 2017

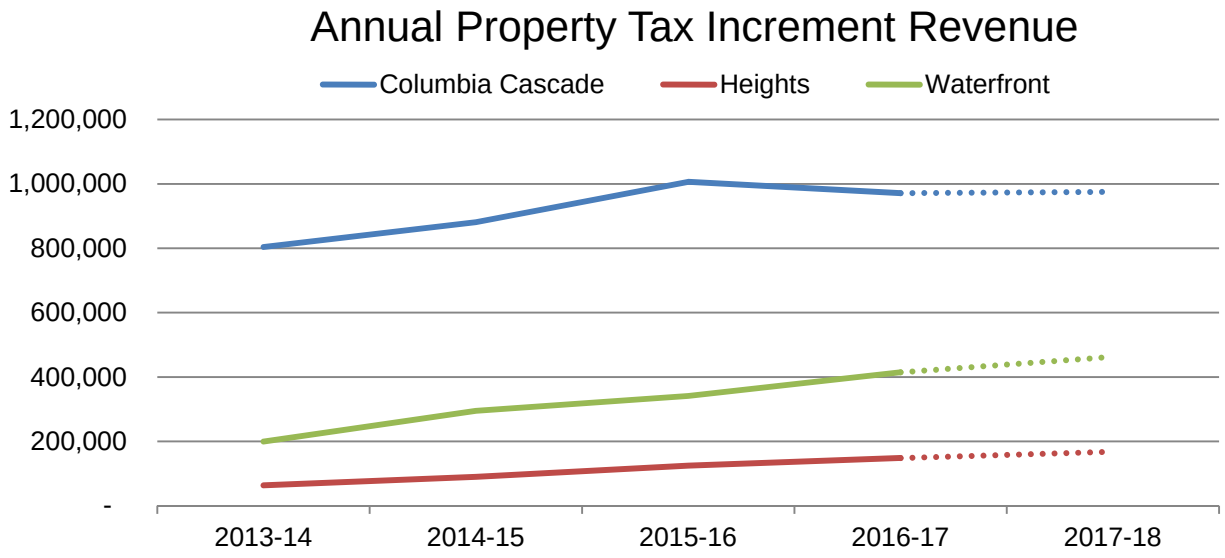
To: Hood River Urban Renewal Agency Budget Committee

From: Steve Wheeler, Urban Renewal Agency Administrator

Subject: Hood River Urban Renewal Agency Budget Message FY2017-18

The Urban Renewal Agency is the umbrella agency overseeing three separate urban renewal project areas in Hood River. They are formed under and in accordance with Oregon Revised Statute Chapter 457. The Agency has a nine-member board consisting of the Hood River City Council and two elected members from the Port of Hood River. The Agency is responsible for performing all normal board duties, including adopting a budget. Agency members work in conjunction with a seven-member advisory committee, the Urban Renewal Advisory Committee. The advisory committee also serves as citizen budget committee members for the Agency. The City Manager of Hood River is the Administrator and Budget Officer for the Agency.

There are three separate and distinct districts under the purview of the Agency. Each has its own tax increment and set of proposed and adopted improvements. Funds are not comingled between the districts. The three districts are at different maturity levels. The oldest and most established is the Columba Cascade District with approximately $1,000,000 in annual tax increment revenue. The intermediate maturity is the Waterfront District at $462,882 in annual tax increment. The newest district, formed in 2011, is The Heights with an estimated tax increment of $168,024.



The total budgeted requirement for the Agency is $3,815,525, with debt service of $763,455 projected for FY 2016-17.

There are no direct Agency employees; administrative charges are paid to the City of Hood River to pay for staff support from the City Manager working as the Agency Administrator, the Finance Director and others. Support is also given to the Agency efforts from the Bell Design Company, engineering review and project management, and Elaine Howard Consulting.

The focus of the Urban Renewal Agency in FY2017-18 is on the following three priorities:

1. Evaluate the addition of an Affordable Housing component to the Columbia Cascade District's goals or consider the retirement of the district. Columbia Cascade is the most senior Urban Renewal district in Hood River with just over three quarters of its maximum indebtedness exhausted.

2. Facilitate long-range planning for the use of Waterfront tax increment. Since the inception of the waterfront district, its full tax increment was dedicated toward loan repayments on Portway Ave. improvements and Wastewater Treatment Plant odor mitigation projects. The anticipated retirement of this debt in FY2017-18 makes available revenue streams for new area developments.

3. Evaluate the financial capability of the heights district to establish debt, create a project development prioritization process in collaboration with heights area residents and businesses.

In FY2017-18, the Urban Renewal Agency anticipates adding a contract employee to provide detailed assistance in the three priorities described above. The candidate under consideration is well qualified to perform this work, having previously held senior positions within the Portland Development Commission, the Urban Renewal Agency of the City of Portland. This work will complement, not overlap, the work done by Ms. Howard.

Fund/Program Structure
FY 2017-18 Budget

Budgetary Fund
Program

CITY OF HOOD RIVER, OREGON

HOOD RIVER URBAN RENEWAL AGENCY
(a separate but related entity)

GENERAL FUND	RESTRICTED FUNDS	OTHER FUND TYPES	URBAN RENEWAL FUNDS
General Fund	**Road Fund**	**Reserves Fund**	**URA - General Fund**
Public Safety - Police	Operations	Reserve - Parking in Lieu	**URA - Columbia Cascade District**
Public Safety - Fire	SDC	Reserve - General Equip. Replacement	Development
Parks	Proportionate Share ~	Reserve - Compensated Absences	Debt Service
Planning	Reserve - Capital ~	Reserve - PERS Stabilization ~	**URA - Waterfront District**
Non-Departmental	**Water Fund**	Reserve - Miscellaneous	Development
(Council, Pass-thru, etc)	Operations		Debt Service
	SDC	**Internal Service Fund**	**URA - Heights District**
	Reserve - Debt Requirements	Administration * ^	Development
	Reserve - Capital	Equipment Maintenance	Debt Service
	Sewer Fund		
	Operations/WWTP		
	SDC		
	Reserve - Debt Requirements		
	Reserve - Capital		
	Storm Water Fund		
	Operations		
	SDC		
	Reserve - Capital ~		
	Misc. Restricted Fund		
	Public Safety - EMS *		
	Building		
	Engineering		
	Court		
	Parking		
	Fire G.O. Bond		

* Separated from General Fund
^ Includes City Manager, City Recorder, Finance, Legal, and Information Technology
~ new for FY16-17

Category/Program	Actual 2014-15	Actual 2015-16	Current Budget 2016-17	Proposed 2017-18	Approved 2017-18	Adopted 2017-18
Urban Renewal All Funds Summary						
030 Beginning Fund Balance	1,253,327	507,931	1,094,160	1,963,575	1,987,575	1,987,575
REVENUE						
031 Taxes	1,285,300	1,508,493	1,488,300	1,635,044	1,635,044	1,635,044
034 Intergovernmental Revenues	-	-	-	-	-	-
036 Assessment Revenues	109	-	-	-	-	-
037 Interest Earnings	4,511	7,314	7,950	14,340	14,340	14,340
038 Misc. Revenues	23,348	524,099	307,889	163,109	163,109	163,109
REVENUE	**1,313,268**	**2,039,906**	**1,804,139**	**1,812,493**	**1,812,493**	**1,812,493**
039 Interfund Transfers In	6,290	485,043	61,100	47,460	47,460	47,460
Total RESOURCES	**2,572,885**	**3,032,880**	**2,959,399**	**3,823,528**	**3,847,528**	**3,847,528**
700 URA - General Fund	6,541	14,240	11,100	46,560	46,560	46,560
710 URA CC - Development	1,790,436	739,290	2,109,474	2,626,210	2,650,210	2,650,210
720 URA WF - Development	255,817	914,941	463,694	597,227	597,227	597,227
730 URA HG - Development	12,158	117,532	375,131	545,528	545,528	545,528
Total REQUIREMENTS	**2,064,952**	**1,786,003**	**2,959,399**	**3,815,525**	**3,839,525**	**3,839,525**
ENDING FUND BALANCE	**507,933**	**1,246,877**	**0**	**8,003**	**8,003**	**8,003**

Category	Actual 2014-15	Actual 2015-16	Current Budget 2016-17	Proposed 2017-18	Approved 2017-18	Adopted 2017-18
Urban Renewal All Funds Summary						
030 Beginning Fund Balance	1,253,327	507,931	1,094,160	1,963,575	1,987,575	1,987,575
REVENUE						
031 Taxes	1,285,300	1,508,493	1,488,300	1,635,044	1,635,044	1,635,044
034 Intergovernmental Revenues	-	-	-	-	-	-
036 Assessment Revenues	109	-	-	-	-	-
037 Interest Earnings	4,511	7,314	7,950	14,340	14,340	14,340
038 Misc. Revenues	23,348	524,099	307,889	163,109	163,109	163,109
REVENUE	**1,313,268**	**2,039,906**	**1,804,139**	**1,812,493**	**1,812,493**	**1,812,493**
039 Interfund Transfers In	6,290	485,043	61,100	47,460	47,460	47,460
Total RESOURCES	**2,572,885**	**3,032,880**	**2,959,399**	**3,823,528**	**3,847,528**	**3,847,528**
EXPENDITURES						
042 Materials & Services	245,052	177,619	274,700	353,300	353,300	353,300
043 Capital Outlay	1,189,226	395,000	-	-	24,000	24,000
044 Debt Service	624,384	728,341	684,300	763,455	763,455	763,455
EXPENDITURES	**2,058,662**	**1,300,960**	**959,000**	**1,116,755**	**1,140,755**	**1,140,755**
045 Interfund Transfers Out	6,290	485,043	61,100	47,460	47,460	47,460
047 Contingency	-	-	1,939,299	2,651,310	2,651,310	2,651,310
Total REQUIREMENTS	**2,064,952**	**1,786,003**	**2,959,399**	**3,815,525**	**3,839,525**	**3,839,525**
ENDING FUND BALANCE	**507,933**	**1,246,877**	**0**	**8,003**	**8,003**	**8,003**

Fund: Urban Renewal Agency – General Fund

Responsible Manager – Steve Wheeler, Administrator

General Description – The General Fund of the Urban Renewal Agency bears all shared costs of the three districts. The primary expenses include legal consultation for agency meetings and the annual audit.

New for 2017-18 is a contract project manager dedicated to Urban Renewal projects. The cost of the project manager is charged equally from each of the three active districts.

Category	Actual 2014-15	Actual 2015-16	Current Budget 2016-17	Proposed 2017-18	Approved 2017-18	Adopted 2017-18
URA General Fund						
030 Beginning Fund Balance	10,348	10,348	-	7,044	7,044	7,044
REVENUE						
037 Interest Earnings	250	12	-	59	59	59
REVENUE	**250**	**12**	**0**	**59**	**59**	**59**
039 Interfund Transfers In	6,290	10,600	11,100	47,460	47,460	47,460
Total RESOURCES	**16,888**	**20,960**	**11,100**	**54,563**	**54,563**	**54,563**
EXPENDITURES						
042 Materials & Services	6,541	14,240	6,600	42,060	42,060	42,060
EXPENDITURES	**6,541**	**14,240**	**6,600**	**42,060**	**42,060**	**42,060**
047 Contingency	-	-	4,500	4,500	4,500	4,500
Total REQUIREMENTS	**6,541**	**14,240**	**11,100**	**46,560**	**46,560**	**46,560**
ENDING FUND BALANCE	**10,347**	**6,720**	**0**	**8,003**	**8,003**	**8,003**

Account	Title	Actual 2014-15	Actual 2015-16	Current Budget 2016-17	Proposed Budget 2017-18	Approved Budget 2017-18	Adopted Budget 2017-18	Change From 2016-17 Adopted Budget	
700	**URA - GENERAL FUND**								
700-700	**URA - General Fund**								
RESOURCES									
30100-00000	BEGINNING FUND BALANCE	10,348	10,348	-	7,044	7,044	7,044	7,044	-
	REVENUE								
37005-00000	INTEREST REVENUE	250	12	-	59	59	59	59	-
	TOTAL REVENUE	**250**	**12**		**59**	**59**	**59**	**59**	**-**
39710-00000	Trans from URA Col Cascade	4,718	4,240	4,440	15,820	15,820	15,820	11,380	256%
39720-00000	Trans from URA Waterfront Dist	1,195	4,240	4,440	15,820	15,820	15,820	11,380	256%
39730-00000	Trans from URA Heights Dist	377	2,120	2,220	15,820	15,820	15,820	13,600	613%
TOTAL RESOURCES		**16,888**	**20,960**	**11,100**	**54,563**	**54,563**	**54,563**	**43,463**	**392%**
REQUIREMENTS									
	MATERIALS & SERVICES								
42010-00000	PROFESSIONAL SERVICES	-	-	-	35,360	35,360	35,360	35,360	-
42010-40105	Legal Svcs - Admin	-	-	500	500	500	500	-	-
42010-40110	Audit Svcs - Admin	4,770	2,890	4,600	4,700	4,700	4,700	100	2%
42020-42000	Advertising & Publishing	606	264	500	500	500	500	-	-
42050-40505	Dues & Subscriptions	500	500	500	500	500	500	-	-
42080-42085	MISCELLANEOUS	665	10,586	500	500	500	500	-	-
	TOTAL MATERIALS & SERVICES	**6,541**	**14,240**	**6,600**	**42,060**	**42,060**	**42,060**	**35,460**	**537%**
	TOTAL EXPENDITURES	**6,541**	**14,240**	**6,600**	**42,060**	**42,060**	**42,060**	**35,460**	**537%**
	CONTINGENCY/TRANSFER								
47005-00000	CONTINGENCY	-	-	4,500	4,500	4,500	4,500	-	-
	TOTAL CONTINGENCY/TRANSFER			**4,500**	**4,500**	**4,500**	**4,500**		**-**
TOTAL REQUIREMENTS		**6,541**	**14,240**	**11,100**	**46,560**	**46,560**	**46,560**	**35,460**	**319%**
Unappropriated Ending Balance 700-URA - GENERAL FUND		**10,347**	**6,720**		**8,003**	**8,003**	**8,003**	**8,003**	**-**

Fund: Urban Renewal Agency – Columbia Cascade District

Responsible Manager: Steve Wheeler, Administrator

General Description: The Columbia Cascade plan, also known as the "Downtown Plan" was established in 1987. It encompasses approximately 102 acres. The maximum indebtedness was set at $19,298,162.

Originally it was anticipated that Columbia Cascade District would remain in force until 2011. In 2010 there was a substantial amendment to the plan that extended its life. In order to accomplish its project and pay off existing bonded debt it is now anticipated the plan will stay in effect until fiscal year 2020-21.

The most significant recent project is the State Street – Front to 6th Street Improvements that was completed in FY2014-15. This project of over $5 million in value included upgrading and replacing underground water and sewer lines. There were also numerous above-ground improvements including the street, curb, gutter, and sidewalk. A late addition was a new public restroom facility at 3rd and State St., which will also serve as part of a regional series of bicycle hubs along the old Columbia River Highway, stretching from Wood Village to The Dalles. Debt from the State Street Project will be retired in FY2018-19.

In 2016-17 a $20,000 contract for a public art installation near the State Street restroom facility was awarded. Due to the severe winter weather we were unable to initiate the FY2016-17 tree well replacement project. The project was modified to $65,240 and moved into the FY2017-18 Budget.

Tax revenue into the district plateaued in FY2016-17. Discussions with the County Assessor isolated the expiration of a NORCOR bond levy as the reason for the stunted revenue growth. Tax increment into the district is estimated at approximately $1 million in FY2017-18, consistent with previous expectations for 2016-17 and the districts status as a very mature district.

The primary objective for the Columbia Cascade District in FY2017-18 is to assess whether to access remaining maximum indebtedness (approx. $4.6M) to promote downtown affordable housing or to dissolve the district early, returning tax increment to the other overlapping districts.

Category	Actual 2014-15	Actual 2015-16	Current Budget 2016-17	Proposed 2017-18	Approved 2017-18	Adopted 2017-18
Columbia Cascade						
030 Beginning Fund Balance	1,142,487	275,875	793,235	1,459,336	1,483,336	1,483,336
REVENUE						
031 Taxes	897,584	1,034,090	1,003,000	994,970	994,970	994,970
036 Assessment Revenues	109	-	-	-	-	-
037 Interest Earnings	2,784	4,989	5,350	8,795	8,795	8,795
038 Misc. Revenues	23,348	129,099	307,889	163,109	163,109	163,109
REVENUE	**923,825**	**1,168,178**	**1,316,239**	**1,166,874**	**1,166,874**	**1,166,874**
039 Interfund Transfers In	-	250,000	-	-	-	-
Total RESOURCES	**2,066,312**	**1,694,053**	**2,109,474**	**2,626,210**	**2,650,210**	**2,650,210**
EXPENDITURES						
042 Materials & Services	154,581	64,685	136,400	133,240	133,240	133,240
043 Capital Outlay	1,189,226	-	-	-	24,000	24,000
044 Debt Service	441,911	420,365	421,000	420,074	420,074	420,074
EXPENDITURES	**1,785,718**	**485,050**	**557,400**	**553,314**	**577,314**	**577,314**
045 Interfund Transfers Out	4,718	254,240	4,440	15,820	15,820	15,820
047 Contingency	-	-	1,547,634	2,057,076	2,057,076	2,057,076
Total REQUIREMENTS	**1,790,436**	**739,290**	**2,109,474**	**2,626,210**	**2,650,210**	**2,650,210**
ENDING FUND BALANCE	**275,876**	**954,763**	**0**	**0**		

Account	Title	Actual 2014-15	Actual 2015-16	Current Budget 2016-17	Proposed Budget 2017-18	Approved Budget 2017-18	Adopted Budget 2017-18	Change From 2016-17 Adopted Budget	
710	**COLUMBIA CASCADE DISTRICT DEVE**								
710-710	**URA CC - Development**								
RESOURCES									
30100-00000	BEGINNING FUND BALANCE	1,142,487	275,875	793,235	1,459,336	1,483,336	1,483,336	690,101	87%
REVENUE									
31005-00000	CURRENT TAXES	880,993	1,006,163	990,000	975,461	975,461	975,461	(14,539)	-1%
31010-00000	PREVIOUSLY LEVIED TAXES	16,591	27,927	13,000	19,509	19,509	19,509	6,509	50%
36020-00000	Asses. Int. - West Oak St LID	109	-	-	-	-	-	-	-
37005-00000	INTEREST EARNINGS	2,784	4,989	5,350	8,795	8,795	8,795	3,445	64%
38035-00000	Misc. fees	-	-	500	-	-	-	(500)	-100%
38050-00000	Misc - Capital Contributions	23,348	129,099	307,389	163,109	163,109	163,109	(144,280)	-47%
TOTAL REVENUE		**923,825**	**1,168,178**	**1,316,239**	**1,166,874**	**1,166,874**	**1,166,874**	**(149,365)**	**-11%**
39715-00000	Trans from URA Col Cascade DS	-	250,000	-	-	-	-	-	-
TOTAL RESOURCES		**2,066,312**	**1,694,053**	**2,109,474**	**2,626,210**	**2,650,210**	**2,650,210**	**540,736**	**26%**
REQUIREMENTS									
	MATERIALS & SERVICES								
42010-40105	Legal Services	-	317	10,000	10,000	10,000	10,000	-	-
42010-40115	Contract Svcs - Admin	88,468	55,000	56,400	48,000	48,000	48,000	(8,400)	-15%
42010-40150	Professional services	-	8,848	9,000	9,000	9,000	9,000	-	-
42020-42020	Advertising & Publishing	-	520	-	-	-	-	-	-
42045-42000	FILING & RECORDING	-	-	1,000	1,000	1,000	1,000	-	-
42080-00000	MISCELLANEOUS	138	-	-	-	-	-	-	-
42080-42065	Redevelopment Projects	-	-	60,000	65,240	65,240	65,240	5,240	9%
42090-00000	INTERGOVERNMENTAL	65,975	-	-	-	-	-	-	-
	TOTAL MATERIALS & SERVICES	**154,581**	**64,685**	**136,400**	**133,240**	**133,240**	**133,240**	**(3,160)**	**-2%**
	CAPITAL OUTLAY								
43015-43710	CC STATE STREET PROJECT	1,189,226	-	-	-	24,000	24,000	24,000	-
	TOTAL CAPITAL OUTLAY	**1,189,226**				**24,000**	**24,000**	**24,000**	**-**
	DEBT SERVICE								
44005-00000	DEBT SERVICE - PRINCIPAL	395,530	387,376	396,500	405,651	405,651	405,651	9,151	2%
44010-00000	DEBT SERVICE - INTEREST	46,381	32,989	24,500	14,423	14,423	14,423	(10,077)	-41%
	TOTAL DEBT SERVICE	**441,911**	**420,365**	**421,000**	**420,074**	**420,074**	**420,074**	**(926)**	**-**
TOTAL EXPENDITURES		**1,785,718**	**485,050**	**557,400**	**553,314**	**577,314**	**577,314**	**19,914**	**4%**

Account	Title	Actual 2014-15	Actual 2015-16	Current Budget 2016-17	Proposed Budget 2017-18	Approved Budget 2017-18	Adopted Budget 2017-18	Change From 2016-17 Adopted Budget	
REQUIREMENTS									
	CONTINGENCY/TRANSFER								
45700-00000	Transfer to URA General Fund	4,718	4,240	4,440	15,820	15,820	15,820	11,380	256%
45710-00000	Transfer to URA Col Cas Dev	-	250,000	-	-	-	-	-	-
47005-00000	CONTINGENCY	-	-	1,547,634	2,057,076	2,057,076	2,057,076	509,442	33%
	TOTAL CONTINGENCY/TRANSFER	**4,718**	**254,240**	**1,552,074**	**2,072,896**	**2,072,896**	**2,072,896**	**520,822**	**34%**
TOTAL REQUIREMENTS		**1,790,436**	**739,290**	**2,109,474**	**2,626,210**	**2,650,210**	**2,650,210**	**540,736**	**26%**
Unappropriated Ending Balance									
710-COLUMBIA CASCADE DISTRICT DEVE		**275,876**	**954,763**						**-**

FUND: Urban Renewal Agency – Waterfront District

Responsible Manager – Steve Wheeler, Administrator

General Description – Developed in cooperation with the Port of Hood River in 2008, the Waterfront Plan District was established to enhance the property development of this area through the use of urban renewal. It encompasses approximately 109 acres. The area includes industrial, light industrial, general commercial, recreational and open/space public facility land uses in close proximity to one another.

A significant milestone was reached in 2014 with a completed purchase and sale agreement for Nichols Basin land. District financed debt on the project of $395K helped facilitate the construction of the newly opened Hampton Inn on the Nichols Parkway and protection of passive parkland on the Southside of the Nichols Boat Basin. The hotel project was estimated to create over fifty jobs and contribute approximately $200,000 annually in transient room tax receipts.

The maximum indebtedness for the Waterfront District is established at $5,750,000. It is estimated that total project completion will be accomplished by 2028. In FY 2017-18, property tax increment of approximately $470,000 is anticipated. The Consolidated Port Loan that helped construct Portway Avenue improvements and odor mitigation projects at the wastewater treatment plant is anticipated to be retired in FY2017-18, freeing tax increment revenue streams for other priorities. The FY2017-18 budget includes $35,000 for aspirational and planning for the future uses of the district's debt capacity.

Category	Actual 2014-15	Actual 2015-16	Current Budget 2016-17	Proposed 2017-18	Approved 2017-18	Adopted 2017-18
Waterfront District						
030 Beginning Fund Balance	76,109	154,931	235,231	372,157	372,157	372,157
REVENUE						
031 Taxes	90,387	126,587	138,800	170,712	170,712	170,712
037 Interest Earnings	594	1,307	1,100	2,659	2,659	2,659
REVENUE	**90,981**	**127,894**	**139,900**	**173,371**	**173,371**	**173,371**
039 Interfund Transfers In	-	85,000	-	-	-	-
Total RESOURCES	**167,090**	**367,825**	**375,131**	**545,528**	**545,528**	**545,528**
EXPENDITURES						
042 Materials & Services	11,781	30,412	58,200	78,000	78,000	78,000
EXPENDITURES	**11,781**	**30,412**	**58,200**	**78,000**	**78,000**	**78,000**
045 Interfund Transfers Out	377	87,120	2,220	15,820	15,820	15,820
047 Contingency	-	-	314,711	451,708	451,708	451,708
Total REQUIREMENTS	**12,158**	**117,532**	**375,131**	**545,528**	**545,528**	**545,528**
ENDING FUND BALANCE	**154,932**	**250,293**	**0**	**0**		

Account	Title	Actual 2014-15	Actual 2015-16	Current Budget 2016-17	Proposed Budget 2017-18	Approved Budget 2017-18	Adopted Budget 2017-18	Change From 2016-17 Adopted Budget	
720	**WATERFRONT DISTRICT DEVELOPMEN**								
720-720	**URA WF - Development**								
RESOURCES									
30100-00000	BEGINNING FUND BALANCE	24,383	66,777	65,694	125,038	125,038	125,038	59,344	90%
	REVENUE								
31005-00000	CURRENT TAXES	294,972	341,203	344,000	462,882	462,882	462,882	118,882	35%
31010-00000	PREVIOUSLY LEVIED TAXES	2,357	6,613	2,500	6,480	6,480	6,480	3,980	159%
34050-00000	INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-	-
37005-00000	INTEREST REVENUE	883	1,006	1,500	2,827	2,827	2,827	1,327	88%
38025-00000	Loan Proceeds	-	395,000	-	-	-	-	-	-
	TOTAL REVENUE	**298,212**	**743,822**	**348,000**	**472,189**	**472,189**	**472,189**	**124,189**	**36%**
39720-00000	Trans from URA Waterfront Dev	-	59,443	-	-	-	-	-	-
39725-00000	Trans from URA Waterfront DS	-	80,000	50,000	-	-	-	(50,000)	-100%
TOTAL RESOURCES		**322,595**	**950,042**	**463,694**	**597,227**	**597,227**	**597,227**	**133,533**	**29%**
REQUIREMENTS									
	MATERIALS & SERVICES								
42010-40105	Legal Services	35,649	11,692	15,000	15,000	15,000	15,000	-	-
42010-40115	Contract Svcs - Admin	36,500	55,000	56,400	48,000	48,000	48,000	(8,400)	-15%
42010-40150	Professional services	-	60	100	35,000	35,000	35,000	34,900	****%
42020-42020	Advertising & Publishing	-	36	-	-	-	-	-	-
42080-42085	MISCELLANEOUS	-	1,494	2,000	2,000	2,000	2,000	-	-
	TOTAL MATERIALS & SERVICES	**72,149**	**68,282**	**73,500**	**100,000**	**100,000**	**100,000**	**26,500**	**36%**
	CAPITAL OUTLAY								
43005-00000	Land	-	395,000	-	-	-	-	-	-
	TOTAL CAPITAL OUTLAY		**395,000**						**-**
	DEBT SERVICE								
44005-00000	DEBT SERVICE - PRINCIPAL	176,205	302,393	13,000	-	-	-	(13,000)	-100%
44010-00000	DEBT SERVICE - INTEREST	6,268	5,583	300	6,733	6,733	6,733	6,433	2144%
44015-00000	DEBT SRV-CONSOL LOAN-PRINCIPAL	-	-	250,000	336,648	336,648	336,648	86,648	35%
	TOTAL DEBT SERVICE	**182,473**	**307,976**	**263,300**	**343,381**	**343,381**	**343,381**	**80,081**	**30%**
	TOTAL EXPENDITURES	**254,622**	**771,258**	**336,800**	**443,381**	**443,381**	**443,381**	**106,581**	**32%**
	CONTINGENCY/TRANSFER								
45700-00000	Transfer to URA General Fund	1,195	4,240	4,440	15,820	15,820	15,820	11,380	256%
45720-00000	Transfer to URA Waterfront Dev	-	80,000	50,000	-	-	-	(50,000)	-100%
45725-00000	Transfer to URA Waterfront DS	-	59,443	-	-	-	-	-	-
47005-00000	CONTINGENCY	-	-	72,454	138,026	138,026	138,026	65,572	91%

Account	Title	Actual 2014-15	Actual 2015-16	Current Budget 2016-17	Proposed Budget 2017-18	Approved Budget 2017-18	Adopted Budget 2017-18	Change From 2016-17 Adopted Budget	
RESOURCES									
	TOTAL CONTINGENCY/TRANSFER	**1,195**	**143,683**	**126,894**	**153,846**	**153,846**	**153,846**	**26,952**	**21%**
TOTAL REQUIREMENTS		**255,817**	**914,941**	**463,694**	**597,227**	**597,227**	**597,227**	**133,533**	**29%**
Unappropriated Ending Balance									
720-WATERFRONT DISTRICT DEVELOPMEN		**66,778**	**35,101**						**-**

Fund Urban Renewal Agency – The Heights Business District

Responsible Manager – Steve Wheeler, Administrator

General Description – The Hood River Heights Business District Urban Renewal area is a mixed use project area on the hills above downtown Hood River oriented to Highway 281 – 12th and 13th Streets. This district is primarily, but not exclusively, local serving for commercial and business needs. Formed in 2011, it is the newest of the City's three districts. It covers 75 acres, not including 21 acres of public land and right-of-way. Total maximum indebtedness is set a $8,495,650. The plan contemplates a mix of projects, including municipal infrastructure improvements, utility upgrades, parking improvements, utility undergrounding, streetscape, public space improvements, and a 2016-17 addition to the district plan of affordable housing.

As a relatively new project area, there is no existing debt and the estimated FY2016-17 tax increment is $168,024 The major effort anticipated for this District in FY2017-18 will be evaluating how quickly to proceed with the placement of bonded debt. Can the existing tax increment support debt or would it be better to wait? Related questions will be assessing how to generate local input in prioritizing and sequencing projects from the competing priorities.

Category	Actual 2014-15	Actual 2015-16	Current Budget 2016-17	Proposed 2017-18	Approved 2017-18	Adopted 2017-18
Heights District						
030 Beginning Fund Balance	76,109	154,931	235,231	372,157	372,157	372,157
REVENUE						
031 Taxes	90,387	126,587	138,800	170,712	170,712	170,712
037 Interest Earnings	594	1,307	1,100	2,659	2,659	2,659
REVENUE	**90,981**	**127,894**	**139,900**	**173,371**	**173,371**	**173,371**
039 Interfund Transfers In	-	85,000	-	-	-	-
Total RESOURCES	**167,090**	**367,825**	**375,131**	**545,528**	**545,528**	**545,528**
EXPENDITURES						
042 Materials & Services	11,781	30,412	58,200	78,000	78,000	78,000
EXPENDITURES	**11,781**	**30,412**	**58,200**	**78,000**	**78,000**	**78,000**
045 Interfund Transfers Out	377	87,120	2,220	15,820	15,820	15,820
047 Contingency	-	-	314,711	451,708	451,708	451,708
Total REQUIREMENTS	**12,158**	**117,532**	**375,131**	**545,528**	**545,528**	**545,528**
ENDING FUND BALANCE	**154,932**	**250,293**	**0**	**0**		

Account	Title	Actual 2014-15	Actual 2015-16	Current Budget 2016-17	Proposed Budget 2017-18	Approved Budget 2017-18	Adopted Budget 2017-18	Change From 2016-17 Adopted Budget	
730	**HEIGHTS DISTRICT DEVELOPMENT**								
730-730	**URA HG - Development**								
RESOURCES									
30100-00000	BEGINNING FUND BALANCE	76,109	154,931	235,231	372,157	372,157	372,157	136,926	58%
	REVENUE								
31005-00000	CURRENT TAXES	89,675	124,547	138,000	168,024	168,024	168,024	30,024	22%
31010-00000	PREVIOUSLY LEVIED TAXES	712	2,040	800	2,688	2,688	2,688	1,888	236%
37005-00000	INTEREST REVENUE	594	1,307	1,100	2,659	2,659	2,659	1,559	142%
	TOTAL REVENUE	**90,981**	**127,894**	**139,900**	**173,371**	**173,371**	**173,371**	**33,471**	**24%**
39735-00000	Trans from URA Heights DS	-	85,000	-	-	-	-	-	-
TOTAL RESOURCES		**167,090**	**367,825**	**375,131**	**545,528**	**545,528**	**545,528**	**170,397**	**45%**
REQUIREMENTS									
	MATERIALS & SERVICES								
42010-40105	Legal Services	-	317	10,000	10,000	10,000	10,000	-	-
42010-40115	Contract Svcs - Admin	10,609	28,000	28,200	48,000	48,000	48,000	19,800	70%
42010-40150	Professional services	1,172	2,095	20,000	20,000	20,000	20,000	-	-
	TOTAL MATERIALS & SERVICES	**11,781**	**30,412**	**58,200**	**78,000**	**78,000**	**78,000**	**19,800**	**34%**
	TOTAL EXPENDITURES	**11,781**	**30,412**	**58,200**	**78,000**	**78,000**	**78,000**	**19,800**	**34%**
	CONTINGENCY/TRANSFER								
45700-00000	Transfer to URA General Fund	377	2,120	2,220	15,820	15,820	15,820	13,600	613%
45730-00000	Transfer to URA Heights Dev	-	85,000	-	-	-	-	-	-
47005-00000	CONTINGENCY	-	-	314,711	451,708	451,708	451,708	136,997	44%
	TOTAL CONTINGENCY/TRANSFER	**377**	**87,120**	**316,931**	**467,528**	**467,528**	**467,528**	**150,597**	**48%**
TOTAL REQUIREMENTS		**12,158**	**117,532**	**375,131**	**545,528**	**545,528**	**545,528**	**170,397**	**45%**
Unappropriated Ending Balance 730-HEIGHTS DISTRICT DEVELOPMENT		**154,932**	**250,293**						**-**

Appendix I

Schedule of General and Administrative Expenses

	2014-15 Actual	2015-16 Actual	2016-17 Budget	2017-18 Proposed
Administration Services Paid to City of Hood River				
URA - Columbia Cascade District	88,468	55,000	56,400	48,000
URA - Waterfront District	36,500	55,000	56,400	48,000
URA - Heights District	10,609	28,000	28,200	48,000
Administrative Svcs Paid to City of Hood River Total	**135,577**	**138,000**	**141,000**	**144,000**

	2014-15 Actual	2015-16 Actual	2016-17 Budget	2017-18 Proposed
Transfers to URA General Fund for shared legal, etc.				
Trans from URA Col Cascade	4,718	4,240	4,440	15,820
Trans from URA Waterfront District	1,195	4,240	4,440	15,820
Trans from URA Heights District	377	2,120	2,220	15,820
Transfers to URA General Fund for shared legal, etc. Total	**6,291**	**10,600**	**11,100**	**47,460**

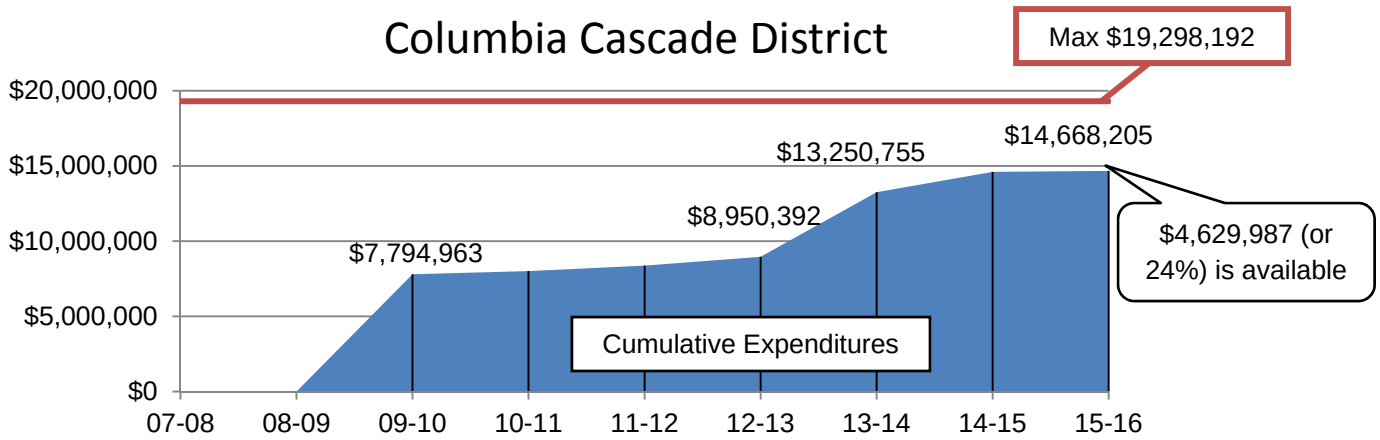
Appendix II

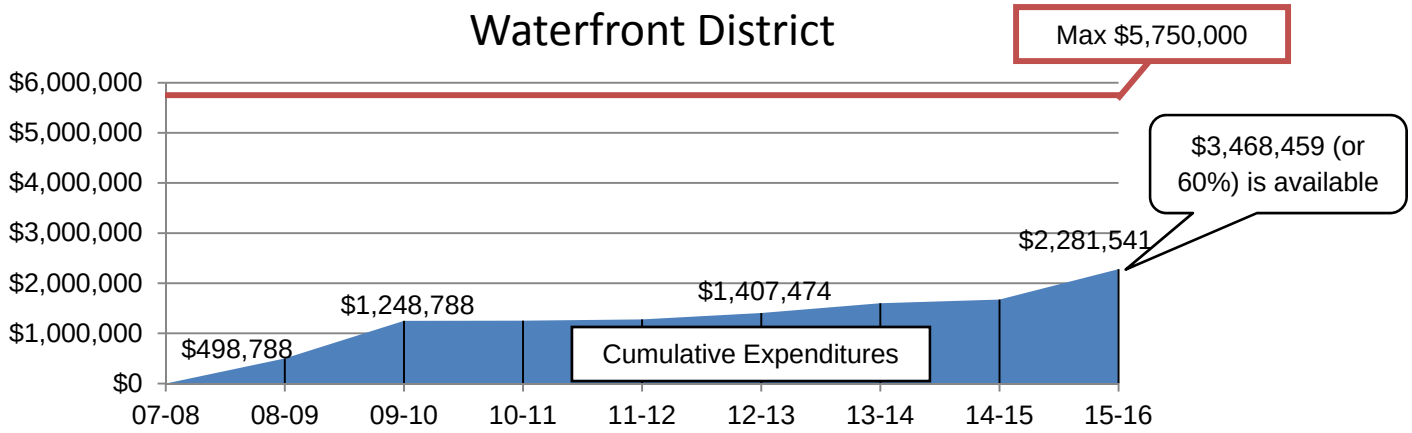
Debt Service Schedule

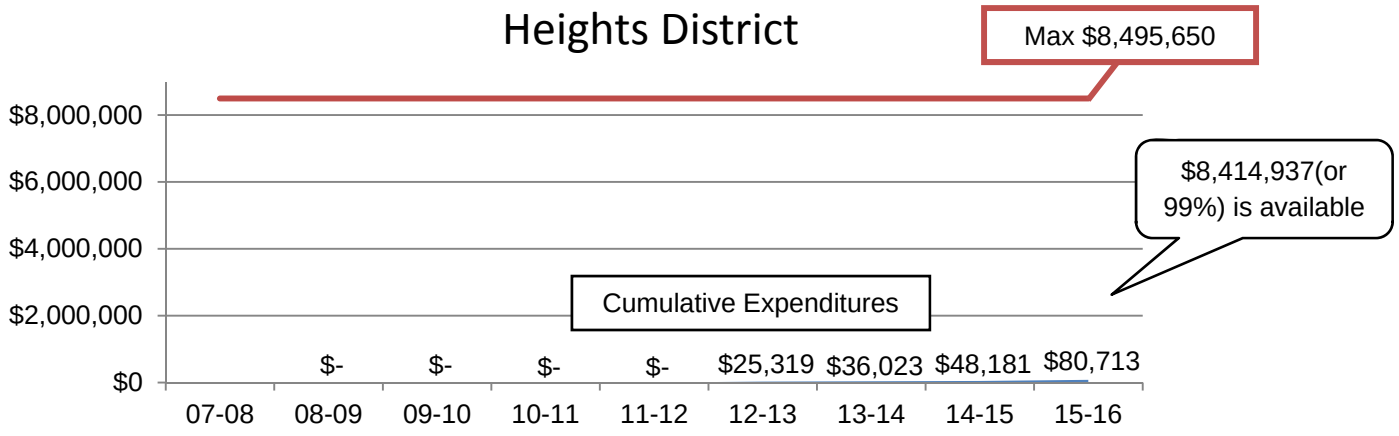
	2014-15 Actual	2015-16 Actual	2016-17 Budget	2017-18 Proposed
URA Columbia Cascade District				
Principle	395,530	387,376	396,500	405,651
Interest	46,381	32,989	24,500	14,423
URA Columbia Cascade District Sub-total	*441,911*	*420,365*	*421,000*	*420,074*
URA Waterfront District				
Wastewater Treatment Plant Principle	176,205	302,393	13,000	0
Wastewater Treatment Plant Interest	6,268	5,583	300	0
Port Consolidated Loan Principle	0	0	250,000	336,648
Port Consolidated Loan Interest	0	0	0	6,733
URA Waterfront District Sub-total	*182,473*	*307,976*	*263,300*	*343,381*
URA Debt Service TOTAL	**624,384**	**728,341**	**684,300**	**763,455**

Appendix III

Schedule of Cumulative Indebtedness







Appendix IV

Affidavits of Publication

AFFIDAVIT OF PUBLICATION

STATE OF OREGON
COUNTY OF HOOD RIVER

I, Chelsea Marr, being first duly sworn, depose and say that I am the publisher of the Hood River News, 419 State St., Hood River, Oregon, a newspaper of general circulation printed and published at Hood River in the aforesaid county and state, as defined by ORS 193.010 and 193.020 and that NOTICE OF BUDGET HEARING - URA CIT YOF HR, a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for 1 time in the following issues:
May 20, 2017

.....

Subscribed and sworn to before me this 5th
Day of June, 2017

.....

OFFICIAL STAMP
STACEY ELLEN METHVIN
NOTARY PUBLIC-OREGON
COMMISSION NO. 937508
MY COMMISSION EXPIRES APRIL 05, 2019

FORM LB-1 **NOTICE OF BUDGET HEARING**

A public meeting of the Hood River Urban Renewal Agency will be held on June 12, 2017 at 6:00 pm at the City Council Chambers, 211 2nd Street, Hood River Oregon, 97031. The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2017 as approved by the Hood River Urban Renewal Agency Budget Committee. A summary of the budget is presented below. A copy of the budget may be inspected or obtained at 211 2nd Street, Hood River, Oregon, 97031 between the hours of 9 a.m. and 5 p.m. or online at http://ci.hood-river.or.us/FinancialReports. This budget is for an annual period. This budget was prepared on a basis of accounting that is the same as the preceding year.

Contact: Will Norris, Finance Dir. / Asst. City Manager Telephone: (541) 387-5214 Email: w.norris@cityofhoodriver.com

FINANCIAL SUMMARY - RESOURCES

TOTAL OF ALL FUNDS	Actual Amount 2015-16	Adopted Budget This Year 2016-17	Approved Budget Next Year 2017-18
Beginning Fund Balance/Net Working Capital	507,931	1,094,160	1,987,575
Fees, Licenses, Permits, Fines, Assessments & Other Service Charges	0	0	0
Federal, State and all Other Grants, Gifts, Allocations and Donations	0	0	0
Revenue from Bonds and Other Debt	395,000	0	0
Interfund Transfers / Internal Service Reimbursements	485,043	61,100	47,460
All Other Resources Except Current Year Property Taxes	136,413	315,839	177,449
Current Year Property Taxes Estimated to be Received	1,508,492	1,488,300	1,635,044
Total Resources	**3,032,879**	**2,959,399**	**3,847,528**

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION

Personnel Services	0	0	0
Materials and Services	177,618	274,700	353,300
Capital Outlay	395,000	0	24,000
Debt Service	728,341	684,300	763,455
Interfund Transfers	485,043	61,100	47,460
Contingencies	0	1,939,299	2,651,310
Special Payments	0	0	0
Unappropriated Ending Balance & Reserved for Future Expenditure	1,246,877	0	8,003
Total Requirements	**3,032,879**	**2,959,399**	**3,847,528**

FINANCIAL SUMMARY - REQUIREMENTS AND FULL-TIME EQUIVALENT EMPLOYEES (FTE) BY ORGANIZATIONAL UNIT OR PROGRAM

Name of Organizational Unit or Program FTE for that unit or program			
Columbia Cascade	739,290	2,109,474	2,650,210
FTE	-	-	-
Waterfront	914,941	463,694	597,227
FTE	-	-	-
Heights	117,532	375,131	545,528
FTE	-	-	-
Not Allocated to Organizational Unit or Program	14,240	11,100	46,560
FTE	-	-	-
Unappropriated Ending Balance & Reserved for Future Expenditure	1,246,876.62	-	8,003
Total Requirements	**3,032,879**	**2,959,399**	**3,847,528**
Total FTE	-	-	-

STATEMENT OF CHANGES IN ACTIVITIES and SOURCES OF FINANCING

There are no substantive changes in activities performed or programs offered by the Agency

STATEMENT OF INDEBTEDNESS

LONG TERM DEBT	Estimated Debt Outstanding on July 1.	Estimated Debt Authorized, But Not Incurred on July 1
General Obligation Bonds	0	-
Other Bonds	820,762	-
Other Borrowings	727,949	-
Total	1,548,711	-

40-1t

AFFIDAVIT OF PUBLICATION

STATE OF OREGON
COUNTY OF HOOD RIVER

I, Chelsea Marr, being first duly sworn, depose and say that I am the publisher of the Hood River News, 419 State St., Hood River, Oregon, a newspaper of general circulation printed and published at Hood River in the aforesaid county and state, as defined by ORS 193.010 and 193.020 and that NOTICE OF BUDGET COMMITTEE MEETING - URA, a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for 1 time in the following issues:
April 8, 2017

Subscribed and sworn to before me this 25th
Day of April, 2017

OFFICIAL STAMP
STACEY ELLEN METHVIN
NOTARY PUBLIC-OREGON
COMMISSION NO. 937508
MY COMMISSION EXPIRES APRIL 05, 2019

NOTICE OF BUDGET COMMITTEE MEETING

A public meeting of the Budget Committee of the Hood River Urban Renewal Agency, Hood River County, State of Oregon, to discuss the budget for the fiscal year July 1, 2017, to June 30, 2017, will be held in the City Hall Council Chambers, 211 Second Street, Hood River, Oregon, on Wednesday, May 10, 2017, at 6:00 PM. The purpose of these public meetings is for the Budget Committee to receive the budget message and deliberate on the FY 2017-18 Budget. Any person may appear at that meeting and discuss the proposed programs with the Budget Committee. A copy of the budget document will be available on the City of Hood River's website (www.ci.hood-river.or.us) on or after April 19, 2017.

28-1t

Appendix V

Budget Resolution

RESOLUTION 2017-URA-02
ADOPTING THE FY 2017-18 BUDGET

BE IT RESOLVED that the Board of Directors of the Hood River Urban Renewal Agency hereby adopts the budget for fiscal year 2017-18 in the total amount of 3,847,528. The budget is now on file in the office of the City Recorder, City of Hood River.

MAKING APPROPRIATIONS

BE IT RESOLVED that the amounts shown below are hereby appropriated for the fiscal year beginning July 1, 2017, for the following purposes:

GENERAL FUND		
Non-Dept. Materials & Services	$	42,060
Transfers		-
Contingency		4,500
TOTAL - General Fund		46,560

COLUMBIA CASCADE DISTRICT	
Development Program	157,240
Debt Service	420,074
Transfers	15,820
Contingency	2,057,076
TOTAL - Columbia Cascade Dist.	2,650,210

WATERFRONT DISTRICT	
Development Program	100,000
Debt Service	343,381
Transfers	15,820
Contingency	138,026
TOTAL - Waterfront Dist.	597,227

HEIGHTS DISTRICT	
Development Program	78,000
Debt Service	-
Transfers	15,820
Contingency	451,708
TOTAL - Heights Dist.	545,528

SUMMARY	
TOTAL APPROPRIATIONS, All Funds	3,839,525
Total Unappropriated and Reserve Amounts, All Funds	8,003
TOTAL ADOPTED BUDGET	3,847,528

DECLARATION OF TAX INCREMENT

Option One

BE IT RESOLVED that the Board of Directors of the Urban Renewal Agency of the City of Hood River hereby resolves t certify to the County assessor for the Columbia Cascade Plan Area a request for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX of the Oregon Constitution

Other Plans

BE IT RESOLVED that the Board of Directors of the Urban Renewal Agency of the City of Hood River hereby resolves to certify to the county assessor a request for the Waterfront 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 and for the Heights 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

The above resolution statements were approved and declared adopted on this 12th day of June, 2017.

Kate McBride, Chair

ATTEST:

Jennifer Gray, City Recorder

Appendix VI

Property Tax Notice

FORM UR-50

NOTICE TO ASSESSOR

2017–2018

• Submit two (2) copies to the county assessor by July 15.

☐ Check here if this is an amended form.

Notification

Hood River Urban Renewal Agency (Agency name) authorizes its 2017 –18 ad valorem tax increment amounts by plan area for the tax roll of Hood River County (County name).

Will Norris, Finance Director	(541) 387-5437	June 21, 2017
(Contact person)	(Telephone number)	(Date submitted)
211 2nd Street, Hood River, OR 97031		w.norris@cityofhoodriver.com
(Agency's mailing address)		(Contact person's e-mail address)

☐ Yes, the agency has filed an impairment certificate by May 1 with the assessor (ORS 457.445).

Part 1: Option One Plans (Reduced Rate). [ORS 457.435(2)(a)]

Plan Area Name	Increment Value to Use*	100% from Division of Tax	Special Levy Amount**
Columbia Cascade District	$ OR	☒ Yes	
	$ OR	☐ Yes	
	$ OR	☐ Yes	
	$ OR	☐ Yes	

Part 2: Option Three Plans (Standard Rate). [ORS 457.435(2)(c)]

Plan Area Name	Increment Value to Use***	100% from Division of Tax***	Special Levy Amount****
	$ OR		
	$ OR		
	$ OR		

Part 3: Other Standard Rate Plans. [ORS 457.445(2)]

Plan Area Name	Increment Value to Use*	100% from Division of Tax*	
	$ OR	☐ Yes	
	$ OR	☐ Yes	
	$ OR	☐ Yes	
	$ OR	☐ Yes	

Part 4: Other Reduced Rate Plans [ORS 457.445(1)]

Plan Area Name	Increment Value to Use*	100% from Division of Tax*	
Waterfront District	$ OR	☒ Yes	
Heights District	$ OR	☒ Yes	
	$ OR	☐ Yes	
	$ OR	☐ Yes	

Notice to Assessor of Permanent Increase in Frozen Value. Beginning tax year 2017-18, permanently increase frozen value to:

Plan Area Name	New frozen value
	$
	$

***All Plans except Option Three:** Enter amount of Increment Value to Use that is less than 100 percent or check "Yes" to receive 100 percent of division of tax. **Do NOT enter an amount of "Increment Value to Use" AND check "Yes."**

If an **Option One plan enters a Special Levy Amount, you MUST check "Yes" and NOT enter an amount of "Increment to Use."

****Option Three plans** enter EITHER an amount of "Increment Value to Use" to raise less than the amount of division of tax stated in the 1998 ordinance under ORS 457.435(2)(c) OR the "Amount from Division of Tax" stated in the ordinance, NOT both.

*****If an **Option Three plan** requests both an amount of "Increment Value to Use" that will raise less than the amount of division of tax stated in the 1998 ordinance and a "Special Levy Amount," the "Special Levy Amount" cannot exceed the amount available when the amount from division of tax stated in the ordinance is subtracted from the plan's Maximum Authority.