CITY OF HOOD RIVER
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FISCAL YEAR 2018-19

URBAN RENEWAL AGENCY ADOPTED BUDGET

HOOD RIVER
URBAN RENEWAL AGENCY

FY 2018-19 Annual Budget

Adopted

Budget Committee

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

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

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Hood River Urban Renewal Agency
2018-19 Adopted Budget
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FY2018-19 Budget Calendar

Wednesday, April 18th	URA & City (joint) Budget Committee Workshop Fire Station Community Rm. 211 2nd St., Hood River, OR 97031
Wednesday, May 9th	Budget Committee Meeting City Council Chamber, 211 2nd St., Hood River, OR 97031
Monday, June 11th	Budget Hearing & Adoption City Council Chamber, 211 2nd St., Hood River, OR 97031

Date: May 9, 2018

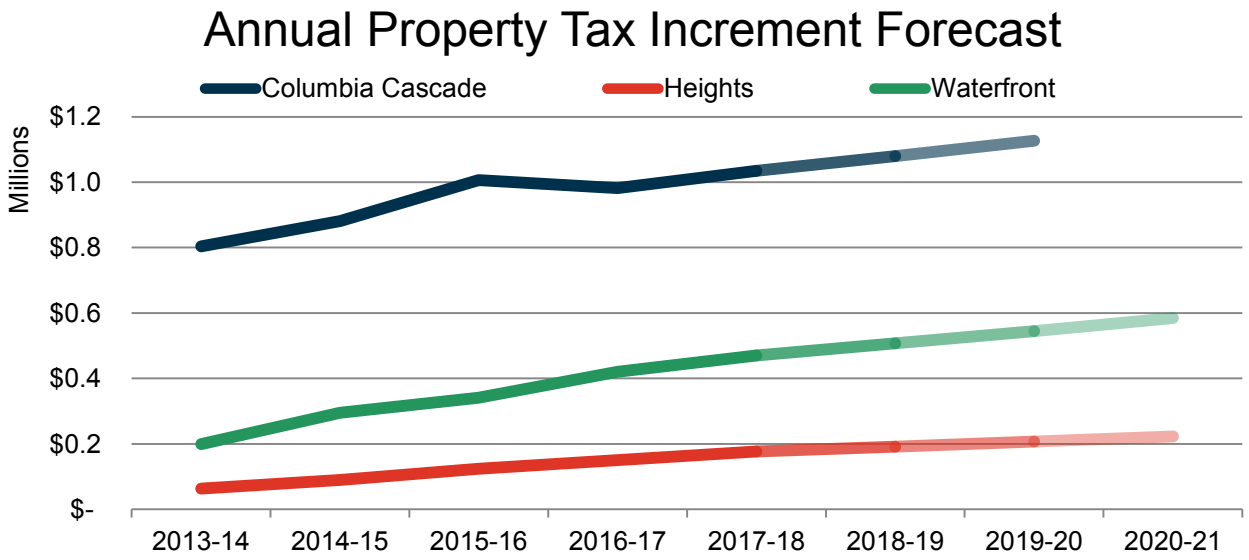
To: Hood River Urban Renewal Agency Budget Committee

From: Steve Wheeler, Urban Renewal Agency Administrator

Subject: Hood River Urban Renewal Agency Budget Message FY2018-19

The Urban Renewal Agency (the 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 $1,100,000 in annual tax increment revenue. The intermediate maturity is the Waterfront District at $514,000 in annual tax increment. The newest district, formed in 2011, is The Heights with an estimated tax increment of $195,000.



The total budgeted resources & requirements for the Agency is $4,858,754, with debt service budget of $519,432 projected for FY 2018-19.

There are no direct Agency employees; administrative charges are paid to the City of Hood River 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. In FY2017-18 Larry Brown was hired under a contractual arrangement to give additional support to the Agency.

2017-18 REVIEW

Columbia Cascade District

The repair of damaged tree wells in the downtown area was completed. Unfortunately the two other parts of the project, sidewalk repair and establishing new pavers in older tree wells without them, did not go forward. The price skyrocketed to well over $100,000 due to a mathematical error in the original bid, plus the overall budget passing the threshold to require that prevailing wages be paid. The updated estimate to complete these aspects of the project is $178,050, and it is not recommended that this project move forward.

In April the commissioned art work at the State Street Restrooms and Bicycle Hub was installed. Artists Angelina Marino Heidel and Joel Heidel created a wonderful permanent piece for this area that has received many positive comments.

Per a goal from 2017-18, conversations were initiated about the possibility of the District assisting private-sector developers to bring multi-family affordable housing to the downtown area. Those conversations were put on hold because of the City Council's desire to consider using the existing debt capacity for the creation of a downtown parking structure. There will be more to come on both of these project area possibilities.

Waterfront District

The Waterfront District has paid off all remaining debt owed to the City of Hood River and Port of Hood River. These were payments made to finance Portway Avenue improvements (partially to enhance the frontage along the newly emerging Waterfront Park) and improvements made to the wastewater treatment plant (WWTP).

After a series of complaints about odor emanating from the WWTP the City Council made a mid-year decision to advance a project to provide enhanced odor control

improvements for the WWTP. The District assisted the City by paying for all project costs over and above initial engineer's estimates in the 2013 Wastewater Masterplan, up to a maximum of $469,000. The final project expenses are not yet complete, but assuming the maximum project cost, debt service of $97,468 over the next five-years is in the Adopted Budget. The actual amount will be less.

In December 2017 the Agency Board of Directors approved the City's participation in a work effort led by the Port of Hood River to collaborate on an infrastructure study for Lot 1, which is owned by the Port District. The City will be a non-paying participant in this study.

The Heights District

The Urban Renewal Advisory Committee (URAC) was very involved in capital plan development for The Heights District in 2017-18. There was active and significant public involvement in two public work sessions, one in November to explain urban renewal and another in December to gain public input and insight into priorities for urban renewal projects. Over 50 people attended the first meeting and over 75 were at the second.

Specific project priorities for The Heights as evaluated and recommended by URAC will be presented to the Hood River Urban Renewal Agency on May 14, 2018.

FUND
Sub-Fund
Department

CITY OF HOOD RIVER, OREGON

HOOD RIVER URBAN RENEWAL AGENCY
(Separate but related entity)

UNRESTRICTED	RESTRICTED	INTERNAL - DEFINED PURPOSE	URBAN RENEWAL FUNDS
General Fund *Police* *Fire* *Emergency Medical Svcs* *Parks* *Planning* *City Council* *Engineering* *Municipal Court* *Parking* *Non-Departmental*	**Road Fund** Operations SDCs Proportionate Share **Water Fund** Operations SDCs USDA Debt Reserve **Wastewater Fund** Operations *Distribution* *WWTP* SDCs USDA SLARRA DEQ Debt Reserve USDA Debt Reserve **Stormwater Fund** Operations SDCs **Restricted Revenue Fund** Building Dept. LID Assessments Grants (Small Restricted Rev.) Fire G/O Bonds Tourist Promotion Fund CET – Local Programs CET – Development Incentives CET – State OHCS Distribution	**Internal Service Fund** Administration Equipment Maintenance Equipment Replacement **Reserve Fund** Parking In Lieu PERS Stabilization Affordable Housing Parks Facilities Replacement Compensated Absences	**General Fund** **Columbia Cascade District** **Waterfront District** **Heights District**

Category/Program	Actual 2015-16	Actual 2016-17	Current Budget 2017-18	Proposed 2018-19	Approved 2018-19	Adopted 2018-19
URA All Funds						
030 Beginning Fund Balance	507,931	1,246,876	1,987,575	2,918,611	2,918,611	2,918,611
REVENUE						
031 Taxes	1,508,491	1,552,489	1,635,044	1,807,871	1,807,871	1,807,871
034 Intergovernmental Revenues	-	5,038	-	-	-	-
037 Interest Earnings	7,313	15,671	14,340	58,611	58,611	58,611
038 Misc. Revenues	524,099	124,313	163,109	58,661	58,661	58,661
REVENUE	**2,039,904**	**1,697,512**	**1,812,493**	**1,925,143**	**1,925,143**	**1,925,143**
039 Interfund Transfers In	485,043	11,100	47,460	15,000	15,000	15,000
Total RESOURCES	**3,032,878**	**2,955,489**	**3,847,528**	**4,858,754**	**4,858,754**	**4,858,754**
EXPENDITURES						
URA - General Fund (700)						
042 Materials & Services	14,239	6,384	42,060	11,800	11,800	11,800
047 Contingency	-	-	4,500	4,500	4,500	4,500
	14,239	**6,384**	**46,560**	**16,300**	**16,300**	**16,300**
URA CC - Development (710)						
042 Materials & Services	64,684	71,879	133,240	123,000	123,000	123,000
043 Capital Outlay	-	-	24,000	-	-	-
044 Debt Service	420,364	420,105	420,074	419,964	419,964	419,964
045 Interfund Transfers Out	254,240	4,440	15,820	5,000	5,000	5,000
047 Contingency	-	-	2,057,076	2,500,000	2,500,000	2,500,000
	739,289	**496,425**	**2,650,210**	**3,047,964**	**3,047,964**	**3,047,964**
URA WF - Development (720)						
042 Materials & Services	68,282	63,232	100,000	94,000	94,000	94,000
043 Capital Outlay	395,000	-	-	-	-	-
044 Debt Service	307,976	254,995	343,381	97,468	97,468	97,468
045 Interfund Transfers Out	143,683	4,440	15,820	5,000	5,000	5,000
047 Contingency	-	-	138,026	450,000	450,000	450,000
	914,941	**322,668**	**597,227**	**646,468**	**646,468**	**646,468**
URA HG - Development (730)						
042 Materials & Services	30,411	29,959	78,000	112,000	112,000	112,000
045 Interfund Transfers Out	87,120	2,220	15,820	5,000	5,000	5,000
047 Contingency	-	-	451,708	450,000	450,000	450,000
	117,531	**32,179**	**545,528**	**567,000**	**567,000**	**567,000**
Total REQUIREMENTS	**1,786,002**	**857,657**	**3,839,525**	**4,277,732**	**4,277,732**	**4,277,732**
ENDING FUND BALANCE	**1,246,876**	**2,097,832**	**8,003**	**581,022**	**581,022**	**581,022**

Urban Renewal Agency – General Fund

Responsible Manager – Steve Wheeler, Administrator

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.

In 2018-19, the Agency is planning to continue its contractual relationships with Elaine Howard Consulting for general urban renewal assistance, and Larry Brown for some specific project assistance. Mr. Brown will be taking the lead in representing the Agency's interests on the Lot 1 infrastructure study. He may also be used for some specific work for the Columbia Cascade District related to affordable housing and/or parking.

Category/Program	Actual 2015-16	Actual 2016-17	Current Budget 2017-18	Proposed 2018-19	Approved 2018-19	Adopted 2018-19
URA General						
030 Beginning Fund Balance	10,348	6,720	7,044	12,475	12,475	12,475
REVENUE						
037 Interest Earnings	12	79	59	230	230	230
REVENUE	**12**	**79**	**59**	**230**	**230**	**230**
039 Interfund Transfers In	10,600	11,100	47,460	15,000	15,000	15,000
Total RESOURCES	**20,960**	**17,900**	**54,563**	**27,705**	**27,705**	**27,705**
EXPENDITURES						
URA - General Fund (700)						
042 Materials & Services	14,239	6,384	42,060	11,800	11,800	11,800
047 Contingency	-	-	4,500	4,500	4,500	4,500
	14,239	**6,384**	**46,560**	**16,300**	**16,300**	**16,300**
Total REQUIREMENTS	**14,239**	**6,384**	**46,560**	**16,300**	**16,300**	**16,300**
ENDING FUND BALANCE	**6,720**	**11,516**	**8,003**	**11,405**	**11,405**	**11,405**

Account	Title	Actual 2015-16	Actual 2016-17	Current Budget 2017-18	Proposed Budget 2018-19	Approved Budget 2018-19	Adopted Budget 2018-19	Change From 2017-18	
700	**URA - GENERAL FUND**								
700-700	**URA - General Fund**								
RESOURCES									
30100-00000	BEGINNING FUND BALANCE	10,348	6,720	7,044	12,475	12,475	12,475	5,431	77%
	REVENUE								
37005-00000	INTEREST REVENUE	12	79	59	230	230	230	171	290%
	TOTAL REVENUE	**12**	**79**	**59**	**230**	**230**	**230**	**171**	**290%**
39710-00000	Trans from URA Col Cascade	4,240	4,440	15,820	5,000	5,000	5,000	(10,820)	-68%
39720-00000	Trans from URA Waterfront Dist	4,240	4,440	15,820	5,000	5,000	5,000	(10,820)	-68%
39730-00000	Trans from URA Heights Dist	2,120	2,220	15,820	5,000	5,000	5,000	(10,820)	-68%
TOTAL RESOURCES		**20,960**	**17,900**	**54,563**	**27,705**	**27,705**	**27,705**	**(26,858)**	**-49%**
REQUIREMENTS									
	MATERIALS & SERVICES								
42010-00000	PROFESSIONAL SERVICES	-	-	35,360	5,000	5,000	5,000	(30,360)	-86%
42010-40105	Legal Svcs - Admin	-	247	500	500	500	500	-	-
42010-40110	Audit Svcs - Admin	2,890	4,750	4,700	4,800	4,800	4,800	100	2%
42020-42000	Advertising & Publishing	264	160	500	500	500	500	-	-
42050-40505	Dues & Subscriptions	500	750	500	500	500	500	-	-
42080-42085	MISCELLANEOUS	10,585	476	500	500	500	500	-	-
	TOTAL MATERIALS & SERVICES	**14,239**	**6,384**	**42,060**	**11,800**	**11,800**	**11,800**	**(30,260)**	**-72%**
	TOTAL EXPENDITURES	**14,239**	**6,384**	**42,060**	**11,800**	**11,800**	**11,800**	**(30,260)**	**-72%**
	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		**14,239**	**6,384**	**46,560**	**16,300**	**16,300**	**16,300**	**(30,260)**	**-65%**
Unappropriated Ending Balance 700-URA - GENERAL FUND		**6,720**	**11,516**	**8,003**	**11,405**	**11,405**	**11,405**	**3,402**	**43%**

Urban Renewal Agency – Columbia Cascade District

Responsible Manager: Steve Wheeler, Administrator

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. In that year the tax increment funds collected will equal the City's maximum indebtedness. Unless the Agency makes a move toward increasing the indebtedness funds that are currently directed to the Agency will be returned to the ten overlapping taxing districts.

The most significant recent project is the State Street – Front to 6th Street Improvements that was completed in FY2014-15. This project, 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 2018-19, it will be necessary to continue to evaluate whether to terminate the District before FY20-21 or use remaining debt capacity to support downtown affordable housing and/or contribute toward a downtown parking structure.

There are two project items of note. $35,000 is budgeted for the "Big Belly" trash collection system. These capital purchases will replace the downtown waste bins with a modern system that can handle as much as five times the amount of trash in a normal bin through recycling and compaction. It does not need daily service but self-monitors and sends a signal when full. It is used in Portland and we will closely coordinate with Hood River garbage on this. They will need less frequent servicing intervals, should reduce trash overflows and will thus contribute to the City's clean energy goals.

$15,000 is budgeted to obtain professional engineering help to evaluate the suitability of the Columbia Lot for a second parking deck. This is a possible outcome of the downtown parking study being done by the City, but of course will not be completed if that is not a recommendation. This will be technical evaluation, not the development of plans and specifications suitable for public bid as that is a larger endeavor.

As mentioned earlier we do not anticipate reviving the downtown tree well and sidewalk replacement project. $2,505,000 is budgeted in contingency, the large amount necessary because there is uncertainty about just whether the District will emerge with more projects that are yet to be determined, or will proceed to an orderly shutdown.

Category/Program	Actual 2015-16	Actual 2016-17	Current Budget 2017-18	Proposed 2018-19	Approved 2018-19	Adopted 2018-19
URA Columbia Cascade						
030 Beginning Fund Balance	275,875	954,763	1,483,336	2,239,918	2,239,918	2,239,918
REVENUE						
031 Taxes	1,034,089	981,705	994,970	1,099,441	1,099,441	1,099,441
037 Interest Earnings	4,988	11,015	8,795	47,000	47,000	47,000
038 Misc. Revenues	129,099	124,313	163,109	58,661	58,661	58,661
REVENUE	**1,168,177**	**1,117,034**	**1,166,874**	**1,205,102**	**1,205,102**	**1,205,102**
039 Interfund Transfers In	250,000	-	-	-	-	-
Total RESOURCES	**1,694,053**	**2,071,798**	**2,650,210**	**3,445,020**	**3,445,020**	**3,445,020**
EXPENDITURES						
URA CC - Development (710)						
042 Materials & Services	64,684	71,879	133,240	123,000	123,000	123,000
043 Capital Outlay	-	-	24,000	-	-	-
044 Debt Service	420,364	420,105	420,074	419,964	419,964	419,964
045 Interfund Transfers Out	254,240	4,440	15,820	5,000	5,000	5,000
047 Contingency	-	-	2,057,076	2,500,000	2,500,000	2,500,000
	739,289	**496,425**	**2,650,210**	**3,047,964**	**3,047,964**	**3,047,964**
Total REQUIREMENTS	**739,289**	**496,425**	**2,650,210**	**3,047,964**	**3,047,964**	**3,047,964**
ENDING FUND BALANCE	**954,763**	**1,575,373**	**0**	**397,056**	**397,056**	**397,056**

Account	Title	Actual 2015-16	Actual 2016-17	Current Budget 2017-18	Proposed Budget 2018-19	Approved Budget 2018-19	Adopted Budget 2018-19	Change From 2017-18	
710	**COLUMBIA CASCADE DISTRICT DEVE**								
710-710	**URA CC - Development**								
RESOURCES									
30100-00000	BEGINNING FUND BALANCE	275,875	954,763	1,483,336	2,239,918	2,239,918	2,239,918	756,582	51%
	REVENUE								
31005-00000	CURRENT TAXES	1,006,163	965,525	975,461	1,079,566	1,079,566	1,079,566	104,105	11%
31010-00000	PREVIOUSLY LEVIED TAXES	27,926	16,179	19,509	19,875	19,875	19,875	366	2%
37005-00000	INTEREST EARNINGS	4,988	11,015	8,795	47,000	47,000	47,000	38,205	434%
38035-00000	Misc. fees	-	1,387	-	-	-	-	-	-
38050-00000	Misc - Capital Contributions	129,099	122,925	163,109	58,661	58,661	58,661	(104,448)	-64%
	TOTAL REVENUE	**1,168,177**	**1,117,034**	**1,166,874**	**1,205,102**	**1,205,102**	**1,205,102**	**38,228**	**3%**
39715-00000	Trans from URA Col Cascade DS	250,000	-	-	-	-	-	-	-
TOTAL RESOURCES		**1,694,053**	**2,071,798**	**2,650,210**	**3,445,020**	**3,445,020**	**3,445,020**	**794,810**	**30%**
REQUIREMENTS									
	MATERIALS & SERVICES								
42010-40105	Legal Services	316	-	10,000	10,000	10,000	10,000	-	-
42010-40115	Contract Svcs - Admin	55,000	56,400	48,000	48,000	48,000	48,000	-	-
42010-40150	Professional services	8,848	10,454	9,000	29,000	29,000	29,000	20,000	222%
42020-42020	Advertising & Publishing	520	-	-	-	-	-	-	-
42045-42000	FILING & RECORDING	-	-	1,000	1,000	1,000	1,000	-	-
42080-00000	MISCELLANEOUS	-	5,025	-	-	-	-	-	-
42080-42065	Redevelopment Projects	-	-	65,240	35,000	35,000	35,000	(30,240)	-46%
	TOTAL MATERIALS & SERVICES	**64,684**	**71,879**	**133,240**	**123,000**	**123,000**	**123,000**	**(10,240)**	**-8%**
	CAPITAL OUTLAY								
43015-43710	CC STATE STREET PROJECT	-	-	24,000	-	-	-	(24,000)	-100%
	TOTAL CAPITAL OUTLAY			**24,000**				**(24,000)**	**-100%**
	DEBT SERVICE								
44005-00000	DEBT SERVICE - PRINCIPAL	387,376	396,332	405,651	415,111	415,111	415,111	9,460	2%
44010-00000	DEBT SERVICE - INTEREST	32,988	23,773	14,423	4,853	4,853	4,853	(9,570)	-66%
	TOTAL DEBT SERVICE	**420,364**	**420,105**	**420,074**	**419,964**	**419,964**	**419,964**	**(110)**	**-**
	TOTAL EXPENDITURES	**485,049**	**491,985**	**577,314**	**542,964**	**542,964**	**542,964**	**(34,350)**	**-6%**
	CONTINGENCY/TRANSFER								
45700-00000	Transfer to URA General Fund	4,240	4,440	15,820	5,000	5,000	5,000	(10,820)	-68%
45710-00000	Transfer to URA Col Cas Dev	250,000	-	-	-	-	-	-	-
47005-00000	CONTINGENCY	-	-	2,057,076	2,500,000	2,500,000	2,500,000	442,924	22%
	TOTAL CONTINGENCY/TRANSFER	**254,240**	**4,440**	**2,072,896**	**2,505,000**	**2,505,000**	**2,505,000**	**432,104**	**21%**

Account	Title	Actual 2015-16	Actual 2016-17	Current Budget 2017-18	Proposed Budget 2018-19	Approved Budget 2018-19	Adopted Budget 2018-19	Change From 2017-18	
RESOURCES									
TOTAL REQUIREMENTS		**739,289**	**496,425**	**2,650,210**	**3,047,964**	**3,047,964**	**3,047,964**	**397,754**	**15%**
Unappropriated Ending Balance									
710-COLUMBIA CASCADE DISTRICT DEVE		**954,763**	**1,575,373**		**397,056**	**397,056**	**397,056**	**397,056**	**-**

Urban Renewal Agency – Waterfront District

Responsible Manager – Steve Wheeler, Administrator

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 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 2018-19, property tax increment of approximately $514,000 is anticipated. The key issue moving forward into FY 18-19 is the Agency's continued participation with the Port of Hood River on a detailed infrastructure review for the undeveloped Lot 1 area. This is the largest and most significant vacant parcel in the waterfront area. It is anticipated that this review will lead to an request from the Port of Hood River for District participation in financing critical projects such as roads, water, sewer lines and stormwater drainage systems. It is possible the request will include that the Agency consider increasing the maximum indebtedness of the District to be available for such projects.

$15,000 is budgeted for an independent feasibility study upon completion of the Lot 1. Port led infrastructure evaluation. This study will provide an independent "reality check" on the viability of significant private investment in the Lot 1, taking into consideration the Waterfront Refinement Plan, development standards and the Lot 1 infrastructure plans. A key question. Is the Agency well advised to put scarce Tax Increment Financing funds into the Lot 1 development?

Category/Program	Actual 2015-16	Actual 2016-17	Current Budget 2017-18	Proposed 2018-19	Approved 2018-19	Adopted 2018-19
URA Waterfront						
030 Beginning Fund Balance	66,776	35,099	125,038	183,418	183,418	183,418
REVENUE						
031 Taxes	347,815	420,369	469,362	514,001	514,001	514,001
034 Intergovernmental Revenues	-	5,038	-	-	-	-
037 Interest Earnings	1,005	1,678	2,827	3,393	3,393	3,393
038 Misc. Revenues	395,000	-	-	-	-	-
REVENUE	**743,820**	**427,086**	**472,189**	**517,394**	**517,394**	**517,394**
039 Interfund Transfers In	139,443	-	-	-	-	-
Total RESOURCES	**950,040**	**462,185**	**597,227**	**700,812**	**700,812**	**700,812**
EXPENDITURES						
URA WF - Development (720)						
042 Materials & Services	68,282	63,232	100,000	94,000	94,000	94,000
043 Capital Outlay	395,000	-	-	-	-	-
044 Debt Service	307,976	254,995	343,381	97,468	97,468	97,468
045 Interfund Transfers Out	143,683	4,440	15,820	5,000	5,000	5,000
047 Contingency	-	-	138,026	450,000	450,000	450,000
	914,941	**322,668**	**597,227**	**646,468**	**646,468**	**646,468**
Total REQUIREMENTS	**914,941**	**322,668**	**597,227**	**646,468**	**646,468**	**646,468**
ENDING FUND BALANCE	**35,099**	**139,517**	**0**	**54,344**	**54,344**	**54,344**

Account	Title	Actual 2015-16	Actual 2016-17	Current Budget 2017-18	Proposed Budget 2018-19	Approved Budget 2018-19	Adopted Budget 2018-19	Change From 2017-18	
720	**WATERFRONT DISTRICT DEVELOPMEN**								
720-720	**URA WF - Development**								
RESOURCES									
30100-00000	BEGINNING FUND BALANCE	66,776	35,099	125,038	183,418	183,418	183,418	58,380	47%
	REVENUE								
31005-00000	CURRENT TAXES	341,202	415,599	462,882	507,321	507,321	507,321	44,439	10%
31010-00000	PREVIOUSLY LEVIED TAXES	6,612	4,770	6,480	6,680	6,680	6,680	200	3%
34050-00000	INTERGOVERNMENTAL REVENUE	-	5,038	-	-	-	-	-	-
37005-00000	INTEREST REVENUE	1,005	1,678	2,827	3,393	3,393	3,393	566	20%
38025-00000	Loan Proceeds	395,000	-	-	-	-	-	-	-
	TOTAL REVENUE	**743,820**	**427,086**	**472,189**	**517,394**	**517,394**	**517,394**	**45,205**	**10%**
39720-00000	Trans from URA Waterfront Dev	59,443	-	-	-	-	-	-	-
39725-00000	Trans from URA Waterfront DS	80,000	-	-	-	-	-	-	-
TOTAL RESOURCES		**950,040**	**462,185**	**597,227**	**700,812**	**700,812**	**700,812**	**103,585**	**17%**
REQUIREMENTS									
	MATERIALS & SERVICES								
42010-40105	Legal Services	11,691	1,485	15,000	15,000	15,000	15,000	-	-
42010-40115	Contract Svcs - Admin	55,000	55,410	48,000	48,000	48,000	48,000	-	-
42010-40150	Professional services	60	1,130	35,000	29,000	29,000	29,000	(6,000)	-17%
42020-42020	Advertising & Publishing	36	168	-	-	-	-	-	-
42080-42085	MISCELLANEOUS	1,494	5,038	2,000	2,000	2,000	2,000	-	-
	TOTAL MATERIALS & SERVICES	**68,282**	**63,232**	**100,000**	**94,000**	**94,000**	**94,000**	**(6,000)**	**-6%**
	CAPITAL OUTLAY								
43005-00000	Land	395,000	-	-	-	-	-	-	-
	TOTAL CAPITAL OUTLAY	**395,000**							**-**
	DEBT SERVICE								
44005-00000	DEBT SERVICE - PRINCIPAL	302,392	4,946	-	-	-	-	-	-
44010-00000	DEBT SERVICE - INTEREST	5,583	49	6,733	-	-	-	(6,733)	-100%
44015-00000	DEBT SRV-CONSOL LOAN-PRINCIPAL	-	250,000	336,648	-	-	-	(336,648)	-100%
44045-00000	WWTP Odor Control Loan - Prin	-	-	-	93,783	93,783	93,783	93,783	-
44050-00000	WWTP Odor Control Loan - Int	-	-	-	3,685	3,685	3,685	3,685	-
	TOTAL DEBT SERVICE	**307,976**	**254,995**	**343,381**	**97,468**	**97,468**	**97,468**	**(245,913)**	**-72%**
	TOTAL EXPENDITURES	**771,258**	**318,228**	**443,381**	**191,468**	**191,468**	**191,468**	**(251,913)**	**-57%**

Account	Title	Actual 2015-16	Actual 2016-17	Current Budget 2017-18	Proposed Budget 2018-19	Approved Budget 2018-19	Adopted Budget 2018-19	Change From 2017-18	
REQUIREMENTS									
	CONTINGENCY/TRANSFER								
45700-00000	Transfer to URA General Fund	4,240	4,440	15,820	5,000	5,000	5,000	(10,820)	-68%
45720-00000	Transfer to URA Waterfront Dev	80,000	-	-	-	-	-	-	-
45725-00000	Transfer to URA Waterfront DS	59,443	-	-	-	-	-	-	-
47005-00000	CONTINGENCY	-	-	138,026	450,000	450,000	450,000	311,974	226%
	TOTAL CONTINGENCY/TRANSFER	**143,683**	**4,440**	**153,846**	**455,000**	**455,000**	**455,000**	**301,154**	**196%**
TOTAL REQUIREMENTS		**914,941**	**322,668**	**597,227**	**646,468**	**646,468**	**646,468**	**49,241**	**8%**
Unappropriated Ending Balance									
720-WATERFRONT DISTRICT DEVELOPMEN		**35,099**	**139,517**		**54,344**	**54,344**	**54,344**	**54,344**	**-**

Fund Urban Renewal Agency – The Heights Business District

Responsible Manager – Steve Wheeler, Administrator

The Hood River Heights Business District Urban Renewal area is a mixed use project area in 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 at $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 FY2017-18 tax increment is over $194,000. On May 14, 2018 the Urban Renewal Advisory Committee will make a three part recommendation to the Urban Renewal Agency for The Heights area projects:

- Consider working with ODOT to evaluate a return to two-way traffic on 12th and 13th streets;
- Develop a project to underground the on-street utility lines in The Heights, primarily between May and Belmont and primarily on 12th and 13th, although some side streets could be considered as well. $15,000 is budgeted for a detailed engineering review to evaluate the realistic scope and scale of this project. This is not to be confused with the development of contract documents for public bidding, a larger endeavor. It will include a review of the timing of this project relative to tax increment availability for debt service.
- Hire an urban design professional to integrate planning and engineering disciplines for projects to meld streetscape improvements with and including significant traffic calming to enhance bike and pedestrian friendliness. $20,000 is in the budget.

As with the Columbia-Cascade District, there are unknowns on just where this District is heading with projects in the future, hence a significant amount ($450,000) is held in contingency.

Category/Program	Actual 2015-16	Actual 2016-17	Current Budget 2017-18	Proposed 2018-19	Approved 2018-19	Adopted 2018-19
URA Heights						
030 Beginning Fund Balance	154,930	250,292	372,157	482,800	482,800	482,800
REVENUE						
031 Taxes	126,586	150,414	170,712	194,429	194,429	194,429
037 Interest Earnings	1,307	2,897	2,659	7,988	7,988	7,988
REVENUE	**127,894**	**153,312**	**173,371**	**202,417**	**202,417**	**202,417**
039 Interfund Transfers In	85,000	-	-	-	-	-
Total RESOURCES	**367,824**	**403,604**	**545,528**	**685,217**	**685,217**	**685,217**
EXPENDITURES						
URA HG - Development (730)						
042 Materials & Services	30,411	29,959	78,000	112,000	112,000	112,000
045 Interfund Transfers Out	87,120	2,220	15,820	5,000	5,000	5,000
047 Contingency	-	-	451,708	450,000	450,000	450,000
	117,531	**32,179**	**545,528**	**567,000**	**567,000**	**567,000**
Total REQUIREMENTS	**117,531**	**32,179**	**545,528**	**567,000**	**567,000**	**567,000**
ENDING FUND BALANCE	**250,292**	**371,425**	**0**	**118,217**	**118,217**	**118,217**

Account	Title	Actual 2015-16	Actual 2016-17	Current Budget 2017-18	Proposed Budget 2018-19	Approved Budget 2018-19	Adopted Budget 2018-19	Change From 2017-18	
730	**HEIGHTS DISTRICT DEVELOPMENT**								
730-730	**URA HG - Development**								
RESOURCES									
30100-00000	BEGINNING FUND BALANCE	154,930	250,292	372,157	482,800	482,800	482,800	110,643	30%
	REVENUE								
31005-00000	CURRENT TAXES	124,546	148,761	168,024	191,741	191,741	191,741	23,717	14%
31010-00000	PREVIOUSLY LEVIED TAXES	2,039	1,652	2,688	2,688	2,688	2,688	-	-
37005-00000	INTEREST REVENUE	1,307	2,897	2,659	7,988	7,988	7,988	5,329	200%
	TOTAL REVENUE	**127,894**	**153,312**	**173,371**	**202,417**	**202,417**	**202,417**	**29,046**	**17%**
39735-00000	Trans from URA Heights DS	85,000	-	-	-	-	-	-	-
TOTAL RESOURCES		**367,824**	**403,604**	**545,528**	**685,217**	**685,217**	**685,217**	**139,689**	**26%**
REQUIREMENTS									
	MATERIALS & SERVICES								
42010-40105	Legal Services	316	-	10,000	10,000	10,000	10,000	-	-
42010-40115	Contract Svcs - Admin	28,000	29,240	48,000	48,000	48,000	48,000	-	-
42010-40150	Professional services	2,095	719	20,000	54,000	54,000	54,000	34,000	170%
	TOTAL MATERIALS & SERVICES	**30,411**	**29,959**	**78,000**	**112,000**	**112,000**	**112,000**	**34,000**	**44%**
	TOTAL EXPENDITURES	**30,411**	**29,959**	**78,000**	**112,000**	**112,000**	**112,000**	**34,000**	**44%**
	CONTINGENCY/TRANSFER								
45700-00000	Transfer to URA General Fund	2,120	2,220	15,820	5,000	5,000	5,000	(10,820)	-68%
45730-00000	Transfer to URA Heights Dev	85,000	-	-	-	-	-	-	-
47005-00000	CONTINGENCY	-	-	451,708	450,000	450,000	450,000	(1,708)	-
	TOTAL CONTINGENCY/TRANSFER	**87,120**	**2,220**	**467,528**	**455,000**	**455,000**	**455,000**	**(12,528)**	**-3%**
TOTAL REQUIREMENTS		**117,531**	**32,179**	**545,528**	**567,000**	**567,000**	**567,000**	**21,472**	**4%**
Unappropriated Ending Balance 730-HEIGHTS DISTRICT DEVELOPMENT		**250,292**	**371,425**		**118,217**	**118,217**	**118,217**	**118,217**	**-**

Appendix I

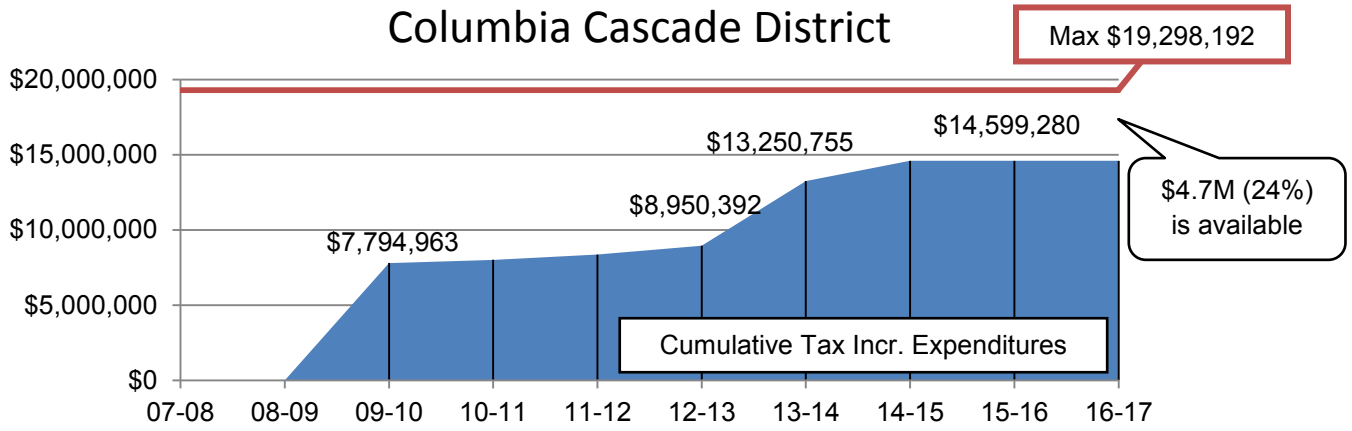
Debt Service Schedule

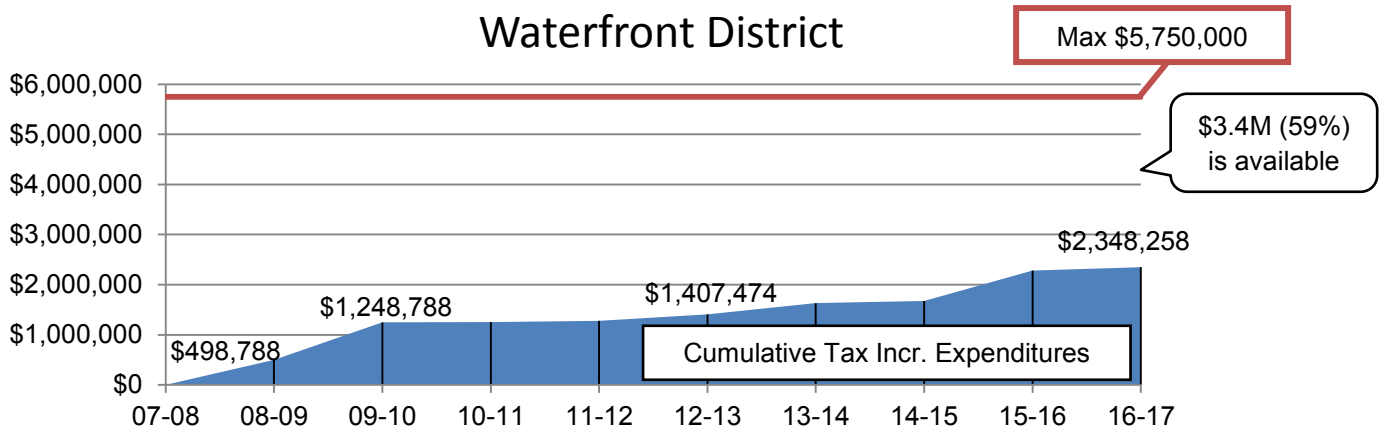
Cascade Dist.		Waterfront			
Cascade Plan - URA		WWTP Odor Control*		NAITO Tax-Increment	
2.30%		1.55%		0.00%	
Principal	Interest	Principal	Interest	Principal	Interest
415,111	4,853	93,783	3,685	-	-
-	-	91,651	5,816	-	-
-	-	93,072	4,395	-	-
-	-	94,515	2,953	-	-
-	-	95,980	1,488	-	-
-	-	-	-	-	-
-	-	-	-	-	-
415,111	**4,853**	**469,000**	**18,336**	**395,000**	**-**

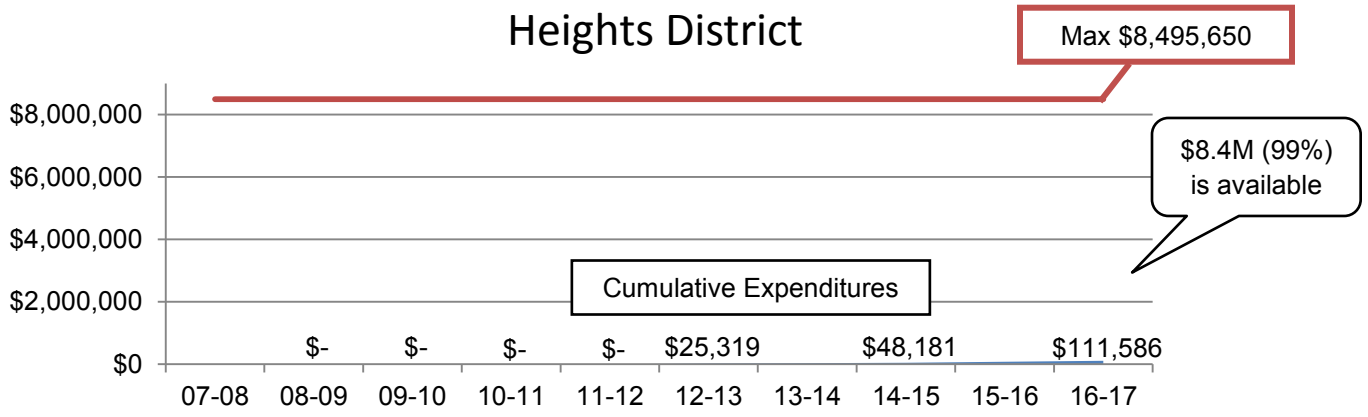
* Priliminary repayment schedule based on the maximum cost of the WWTP Odor Control Project. The final repayment schedule is dependent on the actual cost of the project once complete

Appendix II

Schedule of Cumulative Indebtedness







Appendix III

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 COMMITTEE MEETING - HR 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:
March 31, 2018

.....

Subscribed and sworn to before me this 2nd
Day of April, 2018

.....

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

NOTICE OF BUDGET COMMITTEE MEETING – HOOD RIVER URBAN RENEWAL AGENCY

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, 2018, to June 30, 2019, will be held in the City Hall Council Chambers, 211 Second Street, Hood River, Oregon, on Wednesday, May 9, 2018, 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 2018-19 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 before April 18, 2018.

26-1t

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 HEARING - 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:
May 26, 2018

.....

Subscribed and sworn to before me this 31st
Day of May, 2018

.....

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

FORM UR-1 **NOTICE OF BUDGET HEARING - Hood River Urban Renewal Agency**

A public meeting of the HOOD RIVER URBAN RENEWAL AGENCY will be held on JUNE 11, 2018 at 6:00 pm at 211 SECOND STREET, HOOD RIVER, Oregon. The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2018 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 SECOND STREET, between the hours of 9:00 a. m. and 5:00 p. m. or online at ci.hood-river.or.us/FinancialReports. This budget is for an annual budget 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 2016-17	Adopted Budget This Year 2017-18	Approved Budget Next Year 2018-19
Beginning Fund Balance/Net Working Capital	1,246,877	1,987,575	2,918,611
Federal, State and All Other Grants	0	0	0
Revenue from Bonds and Other Debt	5,038	0	0
Interfund Transfers	11,100	47,460	15,000
All Other Resources Except Division of Tax & Special Levy	139,985	177,449	117,272
Revenue from Division of Tax	1,552,489	1,635,044	1,807,871
Revenue from Special Levy	0	0	0
Total Resources	**2,955,489**	**3,847,528**	**4,858,754**

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION

Personnel Services	0	0	0
Materials and Services	171,456	353,300	340,800
Capital Outlay	0	24,000	0
Debt Service	675,101	763,455	517,432
Interfund Transfers	11,100	47,460	15,000
Contingencies	0	2,651,310	3,404,500
All Other Expenditures and Requirements	0	0	0
Unappropriated Ending Fund Balance	2,097,832	8,003	581,022
Total Requirements	**2,955,489**	**3,847,528**	**4,858,754**

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

General	6,384	46,580	16,300
FTE	0	0	0
Columbia Cascade District	496,425	2,650,210	3,047,964
FTE	0	0	0
Waterfront District	322,668	597,227	646,468
FTE	0	0	0
Heights District	32,180	545,528	567,000
FTE	0	0	0
Unappropriated Ending Balance & Reserved for Future Expenditure	2,097,832	8,003	581,022
Total Requirements	**2,955,489**	**3,847,528**	**4,858,754**
Total FTE	**0**	**0**	**0**

STATEMENT OF CHANGES IN ACTIVITIES and SOURCES OF FINANCING

There are no significant changes in activities performed or programs offered by the Agency in FY2018-19. Continuing activities include Heights District redevelopment project prioritization, Waterfront Lot 1 development feasibility studies, and determining the final redevelopment projects in the Columbia-Cascade District prior to anticipated dissolution of the downtown UR district in the next several years.

STATEMENT OF INDEBTEDNESS

LONG TERM DEBT	Estimated Debt Outstanding July 1	Estimated Debt Authorized, But Not Incurred on July 1
General Obligation Bonds	$0	$ -
Other Bonds	$0	$ -
Other Borrowings	$1,279,111	$ -
Total	**$1,279,111**	**$ -**

42-1t

Appendix IV

Budget Resolution

RESOLUTION 2018-URA-01
ADOPTING THE FY2018-19 BUDGET

BE IT RESOLVED that the Board of Directors of the Hood River Urban Renewal Agency hereby adopt the budget for the fiscal year 2018-19 in the total amount of $4,858,754

MAKING APPROPRIATIONS

BE IT RESOLVED that the amounts shown below are hereby appropriated for the fiscal year beginning July 1, 2018, for the following purposes:

GENERAL FUND	
Operations	11,800
Debt Service	0
Transfers	0
Contingency	4,500
TOTAL - GENERAL FUND	16,300

COLUMBIA CASCADE DISTRICT	
Operations	123,000
Debt Service	419,964
Transfers	5,000
Contingency	2,500,000
TOTAL - COLUMBIA CASCADE DISTRICT	3,047,964

WATERFRONT DISTRICT	
Operations	94,000
Debt Service	97,468
Transfers	5,000
Contingency	450,000
TOTAL - WATERFRONT DISTRICT	646,468

HEIGHTS DISTRICT	
Operations	112,000
Debt Service	0
Transfers	5,000
Contingency	450,000
TOTAL - HEIGHTS DISTRICT	567,000

SUMMARY	
TOTAL APPROPRIATIONS, All Fund	4,277,732
TOTAL UNAPPROPRIATED AMOUNTS, All Funds	581,022
TOTAL ADOPTED BUDGET	4,858,754

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 to certify to the county assessor for the Columbia Cascade Plan Area a requires for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, 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 11th day of June, 2018

Kate McBride, Chair

ATTEST:

Jennifer Gray, City Recorder

Appendix V

Notice of Property Tax Levy

FORM UR-50

NOTICE TO ASSESSOR

2018–2019

☐ Check here if this is an amended form.

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

Notification

Hood river Urban Renewal Agency (Agency name) authorizes its 20 18 – 19 ad valorem tax increment amounts by plan area for the tax roll of Hood River County (County name).

Will Norris, Finance Director	(541) 387-5214	July 9, 2018
(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 2018-19, permanently increase frozen value to:

Plan Area Name	New frozen value
	$
	$

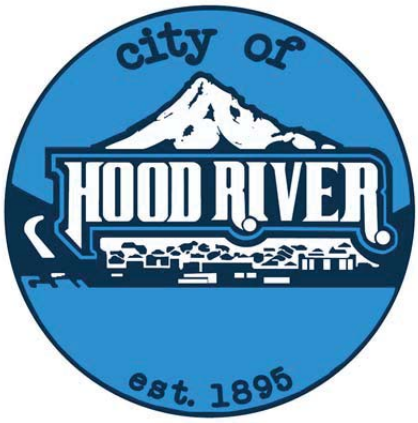
***All Plans except Option Three:** Enter amount of Increment Value to Use that is less than 100 percent or check "Yes" to receive 100 percent of division of tax. **Do NOT enter an amount of "Increment Value to Use" AND check "Yes."**

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.

150-504-076-5 (Rev. 11-17)



City of Hood River

211 Second Street

Hood River, OR 97031

(541) 386-1488 | CityofHoodRiver.com