HOOD RIVER
URBAN RENEWAL AGENCY

ADOPTED - FISCAL YEAR

2020 BUDGET

HOOD RIVER
URBAN RENEWAL AGENCY

FY 2019-20 Annual Budget

Adopted

Budget Committee

Agency Board	Advisory Committee
Kate McBride	Jack Trumbull
Paul Blackburn	Jody Behr
Tim Counihan	Abby Capovilla
Erick Haynie	Joshua Chandler
David Meriwether	Amanda Goeke
Jessica Metta	Tina Lassen
Megan Saunders	Pat McAllister
Hoby Streich	Vacant
Mark Zanmiller	Vacant

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Hood River, Oregon
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Hood River Urban Renewal Agency
2019-20 Adopted Budget
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FY2019-20 Budget Calendar

Wednesday, April 17th	URA & City (joint) Budget Committee Workshop Fire Station Community Rm. 211 2nd St., Hood River, OR 97031
Wednesday, May 8th	Budget Committee Meeting City Council Chamber, 211 2nd St., Hood River, OR 97031
Monday, June 10th	Budget Hearing & Adoption City Council Chamber, 211 2nd St., Hood River, OR 97031

HOOD RIVER
URBAN RENEWAL AGENCY

Chair McBride, Urban Renewal Agency Board, and Budget Committee Members,

It is a unique and exciting time for the Hood River Renewal Agency. FY2019-20 represents a major milestone for each of the City's three urban renewal districts. After more than 30-years in operation, the Columbia-Cascade District is poised for one last major project before retiring and returning over $100 million in assessed value growth to the tax rolls. This will be a much needed revenue boost for overlapping districts, supporting programs like County public safety, regional parks, and library services. Conversely, the Heights District is in its very early stages with nearly its entire authorized spending authority ready to be deployed and a buzz of excitement about the possibilities. The Waterfront District is right in the middle. Already a statewide example of a successful urban renewal district, the waterfront has almost exactly half of its remaining spending authority left. In total, the Urban Renewal Agency's three districts have over $15 million in borrowing authority to invest in Hood River.

The FY2019-20 Budget presents an investment strategy that emphases the importance of deliberate and thoughtful planning. Each District is in a pivotal point in its direction and in the midst of intensive planning efforts. Columbia-Cascade's final capital projects are expected to be substantially informed by a comprehensive downtown parking study that will conclude in Fall of 2019. The Heights District is in contract negotiations with an Urban Design and Engineering group that will synthesize the extensive public project prioritization efforts from the last two years into a multi-year implementation plan. The Waterfront District is also evaluating an ambitious plan from the Port of Hood River to develop the last remaining vacant parcels in the district.

When we discuss the agency's planning efforts, it is important to also recognize the work of the Urban Renewal Advisory Committee. This body is very much a working committee. The agency's ambitious work plan over the next year would not be possible without this dedicated group of volunteers.

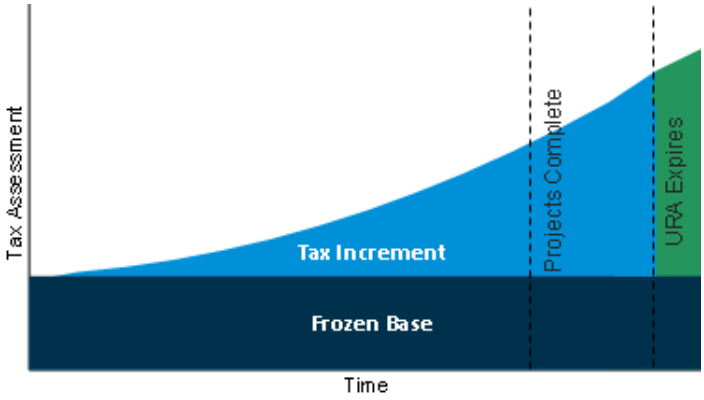
I am very excited to continue working with Advisory Committee and the Urban Renewal Agency Board to pursue the very best future for the City's three urban renewal districts and the community at large.

Respectfully submitted,

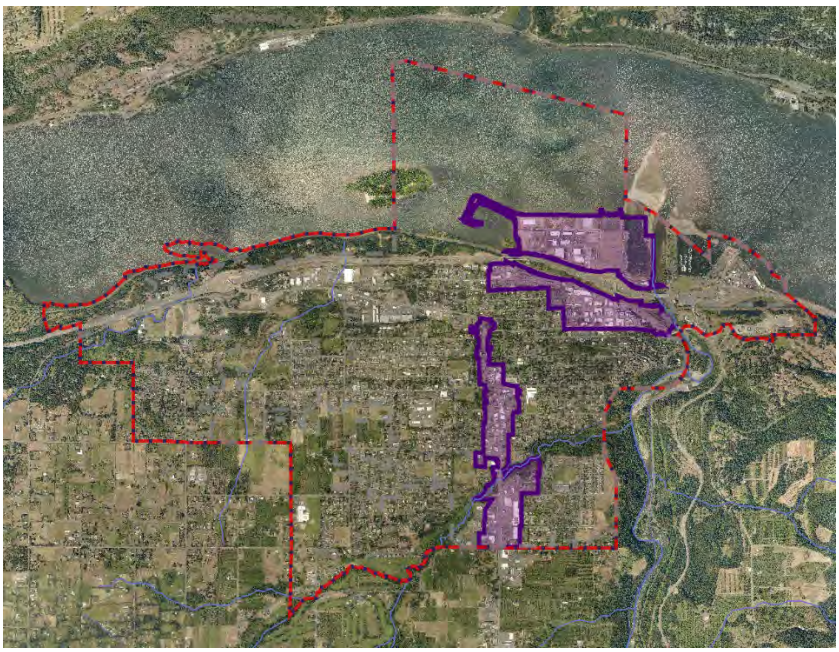
Will Norris
Finance Dir. / Asst. City Manager

Urban Renewal in Hood River

The Hood River Urban Renewal Agency (Agency) is the umbrella entity overseeing three separate urban renewal project areas in the City of Hood River. Urban renewal is a financing program authorized under state law and implemented locally that allows for the use of property tax to facilitate economic growth in designated areas.



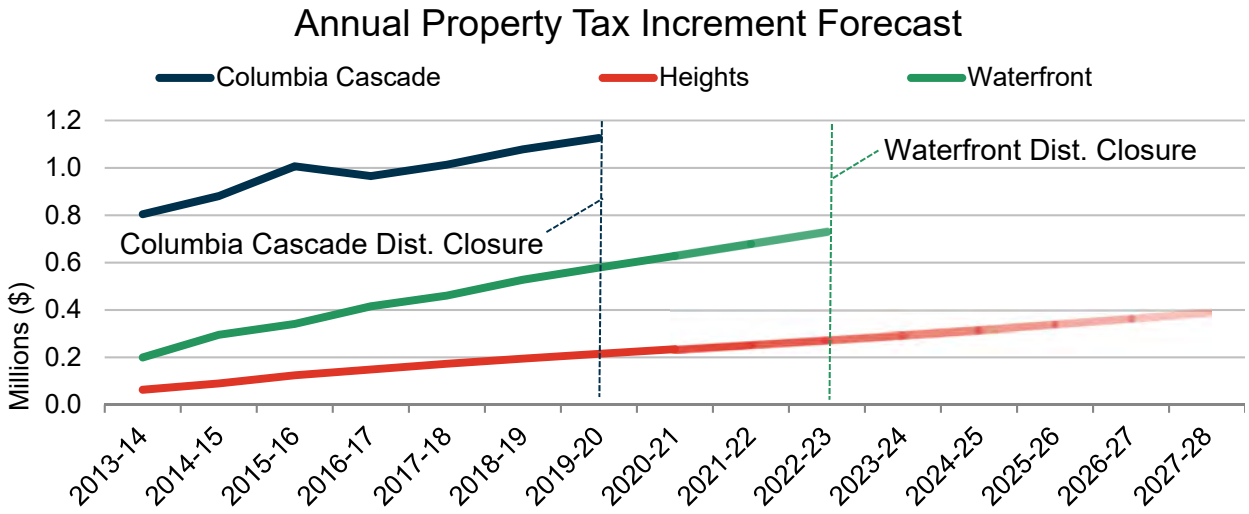
The financing mechanism works by dedicating future property tax growth to pay for redevelopment projects via loans. Redevelopment projects generate new taxable value that otherwise would not have existed without public investment, creating the revenue streams to repay the original project debt. The new taxable value is released to the general tax rolls benefiting all taxing entities after the urban renewal district debt is retired. In Hood River there are three urban renewal areas, Columbia-Cascade, Waterfront, and Heights District. Each distinct district retains its own tax increment revenues and funds are not comingled between the districts.



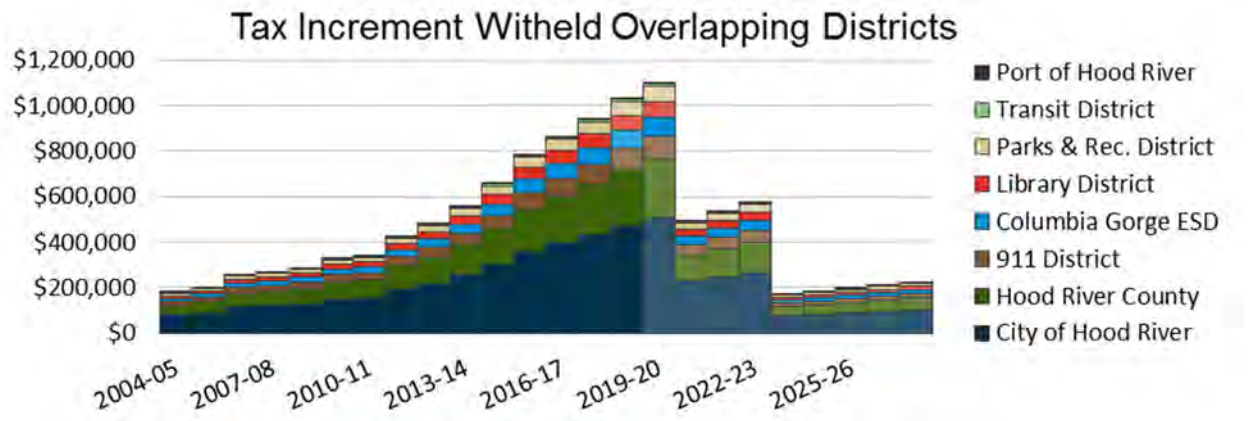
The Agency has a nine-member board consisting of the Hood River City Council and two elected members from the Port of Hood River. The Agency is responsible for performing all normal board duties, including adopting a budget. Agency members work in conjunction with a seven-member advisory committee, the Urban Renewal Advisory Committee. The advisory committee also serves as citizen budget committee members for the Agency

There are no direct Agency employees; administrative charges are paid to the City of Hood River for staff support. Support is also given to the Agency's efforts from the Bell Design Company, engineering review and project management, Elaine Howard Consulting, and Larry Brown. The total budgeted resources & requirements for the Agency is $6,203,676, with debt service budget of $97,467 for FY 2019-20.

FY2019-20 Tax Increment Revenues & Upcoming District Retirements
Cumulatively the Agency expects to collect $1.96 Million in tax increment revenues across all three districts. The oldest and most established district is the Columbia-Cascade District which generates the lion share of tax increment revenues, estimated to be $1,151,000 in FY2019-20. The intermediate maturity is the Waterfront District at $587,000 in annual tax increment. The newest district, formed in 2011, is The Heights with an estimated tax increment of $217,000.



The upcoming year marks a major milestone in the operations of the Agency. After over 30 years in operation, FY2019-20 will be the last fiscal year that the Columbia-Cascade District will collect tax increment. Upon retirement the Columbia Cascade District will release a projected $110,000,000 in assessed value on to the general tax rolls. The retirement of Columbia Cascade will be followed relatively shortly by the retirement of the Waterfront District anticipated in FY2022-23, returning an additional $73,000,000 in assessed value.



FUND
Sub-Fund
Department

CITY OF HOOD RIVER, OREGON

UNRESTRICTED	RESTRICTED	INTERNAL - DEFINED PURPOSE	**HOOD RIVER URBAN RENEWAL AGENCY** (Separate but related entity) URBAN RENEWAL FUNDS
General Fund	**Road Fund**	**Internal Service Fund**	**General Fund**
Police	Operations	Administration	**Columbia Cascade District**
Fire	SDCs	Equipment Maintenance	**Waterfront District**
Emergency Medical Svcs	Proportionate Share	Equipment Replacement	**Heights District**
Parks	**Water Fund**	**Reserve Fund**	
Planning	Operations	Parking In Lieu	
City Council	SDCs	PERS Stabilization	
Engineering	USDA Debt Reserve	Affordable Housing	
Municipal Court	**Wastewater Fund**	Parks Facilities Replacement	
Parking	Operations	Compensated Absences	
Non-Departmental	*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		

Category/Program	Actual 2016-17	Actual 2017-18	Current Budget 2018-19	Proposed 2019-20	Approved 2019-20	Adopted 2019-20
URA All Funds						
030 Beginning Fund Balance	1,246,876	2,097,832	2,918,611	4,089,727	4,089,727	4,089,727
REVENUE						
031 Taxes	1,552,489	1,677,206	1,807,871	1,955,138	1,955,138	1,955,138
034 Intergovernmental Revenues	5,038	-	-	-	-	-
037 Interest Earnings	15,671	42,408	58,611	102,243	102,243	102,243
038 Misc. Revenues	124,313	538,178	58,661	50,568	50,568	50,568
REVENUE	**1,697,512**	**2,257,794**	**1,925,143**	**2,107,949**	**2,107,949**	**2,107,949**
039 Interfund Transfers In	11,100	47,460	15,000	6,000	6,000	6,000
Total RESOURCES	**2,955,489**	**4,403,086**	**4,858,754**	**6,203,676**	**6,203,676**	**6,203,676**
EXPENDITURES						
URA - General Fund (700)						
042 Materials & Services	6,384	7,271	11,800	11,900	11,900	11,900
047 Contingency	-	-	4,500	4,500	4,500	4,500
	6,384	**7,271**	**16,300**	**16,400**	**16,400**	**16,400**
URA CC - Development (710)						
042 Materials & Services	71,879	70,362	123,000	88,000	88,000	88,000
044 Debt Service	420,105	420,073	419,964	-	-	-
045 Interfund Transfers Out	4,440	15,820	5,000	2,000	2,000	2,000
047 Contingency	-	-	2,500,000	3,600,000	3,600,000	3,600,000
	496,425	**506,256**	**3,047,964**	**3,690,000**	**3,690,000**	**3,690,000**
URA WF - Development (720)						
042 Materials & Services	63,232	519,731	94,000	82,000	82,000	82,000
043 Capital Outlay	-	-	-	200,000	200,000	200,000
044 Debt Service	254,995	341,462	97,468	97,467	97,467	97,467
045 Interfund Transfers Out	4,440	15,820	5,000	2,000	2,000	2,000
047 Contingency	-	-	450,000	650,000	650,000	650,000
	322,668	**877,013**	**646,468**	**1,031,467**	**1,031,467**	**1,031,467**
URA HG - Development (730)						
042 Materials & Services	29,959	56,170	112,000	140,000	188,000	188,000
045 Interfund Transfers Out	2,220	15,820	5,000	2,000	2,000	2,000
047 Contingency	-	-	450,000	550,000	502,000	502,000
	32,179	**71,990**	**567,000**	**692,000**	**692,000**	**692,000**
Total REQUIREMENTS	**857,657**	**1,462,530**	**4,277,732**	**5,429,867**	**5,429,867**	**5,429,867**
ENDING FUND BALANCE	**2,097,832**	**2,940,555**	**581,022**	**773,809**	**773,809**	**773,809**

Urban Renewal Agency – General Fund
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 FY2019-20, 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.

Category/Program	Actual 2016-17	Actual 2017-18	Current Budget 2018-19	Proposed 2019-20	Approved 2019-20	Adopted 2019-20
URA General						
030 Beginning Fund Balance	6,720	11,516	12,475	59,697	59,697	59,697
REVENUE						
037 Interest Earnings	79	591	230	1,492	1,492	1,492
REVENUE	**79**	**591**	**230**	**1,492**	**1,492**	**1,492**
039 Interfund Transfers In	11,100	47,460	15,000	6,000	6,000	6,000
Total RESOURCES	**17,900**	**59,568**	**27,705**	**67,189**	**67,189**	**67,189**
EXPENDITURES						
URA - General Fund (700)						
042 Materials & Services	6,384	7,271	11,800	11,900	11,900	11,900
047 Contingency	-	-	4,500	4,500	4,500	4,500
	6,384	**7,271**	**16,300**	**16,400**	**16,400**	**16,400**
Total REQUIREMENTS	**6,384**	**7,271**	**16,300**	**16,400**	**16,400**	**16,400**
ENDING FUND BALANCE	**11,516**	**52,297**	**11,405**	**50,789**	**50,789**	**50,789**

Account	Title	Actual 2016-17	Actual 2017-18	Current Budget 2018-19	Proposed Budget 2019-20	Approved Budget 2019-20	Adopted Budget 2019-20	Change From 2018-19	
700	**URA - GENERAL FUND**								
700-700	**URA - General Fund**								
RESOURCES									
30100-00000	BEGINNING FUND BALANCE	6,720	11,516	12,475	59,697	59,697	59,697	47,222	379%
	REVENUE								
37005-00000	INTEREST REVENUE	79	591	230	1,492	1,492	1,492	1,262	549%
	TOTAL REVENUE	**79**	**591**	**230**	**1,492**	**1,492**	**1,492**	**1,262**	**549%**
39710-00000	Trans from URA Col Cascade	4,440	15,820	5,000	2,000	2,000	2,000	(3,000)	-60%
39720-00000	Trans from URA Waterfront Dist	4,440	15,820	5,000	2,000	2,000	2,000	(3,000)	-60%
39730-00000	Trans from URA Heights Dist	2,220	15,820	5,000	2,000	2,000	2,000	(3,000)	-60%
TOTAL RESOURCES		**17,900**	**59,568**	**27,705**	**67,189**	**67,189**	**67,189**	**39,484**	**143%**
REQUIREMENTS									
	MATERIALS & SERVICES								
42010-00000	PROFESSIONAL SERVICES	-	2,074	5,000	5,000	5,000	5,000	-	-
42010-40105	Legal Svcs - Admin	247	-	500	500	500	500	-	-
42010-40110	Audit Svcs - Admin	4,750	4,250	4,800	4,900	4,900	4,900	100	2%
42020-42000	Advertising & Publishing	160	512	500	500	500	500	-	-
42050-40505	Dues & Subscriptions	750	435	500	500	500	500	-	-
42080-42085	MISCELLANEOUS	476	-	500	500	500	500	-	-
	TOTAL MATERIALS & SERVICES	**6,384**	**7,271**	**11,800**	**11,900**	**11,900**	**11,900**	**100**	**1%**
	TOTAL EXPENDITURES	**6,384**	**7,271**	**11,800**	**11,900**	**11,900**	**11,900**	**100**	**1%**
	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		**6,384**	**7,271**	**16,300**	**16,400**	**16,400**	**16,400**	**100**	**1%**
Unappropriated Ending Balance 700-URA - GENERAL FUND		**11,516**	**52,297**	**11,405**	**50,789**	**50,789**	**50,789**	**39,384**	**345%**

Urban Renewal Agency – Columbia Cascade District
Columbia Cascade District will have substantially collected the equivalent of its maximum indebtedness by the end of FY2019-20 and is proposed to be retired. The anticipated financial impact to all overlapping in FY2020-21 from the districts retirement is below:

Overlapping District	Est. Add'l Revenue
City of Hood River	$ 309,000
Hood River County	156,000
911 Communications District	62,000
Columbia Gorge Educational Service District	51,000
Hood River County Library District	43,000
Hood River Parks & Recreation District	38,000
Hood River County Transit District	8,000
Port of Hood River	4,000
	$ 671,000

Any remaining Columbia-Cascade District funds can be deployed for final eligible projects or returned to the overlapping districts in a one-time disbursement. A parking study was initiated in FY2018-19 that will help inform whether Urban Renewal Funds are needed to create additional downtown parking capacity. This recommendation from this study is expected by the Fall of 2019. In anticipation of the outcome of the parking study, the majority of appropriations in the Columbia Cascade District are held in Contingency for FY2019-20. The budget does include a small potential project replacing the traditional downtown garbage can containers with solar powered compacting bins and some additional project consulting assistance on an as-needed basis.

Pictured Below, before and after Cannery Square Park Project. This area is now home to two breweries, law offices, and high end condos in rehabilitated historic structures. The dedication plaque notes the project is, "…in tribute to the spirit of cooperation". The redevelopment project utilized funds from urban renewal, Port of Hood River, City of Hood River, and grants from US EDA & Oregon Lottery.

Category/Program	Actual 2016-17	Actual 2017-18	Current Budget 2018-19	Proposed 2019-20	Approved 2019-20	Adopted 2019-20
URA Columbia Cascade						
030 Beginning Fund Balance	954,763	1,575,373	2,239,918	2,794,876	2,794,876	2,794,876
REVENUE						
031 Taxes	981,705	1,033,810	1,099,441	1,151,329	1,151,329	1,151,329
037 Interest Earnings	11,015	31,374	47,000	69,872	69,872	69,872
038 Misc. Revenues	124,313	69,178	58,661	50,568	50,568	50,568
REVENUE	**1,117,034**	**1,134,363**	**1,205,102**	**1,271,769**	**1,271,769**	**1,271,769**
Total RESOURCES	**2,071,798**	**2,709,736**	**3,445,020**	**4,066,645**	**4,066,645**	**4,066,645**
EXPENDITURES						
URA CC - Development (710)						
042 Materials & Services	71,879	70,362	123,000	88,000	88,000	88,000
044 Debt Service	420,105	420,073	419,964	-	-	-
045 Interfund Transfers Out	4,440	15,820	5,000	2,000	2,000	2,000
047 Contingency	-	-	2,500,000	3,600,000	3,600,000	3,600,000
	496,425	**506,256**	**3,047,964**	**3,690,000**	**3,690,000**	**3,690,000**
Total REQUIREMENTS	**496,425**	**506,256**	**3,047,964**	**3,690,000**	**3,690,000**	**3,690,000**
ENDING FUND BALANCE	**1,575,373**	**2,203,480**	**397,056**	**376,645**	**376,645**	**376,645**

Account	Title	Actual 2016-17	Actual 2017-18	Current Budget 2018-19	Proposed Budget 2019-20	Approved Budget 2019-20	Adopted Budget 2019-20	Change From 2018-19	
710	**COLUMBIA CASCADE DISTRICT DEVE**								
710-710	**URA CC - Development**								
RESOURCES									
30100-00000	BEGINNING FUND BALANCE	954,763	1,575,373	2,239,918	2,794,876	2,794,876	2,794,876	554,958	25%
	REVENUE								
31005-00000	CURRENT TAXES	965,525	1,013,541	1,079,566	1,126,050	1,126,050	1,126,050	46,484	4%
31010-00000	PREVIOUSLY LEVIED TAXES	16,179	20,268	19,875	25,279	25,279	25,279	5,404	27%
37005-00000	INTEREST EARNINGS	11,015	31,374	47,000	69,872	69,872	69,872	22,872	49%
38035-00000	Misc. fees	1,387	-	-	-	-	-	-	-
38050-00000	Misc - Capital Contributions	122,925	69,178	58,661	50,568	50,568	50,568	(8,093)	-14%
	TOTAL REVENUE	**1,117,034**	**1,134,363**	**1,205,102**	**1,271,769**	**1,271,769**	**1,271,769**	**66,667**	**6%**
TOTAL RESOURCES		**2,071,798**	**2,709,736**	**3,445,020**	**4,066,645**	**4,066,645**	**4,066,645**	**621,625**	**18%**
REQUIREMENTS									
	MATERIALS & SERVICES								
42010-40105	Legal Services	-	-	10,000	10,000	10,000	10,000	-	-
42010-40115	Contract Svcs - Admin	56,400	48,000	48,000	48,000	48,000	48,000	-	-
42010-40150	Professional services	10,454	13,912	29,000	29,000	29,000	29,000	-	-
42045-42000	FILING & RECORDING	-	-	1,000	1,000	1,000	1,000	-	-
42080-00000	MISCELLANEOUS	5,025	-	-	-	-	-	-	-
42080-42065	Redevelopment Projects	-	8,450	35,000	-	-	-	(35,000)	-100%
	TOTAL MATERIALS & SERVICES	**71,879**	**70,362**	**123,000**	**88,000**	**88,000**	**88,000**	**(35,000)**	**-28%**
	DEBT SERVICE								
44005-00000	DEBT SERVICE - PRINCIPAL	396,332	405,651	415,111	-	-	-	(415,111)	-100%
44010-00000	DEBT SERVICE - INTEREST	23,773	14,422	4,853	-	-	-	(4,853)	-100%
	TOTAL DEBT SERVICE	**420,105**	**420,073**	**419,964**				**(419,964)**	**-100%**
	TOTAL EXPENDITURES	**491,985**	**490,436**	**542,964**	**88,000**	**88,000**	**88,000**	**(454,964)**	**-84%**
	CONTINGENCY/TRANSFER								
45700-00000	Transfer to URA General Fund	4,440	15,820	5,000	2,000	2,000	2,000	(3,000)	-60%
47005-00000	CONTINGENCY	-	-	2,500,000	3,600,000	3,600,000	3,600,000	1,100,000	44%
	TOTAL CONTINGENCY/TRANSFER	**4,440**	**15,820**	**2,505,000**	**3,602,000**	**3,602,000**	**3,602,000**	**1,097,000**	**44%**
TOTAL REQUIREMENTS		**496,425**	**506,256**	**3,047,964**	**3,690,000**	**3,690,000**	**3,690,000**	**642,036**	**21%**
Unappropriated Ending Balance									
710-COLUMBIA CASCADE DISTRICT DEVE		**1,575,373**	**2,203,480**	**397,056**	**376,645**	**376,645**	**376,645**	**(20,411)**	**-5%**

Urban Renewal Agency – Waterfront District

The Waterfront District continues to be a model for the power of urban renewal. Since its creation in 2008, the district's value has increased from $11.8 million to $61.5 million with several million more in additional taxable assess value temporarily held in enterprise tax abatement programs.

2006 – Prior to District

2018

The Waterfront District reached middle age in 2018 when half of its maximum indebtedness was spent. The question before the Agency is what to do with the remaining available funds. Potential options include:

Remaining 2008 Waterfront Plan Projects

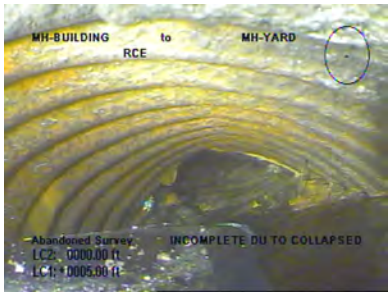
This list includes roadway improvements to Riverside Drive & 8th Street as well as instituting a business recruitment and retention marketing program. Neither of these originally identified projects is particularly needed at this time.

Lot #1 Infrastructure and Adjacent Recreational Facilities

The Port of Hood River has put forward an alternative investment option to more fully develop Lot #1 utility infrastructure and adjoining recreational amenities. This project meets the qualified expenditure categories (infrastructure & recreation) and urban renewal goals (development of taxable assessed value). However, it is the first time that urban renewal dollars would be spent to directly benefit a single development.

Stormwater Improvements

An emerging challenge coming to light in the waterfront district is aging infrastructure installed when the waterfront area was originally dredged in the 1960's. Two sink holes have developed due to a collapsing stormwater line running adjacent to Riverside Drive. Ownership of the infrastructure is in dispute and the costs for repair unknown. However, it is clear that no public entity has funds available to replace the pipe. This leaves the Waterfront District as a funding source of last resort.



The Urban Renewal Agency is holding a special work session on April 18, 2019 to discuss the Port of Hood River's Lot #1 Plan in the context of other uses of remaining waterfront indebtedness. The FY2019-20 Budget appropriates $200,000 to the Riverside Drive Stormwater Line replacement, but retains the majority of available appropriations in Contingency pending the outcome of current planning activities.

Category/Program	Actual 2016-17	Actual 2017-18	Current Budget 2018-19	Proposed 2019-20	Approved 2019-20	Adopted 2019-20
URA Waterfront						
030 Beginning Fund Balance	35,099	139,517	183,418	600,548	600,548	600,548
REVENUE						
031 Taxes	420,369	467,758	514,001	586,523	586,523	586,523
034 Intergovernmental Revenues	5,038	-	-	-	-	-
037 Interest Earnings	1,678	3,107	3,393	15,014	15,014	15,014
038 Misc. Revenues	-	469,000	-	-	-	-
REVENUE	**427,086**	**939,866**	**517,394**	**601,537**	**601,537**	**601,537**
Total RESOURCES	**462,185**	**1,079,384**	**700,812**	**1,202,085**	**1,202,085**	**1,202,085**
EXPENDITURES						
URA WF - Development (720)						
042 Materials & Services	63,232	519,731	94,000	82,000	82,000	82,000
043 Capital Outlay	-	-	-	200,000	200,000	200,000
044 Debt Service	254,995	341,462	97,468	97,467	97,467	97,467
045 Interfund Transfers Out	4,440	15,820	5,000	2,000	2,000	2,000
047 Contingency	-	-	450,000	650,000	650,000	650,000
	322,668	**877,013**	**646,468**	**1,031,467**	**1,031,467**	**1,031,467**
Total REQUIREMENTS	**322,668**	**877,013**	**646,468**	**1,031,467**	**1,031,467**	**1,031,467**
ENDING FUND BALANCE	**139,517**	**202,371**	**54,344**	**170,618**	**170,618**	**170,618**

Account	Title	Actual 2016-17	Actual 2017-18	Current Budget 2018-19	Proposed Budget 2019-20	Approved Budget 2019-20	Adopted Budget 2019-20	Change From 2018-19	
720	**WATERFRONT DISTRICT DEVELOPMEN**								
720-720	**URA WF - Development**								
RESOURCES									
30100-00000	BEGINNING FUND BALANCE	35,099	139,517	183,418	600,548	600,548	600,548	417,130	227%
REVENUE									
31005-00000	CURRENT TAXES	415,599	460,436	507,321	578,655	578,655	578,655	71,334	14%
31010-00000	PREVIOUSLY LEVIED TAXES	4,770	7,322	6,680	7,868	7,868	7,868	1,188	18%
34050-00000	INTERGOVERNMENTAL REVENUE	5,038	-	-	-	-	-	-	-
37005-00000	INTEREST REVENUE	1,678	3,107	3,393	15,014	15,014	15,014	11,621	342%
38025-00000	Loan Proceeds	-	469,000	-	-	-	-	-	-
TOTAL REVENUE		**427,086**	**939,866**	**517,394**	**601,537**	**601,537**	**601,537**	**84,143**	**16%**
TOTAL RESOURCES		**462,185**	**1,079,384**	**700,812**	**1,202,085**	**1,202,085**	**1,202,085**	**501,273**	**72%**
REQUIREMENTS									
	MATERIALS & SERVICES								
42010-40105	Legal Services	1,485	893	15,000	15,000	15,000	15,000	-	-
42010-40115	Contract Svcs - Admin	55,410	48,000	48,000	48,000	48,000	48,000	-	-
42010-40150	Professional services	1,130	1,837	29,000	17,000	17,000	17,000	(12,000)	-41%
42010-40500	Odor Control Project Contract	-	469,000	-	-	-	-	-	-
42020-42020	Advertising & Publishing	168	-	-	-	-	-	-	-
42080-42085	MISCELLANEOUS	5,038	-	2,000	2,000	2,000	2,000	-	-
	TOTAL MATERIALS & SERVICES	**63,232**	**519,731**	**94,000**	**82,000**	**82,000**	**82,000**	**(12,000)**	**-13%**
	CAPITAL OUTLAY								
43015-73721	Riverside Drive Stormline Improvements	-	-	-	200,000	200,000	200,000	200,000	-
	TOTAL CAPITAL OUTLAY				**200,000**	**200,000**	**200,000**	**200,000**	**-**
	DEBT SERVICE								
44005-00000	DEBT SERVICE - PRINCIPAL	4,946	-	-	-	-	-	-	-
44010-00000	DEBT SERVICE - INTEREST	49	4,814	-	-	-	-	-	-
44015-00000	DEBT SRV-CONSOL LOAN-PRINCIPAL	250,000	336,648	-	-	-	-	-	-
44045-00000	WWTP Odor Control Loan - Prin	-	-	93,783	91,651	91,651	91,651	(2,132)	-2%
44050-00000	WWTP Odor Control Loan - Int	-	-	3,685	5,816	5,816	5,816	2,131	58%
	TOTAL DEBT SERVICE	**254,995**	**341,462**	**97,468**	**97,467**	**97,467**	**97,467**	**(1)**	**-**
TOTAL EXPENDITURES		**318,228**	**861,193**	**191,468**	**379,467**	**379,467**	**379,467**	**187,999**	**98%**

Account	Title	Actual 2016-17	Actual 2017-18	Current Budget 2018-19	Proposed Budget 2019-20	Approved Budget 2019-20	Adopted Budget 2019-20	Change From 2018-19	
REQUIREMENTS									
	CONTINGENCY/TRANSFER								
45700-00000	Transfer to URA General Fund	4,440	15,820	5,000	2,000	2,000	2,000	(3,000)	-60%
47005-00000	CONTINGENCY	-	-	450,000	650,000	650,000	650,000	200,000	44%
	TOTAL CONTINGENCY/TRANSFER	**4,440**	**15,820**	**455,000**	**652,000**	**652,000**	**652,000**	**197,000**	**43%**
TOTAL REQUIREMENTS		**322,668**	**877,013**	**646,468**	**1,031,467**	**1,031,467**	**1,031,467**	**384,999**	**60%**
Unappropriated Ending Balance									
720-WATERFRONT DISTRICT DEVELOPMEN		**139,517**	**202,371**	**54,344**	**170,618**	**170,618**	**170,618**	**116,274**	**214%**

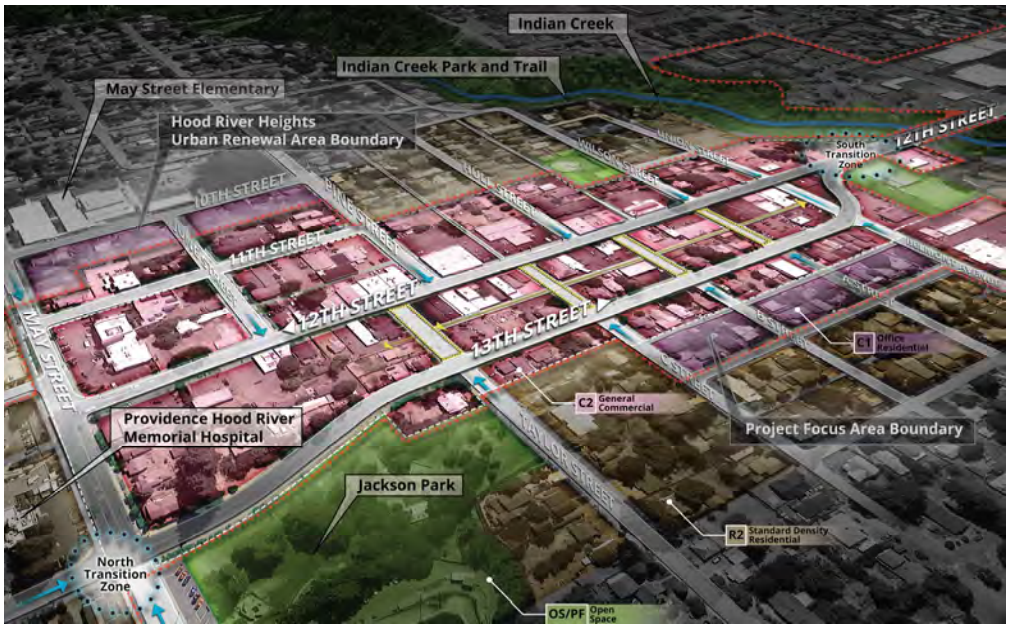
Urban Renewal Agency – The Heights Business District
The Hood River Heights is the City's most recent Urban Renewal District, created in 2011 through Ordinance 1999. The Heights Urban Renewal District encompasses approximately 96 acres along State Highway 281 in Hood River. 98% of the district's maximum indebtedness of $8,495,000 remains available for expenditure.

The Heights district identity is separate and distinct from Hood River's historic downtown district and waterfront area. The Heights holds a greater diversity of commercial uses than these other districts and has a greater emphasis on catering to the permanent residents of Hood River. The Heights Urban Renewal projects are intended to enhance and improve these characteristics.

After the initial years of accruing tax increment revenues, the Heights District is positioned to make large redevelopment investments. In anticipation of this available funding, several well attended community meetings were held in late 2017 to prioritize the projects identified in the original Hood River Heights Urban Renewal Plan.

Dovetailing on the City hosted events were community driven events, including a "Walkshop" facilitated by Blue Zones, LLC and streetscape demonstration projects as part of an Open Streets event. These community events generated important public input, including new ideas not originally included in the Heights Urban Renewal Plan. The most ambitious of which is modifying traffic flows on State Highway 281.

The Heights District issued a competitive RFP for Urban Design & Engineering Services in 2018 to organize the community input to-date and synthesize an implementation plan with 30% engineered drawings suitable for building construction cost estimates. The Agency is in final negotiations with the selected firm and hopes to have a contract ready for award prior to the FY2019-20. The FY2019-20 Budget includes $110,000 for this work to continue and additional internal professional and legal consulting appropriations to be used on an as-needed basis.



Category/Program	Actual 2016-17	Actual 2017-18	Current Budget 2018-19	Proposed 2019-20	Approved 2019-20	Adopted 2019-20
URA Heights						
030 Beginning Fund Balance	250,292	371,425	482,800	634,606	634,606	634,606
REVENUE						
031 Taxes	150,414	175,637	194,429	217,286	217,286	217,286
037 Interest Earnings	2,897	7,334	7,988	15,865	15,865	15,865
038 Misc. Revenues	-	-	-	-	-	-
REVENUE	**153,312**	**182,971**	**202,417**	**233,151**	**233,151**	**233,151**
Total RESOURCES	**403,604**	**554,396**	**685,217**	**867,757**	**867,757**	**867,757**
EXPENDITURES						
URA HG - Development (730)						
042 Materials & Services	29,959	56,170	112,000	140,000	188,000	188,000
045 Interfund Transfers Out	2,220	15,820	5,000	2,000	2,000	2,000
047 Contingency	-	-	450,000	550,000	502,000	502,000
	32,179	**71,990**	**567,000**	**692,000**	**692,000**	**692,000**
Total REQUIREMENTS	**32,179**	**71,990**	**567,000**	**692,000**	**692,000**	**692,000**
ENDING FUND BALANCE	**371,425**	**482,406**	**118,217**	**175,757**	**175,757**	**175,757**

Account	Title	Actual 2016-17	Actual 2017-18	Current Budget 2018-19	Proposed Budget 2019-20	Approved Budget 2019-20	Adopted Budget 2019-20	Change From 2018-19	
730	**HEIGHTS DISTRICT DEVELOPMENT**								
730-730	**URA HG - Development**								
RESOURCES									
30100-00000	BEGINNING FUND BALANCE	250,292	371,425	482,800	634,606	634,606	634,606	151,806	31%
	REVENUE								
31005-00000	CURRENT TAXES	148,761	173,101	191,741	214,589	214,589	214,589	22,848	12%
31010-00000	PREVIOUSLY LEVIED TAXES	1,652	2,535	2,688	2,697	2,697	2,697	9	-
37005-00000	INTEREST REVENUE	2,897	7,334	7,988	15,865	15,865	15,865	7,877	99%
38050-00000	Misc - Capital Contributions	-	-	-	-	-	-	-	-
	TOTAL REVENUE	**153,312**	**182,971**	**202,417**	**233,151**	**233,151**	**233,151**	**30,734**	**15%**
TOTAL RESOURCES		**403,604**	**554,396**	**685,217**	**867,757**	**867,757**	**867,757**	**182,540**	**27%**
REQUIREMENTS									
	MATERIALS & SERVICES								
42010-40105	Legal Services	-	68	10,000	15,000	15,000	15,000	5,000	50%
42010-40115	Contract Svcs - Admin	29,240	56,101	48,000	110,000	48,000	48,000	-	-
42010-40150	Professional services	719	-	54,000	15,000	125,000	125,000	71,000	131%
	TOTAL MATERIALS & SERVICES	**29,959**	**56,170**	**112,000**	**140,000**	**188,000**	**188,000**	**76,000**	**68%**
	TOTAL EXPENDITURES	**29,959**	**56,170**	**112,000**	**140,000**	**188,000**	**188,000**	**76,000**	**68%**
	CONTINGENCY/TRANSFER								
45700-00000	Transfer to URA General Fund	2,220	15,820	5,000	2,000	2,000	2,000	(3,000)	-60%
47005-00000	CONTINGENCY	-	-	450,000	550,000	502,000	502,000	52,000	12%
	TOTAL CONTINGENCY/TRANSFER	**2,220**	**15,820**	**455,000**	**552,000**	**504,000**	**504,000**	**49,000**	**11%**
TOTAL REQUIREMENTS		**32,179**	**71,990**	**567,000**	**692,000**	**692,000**	**692,000**	**125,000**	**22%**
Unappropriated Ending Balance									
730-HEIGHTS DISTRICT DEVELOPMENT		**371,425**	**482,406**	**118,217**	**175,757**	**175,757**	**175,757**	**57,540**	**49%**

Appendix I

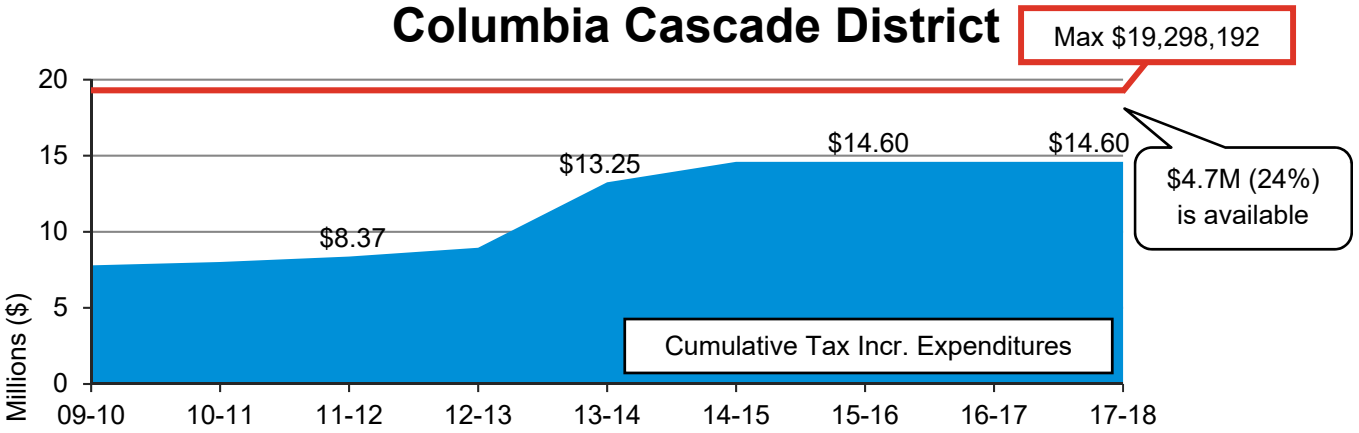
Debt Service Schedule

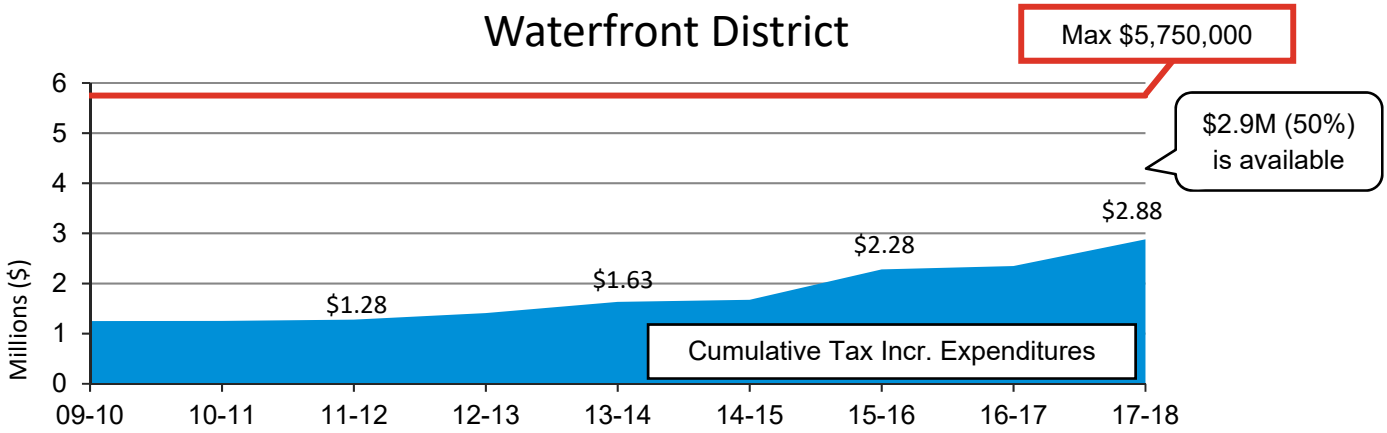
	Waterfront			
	WWTP Odor Control		NAITO Tax-Increment*	
	1.55%		0.00%	
Year	Principal	Interest	Principal	Interest
2019-20	91,651	5,816	-	-
2020-21	93,072	4,395	-	-
2021-22	94,515	2,953	395,000	-
2022-23	95,980	1,488	-	-
2023-24	-	-	-	-
TOTAL	**375,217**	**14,651**	**395,000**	**-**

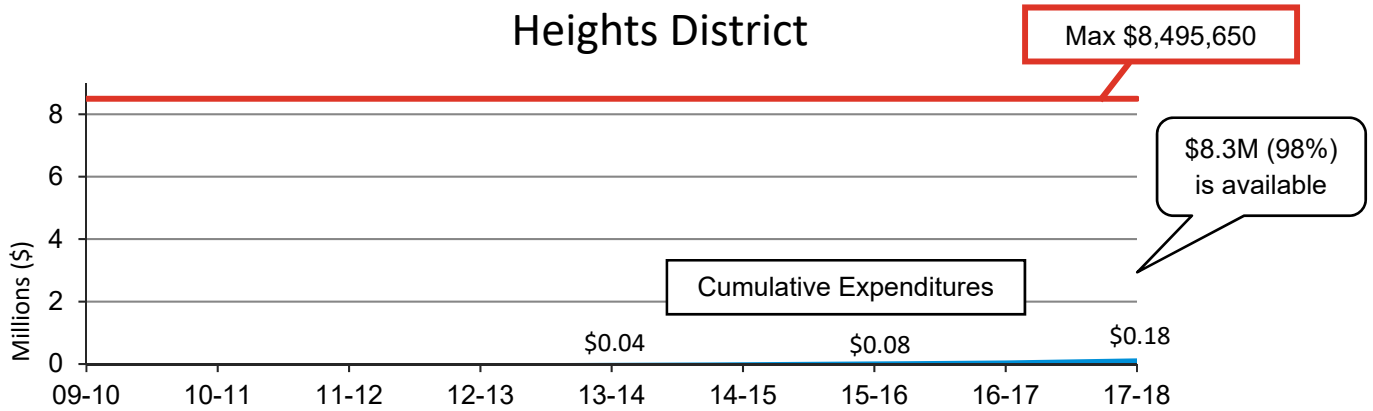
*The loan from the NAITO property developer used by the Urban Renewal Agency to purchase property in the Nichols Basin does not begin repayment until the underlying development enters the tax rolls and does not bear interest

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 - Urban Renewal Agency, a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for 4 times in the following issues:
April 10, 13, 24, 27, 2019

.....

Subscribed and sworn to before me this 29th
Day of April, 2019

.....Shirley A. Ringlbauer.....

OFFICIAL STAMP
SHIRLEY ANN RINGLBAUER
NOTARY PUBLIC-OREGON
COMMISSION NO. 943973
MY COMMISSION EXPIRES OCTOBER 25, 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, 2019, to June 30, 2020, will be held in the City Hall Council Chambers, 211 Second Street, Hood River, Oregon, on Wednesday, May 8, 2019, at 6:00 PM. The purpose of these public meeting 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 (http://ci.hood-river.or.us/FinancialReports) on or before April 17, 2018.

April 10, 13, 24, 27, 2019

#1064

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 - Hood River Urban Renewal Agency, 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 18, 2019

.....

Subscribed and sworn to before me this 22nd
Day of May, 2019

Shirley A Ringlbauer
.....

L STAMP
RINGLBAUER
LIC-OREGON
N NO. 943973
ES OCTOBER 25, 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 10, 2019 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, 2019 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) 387-52· 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	2,097,832	2,918,611	4,089,727
Federal, State and All Other Grants	0	0	0
Revenue from Bonds and Other Debt	0	0	0
Interfund Transfers	47,460	15,000	6,000
All Other Resources Except Division of Tax & Special Levy	580,588	117,272	152,811
Revenue from Division of Tax	1,677,206	1,807,871	1,955,138
Revenue from Special Levy	0	0	0
Total Resources	**4,403,086**	**4,858,754**	**6,203,676**

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION			
Personnel Services	0	0	0
Materials and Services	653,535	340,800	369,900
Capital Outlay	0	0	200,000
Debt Service	761,536	517,432	97,467
Interfund Transfers	47,460	15,000	6,000
Contingencies	0	3,404,500	4,756,500
All Other Expenditures and Requirements	0	0	0
Unappropriated Ending Fund Balance	2,940,556	581,022	773,809
Total Requirements	**4,403,086**	**4,858,754**	**6,203,676**

FINANCIAL SUMMARY-REQUIREMENTS AND FULL-TIME EQUIVALENT EMPLOYEES (FTE) BY ORGANIZATIONAL UNIT OR PROGRAM *			
General	7,271	16,300	16,400
FTE	0	0	0
Columbia Cascade District	506,256	3,047,964	3,690,000
FTE	0	0	0
Waterfront District	877,013	646,468	1,031,467
FTE	0	0	0
Heights District	71,990	567,000	692,000
FTE	0	0	0
Unappropriated Ending Balance & Reserved for Future Expenditure	2,940,556	581,022	773,809
Total Requirements	**4,403,086**	**4,858,754**	**6,203,676**
Total FTE	**0**	**0**	**0**

STATEMENT OF CHANGES IN ACTIVITIES and SOURCES OF FINANCING

Appendix IV

Budget Resolution

RESOLUTION 2019-URA-01
ADOPTING THE FY2019-20 BUDGET

BE IT RESOLVED that the Board of Directors of the Hood River Urban Renewal Agency hereby adopt the budget for the fiscal year 2019-20 in the total amount of $6,203,676

MAKING APPROPRIATIONS

BE IT RESOLVED that the amounts shown below are hereby appropriated for the fiscal year beginning July 1, 2019, for the following purposes:

GENERAL FUND	
Operations	11,900
Debt Service	0
Transfers	0
Contingency	4,500
TOTAL - GENERAL FUND	16,400

COLUMBIA CASCADE DISTRICT	
Operations	88,000
Debt Service	0
Transfers	2,000
Contingency	3,600,000
TOTAL - COLUMBIA CASCADE DISTRICT	3,690,000

WATERFRONT DISTRICT	
Operations	282,000
Debt Service	97,467
Transfers	2,000
Contingency	650,000
TOTAL - WATERFRONT DISTRICT	1,031,467

HEIGHTS DISTRICT	
Operations	188,000
Debt Service	0
Transfers	2,000
Contingency	502,000
TOTAL - HEIGHTS DISTRICT	692,000

SUMMARY	
TOTAL APPROPRIATIONS, All Fund	5,429,867
TOTAL UNAPPROPRIATED AMOUNTS, All Funds	773,809
TOTAL ADOPTED BUDGET	6,203,676

DECLARATION OF TAX IMCREMENT

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 10th day of June, 2019

Kate McBride, Chair

ATTEST:

Jennifer Gray, City Recorder

Appendix IV

Notice of Property Tax Levy

FORM UR-50

NOTICE TO ASSESSOR

2019–2020

☐ 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 2019–20 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 5
(Contact person)	(Telephone number)	(Date submitted)
211 2nd Street		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 2019-20, 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.

Administered by:
City of Hood River
211 Second Street
Hood River, OR 97031
541-386-1488 | CityofHoodRiver.com