HOOD RIVER

URBAN RENEWAL AGENCY

PROPOSED - FISCAL YEAR

2021-22

BUDGET

HOOD RIVER
URBAN RENEWAL AGENCY

FY2021-22 Annual Budget

Proposed

Budget Committee

Agency Board	Citizen Members
Kate McBride	Jack Trumbull
Gladys Rivera	Clint Harris
Tim Counihan	Abby Capovilla
Erick Haynie	Joshua Chandler
David Meriwether	Amanda Goeke
Jessica Metta	Tina Lassen
Megan Saunders	Pat McAllister
Hoby Streich	
Mark Zanmiller	

Administered by:
City of Hood River
211 2nd Street
Hood River, Oregon
97031
www.cityofhoodriver.gov

Hood River Urban Renewal Agency
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FY2021-22 Budget Calendar

Wednesday, May 12th	Budget Committee Meeting City Council Chamber, 211 2nd St., Hood River, OR 97031
Monday, June 14th	Budget Hearing & Adoption City Council Chamber, 211 2nd St., Hood River, OR 97031

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

The Urban Renewal Agency is entering a period of major transition. The Agency will begin to retire its more mature districts as the Heights takes its turn in center stage. The Agency will also need to contemplate the future of urban renewal in Hood River. The community has used this development tool since the mid-1980s. The Agency will decide over the next several years what this tool's next application is or if the community will shift away from tax increment financing for infrastructure funding. The FY2021-22 steps toward answers these larger questions include:

Final Columbia Cascade Projects & Close Out
The City's first district in the downtown core will collect the equivalent of its total maximum indebtedness in FY2021-22. This district has $4.8M to either deploy or return to overlapping taxing districts. The FY2021-22 Proposed Budget adds a special projects coordinator position, split with the City of Hood River, to help move final projects forward.
The largest potential project is a downtown parking garage. This project has been contemplated since at least the 1990s. This is when the Port of Hood River deeded the Columbia Lot to the City based on a promise to eventually develop structured parking on the site. The Proposed FY2020-21 Budget appropriates funds for a parking garage business plan and potential preliminary design. Additional proposed projects include the 2nd & Oak signalization, upgrading parking kiosks, wayfinding signage, and repainting streetlamps.

Inactivate Waterfront District or Increase Maximum Indebtedness
The failure of the Riverside Stormwater Line drastically changed the course of the Waterfront District. Uncertainty in both state and federal funding sources mean that the project will likely expend the entirety of the district's remaining indebtedness in FY2021-22. The district will then move into a suspended state where its only activities are collecting tax increment and paying project debts. The alternative is to increase the district's maximum indebtedness which is a significant decision and approval process.

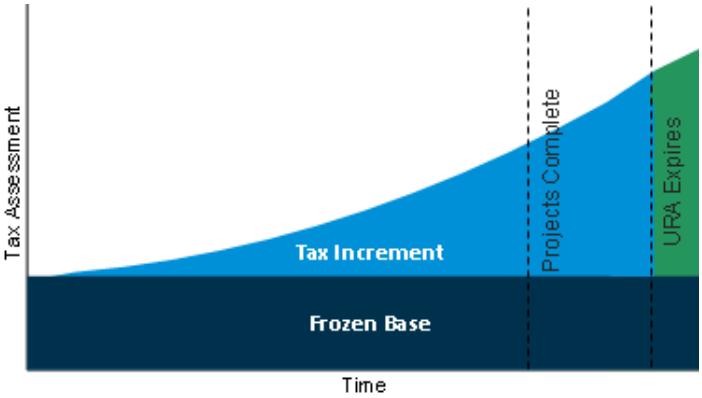
Begin Considering Future Needs for Urban Renewal Investment
The impending closures of the Columbia Cascade and Waterfront Districts queues a discussion on the next target, if any, for urban renewal funding in Hood River. Tax increment financing is the reason the City's core and waterfront are in their current form. Urban Renewal is responsible for paving gravel roads, upgrading utilities, and installing pedestrian amenities. What is the vision for the next decade? The Agency will decide if urban renewal continues to play a key role or if the City will move to alternative infrastructure funding strategies.

Respectfully,

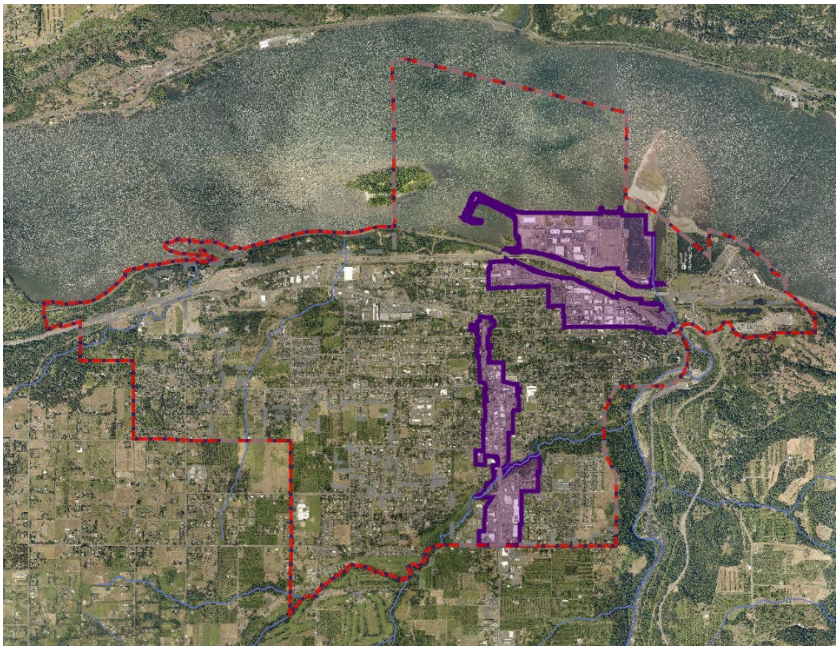
Will Norris
Finance Dir. / Asst. City Manager

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.

Fund
Sub-Fund
Department

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**	**Reserve Fund**	**URA - General Fund**
Police	Operations	Parking in Lieu	**URA - Columbia Cascade District**
Fire/EMS	SDC	Affordable Housing	Development
Parks	**Water Fund**	Park Facilities	**URA - Waterfront District**
Planning	Operations		Development
City Council	SDC	**Internal Service Fund**	**URA - Heights District**
Engineering	USDA Debt Reserve	Administration	Development
Municipal Court	**Sewer Fund**	Compensated Absences	
Parking	Operations	Equipment Maintenance and Replacement	
Non-Departmental	*Distribution*		
	WWTP	**Agency Fund**	
	SDC	Mosier Utilty Billing	
	USDA SLARRA		
	DEQ Debt Reserve		
	USDA Debt Reserve		
	Storm Water Fund		
	Operations		
	SDC		
	Restricted Revenue Fund		
	Building		
	LID Assessments		
	Grants		
	Fire G.O. Bond		
	Tourism Promotion		
	CET - Local Program		
	CET - Developer Incentives		
	CET - State OHCS Distribution		
	AFG - Air Packs		

Category/Program	Actual 2018-19	Actual 2019-20	Current Budget 2020-21	Proposed 2021-22	Approved 2021-22	Adopted 2021-22
URA All Funds						
030 Beginning Fund Balance	2,940,555	4,093,841	5,854,354	4,769,841	-	-
REVENUE						
031 Taxes	1,828,255	2,094,193	32,985	1,846,753	-	-
037 Interest Earnings	93,645	109,736	51,300	30,022	-	-
038 Misc. Revenues	20,654	15,079	50,568	1,250,568	-	-
REVENUE	**1,942,554**	**2,219,010**	**134,853**	**3,127,343**		
039 Interfund Transfers In	15,000	6,000	-	49,500	-	-
Total RESOURCES	**4,898,110**	**6,318,851**	**5,989,207**	**7,946,684**		
EXPENDITURES						
URA - General Fund (700)						
041 Personnel Services	-	-	-	53,183	-	-
042 Materials & Services	7,587	8,794	11,900	11,900	-	-
047 Contingency	-	-	4,500	4,500	-	-
	7,587	**8,794**	**16,400**	**69,583**		
URA CC - Development (710)						
042 Materials & Services	54,895	55,752	3,688,000	4,583,000	-	-
044 Debt Service	420,017	-	-	-	-	-
045 Interfund Transfers Out	5,000	2,000	-	16,500	-	-
047 Contingency	-	-	45,000	202,268	-	-
	479,912	**57,752**	**3,733,000**	**4,801,768**		
URA WF - Development (720)						
042 Materials & Services	142,139	301,538	82,000	1,251,000	-	-
043 Capital Outlay	-	-	450,000	-	-	-
044 Debt Service	97,467	115,784	194,543	995,935	-	-
045 Interfund Transfers Out	5,000	2,000	2,000	16,500	-	-
047 Contingency	-	-	85,000	15,000	-	-
	244,606	**419,322**	**813,543**	**2,278,435**		
URA HG - Development (730)						
042 Materials & Services	67,161	95,255	453,000	197,921	-	-
045 Interfund Transfers Out	5,000	2,000	-	16,500	-	-
047 Contingency	-	-	85,000	125,000	-	-
	72,161	**97,255**	**538,000**	**339,421**		
Total REQUIREMENTS	**804,268**	**583,124**	**5,100,943**	**7,489,207**		
ENDING FUND BALANCE	**4,093,841**	**5,735,726**	**888,264**	**457,477**		

Urban Renewal Agency – General Fund
The General Fund of the Urban Renewal Agency bears all shared costs of the three districts.

The FY2021-22 Proposed Budget add a special projects coordinator, funded jointly with the City of Hood River. This position will accelerate the design, development, and execution of urban renewal projects.

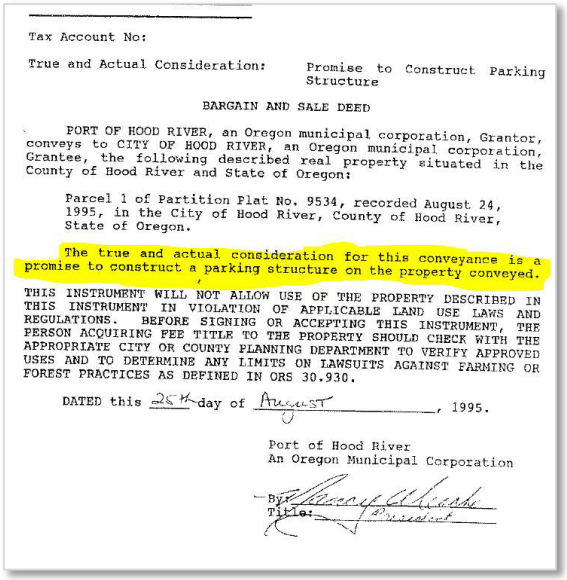
Category/Program	Actual 2018-19	Actual 2019-20	Current Budget 2020-21	Proposed 2021-22	Approved 2021-22	Adopted 2021-22
URA General						
030 Beginning Fund Balance	52,297	61,113	58,905	48,459	-	-
REVENUE						
037 Interest Earnings	1,403	1,238	802	311	-	-
REVENUE	**1,403**	**1,238**	**802**	**311**		
039 Interfund Transfers In	15,000	6,000	-	49,500	-	-
Total RESOURCES	**68,700**	**68,352**	**59,707**	**98,270**		
EXPENDITURES						
URA - General Fund (700)						
041 Personnel Services	-	-	-	53,183	-	-
042 Materials & Services	7,587	8,794	11,900	11,900	-	-
047 Contingency	-	-	4,500	4,500	-	-
	7,587	**8,794**	**16,400**	**69,583**		
Total REQUIREMENTS	**7,587**	**8,794**	**16,400**	**69,583**		
ENDING FUND BALANCE	**61,113**	**59,557**	**43,307**	**28,687**		

Account	Title	Actual 2018-19	Actual 2019-20	Current Budget 2020-21	Proposed Budget 2021-22	Approved Budget 2021-22	Adopted Budget 2021-22	Change From 2020-21	
700	**URA - GENERAL FUND**								
700-700	**URA - General Fund**								
RESOURCES									
30100-00000	BEGINNING FUND BALANCE	52,297	61,113	58,905	48,459	-	-	(10,446)	-18%
REVENUE									
37005-00000	INTEREST REVENUE	1,403	1,238	802	311	-	-	(491)	-61%
TOTAL REVENUE		**1,403**	**1,238**	**802**	**311**			**(491)**	**-61%**
39710-00000	Trans from URA Col Cascade	5,000	2,000	-	16,500	-	-	16,500	-
39720-00000	Trans from URA Waterfront Dist	5,000	2,000	-	16,500	-	-	16,500	-
39730-00000	Trans from URA Heights Dist	5,000	2,000	-	16,500	-	-	16,500	-
TOTAL RESOURCES		**68,700**	**68,352**	**59,707**	**98,270**			**38,563**	**65%**
REQUIREMENTS									
	PAYROLL								
41005-00000	Wages	-	-	-	32,538	-	-	32,538	-
41011-00000	PERS	-	-	-	6,482	-	-	6,482	-
41012-00000	Health/Dental/Life Ins.	-	-	-	11,338	-	-	11,338	-
41013-00000	Social Security/Medicare/UI/WC	-	-	-	2,539	-	-	2,539	-
41014-00000	Comp. Absences	-	-	-	286	-	-	286	-
	TOTAL PAYROLL				**53,183**			**53,183**	**-**
	MATERIALS & SERVICES								
42010-00000	PROFESSIONAL SERVICES	-	-	5,000	5,000	-	-	-	-
42010-40105	Legal Svcs - Admin	895	6,380	500	500	-	-	-	-
42010-40110	Audit Svcs - Admin	4,831	1,128	4,900	4,900	-	-	-	-
42020-42000	Advertising & Publishing	1,301	846	500	500	-	-	-	-
42050-40505	Dues & Subscriptions	560	439	500	500	-	-	-	-
42080-42085	MISCELLANEOUS	-	-	500	500	-	-	-	-
	TOTAL MATERIALS & SERVICES	**7,587**	**8,794**	**11,900**	**11,900**				**-**
TOTAL EXPENDITURES		**7,587**	**8,794**	**11,900**	**65,083**			**53,183**	**447%**
	CONTINGENCY/TRANSFER								
47005-00000	CONTINGENCY	-	-	4,500	4,500	-	-	-	-
	TOTAL CONTINGENCY/TRANSFER			**4,500**	**4,500**				**-**
TOTAL REQUIREMENTS		**7,587**	**8,794**	**16,400**	**69,583**			**53,183**	**324%**
Unappropriated Ending Balance 700-URA - GENERAL FUND		**61,113**	**59,557**	**43,307**	**28,687**			**(14,620)**	**-34%**

Urban Renewal Agency – Columbia Cascade District
Columbia Cascade District was created in 1987 through Ordinance 1589 and modified by several ordinances thereafter. The FY2021-22 Proposed Budget includes a partial tax collection of $535,000 to bring the district exactly to it remaining maximum indebtedness. If approved by the Budget Committee and Urban Renewal Agency Board, FY2021-22 will be the final year that tax increment is collected for the 34-year-old district. The district's full assessed value will then be released to the general tax rolls, benefiting all overlapping taxing districts.

The Columbia Cascade District has $4.8M to deploy on redevelopment projects or return to overlapping districts. The FY2021-22 Proposed Budget includes the following projects:

Columbia Lot Parking Structure – A downtown parking structure has been under consideration for decades. This is evidenced by a 1995 agreement with the Port of Hood River where, "The true and actual consideration for the conveyance (of the Columbia Lot from the Port to the City) is a promise to construct a parking structure". This promise can be modified by mutual agreement and does not have a required timeline, dimensions, or site location. However, the URA is nearing a deadline to contribute Columbia Cascade District dollars toward a structured garage. The FY2021-22 Proposed Budget includes a parking structure feasibility study with the potential, but not obligation, to move forward with preliminary design. The 2019 Parking Study recommended adding 387 downtown parking space over 20-years



Tax Account No:

True and Actual Consideration: Promise to Construct Parking Structure

BARGAIN AND SALE DEED

PORT OF HOOD RIVER, an Oregon municipal corporation, Grantor, conveys to CITY OF HOOD RIVER, an Oregon municipal corporation, Grantee, the following described real property situated in the County of Hood River and State of Oregon:

Parcel 1 of Partition Plat No. 9534, recorded August 24, 1995, in the City of Hood River, County of Hood River, State of Oregon.

The true and actual consideration for this conveyance is a promise to construct a parking structure on the property conveyed.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 25th day of August, 1995.

Port of Hood River
An Oregon Municipal Corporation

By: [illegible]
Title: President

2nd & Oak Signalization - The City's Road Fund can no longer support the timely completion of the 2nd & Oak Signalization project. The funding gap is due to converging factors of COVID impacted gas tax revenues and escalating costs of the Cascade & Rand sigalization and alignment. The project requires Urban Renewal Funding to continue in the near term.

Wayfinding Signage – Attractive signage creates a brand identity for the district and improves accessibility. The proposed budget includes funds to design, fabricate, and install wayfinding signage.

Upgrade Parking Kiosks – The 2019 Parking Study recommended continuing conversion of coin-only parking meters to electronic payment kiosks. The FY2021-22 Proposed Budget includes funding to finish this project.

Repaint Street Lamps – The Columbia-Cascade District's classic streetlamps have become severely sun faded and are chipping paint. The FY2021-22 includes appropriations to repaint the district's streetlamps.

Category/Program	Actual 2018-19	Actual 2019-20	Current Budget 2020-21	Proposed 2021-22	Approved 2021-22	Adopted 2021-22
URA Columbia Cascade						
030 Beginning Fund Balance	2,203,480	2,901,803	4,203,015	4,166,962	-	-
REVENUE						
031 Taxes	1,096,988	1,179,107	21,625	562,262	-	-
037 Interest Earnings	66,099	76,966	37,565	21,976	-	-
038 Misc. Revenues	15,147	15,079	50,568	50,568	-	-
REVENUE	**1,178,235**	**1,271,153**	**109,758**	**634,806**		
Total RESOURCES	**3,381,716**	**4,172,957**	**4,312,773**	**4,801,768**		
EXPENDITURES						
URA CC - Development (710)						
042 Materials & Services	54,895	55,752	3,688,000	4,583,000	-	-
044 Debt Service	420,017	-	-	-	-	-
045 Interfund Transfers Out	5,000	2,000	-	16,500	-	-
047 Contingency	-	-	45,000	202,268	-	-
	479,912	**57,752**	**3,733,000**	**4,801,768**		
Total REQUIREMENTS	**479,912**	**57,752**	**3,733,000**	**4,801,768**		
ENDING FUND BALANCE	**2,901,803**	**4,115,204**	**579,773**	**0**		

Account	Title	Actual 2018-19	Actual 2019-20	Current Budget 2020-21	Proposed Budget 2021-22	Approved Budget 2021-22	Adopted Budget 2021-22	Change From 2020-21	
710	**COLUMBIA CASCADE DISTRICT DEVE**								
710-710	**URA CC - Development**								
RESOURCES									
30100-00000	BEGINNING FUND BALANCE	2,203,480	2,901,803	4,203,015	4,166,962	-	-	(36,053)	-1%
REVENUE									
31005-00000	CURRENT TAXES	1,074,008	1,144,465	-	535,000	-	-	535,000	-
31010-00000	PREVIOUSLY LEVIED TAXES	22,980	34,641	21,625	27,262	-	-	5,637	26%
37005-00000	INTEREST EARNINGS	66,099	76,966	37,565	21,976	-	-	(15,589)	-41%
38050-00000	Misc - Capital Contributions	15,147	15,079	50,568	50,568	-	-	-	-
TOTAL REVENUE		**1,178,235**	**1,271,153**	**109,758**	**634,806**			**525,048**	**478%**
TOTAL RESOURCES		**3,381,716**	**4,172,957**	**4,312,773**	**4,801,768**			**488,995**	**11%**
REQUIREMENTS									
	MATERIALS & SERVICES								
42010-40105	Legal Services	3,850	1,357	10,000	10,000	-	-	-	-
42010-40115	Contract Svcs - Admin	48,000	48,000	48,000	48,000	-	-	-	-
42010-40150	Professional services	120	6,395	29,000	29,000	-	-	-	-
42045-42000	FILING & RECORDING	-	-	1,000	1,000	-	-	-	-
42080-42065	Redevelopment Projects	2,925	-	3,600,000	100,000	-	-	(3,500,000)	-97%
42080-42066	Redevelopment Project - Parking Garage	-	-	-	3,075,000	-	-	3,075,000	-
42080-42067	Redevelopment Project - Wayfinding Signage	-	-	-	250,000	-	-	250,000	-
42080-42068	Parking Meter Kiosks	-	-	-	145,000	-	-	145,000	-
42080-42069	2nd and Oak Signalization	-	-	-	925,000	-	-	925,000	-
	TOTAL MATERIALS & SERVICES	**54,895**	**55,752**	**3,688,000**	**4,583,000**			**895,000**	**24%**
	DEBT SERVICE								
44005-00000	DEBT SERVICE - PRINCIPAL	415,111	-	-	-	-	-	-	-
44010-00000	DEBT SERVICE - INTEREST	4,906	-	-	-	-	-	-	-
	TOTAL DEBT SERVICE	**420,017**							**-**
TOTAL EXPENDITURES		**474,912**	**55,752**	**3,688,000**	**4,583,000**			**895,000**	**24%**
	CONTINGENCY/TRANSFER								
45700-00000	Transfer to URA General Fund	5,000	2,000	-	16,500	-	-	16,500	-
47005-00000	CONTINGENCY	-	-	45,000	202,268	-	-	157,268	349%
	TOTAL CONTINGENCY/TRANSFER	**5,000**	**2,000**	**45,000**	**218,768**			**173,768**	**386%**
TOTAL REQUIREMENTS		**479,912**	**57,752**	**3,733,000**	**4,801,768**			**1,068,768**	**29%**

Account	Title	Actual 2018-19	Actual 2019-20	Current Budget 2020-21	Proposed Budget 2021-22	Approved Budget 2021-22	Adopted Budget 2021-22	Change From 2020-21	
Unappropriated Ending Balance									
710-COLUMBIA CASCADE DISTRICT DEVE		**2,901,803**	**4,115,204**	**579,773**				**(579,773)**	**-100%**

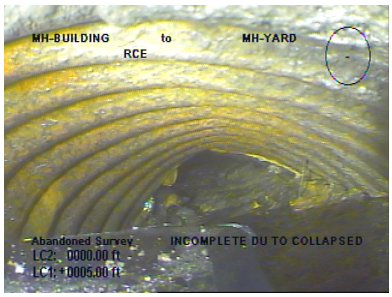
Urban Renewal Agency – Waterfront District

The Waterfront District is a model for the power of urban renewal. Since its creation in 2008, the district's value has increased from $11.8 million to $92.3 million.

2006 – Prior to District

2018

The primary challenge in the waterfront district is aging infrastructure installed when the waterfront area was originally dredged in the 1960's. Two sink holes developed due to a collapsing stormwater line running adjacent to Riverside Drive. The City initiated a four (4) phase construction plan to relocate the pipe into the right-of-way and divert downtown rain runoff away from the waterfront district.



The City was initially promised $1.7 in direct Lottery Bond funding and several hundred thousand dollars in partially forgivable Federal/State loans. COVID-19 resulted in a loss of the lottery dollars and the City continues to work through lengthy approval processes to obtain federally subsidized infrastructure financing.

Phase I construction on the stormwater line moved forward on an emergency basis in the Winter of 2020 using urban renewal funding. The Urban Renewal Agency additionally adopted Resolution URA-04 dedicating the balance of the Waterfront District's maximum indebtedness so that the project may move forward even if state and federal aid does not materialize. This means that the Waterfront may complete its final spending in FY2021-22 and then move into a debt repayment phase before expiring in 2023 or 2024.

Category/Program	Actual 2018-19	Actual 2019-20	Current Budget 2020-21	Proposed 2021-22	Approved 2021-22	Adopted 2021-22
URA Waterfront						
030 Beginning Fund Balance	202,371	503,477	866,750	131,281	-	-
REVENUE						
031 Taxes	534,577	696,782	8,375	994,342	-	-
037 Interest Earnings	11,135	16,621	5,208	3,711	-	-
038 Misc. Revenues	-	-	-	1,200,000	-	-
REVENUE	**545,713**	**713,404**	**13,583**	**2,198,053**		
Total RESOURCES	**748,084**	**1,216,882**	**880,333**	**2,329,334**		
EXPENDITURES						
URA WF - Development (720)						
042 Materials & Services	142,139	301,538	82,000	1,251,000	-	-
043 Capital Outlay	-	-	450,000	-	-	-
044 Debt Service	97,467	115,784	194,543	995,935	-	-
045 Interfund Transfers Out	5,000	2,000	2,000	16,500	-	-
047 Contingency	-	-	85,000	15,000	-	-
	244,606	**419,322**	**813,543**	**2,278,435**		
Total REQUIREMENTS	**244,606**	**419,322**	**813,543**	**2,278,435**		
ENDING FUND BALANCE	**503,477**	**797,560**	**66,790**	**50,899**		

Account	Title	Actual 2018-19	Actual 2019-20	Current Budget 2020-21	Proposed Budget 2021-22	Approved Budget 2021-22	Adopted Budget 2021-22	Change From 2020-21	
720	**WATERFRONT DISTRICT DEVELOPMEN**								
720-720	**URA WF - Development**								
RESOURCES									
30100-00000	BEGINNING FUND BALANCE	202,371	503,477	866,750	131,281	-	-	(735,469)	-85%
REVENUE									
31005-00000	CURRENT TAXES	525,150	680,940	-	982,935	-	-	982,935	-
31010-00000	PREVIOUSLY LEVIED TAXES	9,427	15,842	8,375	11,407	-	-	3,032	36%
37005-00000	INTEREST REVENUE	11,135	16,621	5,208	3,711	-	-	(1,497)	-29%
38025-00000	Loan Proceeds	-	-	-	1,200,000	-	-	1,200,000	-
TOTAL REVENUE		**545,713**	**713,404**	**13,583**	**2,198,053**			**2,184,470**	******%**
TOTAL RESOURCES		**748,084**	**1,216,882**	**880,333**	**2,329,334**			**1,449,001**	**165%**
REQUIREMENTS									
	MATERIALS & SERVICES								
42010-40105	Legal Services	9,686	3,016	15,000	3,000	-	-	(12,000)	-80%
42010-40115	Contract Svcs - Admin	48,812	48,000	48,000	48,000	-	-	-	-
42010-40150	Professional services	6,705	522	17,000	-	-	-	(17,000)	-100%
42010-40695	Riverside Dr. Storm Contract	76,935	-	-	1,200,000	-	-	1,200,000	-
42080-42085	MISCELLANEOUS	-	250,000	2,000	-	-	-	(2,000)	-100%
	TOTAL MATERIALS & SERVICES	**142,139**	**301,538**	**82,000**	**1,251,000**			**1,169,000**	**1426%**
	CAPITAL OUTLAY								
43015-43721	Riverside Stormline	-	-	450,000	-	-	-	(450,000)	-100%
	TOTAL CAPITAL OUTLAY			**450,000**				**(450,000)**	**-100%**
	DEBT SERVICE								
44045-00000	WWTP Odor Control Loan - Prin	93,782	91,651	93,072	94,516	-	-	1,444	2%
44045-00001	Equip Loan-WtrFrntStormLn-Prin	-	-	-	750,000	-	-	750,000	-
44050-00000	WWTP Odor Control Loan - Int	3,684	5,816	4,396	2,954	-	-	(1,442)	-33%
44050-00002	Equip Loan-WtrFrntStormLn-Int	-	-	-	7,500	-	-	7,500	-
44055-00000	Nichols Passive Park - Prin	-	18,317	97,075	140,965	-	-	43,890	45%
	TOTAL DEBT SERVICE	**97,467**	**115,784**	**194,543**	**995,935**			**801,392**	**412%**
TOTAL EXPENDITURES		**239,606**	**417,322**	**726,543**	**2,246,935**			**1,520,392**	**209%**
	CONTINGENCY/TRANSFER								
45700-00000	Transfer to URA General Fund	5,000	2,000	2,000	16,500	-	-	14,500	725%
47005-00000	CONTINGENCY	-	-	85,000	15,000	-	-	(70,000)	-82%
	TOTAL CONTINGENCY/TRANSFER	**5,000**	**2,000**	**87,000**	**31,500**			**(55,500)**	**-64%**
TOTAL REQUIREMENTS		**244,606**	**419,322**	**813,543**	**2,278,435**			**1,464,892**	**180%**

Account	Title	Actual 2018-19	Actual 2019-20	Current Budget 2020-21	Proposed Budget 2021-22	Approved Budget 2021-22	Adopted Budget 2021-22	Change From 2020-21	
Unappropriated Ending Balance									
720-WATERFRONT DISTRICT DEVELOPMEN		**503,477**	**797,560**	**66,790**	**50,899**			**(15,891)**	**-24%**

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. 96% 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. The contract was awarded in early 2019 but the Urban Renewal Agency chose to discontinue work with the first selected vendor last winter. The Agency executed a three-phase contract with MIG to continue the planning and design work. Phase I is expected to be completed in FY2020-21. The Proposed FY2021-22 Budget appropriates funds for Phases II & III on MIG's contract.

Category/Program	Actual 2018-19	Actual 2019-20	Current Budget 2020-21	Proposed 2021-22	Approved 2021-22	Adopted 2021-22
URA Heights						
030 Beginning Fund Balance	482,406	627,446	725,684	423,139	-	-
REVENUE						
031 Taxes	196,688	218,303	2,985	290,149	-	-
037 Interest Earnings	15,006	14,909	7,725	4,024	-	-
038 Misc. Revenues	5,506	-	-	-	-	-
REVENUE	**217,201**	**233,212**	**10,710**	**294,173**		
Total RESOURCES	**699,608**	**860,659**	**736,394**	**717,312**		
EXPENDITURES						
URA HG - Development (730)						
042 Materials & Services	67,161	95,255	453,000	197,921	-	-
045 Interfund Transfers Out	5,000	2,000	-	16,500	-	-
047 Contingency	-	-	85,000	125,000	-	-
	72,161	**97,255**	**538,000**	**339,421**		
Total REQUIREMENTS	**72,161**	**97,255**	**538,000**	**339,421**		
ENDING FUND BALANCE	**627,446**	**763,403**	**198,394**	**377,891**		

Account	Title	Actual 2018-19	Actual 2019-20	Current Budget 2020-21	Proposed Budget 2021-22	Approved Budget 2021-22	Adopted Budget 2021-22	Change From 2020-21	
730	**HEIGHTS DISTRICT DEVELOPMENT**								
730-730	**URA HG - Development**								
RESOURCES									
30100-00000	BEGINNING FUND BALANCE	482,406	627,446	725,684	423,139	-	-	(302,544)	-42%
REVENUE									
31005-00000	CURRENT TAXES	193,254	212,607	-	286,066	-	-	286,066	-
31010-00000	PREVIOUSLY LEVIED TAXES	3,433	5,695	2,985	4,083	-	-	1,098	37%
37005-00000	INTEREST REVENUE	15,006	14,909	7,725	4,024	-	-	(3,701)	-48%
38050-00000	Misc - Capital Contributions	5,506	-	-	-	-	-	-	-
TOTAL REVENUE		**217,201**	**233,212**	**10,710**	**294,173**			**283,463**	**2647%**
TOTAL RESOURCES		**699,608**	**860,659**	**736,394**	**717,312**			**(19,081)**	**-3%**
REQUIREMENTS									
	MATERIALS & SERVICES								
42010-40105	Legal Services	3,538	-	15,000	15,000	-	-	-	-
42010-40115	Contract Svcs - Admin	49,157	48,000	48,000	48,000	-	-	-	-
42010-40150	Professional services	13,632	46,875	390,000	134,921	-	-	(255,079)	-65%
42020-42020	Advertising & Publishing	834	380	-	-	-	-	-	-
	TOTAL MATERIALS & SERVICES	**67,161**	**95,255**	**453,000**	**197,921**			**(255,079)**	**-56%**
TOTAL EXPENDITURES		**67,161**	**95,255**	**453,000**	**197,921**			**(255,079)**	**-56%**
	CONTINGENCY/TRANSFER								
45700-00000	Transfer to URA General Fund	5,000	2,000	-	16,500	-	-	16,500	-
47005-00000	CONTINGENCY	-	-	85,000	125,000	-	-	40,000	47%
	TOTAL CONTINGENCY/TRANSFER	**5,000**	**2,000**	**85,000**	**141,500**			**56,500**	**66%**
TOTAL REQUIREMENTS		**72,161**	**97,255**	**538,000**	**339,421**			**(198,579)**	**-37%**
Unappropriated Ending Balance 730-HEIGHTS DISTRICT DEVELOPMENT		**627,446**	**763,403**	**198,394**	**377,891**			**179,497**	**90%**

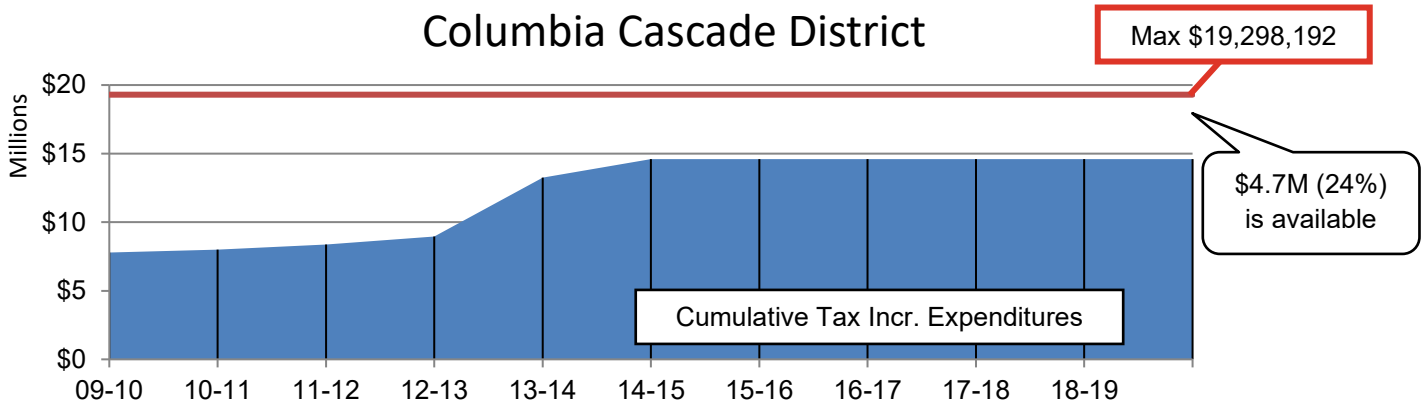
Appendix I

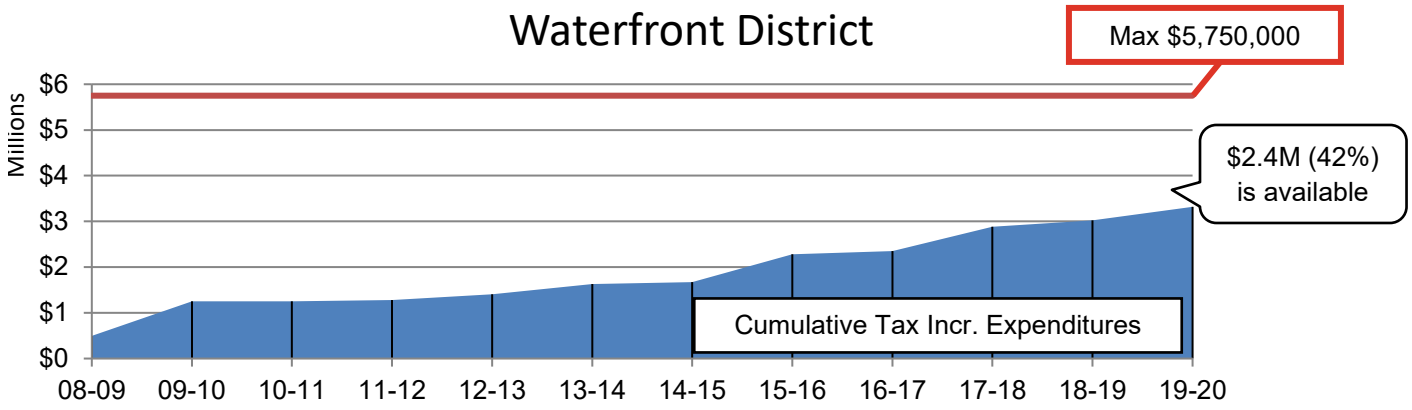
Debt Service Schedule

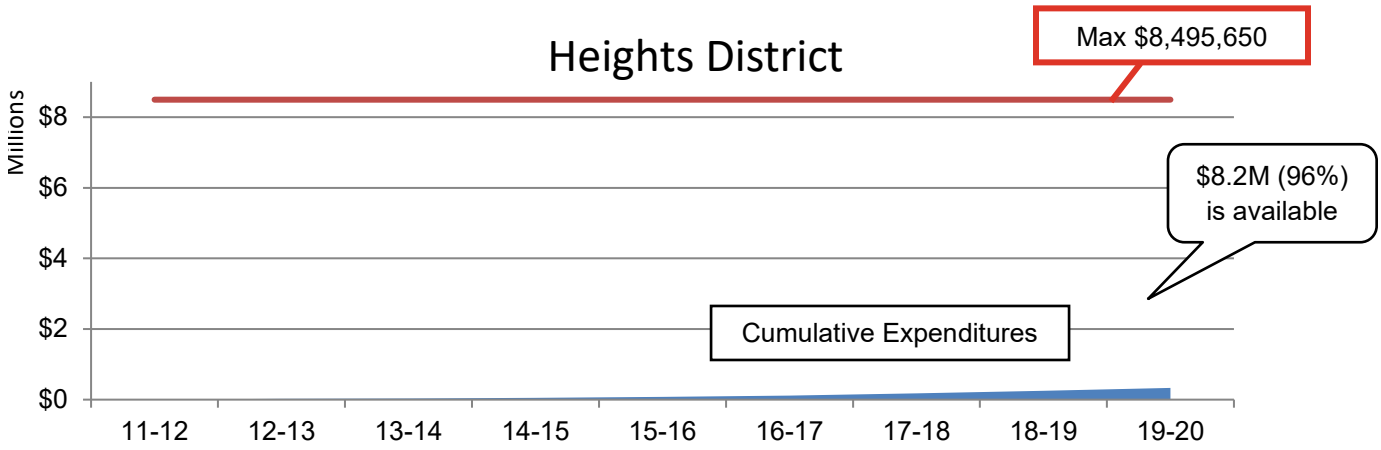
	Waterfront			
	WWTP Odor Control (Interfund Loan)		NAITO Tax-Increment*	
	469,000		395,000	
	1.55%		0.00%	
Year	Principal	Interest	Principal	Interest
2021-22	94,515	2,953	140,964	-
2022-23	95,980	1,488	-	-
TOTAL	**190,494**	**4,440**	**140,964**	**-**

Appendix II

Schedule of Cumulative Indebtedness







HOOD RIVER
URBAN RENEWAL AGENCY

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