

AGENDA
City of Oregon City
TUESDAY, APRIL 26, 2011

URBAN RENEWAL BUDGET COMMITTEE
5:00 P.M.

Urban Renewal Budget Committee:

Chris Geiger	Nancy Walters
Betty Mumm	Graham Peterson
Doug Neeley	Brian Shaw
James Nicita	Paul Edgar
Rocky Smith, Jr.	Phil Yates
Kathy Roth	Casey Flesch
Autumn Rudisel	Warren Kitchen
Justin Carlton	Lance Nunn
Laura Zentner	Aaron Olson
William Gifford	Shawn Dachtler

Meeting held at:

Pioneer Community Center
615 5th Street
Oregon City, OR 97045
503-657-0891

Page

1. **Convene the FY 2011-12 Budget Committee**
2. **Review Budget Committee Process, Authority, and Decisions**
3. **Election of Chairperson**
4. **Review and Approve Minutes of the April 27, 2010 Budget Committee**
- 2-4 a. Approval of Minutes
5. **Receive the Budget Message from the Budget Officer**
- 5-8 a. Budget Message
6. **Review of Budget Document**
- 9 a. FY 2011-12 Urban Renewal Proposed Budget
7. **Discussion and Consideration of any Adjustments**
8. **Specifying the Amount of Tax Revenue (Maximum from Division of Taxes)**
9. **Establishing the Maximum for Total Expenditure for the Commission**
10. **Approval of Budget Recommendation for FY 2011-12 to be forwarded to the Oregon City Urban Renewal Commission**
11. **Adjourn**

Agenda Posted April 19, 2011 at City Hall, Pioneer Community Center, Library, [City Web site](#).

The Pioneer Community Center is wheelchair accessible with entry ramps and handicapped parking located on the east side of the building. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting. Call the City Recorder's Office at 503-657-0891.

**City of Oregon City
Urban Renewal Budget Committee Meeting Minutes
April 27, 2010**

**City Hall – Commission Chambers
625 Center Street
Oregon City, OR 97045**

1. Convene Regular Meeting of the Urban Renewal Budget Committee, and Roll Call

Chair Crocker called the meeting to order at 5:31 p.m.

Commissioners Present:

Don Slack
Doug Neeley
James Nicita (arrived at 5:33 p.m.)
Brian Shaw
Nancy Walters
Rocky Smith, Jr.
Graham Peterson
Daphne Wuest
Alice Norris
Robb Crocker
William Gifford
Justin Carlton
Autumn Rudisel (left at 6:21 p.m.)
Chris Geiger
Warren Kitchen (arrived at 5:37 p.m.)
Casey Flesch
Tina Hansen (arrived at 5:58 p.m.)

Staff Present:

City Manager, David Frasher
Assistant to the City Manager, Teri Bankhead
Community Services Director, Scott Archer
Assistant to the City Recorder, Kelly Burgoyne
Economic Development Manager, Dan Drentlaw
City Engineer and Public Works Director, Nancy Kraushaar
Finance Director, David Wimmer
Community Development Director, Tony Konkol

Absent:

Laura Zentner
Mike Caudle

2. Review Budget Committee Process, Authority, and Decisions

David Wimmer, Finance Director reviewed the process, authority, and decisions for the Budget Committee.

3. Election of Chairperson

Motion by Commissioner Walters, second by Commissioner Norris, to nominate Robb Crocker as Chair. Motion passed unanimously.

4. Approval of Minutes

Mr. Gifford pointed out a typo on the minutes of April 28, 2009 on page 2 under Investment in the Cove, suggested changing the word “rob” to “reallocate” on that same page, and on page 3, the storefront grants and Ermatinger House were mixed.

Motion by Commissioner Norris, second by Commissioner Gifford to approve the minutes of April 28, 2009 and allow the City Recorder to make changes as needed after review of the tape. Motion passed unanimously.

Motion by Commissioner Wuest, second by Commissioner Norris to approve the minutes of April 29, 2008. Motion passed unanimously.

5. Receive the Budget Message from the Budget Officer

David Frasher, City Manager, gave a presentation on his budget philosophy and economic development goals. This year the capacity to do things in the Urban Renewal District had been greatly reduced due to lack of revenues. He also gave ideas for how to bring high quality investment to the City without destroying opportunities for economic development.

Mr. Wimmer reviewed the budget revenues and expenditures for the current fiscal year and answered questions of the Committee.

Motion by Commissioner Smith, second by Mr. Gifford, to add \$10,000 for the Ermatinger House back into this year's budget.

Scott Archer, Community Services Director, recommended adding in the motion to carry over any money that was not spent to next year's budget.

Mr. Gifford amended the motion as proposed by staff. Commissioner Smith agreed.

Mr. Wimmer clarified if it was not spent; it would be in the beginning balance of next year's budget.

Motion passed with the following vote: Walters, Neeley, Gifford, Crocker, Carlton, Slack, Smith, Kitchen, Wuest, Geiger, Norris, Nicita, Peterson, Shaw, Hansen voting "aye" and Flesch voting "no." [15:1]

Mr. Flesch voted no because it was an incentive to spend the money whether it needed to be spent or not by June 30.

There was discussion regarding the storefront grant money carrying over to next year's budget.

Commissioner Nicita suggested amending the budget to not include the Rivers.

Mr. Wimmer advised that would be a decision for the Urban Renewal Commission.

Commissioner Nicita wanted to add in the budget assistance for signature historic redevelopments in downtown.

6. Review of Budget Document

7. Discussion and Consideration of any Adjustments

8. Specifying the Amount of Tax Revenue (Maximum from Division of Taxes)

9. Establishing the Maximum for Total Expenditure for the Commission

10. Approval of Budget Recommendation for FY 2010-11, Forwarded to URC

Motion by Commissioner Wuest, second by Commissioner Neeley to approve the proposed 2010-11 budget to an adopted 2010-11 budget for Urban Renewal of \$10,783,600 as adjusted to include \$10,000 for the Ermatinger House.

Commissioner Smith would be voting no on the budget due to concerns regarding the Cove project, Amtrak station, City Hall, and no storefront guidelines for the grants.

Mr. Flesch said regarding the new Economic Development Director position, with the few projects and the state of the economy, was it something that was needed at this time?

The Commission supported the concept of the position as an investment to get the initial projects needed for the City.

Mr. Wimmer suggested amending the motion to include that the Committee planned to levy 100% of the division of taxes and there would be no special levy.

Commissioner Wuest amended the motion to approve \$10,783,600 for the adopted 2010-11 budget as amended to include \$10,000 to the Ermatinger House and to levy 100% of the division of taxes with no special levy. Second by Commissioner Neeley.

Motion passed with the following vote: Walters, Neeley, Gifford, Crocker, Carlton, Slack, Wuest, Geiger, Norris, Peterson, Shaw, Hansen voting "aye" and Smith, Kitchen, Flesch, and Nicita voting "no." [12:4]

11. Adjournment

Chair Crocker adjourned the meeting at 6:59 p.m.

Respectfully submitted,

Nancy Ide, City Recorder

Urban Renewal Budget Report
For
Fiscal Year 2011/2012 Budget
Oregon City Downtown/North End Urban Renewal District

Introduction

The Oregon City Urban Renewal Commission (URC) is responsible for providing oversight for urban renewal activities in Oregon City's Downtown/North End Urban Renewal District as specified in the Downtown/North End Urban Renewal Plan. The Downtown/North End Urban Renewal Plan includes an established a debt limit of \$130.1m as a maximum for urban renewal investment. The URC has targeted its development strategy toward Oregon City's designation as one of Metro's "Regional Centers".

The District has been working diligently to complete the Cove project, including the purchase of property and review of plans. However, due in part to a downturn in the economy, the developer has put plans on hold in order to secure necessary financing for the project. In October of 2010, the Urban Renewal Commission passed an agreement that gives the developer until October of 2011 to perfect their responsibilities under the current Development and Disposition Agreement (DDA).

Earlier this year, The Rivers project was put on hold by the developer due to the uncertainties associated with the retail market and local political support. More recently, in February of 2011, the developer submitted a draft DDA, following a formal request by the URC. The URC is reviewing the proposal, which may continue for the next several months. Both the Cove and The Rivers are important catalyst projects, and, if properly executed, should inspire other significant investments to the Oregon City "Regional Center" and help promote increased densities. Additionally, the District will experience significant investments that include important transportation improvements, including Phase 2 of the McLoughlin Blvd Enhancement project and the design phase of the "Jug Handle" project at Washington Street and Highway 213, construction of which is projected later this spring. Completion is expected by spring of 2013.

FY 2010/11 was marked by significant activities within the District. Those activities and accomplishments are listed below:

Downtown District Activities for FY 2010/11

1. Clackamette Cove – UR Funding has been put on hold until the developer of the mixed use project can secure required financing. The URC has spent approximately \$3.5 million of the previously approved \$10 million in funding in the form of a City backed line of credit. The funds were used to purchase property needed for the project. The money was also used to reimburse the developer for documents related to project planning and reports. The documents have been reviewed and approved by city staff, and include plans for a public esplanade along the cove, a small park and all required infrastructure to support

1

approximately 350 multifamily units and office space. The URC also temporarily terminated the DDA, giving the developer until October of 2011, to perfect their requirements in the DDA. The \$10 million line of credit to assist in the funding of this project was also extended.

2. The Rivers—Last year, Center Cal Properties put a hold on the project while work on a previous draft DDA was underway. Uncertainties in the economic and political environment, as well as difficulties in the negotiation process, were complicating communications between the URC and Center Cal, threatening the ability of the URC to bring this project to successful completion. Meanwhile, federal, state, local representatives and staff were successful in obtaining funding for the needed interchange improvements at I-205/Hwy 213 (the Jug Handle), necessary to provide improved transportation, capacity and safety for the redevelopment of the landfill and surrounding properties. In February, the Urban Renewal Commission passed a motion to invite Center Cal properties to submit a DDA.
3. Civic Complex - The URA purchased the McLean Clinic in FY 2008/09. After an extensive remodel, the structure was reopened as a LEED certified building and new City Hall. The building houses the general administration functions of the City and its City Commission Chambers. Currently, the building is home to Public Works Administration until a new Public Works Operation Center is completed. Once completed, Public Works will move to the new facility and the City will end its lease with Red Side Equities, allowing the City's Community Development Department to move into City Hall. The District received a \$1.9m loan from the City for the renovation of the McLean Clinic. The loan was initiated 2009, and the District will repay the loan over the next five years. The UR District borrowed this amount from the City of Oregon City and will pay an interest only loan in the amount of \$29k. The District will repay this loan according to Oregon Financial Statutes over the next five years. The loan repayment period may be extended to a second five year period.
4. McLoughlin Blvd Enhancement Project— The URA, in partnership with ODOT, completed construction of the McLoughlin Blvd Enhancement Phase 1 project. The project consists of major street and pedestrian improvements along McLoughlin Blvd from 10th Street to the I-205 overpass. These improvements provide safer traffic flows along McLoughlin Blvd and better pedestrian access to the Willamette River. The project features a major river overlook and public art. This project, coupled with the City's development of Jon Storm Park, improves the City's riverfront and views of Willamette Falls. The project also provides a new local street connection at 12th Street and advances the Waterfront Master Plan and the Downtown Community Plan. Phase 2 is slated to begin in FY 2010/2011, and urban renewal funding of one million dollars has been committed for this two year project that includes the area between the I- 205 overpass and the Clackamas River Bridge.
5. Bluff/Promenade Improvements— UR funds of \$160k supplemented the one million dollars in federal stimulus monies to complete the restoration of historic railings, stairs, and stonework on the McLoughlin promenade and grand staircase. The first two projects were completed in FY 2010/2011.
6. Amtrak Station - Phase II, with a budget of 1.5 million dollars, included the purchase and relocation of the historic depot building. Phase II also provides for the construction of additional parking at the Amtrak Station. This project was completed in FY 2010/2011.

7. Urban Renewal Grant/Loan Investments— The URC awarded \$80k in grants to local businesses in the District for storefront improvements in FY 2010/2011. This program has become very successful and the number of applications is increasing. New guidelines for awarding grants were established this budget cycle.

Report on 2011/2012 Revenue Projections and Proposed Project Activities

District tax collections are anticipated to be \$1.78m for FY 2011/2012. Additionally, the District will generate \$5k in interest income and receive \$60k in rental income. The District obtained a \$10m line of credit that will be reimbursed with UR bonds if the money is spent. Currently, the remaining balance is \$6,553,600. This amount must be drawn by October 2012 or the funds will no longer be available. At that time the balance drawn on the line of credit will need to be converted to a bond. The District is expected to have a beginning fund balance of \$3.29m for FY 2011/2012.

Proposed Downtown/North End District Activities

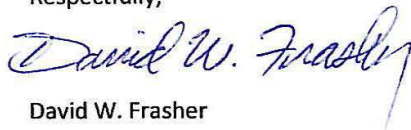
1. Clackamette Cove— The URA investment in the Cove project is intended to facilitate the construction of Phase 1 and 2 of this project. Phase 1 and 2 includes the construction the street and utility infrastructure and provides for the cut, fill and grading work to bring the site to development ready status. Additionally, phase 1 and 2 includes the esplanade, parks, and natural areas. The project is on hold pending developer financing as well as other requirements in the DDA. Commitment from the developer to construct phase 3, consisting of 200 apartments, is also on hold. The developer has until October of 2011 to complete the requirements specified in the DDA.
2. McLoughlin Blvd Enhancement Project Phase 2— The McLoughlin Blvd Enhancement Project, phase 2, will include improvements to the section between Dunes Drive and the Clackamas River Bridge. Approximately \$ 1.0 million has been budgeted over two years for this phase of the project.
3. Rossman Landfill Site— Negotiations are underway for development of The Rivers project at this site. If negotiations result in a satisfactory DDA upon which the URC may act, public hearings and deliberations will be scheduled to permit the URC to take action on the proposal.
4. Blue Heron— The Blue Heron Plant closed in March of 2011 after filing for Chapter 11, bankruptcy. The Court has appointed a trustee and authorized the liquidation of assets under Chapter 7 of the US bankruptcy Code. Only a small portion of the 23 acre Oregon City site is in the District. The URC may discuss the site and the future in terms of redevelopment in the weeks ahead. The City is closely monitoring the situation under the direction of the City Commission. Prior to any redevelopment of the site, master planning and rezoning will need to be addressed.
5. Market/Feasibility Studies— Feasibility studies were completed for the two sites owned by the URA at 10th and Main and 12th and Main. The URC/staff anticipates marketing the properties for future development in FY 2011/2012.

6. Storefront Improvement Grant— This program will continue into the next budget cycle. A budget of \$100,000 is set aside each year. An unexpended balance of \$40,000 from FY 2010/2011 is proposed to be carried forward into FY2011/2012 for a total of \$140,000.
7. Incentive Program—Funds of \$100,000 for an incentive program have been included in the FY2011/2012 budget. The intent is to provide flexible funding for projects in the District, such as start- up grants to assist in financing, or funds that could be used to pay of SDC's or other costs associated with development. Incentive funding would be awarded to projects that achieve a number of performance goals that will need to be established. Such efforts should be designed to advance the City's economic development goals related to producing jobs, generation of tax increment and consistency with the "Oregon City Futures" plans, the Comprehensive Plan and other goals for the District.
8. Building Rehabilitation Program— This is also a new program proposed for the District. This budget is proposed to be \$150,000 and would be used for retrofitting existing buildings for reuse consistent with the goals of the District. Examples could be conversion of vacant or underutilized space on second and third story spaces to residential use, or conversion of ground floor to retail use. Specific approval criteria and application requirements will be developed if the expenditure is approved.
9. Marketing— A budget of \$75,000 has been proposed for the marketing of urban renewal projects. An example would be the marketing of a specific capital project or property owned by the District.
10. Street/Sidewalk Cleaning— A transfer of \$48k to the Fleet Reserve account is proposed to purchase equipment for sidewalk/street cleaning.

This coming year will be one of the most important in the history of the Urban Renewal Agency. Both The Rivers and Cove projects present several challenging issues, and decisions on these projects will shape both the physical and financial future of the City for years to come. The Blue Heron Site, which may take years to redevelop, also will have a major impact on the future of the City. This year's proposed budget continues many of last year's projects, but also includes the introduction of some financial incentive programs to help stimulate investment within the District.

In closing, many thanks to each of our Urban Renewal Commissioners for your commitment to Oregon City and the economic vitality of the District. You are called upon to use your skills, values, judgment and, particularly under current circumstances, a great deal of diplomacy and willingness to compromise to achieve results. Special thanks to Economic Development Manager, Dan Drentlaw and Finance Director, David Wimmer, for their assistance to the URA throughout the year and in preparation of the budget.

Respectfully,



David W. Frasher
City Manager

Oregon City Urban Renewal Agency

Fiscal Year 2011-12

15-Apr-11 02:29:20 PM

PROPOSED

COMPARISON OF REVENUE BY PROGRAM AND SOURCE

File:DAVID\OCURC\BREV11-12 & BEXP11-12 PROPOSED 2011-12

	Actual 2008-09	Actual 2009-10	Adopted Budget 2010-11	Actual Through 2/28/11	Percentage Through 2/28/11 8/12 = 66.67%	Proposed 2011-12
Downtown (210)						
Program: Operating Fund (125 & 135)						
Department:						
Property Taxes						
Property Tax - Current	\$1,610,959	\$1,706,622	\$1,748,000	\$1,680,151	96.1%	\$1,780,000
Property Tax - Prior			0	0		0
Total Property Taxes	1,610,959	1,706,622	1,748,000	1,680,151	96.1%	1,780,000
Miscellaneous Income						
Interest Income	129,304	27,216	5,000	12,943	258.9%	5,000
Rental Income	73,924	59,057	60,000	34,845	57.7%	60,000
Miscellaneous Income	700	14,400	2,000	0	0.0%	2,000
Grants	0	0	0	0		12,000
Total Miscellaneous Income	203,928	100,673	67,000	47,588	71.0%	79,000
Loan from Oregon City		1,934,821	200,000	0	0.0%	0
Bond Proceeds	10,000,000	3,446,400	6,553,600	0	0.0%	6,553,600
Beginning Fund Balance	0	0	2,215,000	0	0.0%	3,293,000
Total Downtown	\$11,814,887	\$7,188,516	\$10,783,600	\$1,727,739	16.0%	\$11,705,600
Actual Beginning Fund Balance	\$1,981,861	\$5,352,169	\$3,654,929			

Fiscal Year 2011-12

Expenditures

PROPOSED

Prepared:
4/10/11 14:29

File:DAVID\OCURC\BREV11-12 & BEXP11-12 PROPOSED 2011-12

	Actual 2008-09	Actual 2009-10	Adopted Budget 2010-11	Actual Through 2/28/11	Percentage Through 2/28/11 8/12 = 66.67%	Proposed 2011-12
Downtown (210)						
Program: Operating Fund (125 & 135)						
Department:						
Materials & Services						
Office costs	\$50	\$0	\$0			\$0
Office equipment costs	2,075	2,153	0	\$0		0
Operating costs - Marketing	0	34,129	35,000	0		75,000
Miscellaneous	24,436	26,014	16,000	7,729	48.3%	36,000
Contract services	18,000	5,000	0	0		0
Contract services - Annual	620,337	399,994	525,604	338,603	64.4%	529,229
Bond Issue Costs	0	0	0	15,706		20,000
Total Materials & Services	664,898	467,290	576,604	362,038	62.8%	660,229
Capital Outlay						
Amtrak Station	19,377	1,393,331	50,000	277,956	555.9%	35,000
Rehab Program (New 2011-12)	0	0	0	0		150,000
Storefront Grant Program	88,169	83,075	120,000	0	0.0%	140,000
Ermiting House Repairs/Reserve			10,000	9,853	98.5%	0
McLoughlin Blvd Project	1,145,079	1,039,005	308,000	262,994	85.4%	1,020,000
McLean Building	3,213,039	1,934,821	200,000	21,595	10.8%	40,000
Clackamas Cove Project	0	2,963,819	6,553,600	19,253	0.3%	7,000,000
Bluff/Promenade Improvements	0	83,032	15,000	1,466	9.8%	0
Development Incentives (New 2011-12)	0	0	0	0	0	100,000
Elevator Tunnel Improvements	25,000	0	0	0		0
Downtown Community plan	91,162	0	0	0		0
7th & Washington Street Corridors	5,775	0	0	0		0
Waterfront Master Plan/Cove	80,586	0	0	0		0
Total Capital Outlay	4,668,207	7,497,083	7,256,600	593,117	8.2%	8,485,000
Debt Service	3,111,485	921,371	1,333,840	292,167	21.9%	995,323
Transfer to OC Fleet Reserve (New 2011-12)	0	0	0	0		48,000
Debt Service Reserve			1,592,684	0	0.0%	1,352,684
Contingency			23,872	0	0.0%	164,364
Total Contingency	0	0	1,616,556	0	0.0%	1,517,048
Total Expenditures	\$8,444,590	\$8,885,744	\$10,783,600	\$1,247,342	11.6%	\$11,705,600

Annual debt service and additional information:		LOC	From Oregon City	
	\$10,000,000	\$10,000,000	\$1,934,821	
	4.95%	5.00%	1.50%	
Fiscal Year(s)	2008-09	2009-10	2009-10	Total
	Prin & Int	Prin & Int	Prin & Int	Prin & Int
		Estimated	Estimated	
2011-12		\$794,758	\$171,543	\$29,022
2012-13		792,432	805,490	29,022
2013-14		794,365	805,490	29,022
2015-2028		10,587,948	14,386,430	2,108,953
		\$12,969,503	\$16,168,953	\$2,196,019
				\$31,334,476

COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to **3 MINUTES**.
- Give to the City Recorder in Chambers **prior** to the meeting.

Date of Meeting 4-26-11

Item Number From Agenda 6

NAME:

Dan Holladay

ADDRESS:

Street:

City, State, Zip:

Oregon City

PHONE NUMBER:

SIGNATURE:

ENTERED INTO THE RECORD
DATE RECEIVED: 4-26-11
SUBMITTED BY: David Frasher
SUBJECT: UR Budget Comm.



April 26, 2011

URBAN RENEWAL BUDGET COMMITTEE

CITY OF OREGON CITY

REVENUE

ENTERED INTO THE RECORD
DATE RECEIVED
SUBMITTED BY
SUBJECT

	Actual	Actual	Adopted Budget	Actual Through	Percentage Through 2/28/11 8/12 = 66.67%	Proposed 2011-12
	2008-09	2009-10	2010-11	2/28/11		
Downtown (210)						
Operating Fund (125 & 135)						
Program:						
Department:						
Property Taxes						
Property Tax - Current	\$1,610,959	\$1,706,622	\$1,748,000	\$1,680,151	96.1%	\$1,780,000
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Interest Income	129,304	27,216	5,000	12,943	258.9%	5,000
Rental Income	73,924	59,057	60,000	34,645	57.7%	60,000
Miscellaneous Income	700	14,400	2,000	0	0.0%	2,000
Grants	0	0	0	0		12,000
Total Miscellaneous Income	203,928	100,673	67,000	47,588	71.0%	79,000
Loan from Oregon City		1,934,821	200,000	0	0.0%	0
Bond Proceeds	10,000,000	3,446,400	6,553,600	0	0.0%	6,553,600
Beginning Fund Balance	0	0	2,215,000	0	0.0%	3,293,000
Total Downtown	\$11,814,887	\$7,188,516	\$10,783,600	\$1,727,739	16.0%	\$11,705,600
Actual Beginning Fund Balance	\$1,981,861	\$5,352,159	\$3,654,929			

EXPENDITURES

Downtown (210)

Program: Operating Fund (125 & 135)
Department:

Actual
2008-09

Actual
2009-10

Adopted
Budget
2010-11

Actual
Through
2/28/11

Percentage
Through
2/28/11
8/12 = 66.67%

Proposed
2011-12

Materials & Services

Office costs	\$50	\$0	\$0			\$0
Office equipment costs	2,075	2,153	0	\$0		0
Operating costs - Marketing	0	34,129	35,000	0		75,000
Miscellaneous	24,436	26,014	16,000	7,729	48.3%	36,000
Contract services	18,000	5,000	0	0		0
Contract services - Annual	620,337	399,994	525,604	338,603	64.4%	529,229
Bond Issue Costs	0	0	0	15,706		20,000
Total Materials & Services	664,898	467,290	576,604	362,038	62.8%	660,229

Capital Outlay

Amtrak Station	19,377	1,393,331	50,000	277,956	555.9%	35,000
Rehab Program (New 2011-12)	0	0	0	0		150,000
Storefront Grant Program	88,169	83,075	120,000	0	0.0%	140,000
Ermitinger House Repairs/Reserve			10,000	9,853	98.5%	0
McLoughlin Blvd Project	1,145,079	1,039,005	308,000	262,994	85.4%	1,020,000
McLean Building	3,213,039	1,934,821	200,000	21,595	10.8%	40,000
Clackamas Cove Project	0	2,963,819	6,553,600	19,253	0.3%	7,000,000
Bluff/Promenade Improvements	0	83,032	15,000	1,466	9.8%	0
Development Incentives (New 2011-12)	0	0	0	0	0	100,000
Elevator Tunnel Improvements	25,000	0	0	0		0
Downtown Community plan	91,182	0	0	0	0	0
7th & Washington Street Corridors	5,775	0	0	0	0	0
Waterfront Master Plan/Cove	80,586	0	0	0	0	0
Total Capital Outlay	4,668,207	7,497,083	7,256,600	593,117	8.2%	8,485,000

Debt Service

Transfer to OC Fleet Reserve (New 2011-12)

Debt Service	3,111,485	921,371	1,333,840	292,187	21.9%	995,323
	0	0	0	0		48,000
Debt Service Reserve			1,592,684	0	0.0%	1,352,684
Contingency			23,872	0	0.0%	164,364
Total Contingency	0	0	1,616,556	0	0.0%	1,517,048
Total Expenditures	\$8,444,590	\$8,885,744	\$10,783,600	\$1,247,342	11.6%	\$11,705,600

Annual debt service and additional information:

Annual debt service and additional information:		LOC	From Oregon City	
	\$10,000,000	\$10,000,000	\$1,934,821	
	4.95%	5.00%	1.50%	
	2008-09	2009-10	2009-10	Total
Fiscal Year(s)	Prin & Int	Prin & Int	Prin & Int	Prin & Int
		<u>Estimated</u>	<u>Estimated</u>	
2011-12	\$794,758	\$171,543	\$29,022	\$995,323
2012-13	792,432	805,490	29,022	1,626,944
2013-14	794,365	805,490	29,022	1,628,877
2015-2028	10,587,948	14,386,430	2,108,953	27,083,331
	<u>\$12,969,503</u>	<u>\$16,168,953</u>	<u>\$2,196,019</u>	<u>\$31,334,475</u>

URBAN RENEWAL DEVELOPMENT OPPORTUNITY PROGRAMS

- ✖ Storefront Grant \$100,000
- ✖ Developer Recruitment Fund \$75,000
- ✖ Rehabilitation/Adaptive use Fund \$150,000
- ✖ Development Incentive Fund \$100,000

STOREFRONT GRANT PROGRAM

✖ Existing Program

- + Successful results
- + Carry forward 40k to FY 11/12

✖ Program Improvements 2010

- + UR subcommittee
- + Design guidelines
- + Increased grant amounts
- + Restrictions on use

✖ Process

- + Staff review, UR approved
- + Flexibility vs. prescriptive
- + Administrative vs. Board review and approval

NEW PROGRAMS: PROPOSED PROCESS

- ✖ Review and refine program goals
- ✖ Appoint UR subcommittee
- ✖ Business/Stakeholders survey
- ✖ Application Requirements
- ✖ Approval Criteria
- ✖ Approval Process

DEVELOPER RECRUITMENT FUND

- ✖ Outreach, communication for approved UR projects
- ✖ Infill or adaptive use (such as 10th/Main or 12th/Main sites)
- ✖ Undeveloped sites consistent with UR Plan
 - + Clackamette Cove
 - + Rossman Landfill

REHABILITATION/ADAPTIVE USE FUND

- ✖ Focus on existing structures
- ✖ Rehabilitation to improve marketability, property value & increment
- ✖ Conversion to uses constant with UR goals (i.e. adding residential commercial buildings)
- ✖ Incorporation of green elements or use of LEED standards
- ✖ Uses could include architectural design services, SDC fees, seismic upgrades, HVAC , ADA compliance or other internal improvements that improve property values

DEVELOPMENT INCENTIVE FUND

× Purpose

- + Economic revitalization
- + Private investment
- + New and well-paying jobs
- + Mixed-use consistent with adopted plans

× Examples

- + Seed or startup money (grants)
- + Predevelopment costs
- + Permits/fees

SUMMARY

- ✖ New programs based on discretionary funds
- ✖ If approved in budget, program details will be refined with UR Commission
- ✖ Monitoring and successful implementation may lead to program expansion in future
- ✖ Application of programs outside UR District

Oregon City Urban Renewal Agency
Response to Nancy Walters Information Request
of 4/22/11

File: DAVID\OCURC\Nancy Walters URA Questions 4-22-11
Prepared: 4/25/2011 10:08

ENTERED INTO THE RECORD
DATE RECEIVED: 4-26-11
SUBMITTED BY: David Wimmer
SUBJECT: UR Budget Comm.

Detail for 2011-12 Proposed Budget Items (OC Personnel Reimbursements,
Miscellaneous, Contract Services and Operating Costs - Marketing)

	2011-12 Proposed Budget	City Manager Suggested Change (1),(2)	Result if Change is Approved
1. OC Personnel costs reimbursed (total is included in Contract Services below).			
City Manager (25% of 2011-12 Salary and Benefits)	\$55,697		\$55,697
Finance Director (25% of 2011-12 Salary and Benefits)	41,069		41,069
Economic Development Manager (100% of 2011-12 Salary and Benefits)	163,463	(40,866)	122,597 = 75% vs. 100%
	260,229	(40,866)	219,363
Also included in OC Reimbursement:			
Economic Development (Materials & Supplies)	10,000		10,000
Legal & Consultant Fees Paid by OC for OCURA	34,000		34,000
Total included in Contract Services below	\$304,229	(\$40,866)	\$263,363
2. Miscellaneous			
Miscellaneous (minor unknown anticipated costs)	\$10,000		\$10,000
Property taxes on rental properties	6,000		6,000
Property rentals maintenance	20,000		20,000
Total Miscellaneous	\$36,000	\$0	\$36,000
3. Contract Services			
OC Reimbursement from above	\$304,229	(40,866)	\$263,363
Other probable costs for items like Ball Janek, Andy Parks, Kittelson & Associates, Leland Consulting Group et al	225,000		225,000
Total Contract Services	\$529,229	(\$40,866)	\$488,363
4. Operating Costs - Marketing			
Marketing of URA property and/or specific capital projects	\$75,000		\$75,000

(1) - The City manager suggests reducing the funding for the Economic Development Manager position from 100% of Salary and Benefits to 75% for 2011-12.

(2) - Result of the reduction would be an equal increase in Contingency from \$164,364 to \$205,230.

Prepared by City of Oregon City Finance Department. Please direct questions
to David L. Wimmer, CPA, Finance Director at 503 496-1525.
e-mail: dwimmer@orc.org

OCURA Tax Levies and Rates - ONLY

File: Excel\DAVID\URATAX2
Prepared:

4/26/11

Note: Actual collections will be less than
the levy amount

ENTERED INTO THE RECORD

DATE RECEIVED: 4-26-11

SUBMITTED BY: David Wimmer

SUBJECT: UR Budget Comm

Year	Oregon City Total AV (Excludes URA) NAV	Year	Hilltop URA Incremental NAV	Downtown URA Incremental NAV	Total URA Incremental NAV
Note: 2011-12 is Estimated (E)					
% Change	102.50%	% Change	Closed 6/05	102.50%	102.50%
2011-12	2,236,546,237	2011-12	N/A	104,590,202	104,590,202
% Change	104.03%	% Change	Closed 6/05	102.68%	102.68%
2010-11	2,181,996,329	2010-11	N/A	102,039,221	102,039,221
% Change	104.74%	% Change	Closed 6/05	103.54%	103.54%
2009-10	2,097,567,632	2009-10	N/A	99,371,379	99,371,379
% Change	106.44%	% Change	Closed 6/05	107.63%	107.63%
2008-09	2,002,572,357	2008-09	N/A	95,975,156	95,975,156
% Change	106.70%	% Change	Closed 6/05	105.55%	105.55%
2007-08	1,881,479,729	2007-08	N/A	89,175,389	89,175,389
% Change	106.70%	% Change	Closed 6/05	110.35%	110.35%
2006-07	1,763,310,083	2006-07	N/A	84,483,823	84,483,823
% Change	109.30%	% Change	Closed 6/05	101.72%	56.98%
2005-06	1,652,648,492	2005-06	N/A	76,559,689	76,559,689
% Change	106.61%	% Change	103.76%	105.25%	104.59%
2004-05	1,511,978,154	2004-05	59,103,413	75,264,109	134,367,522
% Change	106.51%	% Change	98.93%	108.92%	104.25%
2003-04	1,418,167,307	2003-04	56,962,020	71,509,666	128,471,686
% Change	109.30%	% Change	103.12%	118.20%	110.64%
2002-03	1,331,512,837	2002-03	57,578,553	65,655,792	123,234,345
% Change	104.64%	% Change	104.29%	105.51%	104.90%
2001-02	1,218,258,000	2001-02	55,836,695	55,547,313	111,384,008
% Change	111.49%	% Change	116.56%	116.13%	116.35%
2000-01	1,164,232,543	2000-01	53,538,184	52,645,421	106,183,605
% Change	109.96%	% Change	127.27%	110.06%	118.10%
1999-00	1,044,249,400	1999-00	45,931,640	45,334,080	91,265,720
% Change	105.39%	% Change	123.17%	111.83%	116.85%
1998-99	949,621,830	1998-99	36,089,020	41,188,990	77,278,010

Division of Taxes			Special Levy			Totals by Area		
Hilltop Division of Taxes	(1) Downtown Division of Taxes	Total Division of Taxes	Hilltop Special Levy Taxes	(1) Downtown Special Levy Taxes/Rate	Total Special Levy Taxes/Rate	Hilltop Total Taxes/Rate	Downtown Total Taxes/Rate	Total Taxes/Rate
Note: The Shilo case changed the way URA tax rates are shown effective 2002-03.								
Closed 6/05	1,829,733	1,829,733	N/A	Eliminated	2008-09	Closed 6/05	1,829,733	1,829,733
N/A	0.7816	0.7816	N/A	0.0000	0.0000	N/A	0.7816	0.7816
Note: The Shilo case changed the way URA tax rates are shown effective 2002-03.								
Closed 6/05	1,785,105	1,785,105	N/A	Eliminated	2008-09	Closed 6/05	1,785,105	1,785,105
N/A	0.8348	0.8348	N/A	0.0000	0.0000	N/A	0.8348	0.8348
(Estimate is more like .7816 due to AV error by county for 2010-11)								
Note: The Shilo case changed the way URA tax rates are shown effective 2002-03.								
Closed 6/05	1,745,912	1,745,912	N/A	Eliminated	2008-09	Closed 6/05	1,745,912	1,745,912
N/A	0.7956	0.7956	N/A	0.0000	0.0000	N/A	0.7956	0.7956
Note: The Shilo case changed the way URA tax rates are shown effective 2002-03.								
Closed 6/05	1,651,301	1,651,301	N/A	Eliminated	2008-09	Closed 6/05	1,651,301	1,651,301
N/A	0.7869	0.7869	N/A	0.0000	0.0000	N/A	0.7869	0.7869
Note: The Shilo case changed the way URA tax rates are shown effective 2002-03.								
Closed 6/05	1,404,087	1,404,087	N/A	1,030,846	1,030,846	Closed 6/05	2,434,933	2,434,933
N/A	0.7125	0.7125	N/A	0.5231	0.5231	N/A	1.2356	1.2356
Note: The Shilo case changed the way URA tax rates are shown effective 2002-03.								
Closed 6/05	1,318,769	1,318,769	N/A	987,091	987,091	Closed 6/05	2,305,860	2,305,860
N/A	0.7137	0.7137	N/A	0.5342	0.5342	N/A	1.2479	1.2479
Note: The Shilo case changed the way URA tax rates are shown effective 2002-03.								
Closed 6/05	1,205,430	1,205,430	N/A	885,872	885,872	Closed 6/05	2,091,302	2,091,302
N/A	0.6971	0.6971	N/A	0.5123	0.5123	N/A	1.2094	1.2094
Note: The Shilo case changed the way URA tax rates are shown effective 2002-03.								
937,592	1,193,927	2,131,519	N/A	861,695	861,695	937,592	2,055,622	2,993,214
0.5695	0.7252	1.2947	N/A	0.5234	0.5234	0.5695	1.2486	1.8181
Note: The Shilo case changed the way URA tax rates are shown effective 2002-03.								
917,260	1,151,521	2,068,781	N/A	801,467	801,467	917,260	1,952,988	2,870,248
0.5931	0.7445	1.3376	N/A	0.5182	0.5182	0.5931	1.2627	1.8558
Note: The Shilo case changed the way URA tax rates are shown effective 2002-03.								
927,583	1,057,706	1,985,289	N/A	735,227	735,227	927,583	1,792,933	2,720,516
0.6376	0.7271	1.3647	N/A	0.5054	0.5054	0.6376	1.2325	1.8701
921,045	916,272	1,837,317	N/A	590,759	590,759	921,045	1,507,031	2,428,076
895,807	880,869	1,776,676	495,489	548,031	1,043,520	1,391,296	1,428,900	2,820,196
			0.3900	0.4314	0.8214	0.3900	0.4314	0.8214
692,150	683,145	1,375,295	527,871	521,004	1,048,875	1,220,021	1,204,149	2,424,170
			0.4649	0.4588	0.9237	0.4649	0.4588	0.9237
548,534	625,864	1,174,398	390,119	492,809	882,928	938,653	1,118,673	2,057,326
			0.3799	0.4799	0.8598	0.3799	0.4799	0.8598

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OCURA Tax Levies and Rates - ONLY

File: Excel\DAVID\URATAX2
Prepared: 4/26/11

Note: Actual collections will be less than
the levy amount

					Division of Taxes			Special Levy			Totals by Area		Grand Total	
Oregon City Total AV (Excludes URA) NAV			Hilltop URA Incremental NAV	Downtown URA Incremental NAV	Total URA Incremental NAV	Hilltop Division of Taxes	(1) Downtown Division of Taxes	Total Division of Taxes	Hilltop Special Levy Taxes	(1) Downtown Special Levy Taxes/Rate	Total Special Levy Taxes/Rate	Hilltop Total Taxes/Rate	Downtown Total Taxes/Rate	Total Taxes/Rate
% Change	86.07%	% Change	95.01%	95.01%	95.01%									
1997-98	901,092,770	1997-98	29,300,046	36,833,044	66,133,090	443,072	556,986	1,000,058	278,415	496,139	774,554	721,487	1,053,125	1,774,612
									0.2878	0.5130	0.8008	0.2878	0.5130	0.8008
% Change	119.98%	% Change	135.89%	145.44%	141.04%	Note: Measure 50 changed the way URA taxes were computed effective 1997-98.								
1996-97	1,046,902,420	1996-97	30,839,611	38,768,429	69,608,040	N/A	N/A	N/A	N/A	N/A	N/A	656,620	825,436	1,482,056
												0.5881	0.7393	1.3274
% Change	118.76%	% Change	106.31%	150.90%	126.50%	N/A	N/A	N/A	N/A	N/A	N/A	527,133	619,138	1,146,271
1995-96	872,532,350	1995-96	22,695,349	26,656,561	49,351,910							0.5718	0.6716	1.2434
% Change	118.64%	% Change	109.24%	149.27%	124.34%	N/A	N/A	N/A	N/A	N/A	N/A	540,111	446,936	987,047
1994-95	734,717,820	1994-95	21,347,547	17,664,863	39,012,410							0.6981	0.5776	1.2757
% Change	112.29%	% Change	82.37%	985.95%	125.88%	N/A	N/A	N/A	N/A	N/A	N/A	547,490	331,571	879,061
1993-94	619,304,850	1993-94	19,541,197	11,834,543	31,375,740							0.8414	0.5096	1.3510
% Change	106.72%	% Change	211.38%	497.79%	217.40%	N/A	N/A	N/A	N/A	N/A	N/A	473,899	23,977	497,876
1992-93	551,508,780	1992-93	23,724,010	1,200,320	24,924,330							0.8221	0.0416	0.8637
% Change	111.98%	% Change	246.14%	N/A	251.43%	N/A	N/A	N/A	N/A	N/A	N/A	507,342	10,900	518,242
1991-92	516,795,659	1991-92	11,223,402	241,129	11,464,531							0.9817	0.0211	1.0028
% Change	100.21%	% Change	473.41%	N/A	473.41%	N/A	N/A	N/A	N/A	N/A	N/A	155,912	N/A	155,912
1990-91	461,519,750	1990-91	4,559,750	N/A	4,559,750							0.3345	N/A	0.3345
% Change	102.75%	% Change	254.49%	N/A	254.49%	N/A	N/A	N/A	N/A	N/A	N/A	31,014	N/A	31,014
1989-90	460,533,250	1989-90	963,180	N/A	963,180							0.0672	N/A	0.0672
1988-89	448,211,130	1988-89	378,480	N/A	378,480	N/A	N/A	N/A	N/A	N/A	N/A	12,202	N/A	12,202
												0.0272	N/A	0.0272
Frozen	Values	Pre 1988	\$5,352,090	\$50,711,900	\$56,063,990	6,283,043	18,006,627	24,289,670	1,691,894	7,950,940	9,642,834	3,451,723	2,257,958	
						Total URA taxes (inception to date) Through Estimated 2011-12						\$11,426,660	\$28,215,525	\$39,642,185
												Hilltop	Downtown	Combined
												\$0	\$0	\$0

(E) - Estimate

(1) - URA Division of Taxes and Special Levy were created by Measure 50.

Prepared by City of Oregon City, Finance Department. Direct question to David L Wimmer, CPA, Finance Director at 503 496-1525.

(E) - Estimate

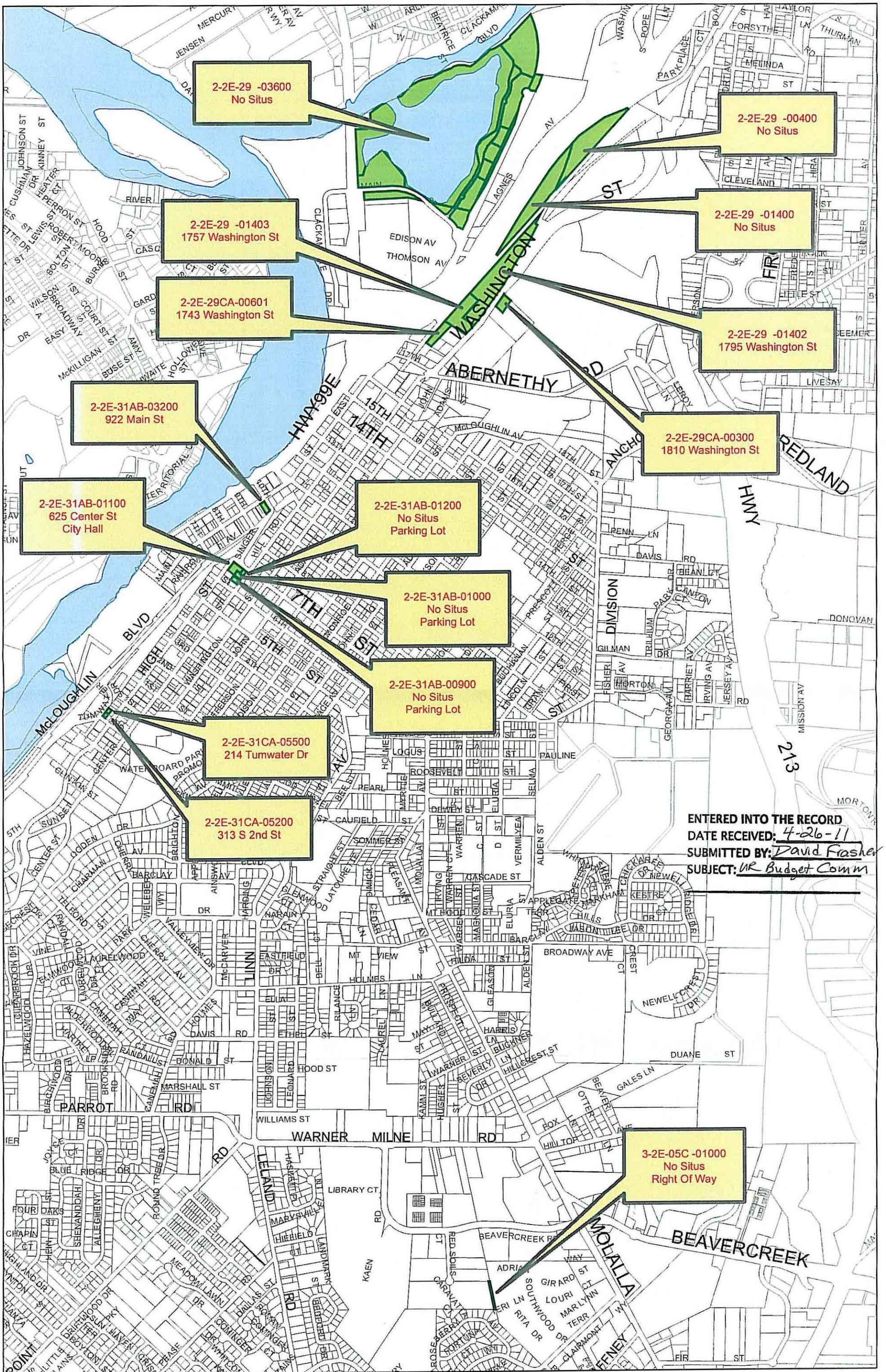
(1) - URA Division of Taxes and Special Levy were created by Measure 50.

Prepared by City of Oregon City, Finance Department. Direct question to David L Wimmer, CPA, Finance Director at 503 496-1525.

URA ACQUIRED PROPERTIES
Lease/Rental Status

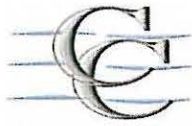
ENTERED INTO THE RECORD
DATE RECEIVED: 4-26-11
SUBMITTED BY: David Frasher
SUBJECT: UR Budget Comm.

Address	Tax Map/Lot	Tenant/Property Managers (PMs)	Fund	Other
1743 Washington	2-2E-29CA-00601	Growco	Urban Renewal	Rented
1757 Washington	2-2E-29 -01403	Not occupied - will soon be available for use	Urban Renewal	Pending issuance of certificate of occupancy since relocated.
1795 Washington	2-2E29 -01402	Clackamas Landscape	Urban Renewal	Rented
1810 Washington	2-2E-29CA-00300	Vacant	Urban Renewal	Building demolished 2/23/11; site to be used by Jughandle contractor for job shack.
214 S. Tumwater	2-2E-31CA-05500	Bluestone & Hockley, PMs	Urban Renewal	Rented
313 S. 2nd Street	2-2E-31CA-05200	Bluestone & Hockley, PMs	Urban Renewal	Rented



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DATE RECEIVED: 4-26-11
SUBMITTED BY: David Frasher
SUBJECT: UR Budget Comm

3-2E-05C -01000
No Situs
Right Of Way



Clackamette Cove, LLC

23535 SW Gage Road, Wilsonville, OR. 97070 Phone: 503-638-0709 Cell: 503.702.0009 E-mail: eed1@comcast.net

ENTERED INTO THE RECORD
DATE RECEIVED: 4-26-11
SUBMITTED BY: Randy Tyler/
SUBJECT: Dan Drentlaw
UR Budget Comm.

Date: April 26, 2011
To: Mayor Neeley and Members of the Urban Renewal Agency
For the Record of Budget Committee
From: Pacific Property Search, LLC, Edward Darrow
RE: The Cove Status

In reviewing the Urban Renewal Budget Report for Fiscal Year 2011-2012 Budget, we would like to clear up an apparent misunderstanding regarding the status of The Cove. The second sentence of the second paragraph, under Introduction, states "... the developer has put plans on hold ...".

Pacific Property Search, LLC has been working diligently on The Cove for over five years and has invested several millions of dollars in this project. At this time we are under contract with following consultants who are proceeding timely to meet our October 1, 2011 goal to break ground.

Discipline	Company	Description of work	Contract amount
Civil Engineering	CardnoWRG	Phs 1&2 infrastructure	\$44,650
"	"	CD's Waterfront Units	\$44,620
"	"	DDP Waterfront Units	\$19,130
Architecture	Hill & Associates	Site Pln & Schematic	\$45,000
"	"	Design Development	\$56,500
"	"	Construction Docs	\$97,000
"	"	Construction phs	\$42,000
"	Consultants to AIA	Structural/envelop	\$86,000
Soils & Geotechnical	Ash Creek Associates	Soils and Geotechnical	\$22,000

Total \$456,900

We are moving forward with this work to be able to complete all the requirements of the DDA and the Reinstatement Agreement and we are most certainly not on hold. To accomplish these goals, we will need the continued support of the staff. We look forward to fulfilling our responsibilities under the DDA and helping to meet the goals of the Urban Renewal Agency.

Please let us know what additional information you require.

Sincerely,

Pacific Property Search, LLC, Edward E. Darrow