GRESHAM
REDEVELOPMENT COMMISSION

FISCAL YEAR 2013/14

ADOPTED BUDGET

Rockwood-West Gresham Urban Renewal area
City of Gresham, Oregon

GRESHAM
REDEVELOPMENT COMMISSION

Adopted Budget for Fiscal Year 2013/14

for the

Rockwood-West Gresham Urban Renewal Area

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BUDGET MESSAGE

FISCAL YEAR 2013/14

Urban renewal is a public funding mechanism for capital projects and programs that stimulate private investment, create jobs, and revitalize the condition of the community. The Rockwood-West Gresham Urban Renewal Area (URA) is the first urban renewal area in the City of Gresham (City). The 1,200-acre URA was established through a citywide vote in November 2003 and is governed by the 20-year Rockwood-West Gresham Renewal Plan (Renewal Plan).

The 2013/14 Fiscal Year (FY) budget supports the Gresham Redevelopment Commission (GRDC) goals and objectives and is consistent with the Renewal Plan. The budget for the URA describes the planned appropriations and supports the GRDC 2013 Work Plan and the FY 2013/14 - 2017/18 Urban Renewal Capital Improvement Program. Because the GRDC contracts with the City to carry out projects and programs on its behalf, operational revenue and expenditures are summarized in the City's budget under Funds 290, 390, and 450.

2012 / 2013 Highlights

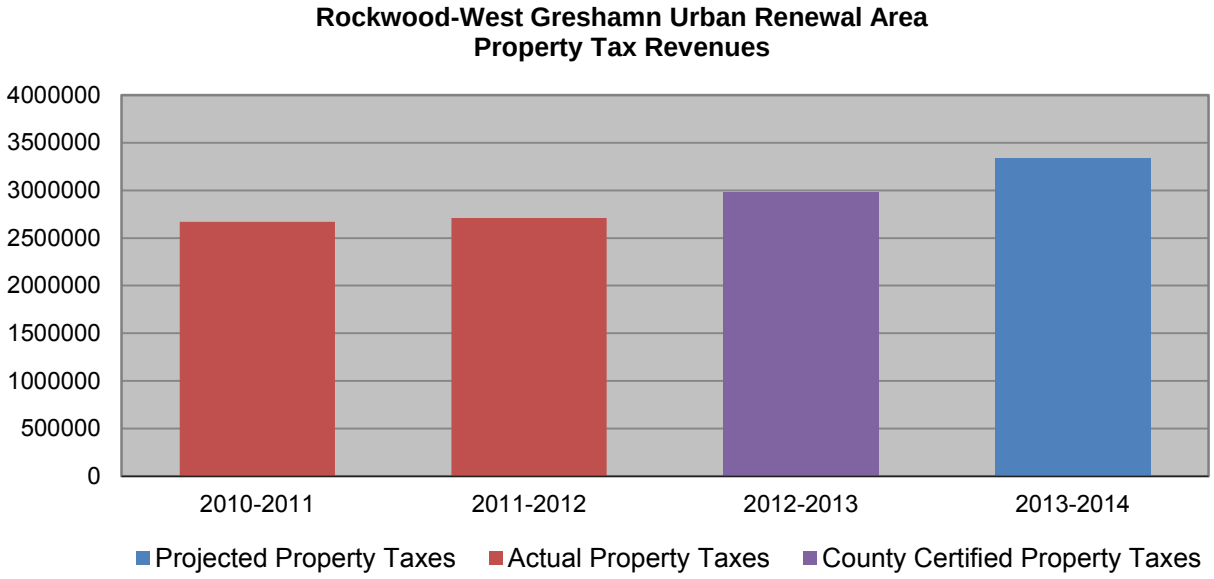
Highlights of significant project and program accomplishments of 2012 and 2013 are provided below.

- Completed design of the Rockwood Public Safety Facility project in early 2013, and began construction in March
- Initiated a new phase of planning and analysis for the Rockwood Catalyst Site, including review of options for the Rockwood Community Office building
- $178,700 in grants and other financial incentives leveraged $2.7 million in private investment
- $235,000 for Wilkes Road access improvements leveraged another $235,000 in other public and private funding
- Completed the enhanced pedestrian crossing at 182nd Avenue and Main Street

Revenue Trends

Urban renewal tax revenue is used to finance debt for new capital projects and programs in the URA and to repay debt. Growth in tax increment revenue is less than anticipated due to the economic recession.

(Chart A)



The current tax revenue forecast for FY 2013/14 is $3,336,800, which is an increase over last year's forecast for the coming year due to the positive impact on urban renewal tax collections of the newly approved Multnomah County Library District. The growth of new taxable assessed value in the URA remains restrained because general economic conditions are not driving significant new business investment. This trend is consistent with what is happening in the region, state, and nation. In typical years, expected tax revenue growth would be approximately 2-3%, or higher when significant new capital-intensive investments are completed in the URA.

Fiscal Year 2013/14 Budget

The budget consists of two funds: a Capital Projects Fund (Fund 950) for investment in capital projects and programs, and a Debt Service Fund (Fund 951) that accounts for tax revenues and repayment of debt. Nearly $8.5 million is allocated for the Capital Projects Fund and approximately $11.2 million is allocated for the Debt Service Fund.

<u>Fund 950: Capital Projects</u>

The Capital Projects Fund accounts for expenditures related to managing, designing, and constructing URA projects. All Urban Renewal expenditures except for debt service flow through Fund 950, including construction projects in the Capital Improvement Program, Urban Renewal grants, and administrative costs.

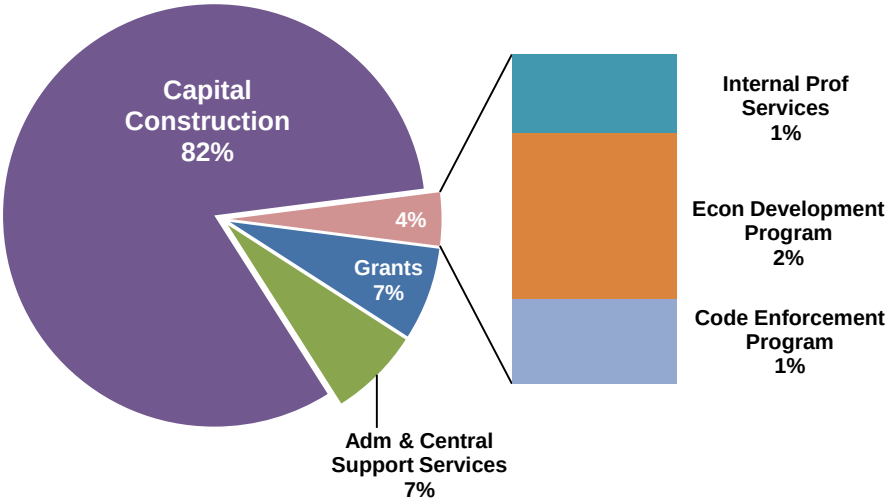
Total resources for Fund 950 are approximately $8,485,900. The resources consist of approximately $6,661,800 in loan proceeds from the City, $1,803,000 in estimated beginning fund balance carried forward from FY 2012/13, and $21,100 of interest earnings.

Expenditures for City contractual services are $1,481,000 and expenditures for capital construction projects are $6,681,000.

A contingency of $250,000 is also included in this fund. An ending balance of approximately $73,900 is anticipated. Total fund requirements are approximately $8,485,900.

(Chart B)

City of Gresham
Rockwood-West Gresham Urban Renewal
Capital Program & Public Services
Fiscal Year 2013/14



Capital Improvements
The Renewal Plan calls for capital projects within the URA to be included in the City's Capital Improvement Program (CIP). The CIP is a 5-year forecasted estimate that identifies major projects requiring the expenditure of public funds over and above routine operating expenses. The CIP is updated annually to ensure that projects are aligned with community priorities and available resources. The updating process engages stakeholders in setting priorities and ensures that the GRDC is transparent and accountable in the delivery of those projects.

The 2013/14 FY capital projects in the City's CIP expenditures are approximately $6.75 million (including carryover from FY 2012/13), which includes approximately $6.7 million in URA funding and $50 thousand from grants that have been received.

Grant Programs
The Urban Renewal program awards grants to provide direct incentives to support investment in the URA. New Industries and Predevelopment Services grants have been effective tools for promoting private investment in the industrial area and for creating new jobs. While no new applications are currently being accepted for the Apartment Rehabilitation or Storefront Improvement grant programs,

grant funding to support industrial and commercial development remains a high priority for generating future tax revenues.

The budget includes $580,000 for grant expenditures, including funds carried over to pay for projects not yet complete that were awarded grants in previous years.

City Contractual Services
City contractual services expenses are approximately $1.5 million, which is almost $500,000 less than in FY 2012/13, reflecting a reduction in Urban Renewal staffing levels and transfers for Urban Renewal-related services, as well as the anticipated use of reserves held for obligated grant expenses.

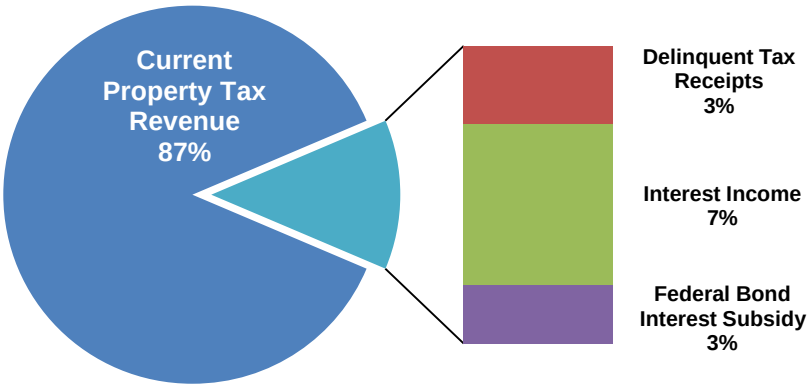
Fund 951: Debt Service
The Debt Service Fund accounts for the URA property tax revenue, which can be applied only to debt payments.

The GRDC finances all activity through debt, as required by State law. The GRDC uses a mix of short and long-term debt to cover expenses. The GRDC contracts with the City to obtain favorable loan terms. The GRDC issued its first installment debt in FY 2009/10 with an annual debt service of approximately $2 million.

The GRDC uses a line of credit to fund select construction projects and operating expenses. The line is subsequently either paid off or rolled into long-term installment debt.

(Chart C)

Rockwood-West Gresham Urban Renewal
Debt Service Resources
Fiscal Year 2013/14



Total resources in this fund are $11,191,700. The budget anticipates $3,336,800 in property tax revenues, a federal bond interest subsidy of $93,000, and $252,000 in interest income with $7,509,900 in beginning fund balance.

Expenditures from this fund pay the principal, interest, and debt issuance costs. The debt service payment is projected to be $6,372,500, including $4,425,400 or 69% in repayments on a line of credit and $1,947,100 or 31% in installment debt, leaving $4,819,200 in unappropriated ending fund balance for future debt service payments. Total fund requirements are $11,191,700.

Budget Document

As required by State law, the FY 2013/14 budget is balanced, meaning the projected resources are sufficient to meet allocated expenditures. Please note the six columns of data: 2013/14 Commission Proposed, 2013/14 Commission Approved, 2013/14 Commission Adopted, and two prior FYs of audited data, also required by law.

Relationship between the Gresham Redevelopment Commission and the City of Gresham

The GRDC oversees the URA. The URA is a distinct legal entity that is separate from the municipality of the City of Gresham. On February 26, 2004, the GRDC bylaws were adopted and officers were elected. The bylaws state that the GRDC is composed of the Gresham City Council. The URA is administered through an intergovernmental agreement with the City of Gresham.

Conclusion

The budget presents a spending plan for FY 2013/14 that reflects the goals and priorities of the Renewal Plan. I would like to acknowledge and thank all involved for their efforts in developing this budget.

Respectfully submitted,

Erik Kvarsten
GRDC Executive Director

Rockwood-Gresham Urban Renewal Area (URA)
Fiscal Year 2013/14 Property Tax Projection

TAV Base and Growth

	AMOUNT	EXPLANATION
UR Frozen Base TAV	$ 437,507,294	
UR Incremental TAV Current Fiscal Year: 2012/13	$ 195,621,085	
URA Total Taxable Assessed Value as of 2012/13	**$ 641,471,036**	From Multnomah County Tax Assessor

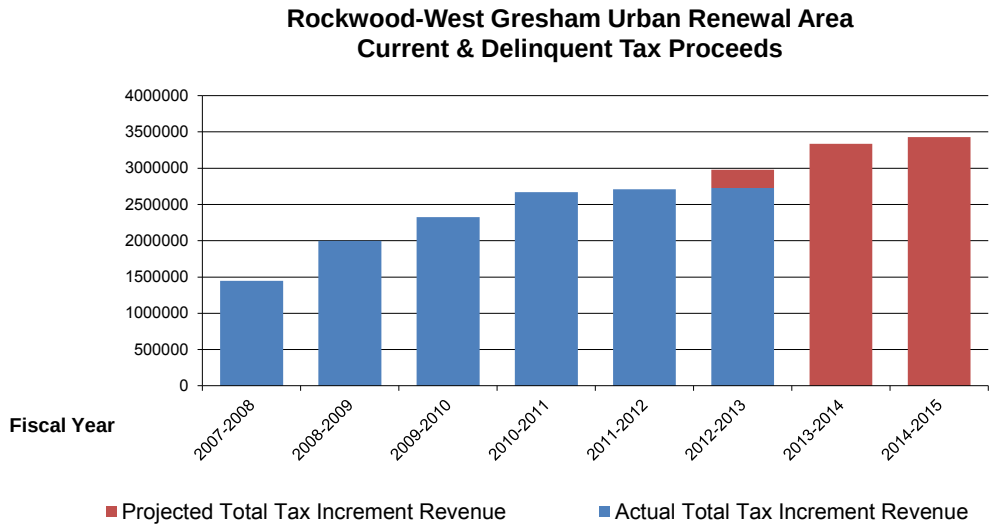
Projected Growth in TAV

URA Incremental TAV 2012/13	$ 195,621,085	
Normal Growth in TAV	$ 7,979,317	Estimated at 1.32%
Estimated New Development TAV	$ 363,340	Based on an estimate for known projects from Permit Records
Projected Incremental TAV 2013/14	**$ 203,963,742**	

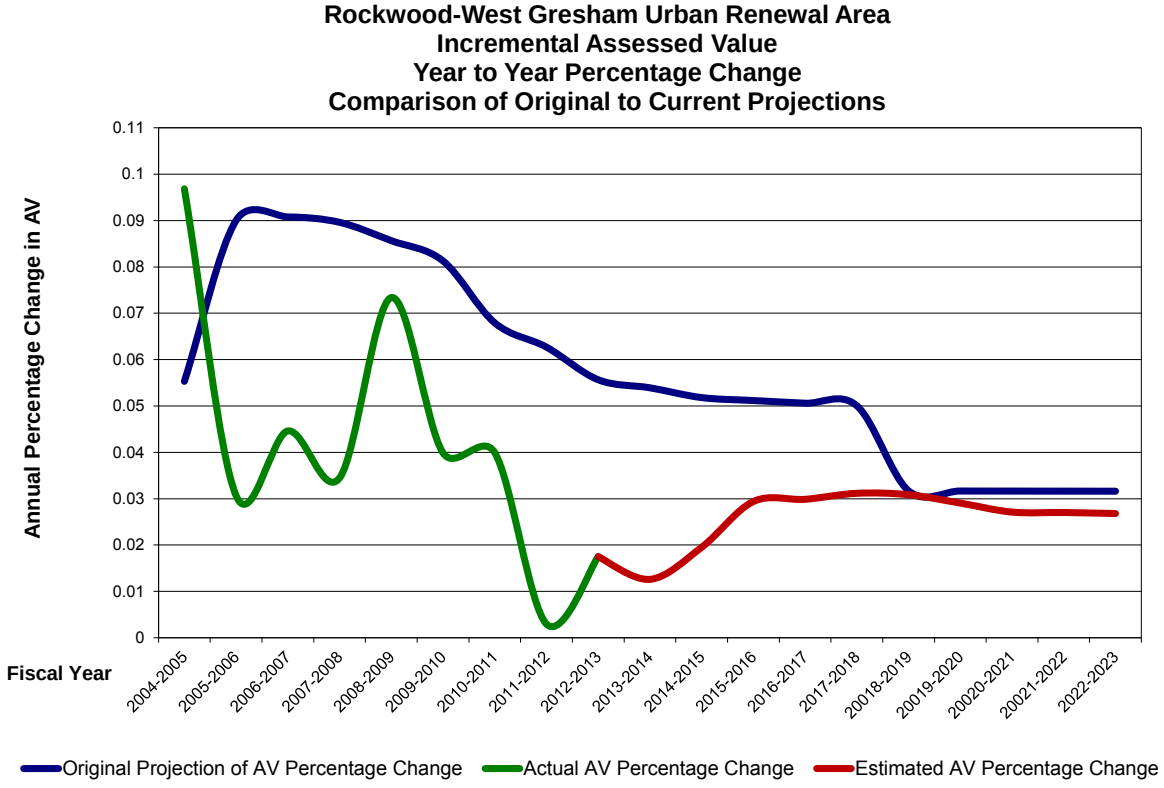
Projected URA Tax Revenue

Projected URA Tax Rate	$ 16.64	
Calculated URA Tax (before Adjustments)	$ 3,394,773	
Less: Discounts and Delinquencies	$ (183,318)	Uncollected taxes estimated as a Percent of Tax
Plus: Delinquent Collections and Penalties	$ 125,284	A projection based on a percent of the average actual collections, plus interest penalty
Projected URA Tax Revenue 2013/14	**$ 3,336,739**	

Legend
URA = Rockwood-West Gresham Urban Renewal Area
TAV = URAs Taxable Assessed Value



Growth in tax revenues from increases in assessed values and new development activity has temporarily stagnated in the Rockwood-West Gresham Urban Renewal Area (URA) due to the lingering effects of the great recession. Due to flattened or declining assessed values in combination with lackluster construction activity, tax proceeds flatten starting in FY 2010/11. FYs 2012/13 and 2013/14 would show a similarly reduced activity level except for the effects of a change in assessment method for certain industrial property, which had a positive effect in FY12/13, and the creation of the Multnomah County Library District, which results in an increased tax rate for the URA for FY 13/14. Slow improvement to incremental growth is expected, however the exact timing is unknown.



BUDGET DEVELOPMENT PROCESS

Key steps related to the Gresham Redevelopment Commission budget development process are described below.

Process Design – *July/August*

- Review and evaluate prior year's process
- Establish outline of process for the upcoming year

Fund Evaluation and Financial Forecasting – *September/October*

- Review year-end close information
- Evaluate financial status of Urban Renewal
- Develop revenue forecasts for Urban Renewal funding

Develop Budget Proposal – *November/December/January*

- Urban Renewal staff completes their estimates of next year's operating costs
- Budget proposal supports adopted Gresham Redevelopment Commission Work Plan
- Budget proposal adjusted based on revenue forecast and other funding constraints
- Capital Improvement Program (CIP) projects for the Rockwood-West Gresham Urban Renewal Area are developed based on the goals set forth in the Rockwood-West Gresham Renewal Plan approved by Gresham voters in November 2003

Balance Funds and Finalized Proposed Budget – *February/March*

- CIP reviewed by City of Gresham Planning Commission, Gresham Redevelopment Commission Advisory Committee, and Gresham Redevelopment Commission
- Proposed budget prepared
- First year of 5-year CIP is incorporated into annual budget

Gresham Redevelopment Commission Budget Committee Deliberates on Proposed Budget - *April*

- Budget Committee composed of the seven-member Gresham City Council serving as the Gresham Redevelopment Commission, and seven members of the Gresham Redevelopment Commission Advisory Committee who reside in Gresham
- Budget Committee meets one evening to consider and approve proposed budget
- Public invited to attend meeting and provide comment on proposed budget
- Budget Committee may make revisions to proposed budget
- Budget Committee reviews the first year of the 5-year CIP
- Budget Committee approves budget, which may include revisions

Approved Budget sent to the Tax Supervising and Conversation Commission – *May*

- Most governments in Multnomah County send their approved budgets to the Multnomah County Tax Supervising and Conversation Commission (TSCC) to review for compliance with Oregon budget law.
- TSCC certifies compliance with Oregon budget law
- TSCC reviews accuracy of information

Gresham Redevelopment Commission Recommends 5-Year CIP to the Gresham City Council – *May*

- Proposed CIP projects for the Rockwood-West Gresham Urban Renewal Area (URA) are included in the City of Gresham's 5-year CIP
- Gresham Redevelopment Commission recommends proposed 5-year CIP to Gresham City Council

Budget and CIP Adoption – *June*

- Gresham Redevelopment Commission holds public hearing to receive public comment on approved budget prior to their deliberations and adoption of budget
- Commission may choose to revise the budget within statutory restrictions prior to adoption
- Gresham City Council public hearing and enactment reading for final adoption of 5-year CIP

Budget Implementation – *July*

- All local governments in Oregon begin their fiscal year on July 1
- Budget is implemented as adopted

Budget Amendments - *During fiscal year, as needed*

- Amendments may occur if authorized by action of the Gresham Redevelopment Commission or, depending on the requested amendment, by action of the Gresham City Council, as dictated by Oregon budget law
- Supplemental budget is required to spend unanticipated revenues or to create a transfer between funds
- Adjustments may require a public hearing, authorization by the Gresham Redevelopment Commission and/or authorization by the Gresham City Council, as dictated by Oregon budget law

GRESHAM REDEVELOPMENT COMMISSION WORK PLAN

Since calendar year 2010, the Gresham Redevelopment Commission has adopted a Work Plan that identifies projects to be completed in the Rockwood-West Gresham Urban Renewal Area during the calendar year. The projects in the Work Plan support the goals identified in the Rockwood-West Gresham Renewal Plan approved by Gresham voters on November 4, 2003.

The 2013 Work Plan presents the three projects that the Commission expects to conduct during the calendar year. Each project description identifies the actions required to carry out the project, a timeline, anticipated outreach, and communication methods.

2013 WORK PLAN PROJECTS

- Catalyst Site Development /Rockwood Community Office (SE 187th Avenue and Stark Street)
  Goal 2: Improve Rockwood Town Center

- Industrial Development Investments
  Goal 4: Help Create and Retain Family Wage Jobs by Improving Industrial and Commercial Areas

- Rockwood Public Safety Facility
  Goal 5: Develop Public Safety and Community Service Facilities

The complete 2013 Commission Work Plan, along with project updates and related information is available on the City of Gresham website (www.GreshamOregon.gov) in the Urban Renewal Department section, Gresham Redevelopment Commission sub-section.

Rockwood-West Gresham Urban Renewal Area

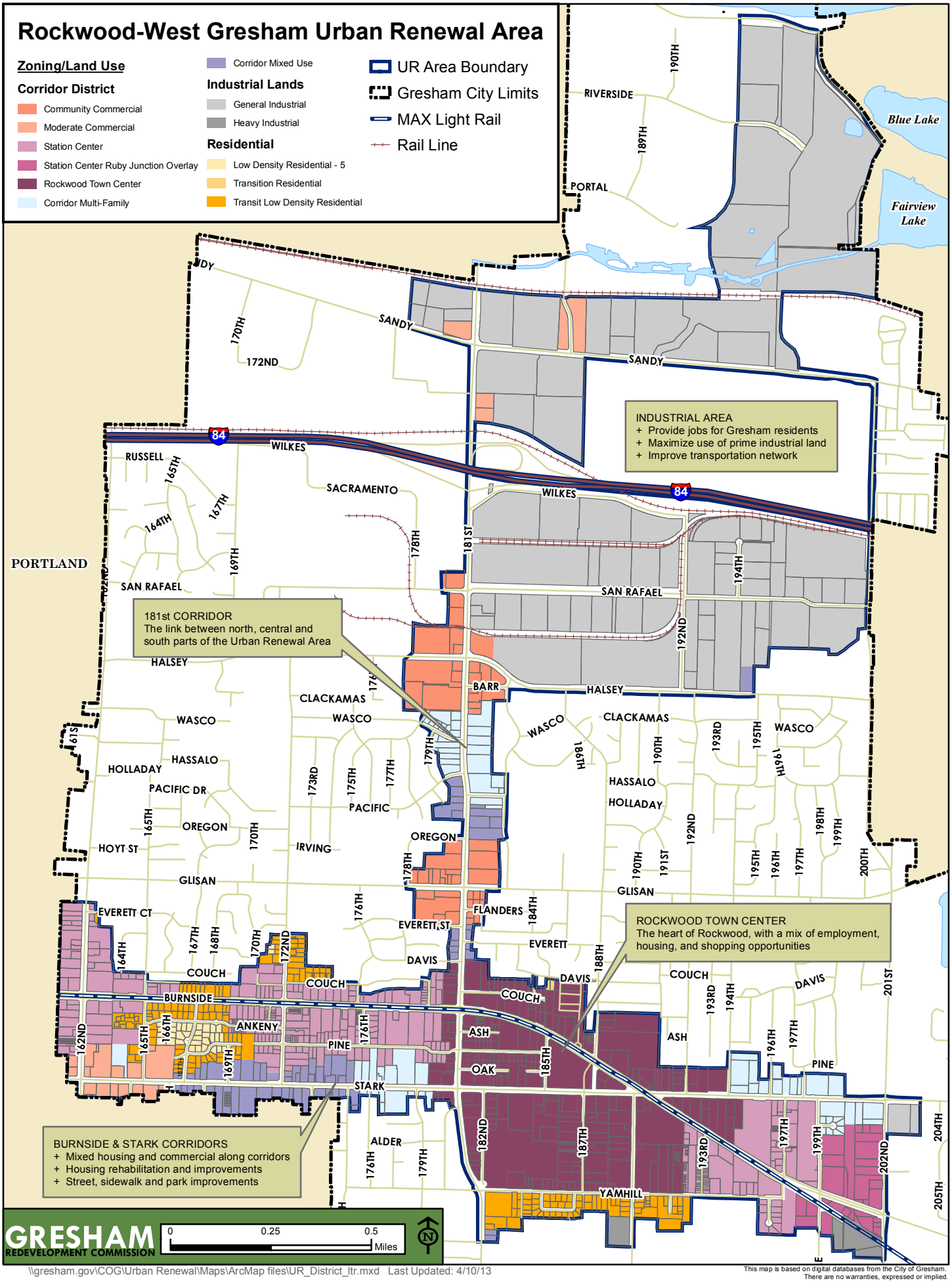
Zoning/Land Use

Corridor District
- Community Commercial
- Moderate Commercial
- Station Center
- Station Center Ruby Junction Overlay
- Rockwood Town Center
- Corridor Multi-Family
- Corridor Mixed Use

Industrial Lands
- General Industrial
- Heavy Industrial

Residential
- Low Density Residential - 5
- Transition Residential
- Transit Low Density Residential

- UR Area Boundary
- Gresham City Limits
- MAX Light Rail
- Rail Line



GRESHAM REDEVELOPMENT COMMISSION

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This map is based on digital databases from the City of Gresham. There are no warranties, expressed or implied.

Rockwood-West Gresham Urban Renewal Adopted Budget FY 2013/14

Fiscal Year 2013/14 Budget by Fund

	2013/14 Appropriations
Operating Funds	
Rockwood UR Capital Proj.	
Materials & Services	8,162,000
Contingency	250,000
Unappropriated	73,810
Total Fund Requirements	8,485,810
Non-Operating Funds	
Rockwood UR Debt Service	
Debt Service	6,372,500
Unappropriated	4,819,200
Total Fund Requirements	11,191,700
FY 2013/14 Budget in Aggregate:	**19,677,510**

Resources and Requirements By Fund

	2010/11 Actual	2011/12 Actual	2012/13 Budget	2013/14 Commission Proposed	2013/14 Commission Approved	2013/14 Commission Adopted
Resources						
950 Rockwood UR Capital Proj. Fund						
Interest Income	79,807	27,696	12,800	21,100	21,100	21,100
Loan Proceeds	1,350,000	2,400,000	7,574,000	6,661,710	6,661,710	6,661,710
Beginning Balance	6,734,644	3,019,657	850,500	1,803,000	1,803,000	1,803,000
Total Rockwood UR Capital Proj. Fund	8,164,451	5,447,353	8,437,300	8,485,810	8,485,810	8,485,810
Requirements						
Urban Renewal District	5,144,794	3,460,888	7,574,000	8,162,000	8,162,000	8,162,000
Total	5,144,794	3,460,888	7,574,000	8,162,000	8,162,000	8,162,000
Contingency	0	0	750,000	250,000	250,000	250,000
Unappropriated	3,019,657	1,986,465	113,300	73,810	73,810	73,810
Total	3,019,657	1,986,465	863,300	323,810	323,810	323,810
Total Rockwood UR Capital Proj. Fund	8,164,451	5,447,353	8,437,300	8,485,810	8,485,810	8,485,810

Resources

	2010/11 Actual	2011/12 Actual	2012/13 Budget	2013/14 Commission Proposed	2013/14 Commission Approved	2013/14 Commission Adopted
FUND: Rockwood UR Capital Proj. Fund						
Miscellaneous Income						
Investment Interest	79,807	27,696	12,800	21,100	21,100	21,100
TOTAL Miscellaneous Income	79,807	27,696	12,800	21,100	21,100	21,100
Other Resources/ Loan Pro						
Taxable - Line of Credit	1,350,000	1,400,000	1,958,000	1,481,000	1,481,000	1,481,000
Tax Exempt-Line of Credit	0	1,000,000	5,616,000	5,180,710	5,180,710	5,180,710
Beginning Balance	6,734,644	3,019,657	850,500	1,803,000	1,803,000	1,803,000
TOTAL Other Resources/ Loan Pro	8,084,644	5,419,657	8,424,500	8,464,710	8,464,710	8,464,710
Total Rockwood UR Capital Proj.	8,164,451	5,447,353	8,437,300	8,485,810	8,485,810	8,485,810

Requirements

	2010/11 Actual	2011/12 Actual	2012/13 Budget	2013/14 Commission Proposed	2013/14 Commission Approved	2013/14 Commission Adopted
Fund: Rockwood UR Capital Proj. Fund						
OPERATIONS						
Prof and Tech Services						
City contractual services	1,704,003	1,211,512	1,958,000	1,481,000	1,481,000	1,481,000
City Construction Service	3,432,999	2,246,178	5,616,000	6,681,000	6,681,000	6,681,000
City Debt Refinancing	7,792	3,198	0	0	0	0
Total Prof and Tech Services	5,144,794	3,460,888	7,574,000	8,162,000	8,162,000	8,162,000
Unappropriated						
Unappropriated	3,019,657	1,986,465	113,300	73,810	73,810	73,810
Total Unappropriated	3,019,657	1,986,465	113,300	73,810	73,810	73,810
Contingency						
Contingency	0	0	750,000	250,000	250,000	250,000
Total Contingency	0	0	750,000	250,000	250,000	250,000
Total Rockwood UR Capital Proj.	8,164,451	5,447,353	8,437,300	8,485,810	8,485,810	8,485,810

Resources and Requirements By Fund

Resources	2010/11 Actual	2011/12 Actual	2012/13 Budget	2013/14 Commission Proposed	2013/14 Commission Approved	2013/14 Commission Adopted
951 Rockwood UR Debt Service Fund						
Taxes	2,669,964	2,710,548	2,818,800	3,336,800	3,336,800	3,336,800
Intergovernmental Revenue	125,904	118,851	110,500	93,000	93,000	93,000
Interest Income	96,768	65,643	56,900	252,000	252,000	252,000
Beginning Balance	5,991,337	6,912,834	3,793,300	7,509,900	7,509,900	7,509,900
Total Rockwood UR Debt Service Fund	8,883,973	9,807,876	6,779,500	11,191,700	11,191,700	11,191,700

Requirements						
Debt Service	1,971,139	3,326,882	3,093,900	6,372,500	6,372,500	6,372,500
Unappropriated	6,912,834	6,480,994	3,685,600	4,819,200	4,819,200	4,819,200
Total	8,883,973	9,807,876	6,779,500	11,191,700	11,191,700	11,191,700
Total Rockwood UR Debt Service Fund	8,883,973	9,807,876	6,779,500	11,191,700	11,191,700	11,191,700

Resources

	2010/11 Actual	2011/12 Actual	2012/13 Budget	2013/14 Commission Proposed	2013/14 Commission Approved	2013/14 Commission Adopted
FUND: Rockwood UR Debt Service Fund						
Taxes						
Current	2,604,798	2,627,535	2,703,700	3,211,500	3,211,500	3,211,500
Delinquent	64,265	81,490	113,600	123,800	123,800	123,800
Interest	521	541	1,500	1,500	1,500	1,500
Tax Title Land Sales	380	982	0	0	0	0
TOTAL Taxes	2,669,964	2,710,548	2,818,800	3,336,800	3,336,800	3,336,800
Intergovernmental Revenue						
Federal BAB subsidy	125,904	118,851	110,500	93,000	93,000	93,000
TOTAL Intergovernmental Revenue	125,904	118,851	110,500	93,000	93,000	93,000
Miscellaneous Income						
Investment Interest	96,768	65,643	56,900	252,000	252,000	252,000
TOTAL Miscellaneous Income	96,768	65,643	56,900	252,000	252,000	252,000
Other Resources/ Loan Pro						
Beginning Balance	5,991,337	6,912,834	3,793,300	7,509,900	7,509,900	7,509,900
TOTAL Other Resources/ Loan Pro	5,991,337	6,912,834	3,793,300	7,509,900	7,509,900	7,509,900
Total Rockwood UR Debt Service	8,883,973	9,807,876	6,779,500	11,191,700	11,191,700	11,191,700

Requirements

	2010/11 Actual	2011/12 Actual	2012/13 Budget	2013/14 Commission Proposed	2013/14 Commission Approved	2013/14 Commission Adopted
Fund: Rockwood UR Debt Service Fund						
OPERATIONS						
Contracts						
Principal	0	1,350,000	1,000,000	4,150,000	4,150,000	4,150,000
Interest	0	4,904	128,100	275,400	275,400	275,400
Total Contracts	0	1,354,904	1,128,100	4,425,400	4,425,400	4,425,400
Bonds						
Principal	1,069,320	1,109,418	1,158,100	1,208,900	1,208,900	1,208,900
Interest	901,819	854,667	797,700	738,200	738,200	738,200
Paying Agent/Registar Fee	0	0	10,000	0	0	0
Sale Costs/Loan Fees	0	7,893	0	0	0	0
Total Bonds	1,971,139	1,971,978	1,965,800	1,947,100	1,947,100	1,947,100
Unappropriated						
Unappropriated	6,912,834	6,480,994	3,685,600	4,819,200	4,819,200	4,819,200
Total Unappropriated	6,912,834	6,480,994	3,685,600	4,819,200	4,819,200	4,819,200
Total Rockwood UR Debt Service	8,883,973	9,807,876	6,779,500	11,191,700	11,191,700	11,191,700

Resources and Requirements All Funds

	2010/11 Actual	2011/12 Actual	2012/13 Budget	2013/14 Comm. Proposed	2013/14 Comm. Approved	2013/14 Comm. Adopted
Resources						
Taxes	2,669,964	2,710,548	2,818,800	3,336,800	3,336,800	3,336,800
Intergovernmental Revenue	125,904	118,851	110,500	93,000	93,000	93,000
Charges for Services	0	0	0	0	0	0
Interest Income	176,575	93,339	69,700	273,100	273,100	273,100
Miscellaneous Income	0	0	0	0	0	0
Other Resources/ Loan Pro	1,350,000	2,400,000	7,574,000	6,661,710	6,661,710	6,661,710
Beginning Balance	12,725,981	9,932,491	4,643,800	9,312,900	9,312,900	9,312,900
Total Resources	17,048,424	15,255,229	15,216,800	19,677,510	19,677,510	19,677,510
Requirements						
Urban Renewal District	5,144,794	3,460,888	7,574,000	8,162,000	8,162,000	8,162,000
Total Operations	5,144,794	3,460,888	7,574,000	8,162,000	8,162,000	8,162,000
Contingency	0	0	750,000	250,000	250,000	250,000
Debt Service	1,971,139	3,326,882	3,093,900	6,372,500	6,372,500	6,372,500
Unappropriated	9,932,491	8,467,459	3,798,900	4,893,010	4,893,010	4,893,010
Total Non-operating	11,903,630	11,794,341	7,642,800	11,515,510	11,515,510	11,515,510
Total Requirements	17,048,424	15,255,229	15,216,800	19,677,510	19,677,510	19,677,510

CAPITAL IMPROVEMENT PROGRAM

FISCAL YEARS

2013/14

to

2017/18

CITY OF GRESHAM

Funded Projects

Overview

The 1,211-acre Rockwood-West Gresham Urban Renewal Area (URA) was established by city-wide vote in November 2003. The Rockwood-West Gresham Renewal Plan is a 20-year plan aimed at improving public infrastructure, attracting private investment, adding quality jobs, housing and services to the area. The Commission is made up of members of Gresham's City council and serves as the final decision-making body. A citizen advisory committee also reviews proposed projects and policies and makes recommendations to the Commission.

The following capital improvement projects implements the goals of the Rockwood-West Gresham Renewal Plan. To carry out the capital projects the Commission entered into an agreement with the City of Gresham. This is why the URA projects are included in the City's CIP and are subject to the same review process as all other City CIP projects.

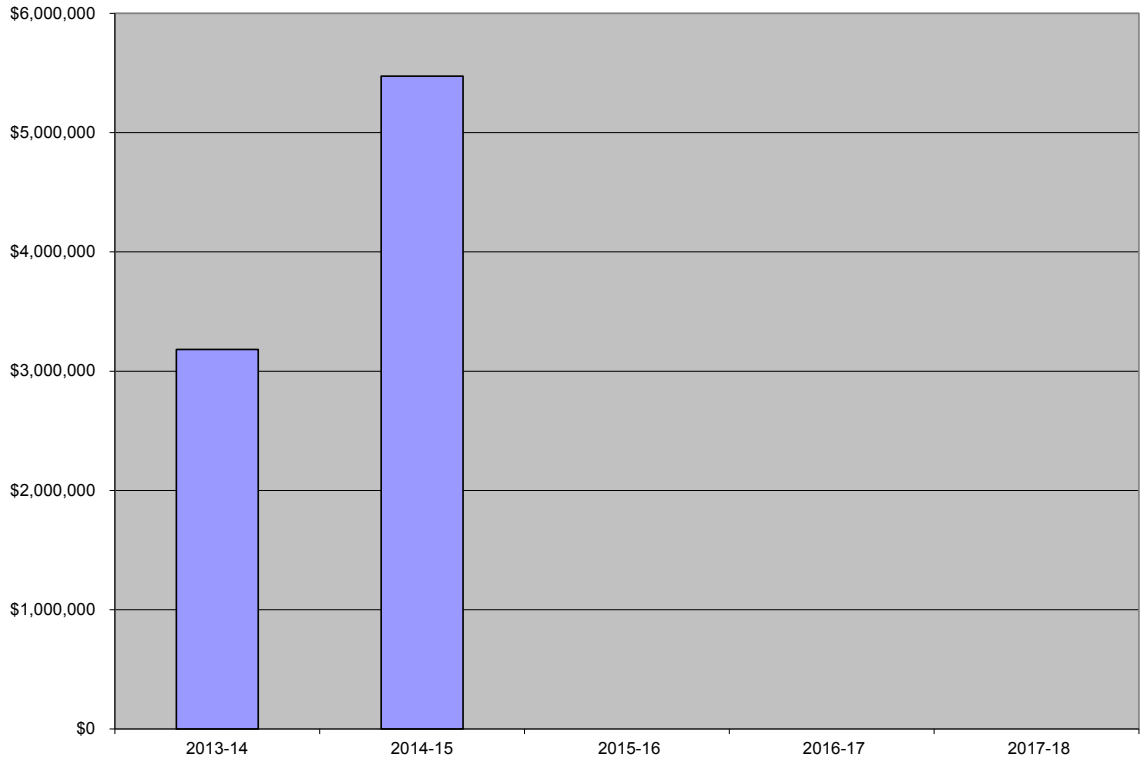
Highlights

The proposed projects are each considered priority items, and listed in the Commission's 2013 Work Plan.

Funded capital improvement projects in FY 2013/14 include:

1. Complete construction of a public safety facility in Rockwood (UR1030)
2. Continue to explore options for the development of a vacant portion of the Commission-owned Catalyst site and the future of the Commission-owned Rockwood Community Office Building (UR1043)
3. Leverage private investment in industrial development in Rockwood through upgrades to Sandy Boulevard and other public improvements in the industrial area (UR1044 & UR1047)

Urban Renewal Expenditure Graph by Fiscal Year



Urban Renewal Funded Summary								
Project	**Project Name**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**Total**
UR1030	Public Safety Facility	2,987,736	1,652,264	0	0	0	0	4,640,000
UR1043	Catalyst Site	515,000	1,030,000	1,030,000	0	0	0	2,575,000
UR1044	Industrial Area Investments	674,570	500,000	0	0	0	0	1,174,570
UR1047	Sandy Boulevard Improvements	0	0	4,444,000	0	0	0	4,444,000
UR1052	Pedestrian Improvements (CDBG)	118,000	0	0	0	0	0	118,000
Grand Total		**4,295,306**	**3,182,264**	**5,474,000**	**0**	**0**	**0**	**12,951,570**

Urban Renewal Summary by Resource							
Description	**2012-13**	**2013-14**	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**Total**
Developer	235,720	0	0	0		0	235,720
Grant	58,000	0	3,644,000	0	0	0	3,702,000
Stormwater	0	0	175,000	0	0	0	175,000
Streetlight	0	0	50,000	0	0	0	50,000
Transportation	108,850	0	175,000	0	0	0	283,850
Urban Renewal	3,892,736	3,182,264	1,430,000	0	0	0	8,505,000
Grand Total	**4,295,306**	**3,182,264**	**5,474,000**	**0**	**0**	**0**	**12,951,570**

Urban Renewal Funded Resource Detail									
Project	**Project Name**	**Description**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**Total**
UR1030	**Public Safety Facility**	Urban Renewal	2,987,736	1,652,264	0	0	0	0	4,640,000
UR1030 Total			**2,987,736**	**1,652,264**	**0**	**0**	**0**	**0**	**4,640,000**
UR1043	**Catalyst Site**	Urban Renewal	515,000	1,030,000	1,030,000	0		0	2,575,000
UR1043 Total			**515,000**	**1,030,000**	**1,030,000**	**0**		**0**	**2,575,000**
UR1044	**Industrial Area Investments**	Developer	235,720	0	0	0		0	235,720
		Transportation	108,850	0	0	0		0	108,850
		Urban Renewal	330,000	500,000	0	0		0	830,000
UR1044 Total			**674,570**	**500,000**	**0**	**0**		**0**	**1,174,570**
UR1047	**Sandy Boulevard Improvements**	Grant	0	0	3,644,000	0	0	0	3,644,000
		Stormwater	0	0	175,000	0	0	0	175,000
		Streetlight	0	0	50,000	0	0	0	50,000
		Transportation	0	0	175,000	0	0	0	175,000
		Urban Renewal	0	0	400,000	0	0	0	400,000
UR1047 Total			**0**	**0**	**4,444,000**	**0**	**0**	**0**	**4,444,000**
UR1052	**Pedestrian Improvements (CDBG)**	Grant	58,000	0	0	0	0	0	58,000
		Urban Renewal	60,000	0	0	0	0	0	60,000
UR1052 Total			**118,000**	**0**	**0**	**0**	**0**	**0**	**118,000**
Grand Total			**4,295,306**	**3,182,264**	**5,474,000**	**0**	**0**	**0**	**12,951,570**

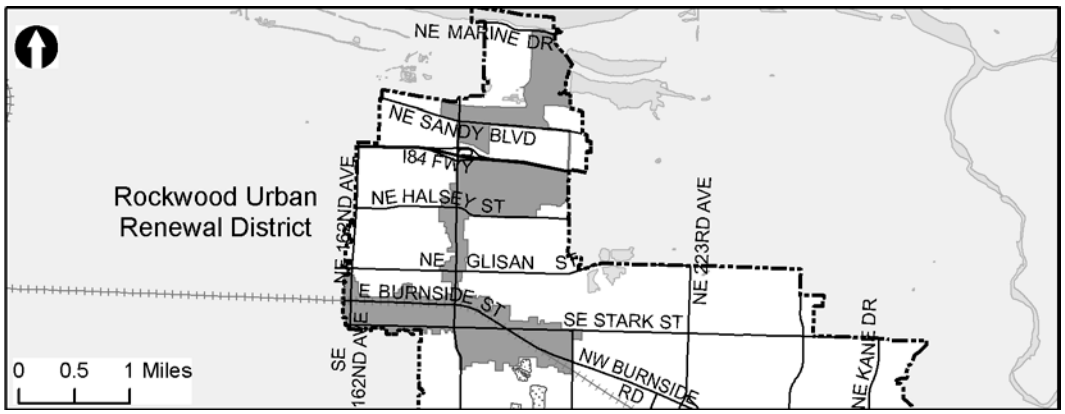
FUNDED PROJECT
Urban Renewal

UR1030: Public Safety Facility

Description: The Rockwood/West Gresham Redevelopment Plan calls for a public safety facility to improve safety in the area.

Justification: Improve neighborhood safety through public infrastructure improvements.

Type of Project: Construction of facilities and utilities for growth.



Estimated Dollars:

Funds	Description	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	Total
Resources	Urban Renewal	2,987,736	1,652,264	0	0	0	0	4,640,000
Resources Total		**2,987,736**	**1,652,264**	**0**	**0**	**0**	**0**	**4,640,000**
Expenses	Design/Const Admin	872,577	50,000	0	0	0	0	922,577
	Construction	2,028,138	1,554,140	0	0	0	0	3,582,278
	Admin (3%)	87,021	48,124	0	0	0	0	135,145
Expenses Total		**2,987,736**	**1,652,264**	**0**	**0**	**0**	**0**	**4,640,000**

FUNDED PROJECT
Urban Renewal

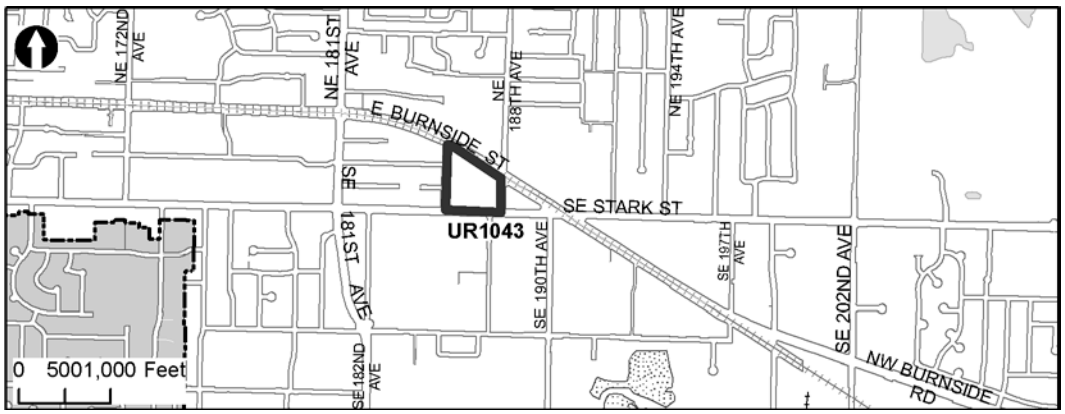
UR1043: Catalyst Site

Description: Located in the heart of the Rockwood Town Center, the Gresham Redevelopment Commission purchased this 6.5 acre site for redevelopment. Formerly the home of Rockwood Fred Meyer, the site is now called the Catalyst Site. This project will cover capital costs associated with site redevelopment. Funds were used in FY 09/10 and FY 10/11 to construct interim improvements on the site, "Plaza del Sol".

Justification: This project will help renew and revitalize the Rockwood Town Center, making it more appealing to private investment.

Type of project: Construction and renovation of facilities and supporting utilities.

Partners: Private development



Estimated Dollars:

Funds	Description	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	Total
Resources	Urban Renewal	515,000	1,030,000	1,030,000	0	0	0	2,575,000
Resources Total		**515,000**	**1,030,000**	**1,030,000**	**0**	**0**	**0**	**2,575,000**
Expenses	Design/Const Admin	110,000	200,000	200,000	0	0	0	510,000
	Construction	390,000	800,000	800,000	0	0	0	1,990,000
	Admin (3%)	15,000	30,000	30,000	0	0	0	75,000
Expenses Total		**515,000**	**1,030,000**	**1,030,000**	**0**	**0**	**0**	**2,575,000**

FUNDED PROJECT
Urban Renewal

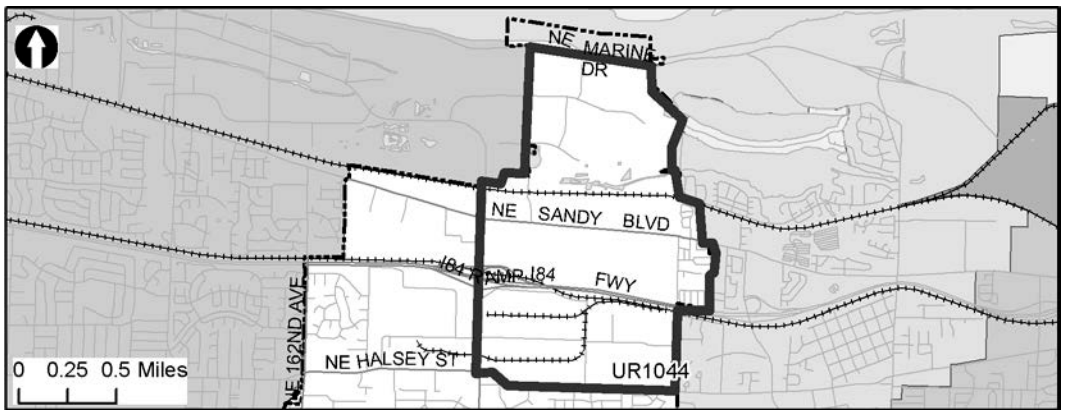
UR1044: Industrial Area Investments

Description: A study evaluating the development opportunities of the industrial area within the urban renewal area was adopted by the Gresham Redevelopment Commission in 2007. The study includes an action plan with capital projects to help attract new capital intensive industrial development. The intent of the action plan is to better position the GRDC to respond to new industrial development as it occurs. Projects will be implemented as needed. Early projects included signal upgrades at intersections along 181st to increase existing street capacity and support new industrial businesses within the URA. The FY12/13 budget funded a reconfiguration of the intersection of Wilkes Rd & 181st, improving interstate access to Wilkes industrial area.

Justification: Improve public infrastructure to attract capital intensive, industrial uses.

Type of project: Construction of facilities and utilities for growth.

Partners: Union Pacific will be involved in any railroad spur line projects. Private investors.as properties develop.



Estimated Dollars:

Funds	Description	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	Total
Resources	Developer	235,720	0	0	0	0	0	235,720
	Transportation	108,850	0	0	0	0	0	108,850
	Urban Renewal	330,000	500,000	0	0	0	0	830,000
Resources Total		**674,570**	**500,000**	**0**	**0**	**0**	**0**	**1,174,570**
Expenses	Design/Const Admin	177,518	87,719	0	0	0	0	265,237
	Construction	414,210	350,877	0	0	0	0	765,087
	Admin (14%)	82,842	61,404	0	0	0	0	144,246
Expenses Total		**674,570**	**500,000**	**0**	**0**	**0**	**0**	**1,174,570**

FUNDED PROJECT
Urban Renewal

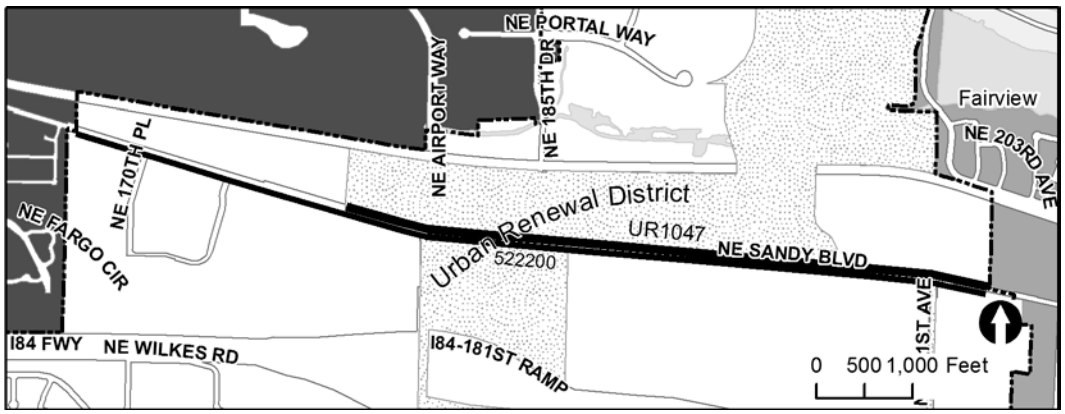
UR1047: Sandy Boulevard Street Improvements

Description: Sandy Boulevard is a major arterial through prime industrial land in the urban renewal area. To improve the function of the street network through the area, the project will update the road to current arterial standards. New and upgraded traffic signals may also be included. This project includes a grant from ODOT. Grant award is pending.

Justification: Attract new capital intensive industrial development to the urban renewal area

Type of Project: Construction of facilities and utilities for growth

Partners: City of Gresham Department of Environmental Services & future industrial development



Estimated Dollars:

Funds	Description	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	Total
Resources	Grant	0	0	3,644,000	0	0	0	3,644,000
	Stormwater	0	0	175,000	0	0	0	175,000
	Streetlight	0	0	50,000	0	0	0	50,000
	Transportation	0	0	175,000	0	0	0	175,000
	Urban Renewal	0	0	400,000	0	0	0	400,000
Resources Total		**0**	**0**	**4,444,000**	**0**	**0**	**0**	**4,444,000**
Expenses	Design/Const Admin	0	0	711,695	0	0	0	711,695
	Construction	0	0	3,597,217	0	0	0	3,597,217
	Admin (14%)	0	0	135,088	0	0	0	135,088
Expenses Total		**0**	**0**	**4,444,000**	**0**	**0**	**0**	**4,444,000**

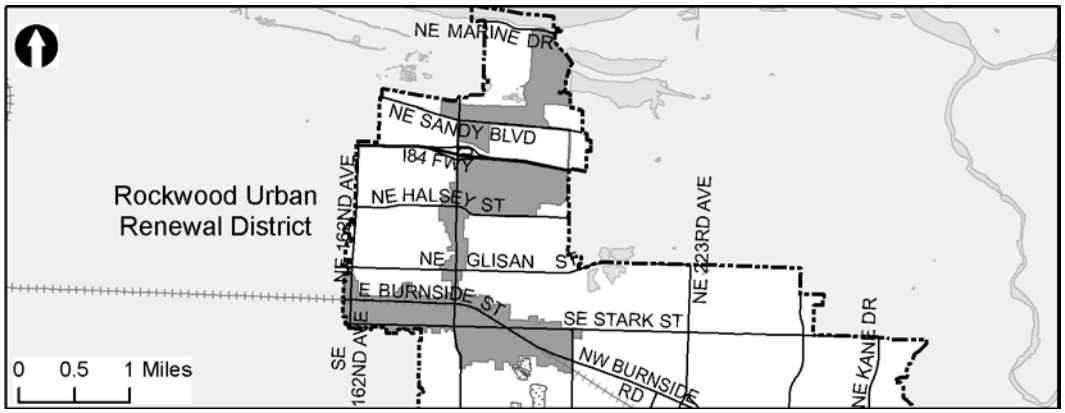
FUNDED PROJECT
Urban Renewal

UR1052: Pedestrian Improvements (CDBG)

Description: This project will enhance pedestrian safety and accessibility within the Urban Renewal District with the construction of pedestrian improvements, such as new or enhanced crosswalks, sidewalks and curb ramps that comply with the American Disabilities Act.

Justification: Enhancing pedestrian safety and accessibility is necessary to assure a vibrant community.

Partner: City of Gresham Community Development Block Grant Program.



Estimated Dollars:

Funds	Description	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	Total
Resources	Grant	58,000	0	0	0	0	0	58,000
	Urban Renewal	60,000	0	0	0	0	0	60,000
Resources Total		**118,000**	**0**	**0**	**0**	**0**	**0**	**118,000**
Expenses	Design/Const Admin	20,702	0	0	0	0	0	20,702
	Construction	82,807	0	0	0	0	0	82,807
	Admin (14%)	14,491	0	0	0	0	0	14,491
Expenses Total		**118,000**	**0**	**0**	**0**	**0**	**0**	**118,000**

Carryover Projects

Budgets for the Capital Improvement Program (CIP) projects are based on construction schedules put in place the previous fall. By spring, it is sometimes necessary to adjust the schedule for projects if they have been delayed by weather or other factors. Projects within the CIP that have not been completed by March are included in a listing of carryovers to be rebudgeted for the following fiscal year. This ensures that appropriations are available during the busy summer construction period. The appropriations are adjusted again in late summer, once the year-end accounting is complete, to eliminate unnecessary carryovers.

Listings of the requested CIP projects to be carried over to the 2013/14 fiscal year are included in the following tables. The total amount requested is $28,517,714. Totals by fund are as follows:

Wastewater Collection & Treatment Plant	$8,461,171
Water	$3,594,935
Transportation	$5,384,691
Footpaths & Bikeways	$3,114,598
Parks, Trails & Open Space	$731,559
Stormwater	$3,680,418
Urban Renewal	$3,550,342
Total	$28,517,714

No.	Project Name	Project Budget consists of: Carryover from FY12/13	+	New FY13/14	Total Project Budget for FY13/14	Project Funding Consists of: Urban Renewal	+	Grant	+	Developer	+	Utilities
UR1030	Public Safety Facility	2,719,554		1,652,264	4,371,818	4,371,818		0		0		0
UR1043	Catalyst Site	513,052		1,030,000	1,543,052	1,543,052		0		0		0
UR1044	Industrial Area Investments	205,826		500,000	705,826	705,826		0		0		0
UR1052	Pedestrian Improvements (CDBG)	111,910		0	111,910	60,000		51,910		0		0
	Total	3,550,342		3,182,264	6,732,606	6,680,696		51,910		0		0
		=				=						
	Total Budget for FY13/14	6,732,606				6,732,606						