

Meeting Agenda | Finance Committee

Wednesday, January 15, 2025
7:00 p.m.
Zoom Meeting
See Below for Access Information

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| 1. Convene meeting and roll call of participants | 5 min |
| 2. Public comment | 5 min |
| 3. Meeting Minutes – December 18, 2024 | 5 min |
| 4. Fiscal Year 2023/24 Annual Financial Audit Report | 30 min |
| 5. Annual Comprehensive Financial Report Review | 10 min |
| 6. 2025 Finance/Budget Committee Calendar | 15 min |
| 7. Projects/Other Updates | 15 min |
| 8. Committee Business | 5 min |
| 9. Good of the order | 1 min |

How to participate

This meeting will be conducted electronically using Zoom, an online meeting platform. The meeting structure complies with ORS 192.610 to 192.690.

Please note: Instructions for citizens wishing to testify during this Finance Committee meeting are as follows:

- Written testimony: Please send your written testimony to Budget and Finance Director, Elizabeth McCann at Budget&Finance@GreshamOregon.gov no later than 24 hours before the meeting to allow the testimony to be forwarded to the Finance Committee.
- Oral testimony: Please register your name, email address, phone number and subject matter to Budget and Finance Director, Elizabeth McCann at Budget&Finance@GreshamOregon.gov no later than 24 hours before the meeting.
- Persons who are unable to access the meeting via Zoom are encouraged to notify the City by calling 503-618-2445, 24 hours in advance of the meeting so that the City can provide alternate arrangements.

Meeting log-in or call-in information to access the meeting:

Click the link to join:

<https://greshamoregon.zoom.us/j/83110477252?pwd=w8PGmg84LlIw9R4aBkUXPkzUGZ0K6B.1>
Passcode: jJyQftdU43

One tap mobile :

+16699006833,,83110477252#,,,,*5582215666# US (San Jose)
+12133388477,,83110477252#,,,,*5582215666# US (Los Angeles)

Telephone: +1 669 900 6833 US or +1 213 338 8477 US or +1 253 215 8782 US or +1 646 876 9923 US

Webinar ID: 831 1047 7252

Passcode: 5582215666



City of Gresham
Finance Committee
Wednesday, January 15, 2025
Executive Summary

4. Fiscal Year 2023/24 Annual Financial Audit Report

Presented by Gatlin Hawkins, Partner, Isler CPAs

The City of Gresham contracted with Isler CPA, LLC to perform an independent audit of the City's financial statements for the prior fiscal year which ended on June 30, 2024. As is done each year, the audit firm has an opportunity for one of their representatives to address the Finance Committee.

Requested Action: Information only

5. Annual Comprehensive Financial Report Review

Presented by Susan Brown, Finance & Accounting Services Manager

Ms. Brown will give a primer on the City's annual financial report and provide information about it. The Annual Comprehensive Financial Report (ACFR) can be accessed here:

[Annual Comprehensive Financial Reports | City of Gresham \(greshamoregon.gov\)](#).

Requested Action: Information only

6. 2025 Finance/Budget Committee Calendar

Presented by Elizabeth McCann, Budget & Finance Director

Ms. McCann will review the Finance Committee and Budget Committee meeting schedule for calendar year 2025 and discuss potential topics to include.

Requested Action: Information and Committee Discussion

7. Project Updates

Committee members and staff will provide updates on the status of various projects and other key initiatives that are underway currently. This may include reporting on the activity of other committees or workgroups where relevant as well as special Finance Committee projects.

Requested Action: Information and Committee Discussion

City of Gresham Finance Committee
Wednesday, December 18, 2024, 7:00 p.m.
Zoom Meeting Minutes

Finance Committee Members Present:

Theresa Tschirky, Chair
Mike Schultze, Vice-Chair
Rusty Allen
Jan Baker

Finance Committee Members Absent:

Nick McWilliams

Council Liaison in Attendance:

None

Staff Members in Attendance:

Sharron Monohon, Director of Budget & Finance
Elizabeth McCann, Budget Manager
Ian Petersen, Financial Analyst
Sarah Kirk, Budget Analyst

Christina Ott (Recording Secretary)

1. Convene Meeting and Roll Call

The meeting was convened at 7pm by Chair Tschirky.

2. Public Comment

None

3. Meeting Minutes – November 20, 2024

There was a motion made by Mr. Allen and seconded by Ms. Tschirky to:

“Approve the Finance Committee Meeting Minutes for November 20, 2024 as presented.”

Vote passes unanimously.

4. Property Tax Update

Mr. Peterson began with his presentation.

“Presentation can be seen as a part of Attachment A.”

Chair Tschirky asked when discussing Measure 50, with the limit being 3% maximum, the Total Assessed Value’s (TAV) increasing 5% says there was a substantial amount of stock added to our rolls.

Mr. Peterson responded that was correct, but it’s not just new properties coming online, it’s also any sort of renovation or remodel will be reassessed at that time and that’s is how the TAV can exceed the 3% limit. Otherwise, it will just grow at the most 3% if it’s just an existing structure.

Ms. McCann added that if you were to remodel the house or increase its size, that new portion would be reassessed. Smaller interior remodels or renovations would impact the Real Market Value, but not the Taxable Assessed Value.

Mr. Peterson continued with his presentation.

Chair Tschirky asked if the document being viewed would be available for the viewing public.

Ms. McCann replied in general, we used this in circumstances where we’ve had the opportunity to walk people through and ask questions. Posting a document without explanation has the potential to lead to confusion.

Ms. McCann also noted that HB 2088 allowed the City to utilize a segregated Changed Property Ratio. This has generated small incremental increases in property taxes each year but also partially addressed inequities between properties of a similar nature.

Mr. Peterson continued with his presentation.

5. Project Updates

Ms. Monohon began sharing some updates:

- The Supplemental Budget and both Interfund Loans discussed at last month’s meeting have now been approved by Council.
- After a lengthy discussion, Council approved the Flood Safety District Fee which authorized a billing process and structure to cover the cost of the invoices from the Flood Safety District which started issuing bills to cities in September 2024. The earliest the fee will appear on City of Gresham bills will be March 2025 but may be a month or two later. The fee is structured the same way as Stormwater fees.
- Approval of the second reading for the ordinance that sets up the Levy Oversight Committee.

- A recruitment is under way to identify a replacement for Ms. Monohon. Ms. Monohon has agreed to do part-time transitional work to help with a transition and to finish certain projects that haven't been concluded.
- Continuing work on recruiting more Finance Committee members.
- Ms. McCann and others have been working on reaching the deadline for ARPA obligation by the end of the year.

Ms. Monohon shared her comments and thoughts about how amazing the finance committee has been during her tenure with the city and how appreciative she is of them.

The committee reciprocated these comments and shared their own comments and appreciations for Ms. Monohon.

6. Committee Business

None

7. Good of the order

None

8. Meeting Adjournment

The meeting was adjourned at 7:59pm by Chair Tschirky. The next Finance Committee meeting will be held on January 15, 2025 at 7pm.

Theresa Tschirky, Chair

Christina Ott, Recording Secretary

2024 City of Gresham Property Tax Summary

Note: All years are shown in Tax Years. Tax Year 2024 = Fiscal Year 2024/25

TAV = Taxable Assessed Value RMV = Real Market Value

1. What are Gresham's Property Tax Collections?

A. City of Gresham Property Tax Metrics			
	2023	2024	% Change
Permanent Rate	\$ 3.6129	\$ 3.6129	-
RMV	\$ 22,336,919,213	\$ 23,266,591,374	4.2%
TAV	\$ 10,748,618,860	\$ 11,301,877,560	5.1%
Perm. Rate Taxes Levied	\$ 36,630,959	\$ 38,632,085	5.4%
Levy Rate Taxes Levied	-	\$ 13,206,520	100%
# of Accounts	33,324	33,644	0.0%

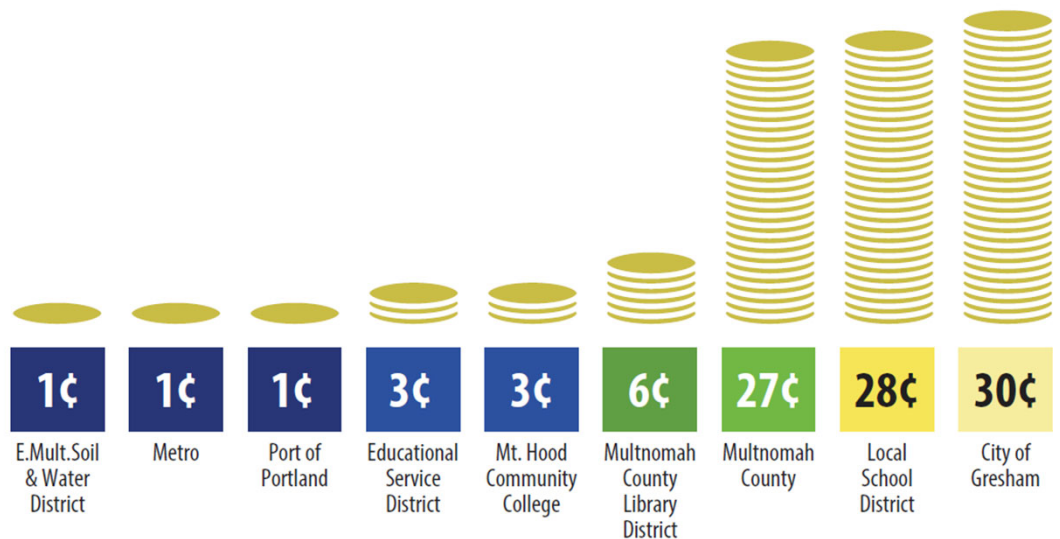
B. Permanent Rate Property Tax Collections		
	Budget	Actual
2021	\$ 30,842,000	\$ 32,145,566
2022	\$ 32,852,000	\$33,822,858
2023	\$ 34,867,000	\$34,866,460
2024 (est.)	\$ 36,111,000	\$36,506,000

C. Public Safety Levy Property Tax Collections		
	Budget	Actual
2024 (est.)	\$ 12,200,000	\$12,467,000

D. Permanent Rate Compression Loss	
2021	\$ 57,792
2022	\$ 59,216
2023	\$ 97,072
2024	\$ 91,539

E. Public Safety Levy Compression Loss	
2024	\$ 2,051,026

2. Where else do Property Taxes Go?



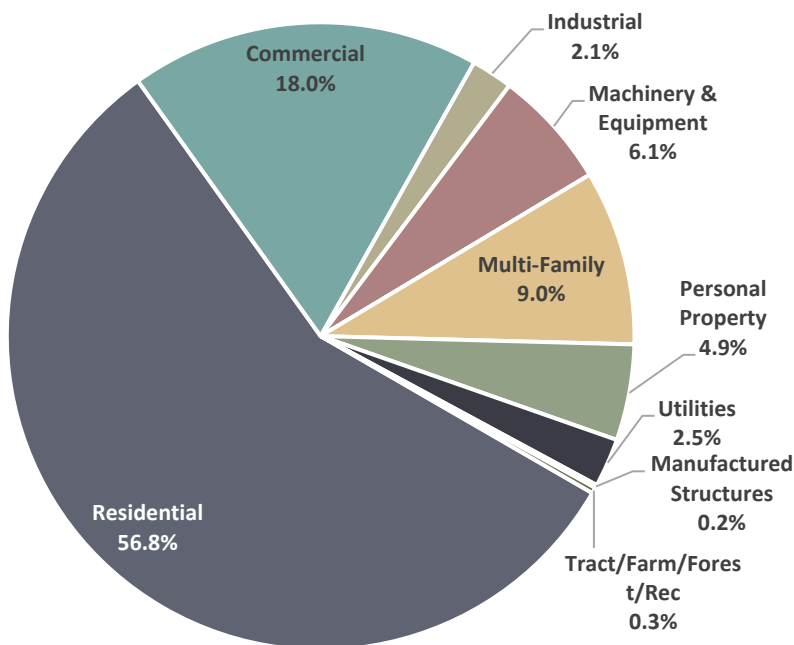
Does not include bonded debt or impact of Urban Renewal. Gresham encompasses Centennial, Gresham-Barlow and Reynolds School Districts. Figures are rounded to the nearest penny.

2024 City of Gresham Property Tax Summary

TAV = Taxable Assessed Value RMV = Real Market Value

3. Where do Property Taxes Come From?

TAV By Property Category



F. Real Market & Assessed Value Growth by Property Class

	RMV		TAV	
	2023	2024	2023	2024
Residential	1.2%	3.7%	4.3%	4.1%
Commercial	10.8%	5.2%	5.1%	4.0%
Industrial	12.9%	(2.7%)	10.0%	(1.3%)
Multi-Family	21.6%	(0.9%)	1.6%	3.1%
Personal Property	7.7%	37.5%	2.9%	40.0%
Machinery & Equipment	8.0%	2.2%	10.6%	1.0%
Utilities	18.3%	10.7%	12.3%	9.7%
Manufactured Structures	17.1%	13.1%	(48.8%)	10.1%
Tract/Farm/Forest/Rec	52.4%	(2.2%)	5.9%	3.7%
Total	6.0%	4.2%	4.5%	5.1%

4. What can affect Property Taxes?

G. Average Residential Values

Tax Year	RMV	TAV
2021	\$ 389,000	\$ 222,000
2022	\$ 439,000	\$ 228,000
2023	\$ 440,000	\$ 236,000
2024	\$ 453,000	\$ 244,000

H. Discount & Delinquency History

	Discounts	Delinquencies
	2020	2.62%
2021	2.65%	1.15%
2022	2.62%	1.39%
2023	2.60%	1.58%

I. Changed Property Ratio

	Gresham	County
	Residential	0.547
Commercial	0.493	0.472
Industrial	1.000	1.000
Multi-Family	0.458	0.416

2024 GRDC Property Tax Summary

Note: All years are shown in Tax Years. Tax Year 2024= Fiscal Year 2024/25

TAV = Taxable Assessed Value RMV = Real Market Value

1. What are GRDC's Property Tax Collections?

A. GRDC Property Tax Metrics			
	2023	2024	% Change
Rate**	\$ 1.3752	\$ 1.3314	(3.2%)
RMV	\$ 2,214,217,931	\$ 2,283,381,845	3.1%
TAV	\$ 1,020,609,040	\$ 1,021,309,760	0.1%
Taxes Levied	\$ 8,618,780	\$ 8,631,772	0.0%
# of Accounts	1,900	1,887	(0.1%)

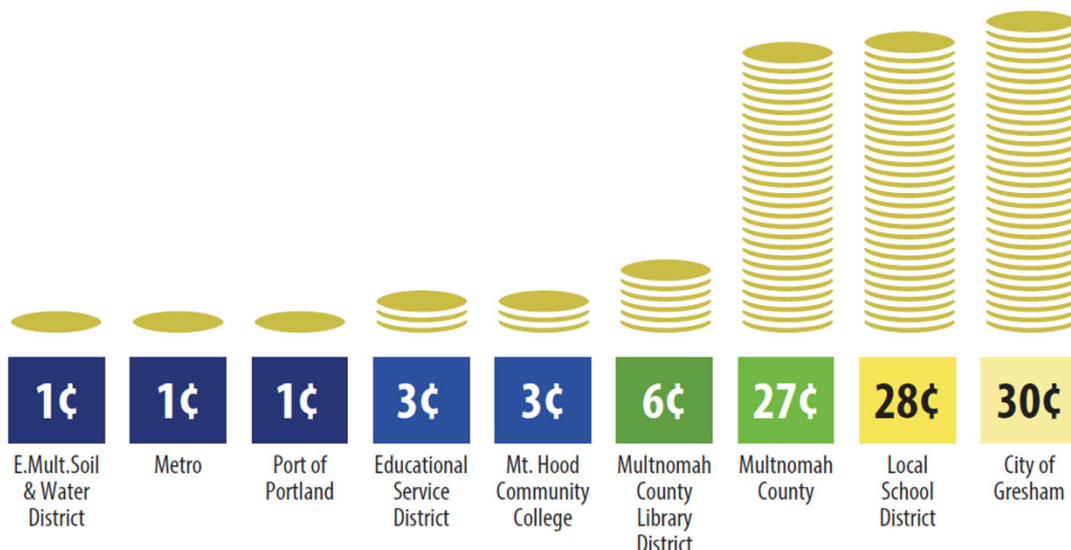
** Tax rate for the Levy Codes 901 & 902 (Reynolds School District)

B. Property Tax Collections		
	Budget	Actual
2021	\$ 6,180,300	\$ 6,534,242
2022	\$ 6,697,200	\$ 6,691,687
2023	\$ 7,292,800	\$ 8,058,039
2024 (est.)	\$ 9,029,200	\$ 8,199,801

C. UR Excess Value		
	Excess Assessed Value	% Change
2021	\$ 461,067,306	
2022	\$ 475,091,896	3.0%
2023	\$ 583,101,746	22.7%
2024	\$ 583,802,466	0.0%

D. Compression Loss	
2021	\$ 20,238
2022	\$ 20,266
2023	\$ 39,067
2024	\$ 35,571

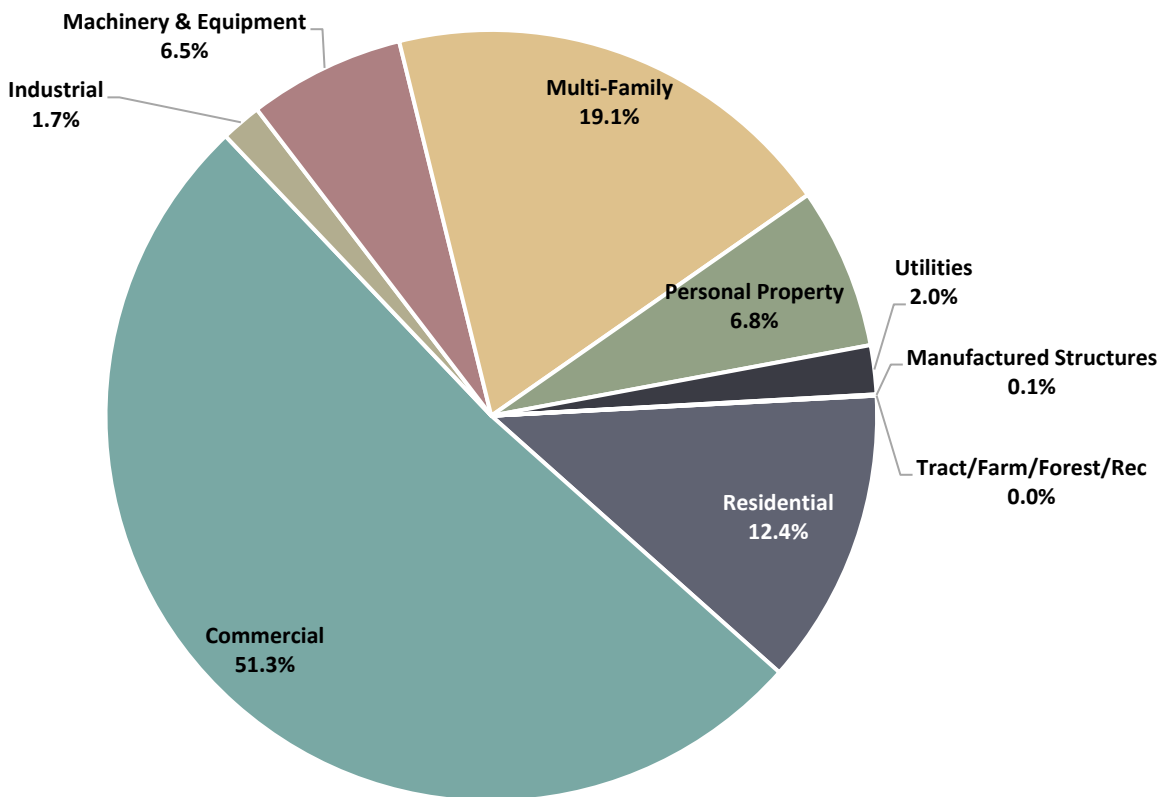
2. Where else do Property Taxes Go?



2024 GRDC Property Tax Summary

3. What are GRDC's Property Taxes Come From?

TAV by Property Category



E. Real Market & Assessed Value Growth by Property Class						
	RMV			TAV		
	2022	2023	2024	2022	2023	2024
Residential	11.9%	(1.7%)	3.1%	2.9%	3.5%	3.0%
Commercial	1.5%	13.8%	7.5%	(1.6%)	12.0%	3.9%
Industrial	10.3%	15.6%	0.0%	9.5%	3.0%	3.0%
Multi-Family	13.3%	4.0%	1.3%	0.4%	3.4%	4.5%
Personal Property	9.4%	7.2%	(28.0%)	9.3%	4.0%	(28.2%)
Machinery & Equipment	16.7%	64.1%	(4.6%)	16.7%	64.6%	(4.1%)
Utilities	6.4%	6.6%	1.9%	6.4%	6.6%	1.8%
Manufactured Structures	16.8%	24.9%	20.6%	3.0%	(64.1%)	19.7%
Tract/Farm/Forest/Recreation	(56.2%)	63.1%	(100%)	(13.2%)	3.0%	(100%)
Total	5.8%	11.7%	3.1%	1.6%	11.7%	0.1%

TAV = Taxable Assessed Value RMV = Real Market Value

Finance Committee Meeting Dates and Preliminary Agenda Topics for 2025

Regular Meetings – 3rd Wednesday of the month at 7:00 PM

January 15, 2025	Auditor Report & ACFR Update
February 19, 2025	Annual Council Compensation Review
March 19, 2025	Capital Improvement Program Review
April 16, 2025	<i>No Regular FC Meeting - due to Budget Committee</i>
<i>Thursday April 17, 2025</i>	<i>Budget Committee Meeting #1 Note: BC Meetings begin at 6:00 PM</i>
<i>Tuesday April 29, 2025</i>	<i>Budget Committee Meeting #2 Note: BC Meetings begin at 6:00 PM</i>
<i>Thursday May 1, 2025</i>	<i>Additional Budget Committee Meeting - ONLY IF NEEDED Note: BC Meetings begin at 6:00 PM</i>
May 21, 2025	Investment Performance Report (Spring)
June 18, 2025	Investment Policy Review
July 16, 2025	Election of Vice-Chair (occurs in odd numbered years)
August 20, 2025	<i>Typically canceled for Summer break</i>
September 15, 2025	Financial Sustainability Topics
October 15, 2025	Supplemental Budget for FY2025/26 (tentative – if needed)
November 19, 2025	Investment Performance Report (Fall) Property Tax Update
December 17, 2025	<i>Typically canceled for Winter break</i>

Topics are tentative and subject to change