

**Financial Summary  
Forecast**

| North Macadam TIF Fund                               | Revised<br>FY 2023-24 | Adopted<br>FY 2024-25 | Forecast<br>FY 2025-26 | Forecast<br>FY 2026-27 | Forecast<br>FY 2027-28 | Forecast<br>FY 2028-29 |
|--|-----------------------|-----------------------|------------------------|------------------------|------------------------|------------------------|
| <b>Resources</b>                                     |                       |                       |                        |                        |                        |                        |
| Beginning Fund Balance                               | 47,600,615            | 40,218,818            | 44,325,302             | 23,299,040             | 17,549,766             | 17,257,192             |
| <b>Revenue</b>                                       |                       |                       |                        |                        |                        |                        |
| Interest on Investments                              | 952,012               | 1,265,347             | 298,142                | 323,864                | 322,180                | 454,685                |
| TIF - Short Term Debt                                | 24,156,521            | 20,843,332            | 0                      | 0                      | 0                      | 0                      |
| TIF - Long Term Debt                                 | 1,579,274             | 0                     | 0                      | 0                      | 0                      | 0                      |
| Rent and Property Income                             | 218,306               | 200,160               | 200,160                | 200,160                | 200,160                | 200,160                |
| <b>Total Revenue</b>                                 | <b>26,906,113</b>     | <b>22,308,839</b>     | <b>498,302</b>         | <b>524,024</b>         | <b>522,340</b>         | <b>654,845</b>         |
| <b>Total Resources</b>                               | <b>74,506,728</b>     | <b>62,527,657</b>     | <b>44,823,604</b>      | <b>23,823,064</b>      | <b>18,072,106</b>      | <b>17,912,037</b>      |
| <b>Requirements</b>                                  |                       |                       |                        |                        |                        |                        |
| <b>Administration</b>                                |                       |                       |                        |                        |                        |                        |
| A00024-Debt Management-NMC                           | 57,036                | 58,000                | 19,044                 | 0                      | 0                      | 0                      |
| Administration Total                                 | 57,036                | 58,000                | 19,044                 | 0                      | 0                      | 0                      |
| <b>Housing</b>                                       |                       |                       |                        |                        |                        |                        |
| A00165-Affordable Housing-NMC                        | 10,773,691            | 5,590,236             | 5,005,028              | 0                      | 0                      | 0                      |
| Housing Total  | 10,773,691            | 5,590,236             | 5,005,028              | 0                      | 0                      | 0                      |
| <b>Infrastructure</b>                                |                       |                       |                        |                        |                        |                        |
| <b>Parks</b>   |                       |                       |                        |                        |                        |                        |
| A00762-AM/DRI Willamette-NMC                         | 749,000               | 0                     | 0                      | 0                      | 0                      | 0                      |
| <b>Transportation</b>                                |                       |                       |                        |                        |                        |                        |
| A00589-Infrastructure Investments-NMC                | 0                     | 0                     | 0                      | 5,000,000              | 0                      | 0                      |
| A00655-SW 4th Ave-NMC                                | 700,000               | 863,434               | 0                      | 0                      | 0                      | 0                      |
| Infrastructure Total                                 | 1,449,000             | 863,434               | 0                      | 5,000,000              | 0                      | 0                      |
| <b>Property Redevelopment</b>                        |                       |                       |                        |                        |                        |                        |
| <b>Real Estate Management</b>                        |                       |                       |                        |                        |                        |                        |
| A00273-RiverPlace Prkng-NMC                          | 114,333               | 115,320               | 120,492                | 123,298                | 124,914                | 125,266                |
| A00560-South Waterfront Lot 4-NMC                    | 13,061                | 13,011                | 0                      | 0                      | 0                      | 0                      |
| A00618-Portland Center Park                          | 3,360                 | 0                     | 0                      | 0                      | 0                      | 0                      |
| <b>Real Estate Acquisition</b>                       |                       |                       |                        |                        |                        |                        |
| A00274-Property Development-NMC                      | 5,361                 | 0                     | 15,000,000             | 0                      | 0                      | 0                      |
| <b>Redevelopment Strategy</b>                        |                       |                       |                        |                        |                        |                        |
| A00274-Project Development-NMC                       | 1,000                 | 0                     | 0                      | 0                      | 0                      | 0                      |
| A00533-University Place-NMC                          | 0                     | 7,600,000             | 0                      | 0                      | 0                      | 0                      |
| A00765-PSU Business Accelerator                      | 0                     | 2,000,000             | 0                      | 0                      | 0                      | 0                      |
| <b>Redevelopment Grants</b>                          |                       |                       |                        |                        |                        |                        |
| A00740-Community Livability Grant-NMC                | 350,000               | 350,000               | 0                      | 0                      | 0                      | 0                      |
| A00496-Prosperity Investment Program (PIP) Grant-NMC | 50,000                | 0                     | 0                      | 0                      | 0                      | 0                      |
| Property Redevelopment Total                         | 537,115               | 10,078,331            | 15,120,492             | 123,298                | 124,914                | 125,266                |
| <b>Total Program Expenditures</b>                    | <b>12,816,842</b>     | <b>16,590,001</b>     | <b>20,144,564</b>      | <b>5,123,298</b>       | <b>124,914</b>         | <b>125,266</b>         |
| <b>Personnel Services</b>                            |                       |                       |                        |                        |                        |                        |
| Personnel Services                                   | 109,676               | 228,695               | 600,000                | 500,000                | 300,000                | 200,000                |
| <b>Total Fund Expenditures</b>                       | <b>12,926,518</b>     | <b>16,818,696</b>     | <b>20,744,564</b>      | <b>5,623,298</b>       | <b>424,914</b>         | <b>325,266</b>         |
| <b>Interfund Transfers - Indirect Charges</b>        |                       |                       |                        |                        |                        |                        |
| Interfund Transfers - Indirect Charges               | 1,561,392             | 305,936               | 780,000                | 650,000                | 390,000                | 260,000                |
| <b>Interfund Transfers - Cash Transfers</b>          |                       |                       |                        |                        |                        |                        |
| Interfund Transfers - Cash Transfers                 | 19,800,000            | 0                     | 0                      | 0                      | 0                      | 0                      |
| <b>Contingency</b>                                   |                       |                       |                        |                        |                        |                        |
| Contingency  | 40,218,818            | 45,403,025            | 23,299,040             | 17,549,766             | 17,257,192             | 17,326,771             |
| <b>Total Fund Requirements</b>                       | <b>74,506,728</b>     | <b>62,527,657</b>     | <b>44,823,604</b>      | <b>23,823,064</b>      | <b>18,072,106</b>      | <b>17,912,037</b>      |