

**Financial Summary
Forecast**

North Macadam TIF Fund	Revision FY 2024-25	Adopted FY 2025-26	Forecast FY 2026-27	Forecast FY 2027-28	Forecast FY 2028-29	Forecast FY 2029-30
Resources						
Beginning Fund Balance	47,365,108	49,808,514	17,214,160	16,197,189	15,616,358	15,200,540
Revenue						
Interest on Investments	1,265,347	990,483	493,764	470,151	455,422	300,594
TIF - Short Term Debt	24,000,000	7,184,130	-	-	-	-
Rent and Property Income	188,407	189,407	189,407	189,407	189,407	189,407
Total Revenue	25,453,754	8,364,020	683,171	659,558	644,829	490,001
Total Resources	72,818,862	58,172,534	17,897,331	16,856,747	16,261,187	15,690,541
Requirements						
Administration						
A00024-Debt Management & Legal-NMC	105,970	106,000	106,000	106,000	106,000	106,000
Administration Total	105,970	106,000	106,000	106,000	106,000	106,000
Housing						
A00165-Affordable Housing-NMC	14,500,020	5,827,810	-	-	-	-
Housing Total	14,500,020	5,827,810	-	-	-	-
Infrastructure						
Parks						
A00222-Greenway Improvements-NMC	-	-	-	-	-	10,000,000
A00837-Outdoor Marine Displays-NMC	-	-	-	-	50,000	-
Transportation						
A00231-Bond Avenue-NMC	-	11,900,000	-	-	-	-
A00655-SW 4th Ave-NMC	1,563,434	-	-	-	-	-
Infrastructure Total	1,563,434	11,900,000	-	-	50,000	10,000,000
Property Redevelopment						
Commercial Property Lending						
A00360-Commercial Property Dev Lending-NMC	4,000,000	3,000,000	-	-	-	-
Real Estate Management						
A00273-RiverPlace Prkng-NMC	81,677	82,329	82,566	82,813	83,071	83,339
A00560-South Waterfront Lot 4-NMC	13,168	11,576	11,576	11,576	11,576	11,576
Real Estate Acquisition						
A00799-Portland State University Disposition-NMC	4,500	-	-	-	-	-
A00274-Property Development-NMC	5,242	11,000,000	-	-	-	-
A00274-Project Development-NMC	893	-	-	-	-	-
A00533-University Place-NMC	-	7,600,000	-	-	-	-
A00765-PSU Business Accelerator-NMC	1,841,462	-	-	-	-	-
Redevelopment Grants						
A00496-Prosperity Investment Program (PIP) Grant-NMC	50,000	50,000	50,000	50,000	50,000	50,000
A00809-Repair Grant-NMC	6,000	-	-	-	-	-
A00740-Community Livability Grant-NMC	300,000	300,000	300,000	300,000	300,000	300,000
Property Redevelopment Total	6,302,942	22,043,905	444,142	444,389	444,647	444,915
Total Program Expenditures	22,472,366	39,877,715	550,142	550,389	600,647	10,550,915
Personnel Services	228,695	574,958	575,000	345,000	230,000	-
Total Fund Expenditures	22,701,061	40,452,673	1,125,142	895,389	830,647	10,550,915
Interfund Transfers - Indirect Charges	309,287	505,701	575,000	345,000	230,000	-
Contingency	49,808,514	-	-	-	-	-
Reserved For Future Expenditures	-	17,214,160	16,197,189	15,616,358	15,200,540	5,139,626
Total Fund Requirements	72,818,862	58,172,534	17,897,331	16,856,747	16,261,187	15,690,541