

# Portland Development Commission **ADOPTED BUDGET** **FY2012-13**

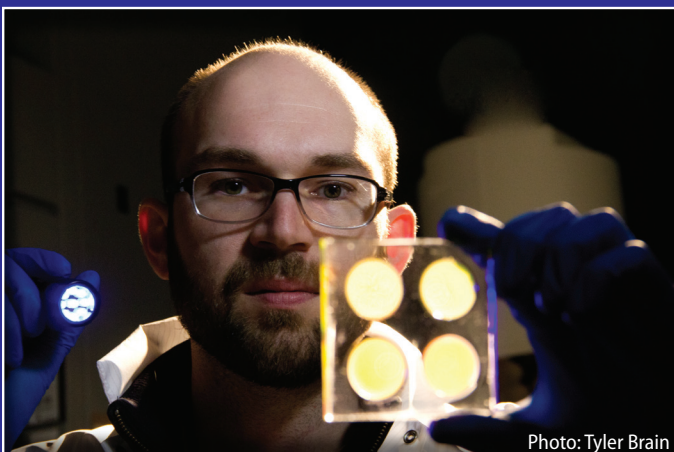


Photo: Tyler Brain



Top: graduates of a sustainability-oriented OSHA 30 class funded by the EOI Green Careers Scholarship Fund; bottom left: the Portland State University wet lab is a center of research and innovation; bottom right: representatives from the six Neighborhood Prosperity Initiative areas



# Adopted Budget FY 2012-13

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**PORTLAND DEVELOPMENT COMMISSION  
FY 2012-13 Adopted Budget**

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## A Message from Patrick Quinton Executive Director

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To the Members of the Portland Development Commission (PDC) and Portland City Council:

In January of this year, PDC's Board adopted a revised mission statement to reflect the new direction charted by the agency since the adoption of Portland's Five-Year Economic Development Strategy in 2009. PDC's newly-stated mission is "to create one of the world's most desirable and equitable cities by investing in job creation, innovation and economic opportunity throughout Portland." This mission statement incorporates not only the job creation and innovation priorities of the City's Economic Development Strategy but also the commitment to social equity and healthy neighborhoods in the City's Neighborhood Economic Development (NED) Strategy and, more importantly, the recently-adopted Portland Plan.

The enclosed FY 2012-13 Budget for PDC reflects the agency's aggressive efforts to make the values expressed in our mission a reality: strong traded sector job creation, thriving small businesses and neighborhood commercial corridors, and prosperity shared by Portlanders of all colors, incomes, and neighborhoods. These goals drive PDC's 2010-2014 Strategic Plan, which translates the City's strategic objectives into concrete actions that are consistent with our fiduciary duty to be effective stewards of taxpayer dollars.

When City Council adopted the Economic Development Strategy three years ago, the nation was in the midst of the worst economic recession in a generation. By February 2012, less than three years after adoption of the strategy, Multnomah County added 13,100 jobs and the County's unemployment rate dropped to 8.1 percent, below the national average for the first time in 3 ½ years. While these improvements demonstrate the success of Portland and its regional partners in repositioning the local economy, much work remains to sustain recent economic growth and extend prosperity to all Portland businesses and residents. The core focus of this budget is to use our economic development tools and resources to continue our work, while beginning to create a more sustainable resource framework that will allow the agency to play this role for years to come.

## **BUDGET OVERVIEW AND PROCESS**

The total FY 2012-13 PDC Budget is \$217 million, with \$168 million in expenditures. This budget represents a significant decrease from past expenditure budgets of \$181 million in FY 2011-12 and \$188 million in 2010-11. For FY 2012-13, our total employee count is 135.3. This ongoing trend in reduced resources is due to aging and expiring urban renewal areas, and will continue for the foreseeable future. Consequently, the agency is preparing for further reductions in operations beginning in FY 2014-15.

The process to create the FY 2012-13 Budget began in late Fall 2011 when staff and stakeholders discussed and prioritized programs for each urban renewal area. This work was reviewed by the PDC Board and Mayor Adams in January prior to submitting the Requested Budget to the City of Portland. Following production of the Proposed Budget, the budget was presented to Portland City Council for approval in May. It was adopted by the PDC Board in June.

## **BUDGET HIGHLIGHTS**

### **NEIGHBORHOOD BUSINESS VITALITY AND SOCIAL EQUITY**

The overlapping objectives of the Portland Plan and the City's NED Strategy frame PDC's neighborhood work. Due to Portland's documented disparities within communities of color and neighborhoods in East Portland, PDC's actions will focus on businesses and commercial districts that have a direct impact on fostering opportunities for people of color and within priority neighborhoods. An equity lens that examines the benefits we bring to the community through our investments and financial commitments will guide every action, investment, and program. Performance will be measured to ensure equitable outcomes, with data disaggregated by race, ethnicity, and geography.

This budget also advances a grassroots approach to helping communities through the Council-adopted Neighborhood Prosperity Initiative (NPI) districts. Six small urban renewal areas have been established around commercial corridors in East and outer Northeast Portland. In partnership with the City and Multnomah County, these six communities will establish and implement neighborhood-specific plans to enhance the environment for business success and promote local prosperity.

In order to monitor progress and provide advice as specific initiatives are implemented, PDC established a citywide NED Leadership Group. This new model of public involvement empowers a geographically and demographically diverse team with wide ranging expertise to guide PDC's implementation of the NED Strategy.

As a full partner in the development and implementation of the Portland Plan, PDC is committed to advancing social equity through every aspect of our operations, including the dollars that we spend on professional services and construction contracting. In addition, PDC is undertaking a comprehensive review of its internal policies and procedures to ensure that the agency lives its equity values in terms of the diversity of our workforce, the openness and transparency of our public participation processes and the quality of our relationships with stakeholders, particularly those who have not historically benefitted from PDC's investments.

## **TRADED SECTOR CLUSTERS AND ENTREPRENEURSHIP**

PDC's traded sector work drives job creation by raising the national and international profile and competitiveness of Portland's target cluster industries: Clean Tech, Advanced Manufacturing, Athletic & Outdoor, and Software. By focusing the traditional economic development tools of business retention and expansion, recruitment, innovation, entrepreneurship, land assembly and workforce development around four key industries, the City, PDC and our public and private partners have been able to catalyze measurable job growth and new business formation and attraction in a limited period of time. This proposed budget maintains the momentum around PDC's core job creation initiatives.


Our focus on traded sector clusters requires us to look beyond our borders and connect local companies to international business opportunities that expand the regional economic pie. The Brookings Institution recently named Portland as one of four pilot cities in the Metro Export Initiative, and helped develop a regional plan to drive increased export activity from businesses throughout the metro area. PDC, working with Greater Portland, Inc., will begin implementation of that plan in FY 2012-13.

This budget also includes an increased investment in entrepreneurship, with a particular focus on building the foundation of an innovation economy, including enhanced research and commercialization capabilities at our local universities and access to risk capital. PDC will continue to support initiatives that reduce barriers to entrepreneurship, such as the Portland Seed Fund, which provides predictable capital for early-stage companies. Prioritizing locally-grown businesses is critical to diversifying Portland's employment base and has established the City as an emerging alternative to areas such as Silicon Valley, Seattle, and Austin for aspiring entrepreneurs.

The creation of the Education Urban Renewal Area is another building block for the City's innovation economy. This URA sets forth long-term partnerships between Portland State University, Portland Public Schools, Multnomah County, and the City, with the objectives of delivering educational excellence, attracting private investment, enhancing blighted properties, and developing the region's workforce. The district is forecasted to provide up to \$169 million for investments that provide seed funding for research facilities, business accelerators, affordable housing, and private development.

We appreciate the confidence our Board and City Council have demonstrated in tasking PDC with pursuing the City's job creation and economic growth priorities and look forward to producing results that benefit the entire community in 2012-13.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Quinton". The signature is fluid and cursive, with the first name "Patrick" and last name "Quinton" clearly distinguishable.

Patrick Quinton  
Executive Director

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## Budget Structure

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The FY 2012-13 Budget includes \$217.4 million in resources from tax increment debt proceeds, sale of property and loan collections, and City of Portland General Fund. Resources also included an estimated beginning fund balance of \$100.0 million, primarily from prior bond proceeds retained for specific projects. In FY 2012-13, PDC is planning to access approximately \$85.0 million in tax increment debt proceeds to support program investments across seven of the 11 urban renewal areas. The other four urban renewal areas no longer have capacity to issue additional debt.

Total expenditures equal \$168.4 million for Business Development, Housing, Infrastructure, and Property Redevelopment programs, along with the staff and administration required to implement the programs. Overall, expenditures decreased \$12.9 million from the FY 2011-12 Revised Budget.

### **Basis of Budgeting**

Per State of Oregon Local Budget Law, PDC is required to appropriate expenditures in each fund by either organizational units or programs. In FY 2012-13 PDC is appropriating all expenditures by the following business lines:

- Business Development (job creation focus programs)
- Housing (IGA with Portland Housing Bureau for Tax Increment Housing Set-aside)
- Infrastructure (programs that result in transportation, park and public facilities)
- Property Redevelopment (real estate redevelopment focus)
- Administration (functions that support general, agency-wide costs including urban renewal plan area development, strategic planning, and financial administration).

The FY 2012-13 Budget Document includes the following sections:

- **Budget Process** - provides a step-by-step overview of each phase of the budget process;
- **Strategic Plan/Metrics** - delivers key strategic issues and performance measures over time;
- **Financial Summary** - provides a more in-depth discussion on changes in resources and requirements;
- **Urban Renewal Area Summaries** - includes the maps and detailed program and project budgets and four-year forecast for each of PDC's eleven urban renewal areas;
- **Staffing** - describes current and past staffing assumptions;
- **Fund Summaries** - shows the legal appropriation totals for each of PDC's funding sources as required by Local Budget Law.

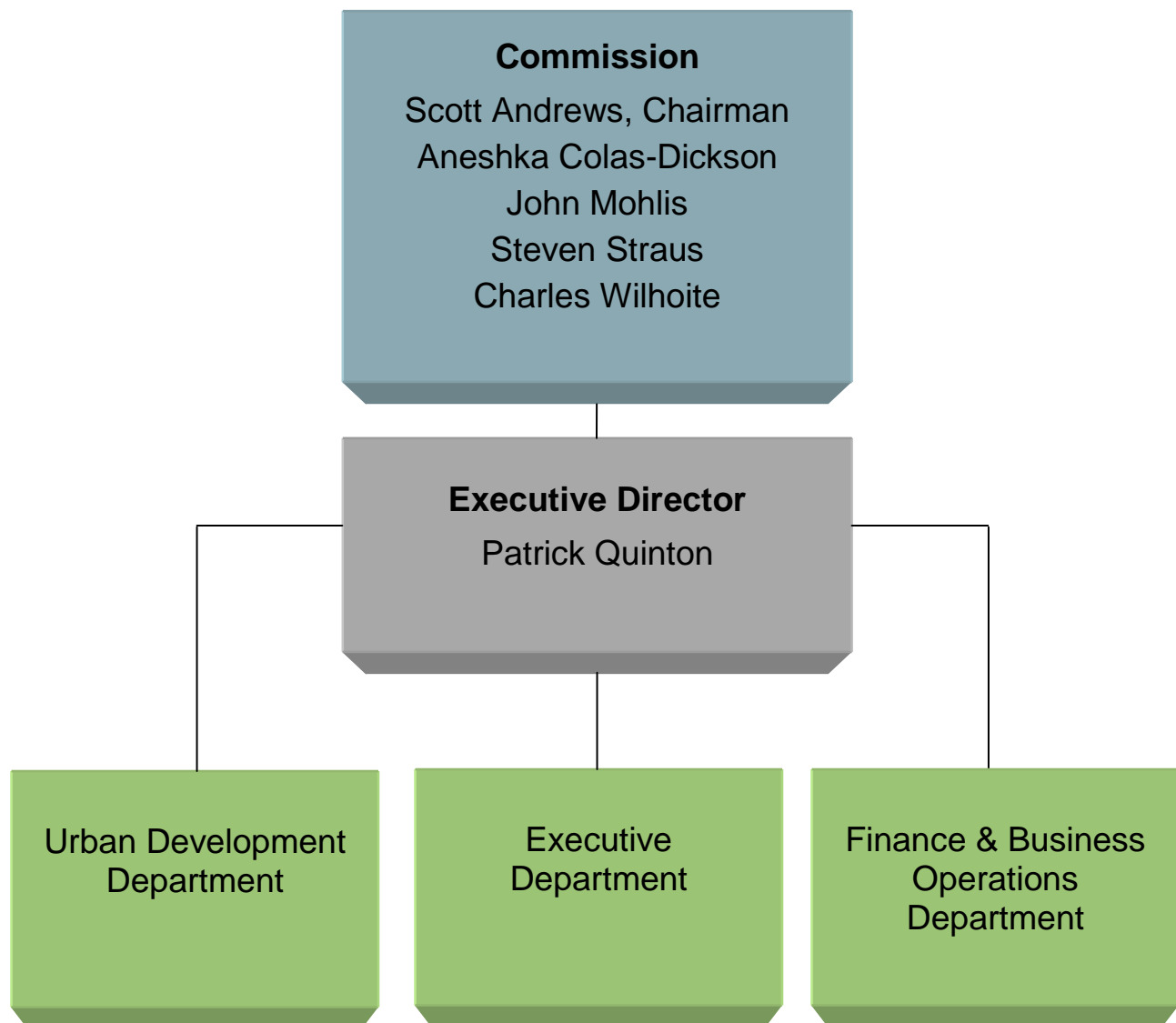


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## Welcome to PDC

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The following chart summarizes the Portland Development Commission's (PDC) organizational structure:





**Scott Andrews,  
Chairman**



**Aneshka  
Colas-Dickson**



**John Mohlis**



**Steven Straus**



**Charles Wilhoite**

### **About PDC**

Created by Portland voters in 1958, PDC has played a major role in keeping Portland one of America's most livable cities. During the past half century, PDC has taken forward 20 urban renewal plans that have changed the face of Portland – making it a better place to live for all Portlanders.

PDC focuses on what matters to Portland: job creation, economic vitality, collaboration and partnership, and responsible stewardship of public funds. As Portland's urban renewal and economic development agency, PDC is pursuing an aggressive strategy to create the most sustainable economy in the world.

PDC is governed by a volunteer Board of Commissioners which is approved by City Council and reports directly to Portland's Mayor. The Board is authorized by City Charter to administer the business activities of the agency.

PDC has 11 active urban renewal areas and works extensively in Portland's neighborhoods to deliver a broad range of neighborhood improvement programs. It also carries out a comprehensive range of economic development programs that create jobs for Portland residents.

PDC delivers its services through its Urban Development Department. Administrative and support functions are handled by the Executive and Finance & Business Operations Departments.

## **Mission and Values**

### **Mission**

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Our mission is to create one of the world's most desirable and equitable cities by investing in job creation, innovation, and economic opportunity throughout Portland.

### **Values**

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Our core values guide how we will accomplish our mission.

## **Core Values**

**Excellence and Innovation** – We strive to deliver top quality projects, programs, and services with professionalism, integrity, and vision. This requires being sensitive and responsive to our clients' needs, encouraging ourselves and others to realize our fullest potential, and rewarding creativity and candor. We actively seek new ideas and encourage responsible risk-taking. We work to maximize community value by encouraging and implementing integrated opportunities for development, leveraging resources, and linking citizens to our strategies and the prosperity of the city.

**Stewardship** – We take a leadership role in encouraging the wise use of all resources. We encourage sustainable development practices to minimize natural resource consumption in projects we support. We are fiscally responsible, looking for ways to achieve the most value at the least cost to the public as well as ways to best leverage public investment with private dollars. We speak out on issues important to our mission, serving as advocates for Portland citizens.

**Diversity** – We embrace the diverse nature of others, both within our organization and the wider community we serve. We seek diversity in our workplace and community and in ideas. We treat co-workers, clients, and all people with dignity and respect.

**Collaboration and Teamwork** – We collaborate with others for the maximum benefit of those we serve. We take pride in building relationships and alliances with stakeholders and the public, valuing their contributions. Likewise, within our organization, we recognize the important synergies gained by effective teamwork. We encourage open communication within and across departments and bring together outstanding individual talents for impressive cooperative results.

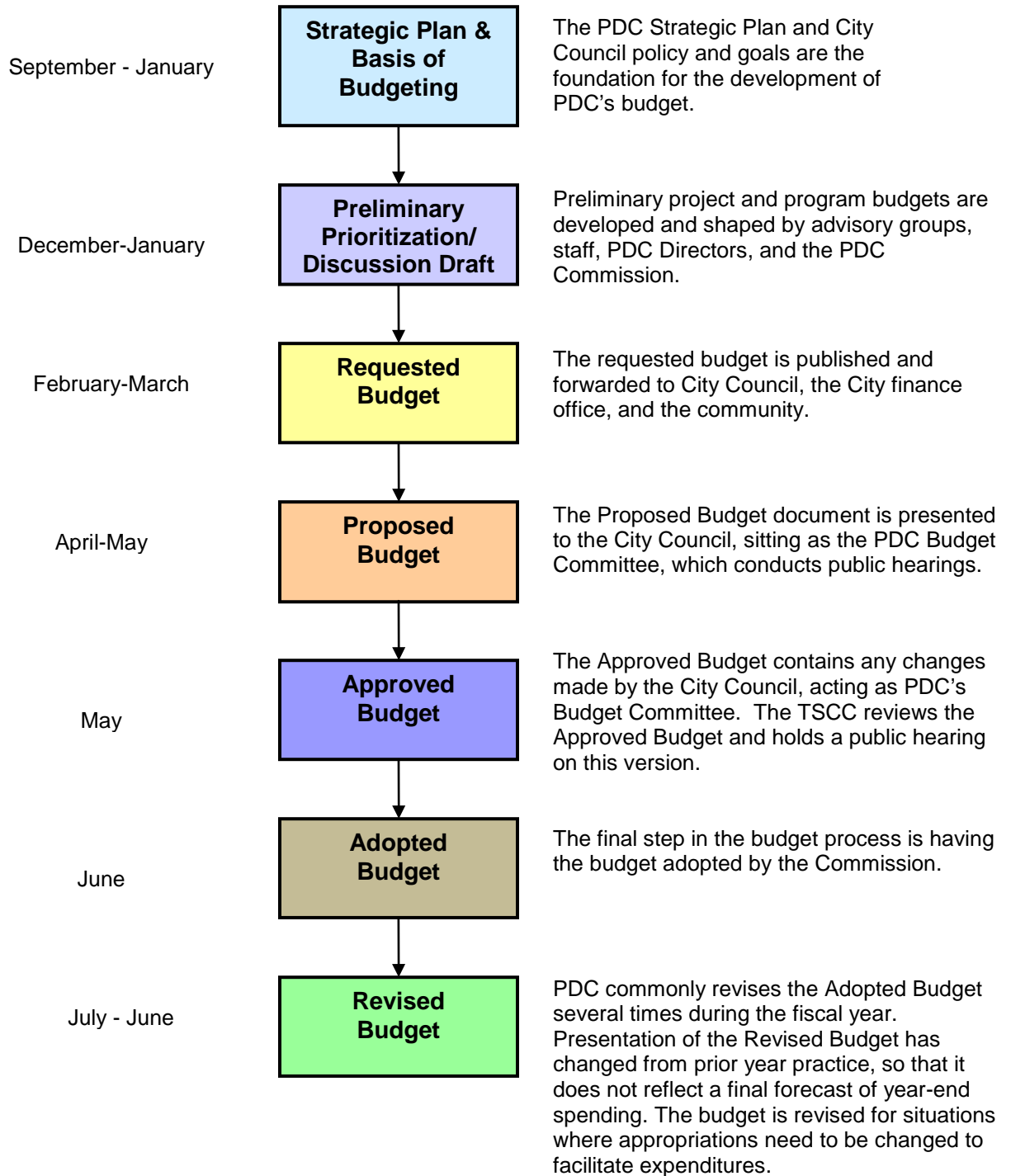


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# Budget Process

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## Strategic Plan & Basis of Budgeting

**PDC's Strategic Plan** – Development of the budget is a critical element in how PDC implements its Strategic Plan. The Strategic Plan prescribes the overall organizational strategy and direction. It includes PDC's Mission, Vision, and Values and contains a system of measuring success through Performance Outcomes and Measures. Strategic planning is incorporated throughout the budget process.

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**Basis of Budgeting** - PDC budgets revenues and expenditures for all funds except Agency Funds on the modified accrual basis of accounting. PDC reports expenditures and revenues in its Comprehensive Annual Financial Report (CAFR) on a modified accrual basis of accounting for all governmental funds and a full accrual basis of accounting for all proprietary funds. Governmental funds include all funds except the Enterprise Loan Fund which is classified as a proprietary fund.

Under the modified accrual basis of accounting, revenues are recognized as soon as they are both measurable and available. Under the full accrual basis of accounting, revenues are recorded when earned regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements of the grantor have been met. Under both bases of accounting, expenditures are recorded when a liability is incurred with one exception: expenditures related to compensated absences, claims and judgments are recorded only when payment is due under the modified accrual basis of accounting.

**Comprehensive Annual Financial Report (CAFR)** – For the CAFR, PDC prepares its government-wide financial statements in conformance with generally accepted accounting principals (GAAP) and other requirements specified by the Governmental Accounting Standards Board (GASB). Where differences exist between GAAP/GASB statements prepared in the CAFR and the modified-accrual basis used to prepare the budget, reconciliations are included to explain those differences. One of the most significant differences included in these reconciliations relates to governmental fund capital assets. Governmental fund statements report capital assets as expenditures. On the government-wide statements, the cost of the same assets is allocated over their estimated useful life and reported as depreciation expense.



**Preliminary  
Prioritization/  
Discussion Draft**

**Preliminary Prioritization** – PDC’s Commission and the Portland City Council are crucial to the budget process. The Commission and the Council provide strategic direction with key policy decisions as they relate to the budget. PDC uses this direction to prioritize its efforts in the following program areas that are consistent with PDC’s appropriation structure:

**Business Development** – This category includes all Cluster Industry Development, Business Lending and Small Business/Entrepreneurship activities.

**Property Redevelopment** – This category includes all projects and programs that facilitate private development through various loans and grants programs as well as development and disposition agreements.

**Housing** – This category includes all affordable housing activities funded through an intergovernmental agreement with the Portland Housing Bureau.

**Infrastructure** – This category includes all projects and programs that are public infrastructure improvements, such as light-rail, and public facilities.

**Administration** – This category includes all administrative functions.

Each Urban Renewal Area project is also evaluated against specific URA Plan Goals.

The development of this year’s budget began with a compilation of priority projects using PDC’s FY 2011-12 Adopted Budget and Five-Year Forecast. Urban Renewal Area interdepartmental teams refined the prioritized lists of projects, updated project timing, and balanced costs for recommended projects against available resources.

The Commission holds budget work sessions in January to review the Discussion Draft budget. The product of the work sessions is the Requested Budget.

Concurrent to the development of the Draft Budget, the Urban Development Department creates work plans to frame the development of the FY 2012-13 Budget. The work plans highlight specific activities planned for FY 2012-13 along with how those activities align with Council established goals and initiatives. The work plans also discuss specific innovations and how the Urban Development Department will measure results and performance.

## Requested Budget

PDC submits a Requested Budget to City Council for review and comment. This budget continues the integration between the PDC and City Budget Processes.

The following are key elements of the Requested Budget:

**Five-Year Forecast** – The budget shows a detailed budget for the first year with more general information for the following four years. This includes tax increment resource projections and identified prioritized project and program costs (citywide objectives such as “Housing Set-Aside” affordable housing obligations, activities required by bond covenants, and future year commitments of existing activities). This tracks obligations and opportunities in the future in order to preserve capacity for issuing bonds and lines of credit.

**Personnel Services** – Budgeting for Personnel Services is managed by the Finance & Business Operations Department which calculates salary information for each position. Health insurance and benefit rates are calculated at 43.93%. Further details of these budgeted costs are in the Staffing Section in this Budget Document.

**Materials and Services** – PDC budgets and monitors multiple accounts categorized under Materials and Services. Professional Service Contracts is the largest line item. The balance between staffing and Professional Service Contracts is reviewed annually to ensure that each is sufficiently budgeted.

**Indirect Cost Allocation** – The Indirect Cost Allocation Plan is reviewed and approved annually. The allocation reimburses all overhead costs that are not directly charged to the operating departments' activities.

**Revenue** – Estimates are developed by the Financial Planning section. The operating departments advise on estimates of rent income, grants, and land sales. Tax increment debt proceeds estimates are calculated in conjunction with the City's Office of Management & Finance.

**Contingency** – A contingency amount is budgeted to cover unanticipated requirements and reserve funds for future projects in the Five-Year Forecast. A sufficient contingency is important in PDC's capital funds where large capital projects are often funded over multiple years. Funds budgeted under Contingency are available through a budget amendment or supplemental budget.

**Carry-over of Funds** – Unspent funds at year-end do not automatically carry-over to fund activities in the following fiscal year. The funds must be requested and the carry-over approved by the Executive Director and adopted by the Commission. This is accomplished as part of the supplemental budget process.

## Proposed Budget

**Proposed Budget Development** – The FY 2012-13 Proposed Budget and four-year forecast are presented to the Executive Director and Chief Financial Officer. They review the list of projects and administrative budgets and approved final edits to the Proposed Budget.

The Proposed Budget is balanced, that is resources (beginning fund balance + revenue) equal requirements (expenditures + contingency).

The Financial Planning section is responsible for updating resource projections for each fund. Operating Departments update revenue and expenditure estimates that relate to specific projects, such as rent income, grants, and land sales. An important element of this last phase involves balancing authorized staffing positions against the project list. The outcome is the Executive Director's Proposed Budget.

As the revenue projections are updated and the budget balanced, projects are added and/or removed from the funded list. As balancing unfolds, projects continue to be evaluated against the criteria described above to ensure that projects most critical to meeting PDC's goals are funded.

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## Approved Budget

**Approved Budget Development** – The budget is presented to PDC's Commission and the City Council a number of times. The first comprehensive version of the budget the City Council (acting in its role as Budget Committee) reviews is the Proposed Budget. Any changes to the Proposed Budget recommended by the Budget Committee are incorporated into the Approved Budget.

The Approved Budget is balanced, that is resources (beginning fund balance + revenue) equal requirements (expenditures + contingency).

The Approved Budget is submitted to the Tax Supervising and Conservation Commission (TSCC) for review. Specifically, this advisory body ensures that PDC's budget is in compliance with Oregon Local Budget Law. TSCC holds a public hearing with the PDC Commission in attendance and certifies that the budget is in compliance with Oregon Local Budget Law.

## Adopted Budget

**Adopted Budget Development** – Subsequent to TSCC certification, the Commission adopts the budget in late June. Usually, only technical changes are made between the Approved and Adopted budget versions.

The Adopted Budget is balanced, that is resources (beginning fund balance + revenue) equal requirements (expenditures + contingency).

**Budget Controls** – Oregon Local Budget Law allows PDC to appropriate its budget by funding source and by program or organizational unit. PDC appropriates the expenditure budget by program.

Expenditure detail is also provided by the following categories: Personnel Services, Materials and Services, Capital Outlay, Financial Assistance, Debt Service, Cash Transfers Out, Indirect, and Contingency.

The Finance & Business Operations Department monitors the budget throughout the fiscal year to ensure that spending is within the appropriation limits. Spending is also monitored to ensure that it is in line with bond covenants and other expenditure restrictions.

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## Revised Budget

**Changes after Adoption** – Amendments to the Adopted Budget may be made during the fiscal year by action of the Commission. Oregon Local Budget Law requires the Commission to amend or supplement the budget when it:

- Recognizes new revenues and appropriates them;
- Moves appropriation authority from one appropriation category to another;
- Moves appropriation authority from Contingency to another category

Certain budget amendments require a supplemental budget. A supplemental budget requires a public notice and a hearing before the Commission. Examples of supplemental budget changes that require a hearing before the TSCC include amendments transferring from Contingency more than 15 percent of a fund's total appropriation and the establishment of a new fund. Any changes resulting in budgeted expenditures of a fund increasing by more than 10 percent is also subject to a supplemental budget hearing with the PDC Commission. Expenditure increases below 10 percent still require a supplemental budget but does not require a hearing before the Commission.



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# Strategic Plan

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While the economic downturn has taken its toll on regional businesses, families, and individuals, the Portland Development Commission and its public and private partners are working collaboratively to help Portland remain globally competitive and to provide economic opportunities for all.

PDC's revised 2010 – 2014 Strategic Plan builds on the City of Portland's Five-Year Economic Development and Neighborhood Economic Development Strategies, which focus on job growth, sustainable urban innovation, and neighborhood business and workforce development with the goal of creating 10,000 net new quality jobs by 2014.

This Strategic Plan will guide PDC's work over the next three years of its planning cycle. The plan serves as the basis for work plans and budgets, as well as for measurements against which PDC evaluates its effectiveness and efficiency of its key actions around five goals:

**Strong Economic Growth & Competitiveness:** generating robust job growth by maximizing the opportunities to produce and sell products and services for existing, emerging and relocating businesses;

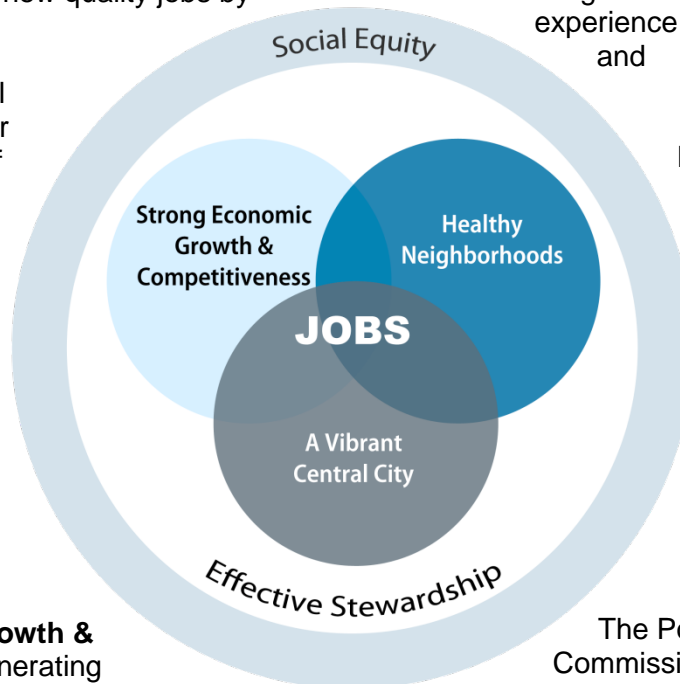
**Healthy Neighborhoods:** fostering economic and neighborhood vitality throughout Portland by positioning local

businesses, neighborhoods and their residents to connect to and compete in the regional economy;

**A Vibrant Central City:** maintaining a leadership position in sustainability and as the regional employment center by striving to produce an innovative urban setting that fosters creativity and invention;

**Social Equity:** advancing social and economic equity through access to living wage jobs, wealth creation opportunities and ensuring all Portland residents experience increases in income; and

**Effective Stewardship over our Resources and Operations, and Employee Investment:** exercising transparent and accountable stewardship of public resources through best practices.



The Portland Development Commission strives to focus on what matters to Portland residents and businesses: job creation, economic opportunity, collaboration and responsible stewardship of public funds. The agency direction calls for explicit investments in business growth, workforce training, catalytic projects and an ecosystem that nurtures small businesses, entrepreneurs and innovators alike – as well as measuring the impact of these investments.

## KEY PERFORMANCE METRICS

### Estimated Jobs, Financial Assistance and Private Investment from Economic Development Related Programs from July 2009 to May 2012

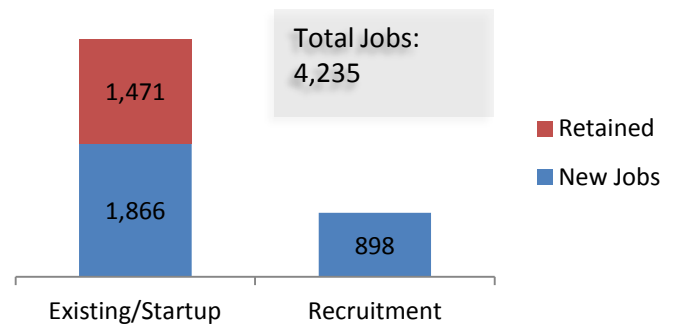
	# of Businesses Assisted	Financial Assistance	Private or Outside Investment	Total Investment	Estimated Construction Jobs	Leverage Ratio
<b>Business Loans</b>	56	\$6,945,500	\$38,317,771	\$45,263,271	164	1:6
<b>Enterprise Zone</b>	11	\$27,297,487	\$479,967,245	\$479,967,245	2,434	1:18
<b>Storefront</b>	369	\$6,030,147	\$7,631,300	\$13,661,447	111	1:1
<b>Green Features Grant</b>	21	\$582,520	\$597,440	\$1,179,960	10	1:1
<b>Redevelopment Loan Fund</b>	18	\$28,421,817	\$179,088,706	\$207,510,523	1,614	1:6
<b>Portland Seed Fund</b>	17	\$700,000	\$7,300,000	\$8,000,000	0	1:10
<b>Clean Energy Works</b>	34	\$4,900,000	\$28,000,000	\$32,900,000	415	1:6
<b>Total</b>	526	\$74,877,471	\$740,902,462	\$788,482,445	4,748	1:10

*Notes:*

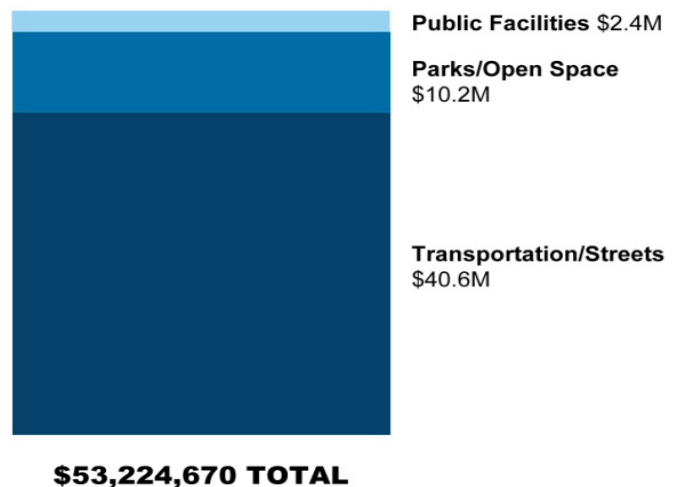
Job numbers reflect direct employment based on current and anticipated performance; this includes job calculations for direct jobs estimated due to redevelopment projects and anticipated employment. Financial assistance includes loans, tax abatement and grants. Construction jobs are estimated using economic modeling. Some businesses may have received more than one type of assistance.

PDC financial assistance and recruitment activity are responsible for helping to retain nearly 1,471 existing jobs in Portland and to create more than 2,764 new jobs in the Portland region. Small businesses accounted for 730 of the new and retained jobs, and 88 percent of overall business assistance activity went to businesses with less than 50 employees. All together, more than 4,200 jobs have been created or retained through direct business assistance since July 2009.

### Jobs Created & Retained from Business Development Assistance Activities, July 2009 to May 2012



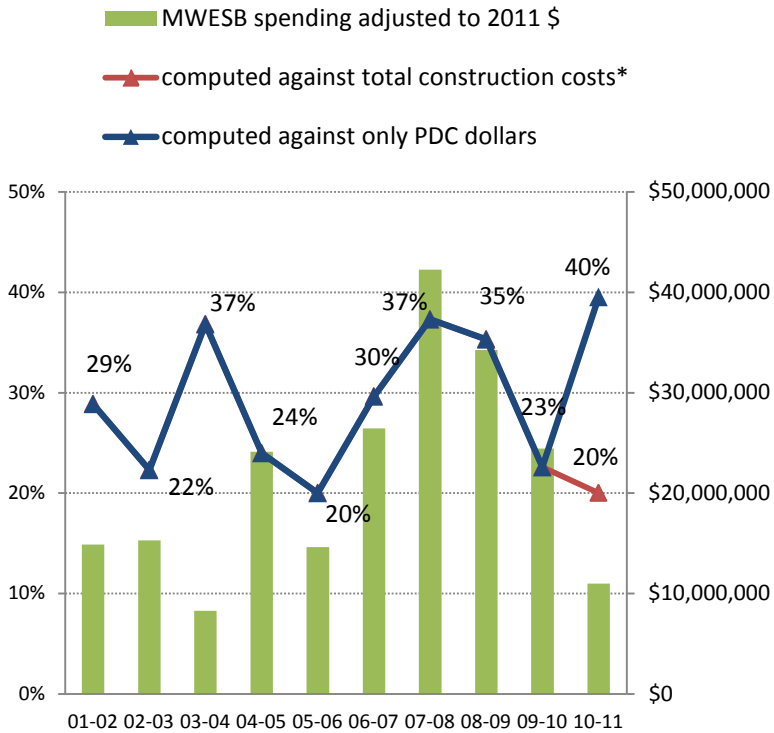
### Infrastructure Spending, 2009 - 2011



PDC has invested in public infrastructure projects in concert with our partner city agencies. These resources have supported thousands of construction jobs, provided critical transportation linkages and enhanced citywide livability. Since July 2009, PDC has directly invested more than \$53 million in city streets, parks and public facilities.

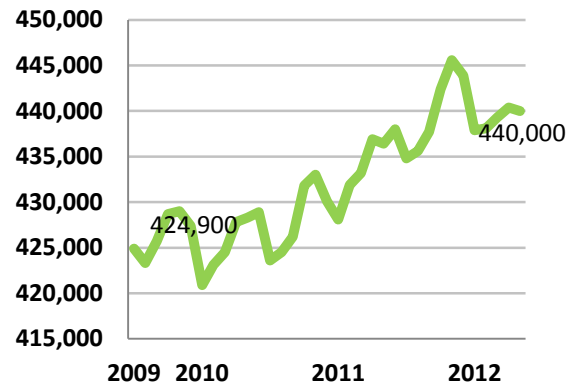
## M/W/ESB Spending, 2001 - 2011

One way PDC supports and measures attainment of its Social Equity goal is through aggressive contracting targets for minority, women and emerging small businesses (M/W/ESB). Over the past ten years, PDC has directed more than \$215 million towards M/W/ESB firms working on PDC funded construction projects.



\*In 2010, the basis of PDC's MWESB construction goal became the total construction costs of PDC funded projects. This new goal now makes higher percentages of utilization more difficult to attain.

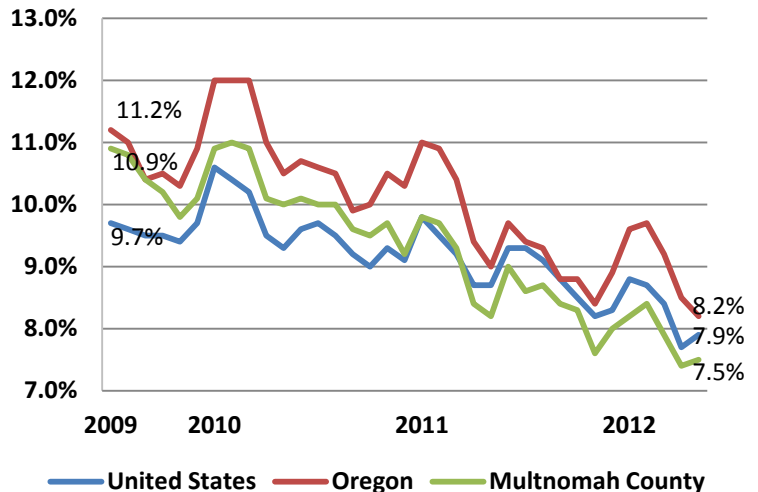
## Multnomah County Employment: July 2009 to May 2012



Multnomah County has seen a four percent increase in jobs within the three-year period since the Economic Development Strategy was adopted – an increase of more than 15,000 jobs.

Reflecting positive job growth, the Multnomah County unemployment rate has dropped almost 3.5 percent since July 2009.

## Unemployment Rate July 2009 to May 2012





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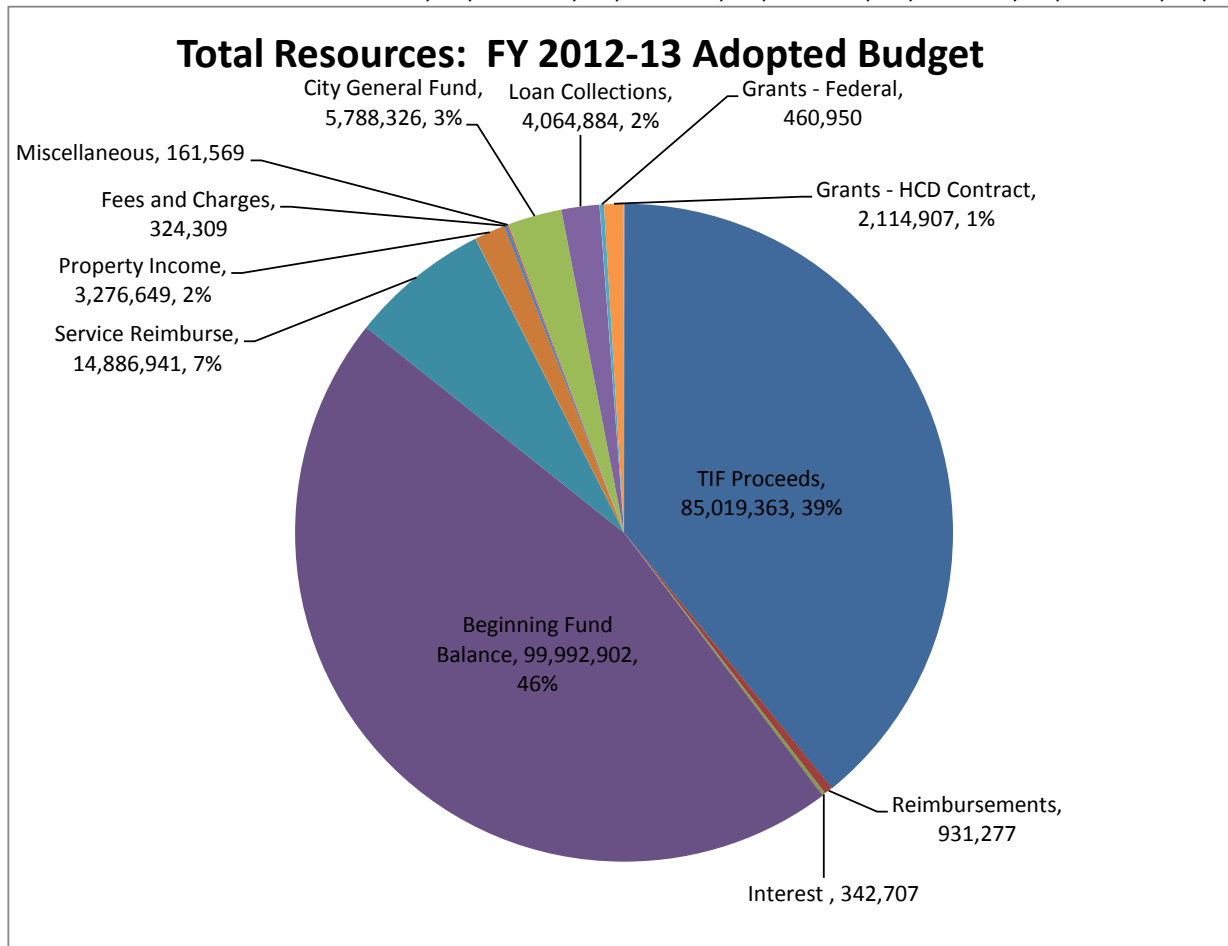
# Financial Summary

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## Financial Summary

### Total Resources

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
Beginning Fund Balance	105,410,843	97,146,459	78,339,031	84,759,170	89,809,170	99,992,902
<b>Revenue</b>						
City General Fund	8,288,461	4,159,959	5,788,326	5,788,326	5,788,326	5,788,326
Contra Program Income	-990,212	0	0	0	0	0
Debt Proceeds	5,035,871	0	0	0	0	0
Fees and Charges	581,016	1,046,192	429,714	324,309	324,309	324,309
Grants - Federal Except HCD	5,102,089	0	539,050	460,950	460,950	460,950
Grants - HDC Contract	6,849,592	3,302,911	2,376,034	2,138,667	2,138,667	2,114,907
Grants - State & Local	0	0	208,500	0	0	0
Interest on Investments	1,240,378	678,974	265,873	338,760	338,760	342,707
Loan Collections	19,965,067	4,969,751	8,331,992	4,064,884	4,064,884	4,064,884
Miscellaneous	252,155	2,093,955	687,603	161,569	161,569	161,569
Property Income	11,416,921	8,936,506	10,942,266	3,264,213	3,264,213	3,276,649
Reimbursements	857,976	1,676,125	1,862,303	931,277	931,277	931,277
Service Reimbursements	23,681,321	18,537,091	14,438,426	15,062,027	15,062,027	14,886,941
TIF Proceeds	89,778,161	85,287,184	142,368,327	87,983,233	87,983,233	85,019,363
Transfers In	7,103,217	2,110,000	3,101,434	0	0	0
<b>Total Revenue</b>	<b>179,162,013</b>	<b>132,798,649</b>	<b>191,339,848</b>	<b>120,518,215</b>	<b>120,518,215</b>	<b>117,371,882</b>
<b>Total Resources</b>	<b>284,572,856</b>	<b>229,945,108</b>	<b>269,678,879</b>	<b>205,277,385</b>	<b>210,327,385</b>	<b>217,364,784</b>



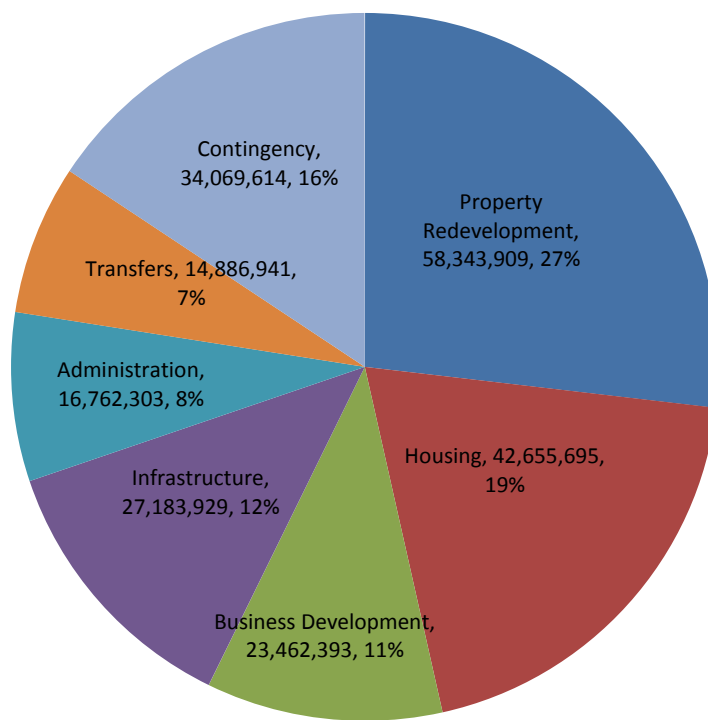


## Financial Summary Total Requirements

### Requirements

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Expenditures</b>						
Business Development	16,005,390	13,662,940	24,685,530	23,090,153	23,090,153	23,462,393
Housing	66,607,226	34,099,231	55,987,083	41,790,099	41,790,099	42,655,695
Infrastructure	21,890,328	18,149,200	19,605,636	27,133,929	27,183,929	27,183,929
Property Redevelopment	18,609,036	41,801,772	63,786,408	53,343,909	58,343,909	58,343,909
Administration	33,529,880	22,993,252	17,325,833	17,066,787	17,066,787	16,762,303
<b>Total Expenditures</b>	<b>156,641,860</b>	<b>130,706,395</b>	<b>181,390,490</b>	<b>162,424,877</b>	<b>167,474,877</b>	<b>168,408,229</b>
Transfers	30,784,539	20,647,091	17,539,860	15,062,027	15,062,027	14,886,941
Contingency	0	0	70,748,529	27,790,481	27,790,481	34,069,614
Ending Fund Balance	97,146,458	78,590,673	0	0	0	0
<b>Total Requirements</b>	<b>284,572,856</b>	<b>229,945,108</b>	<b>269,678,879</b>	<b>205,277,385</b>	<b>210,327,385</b>	<b>217,364,784</b>

### Total Requirements: FY 2012-13 Adopted Budget



## Financial Summary

### Summary of Resources

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
Beginning Fund Balance	105,410,843	97,146,459	78,339,031	84,759,170	89,809,170	99,992,902
<b>Revenue</b>						
<b>City General Fund</b>						
City General Fund	8,288,461	4,159,959	5,788,326	5,788,326	5,788,326	5,788,326
<b>City General Fund Total</b>	<b>8,288,461</b>	<b>4,159,959</b>	<b>5,788,326</b>	<b>5,788,326</b>	<b>5,788,326</b>	<b>5,788,326</b>
<b>Contra Program Income</b>						
Contra Program Income	-990,212	0	0	0	0	0
<b>Contra Program Income Total</b>	<b>-990,212</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Debt Proceeds</b>						
Line of Credit	5,035,871	0	0	0	0	0
<b>Debt Proceeds Total</b>	<b>5,035,871</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Federal &amp; Other Grants</b>						
Grants - Federal except HCD	5,102,089	0	539,050	460,950	460,950	460,950
Grants - HCD Contract	6,849,592	3,302,911	2,376,034	2,138,667	2,138,667	2,114,907
Grants - State & Local	0	0	208,500	0	0	0
<b>Federal &amp; Other Grants Total</b>	<b>11,951,681</b>	<b>3,302,911</b>	<b>3,123,584</b>	<b>2,599,617</b>	<b>2,599,617</b>	<b>2,575,857</b>
<b>Fees and Charges</b>						
Application Fees and Dues	25,189	60,482	100,742	0	0	0
Loan Fees	238,518	41,054	2,500	0	0	0
Loan Late Charges	8,683	6,067	11,000	0	0	0
Loan NSF Charges	101	175	0	0	0	0
Other Contracts	308,526	938,414	315,472	324,309	324,309	324,309
<b>Fees and Charges Total</b>	<b>581,016</b>	<b>1,046,192</b>	<b>429,714</b>	<b>324,309</b>	<b>324,309</b>	<b>324,309</b>
<b>Interest on Investments</b>						
Interest - All Other	4,530	41,677	0	0	0	0
Interest - City Invest Pool	1,235,848	637,297	265,873	338,760	338,760	342,707
<b>Interest on Investments Total</b>	<b>1,240,378</b>	<b>678,974</b>	<b>265,873</b>	<b>338,760</b>	<b>338,760</b>	<b>342,707</b>
<b>Loan Collections</b>						
Loans - Interest Capitalized	674,533	31,501	0	0	0	0
Loans - Interest Earned	2,545,133	1,110,075	803,172	496,967	496,967	496,967
Loans - Principal Collection	16,745,401	3,828,175	7,528,820	3,567,917	3,567,917	3,567,917
<b>Loan Collections Total</b>	<b>19,965,067</b>	<b>4,969,751</b>	<b>8,331,992</b>	<b>4,064,884</b>	<b>4,064,884</b>	<b>4,064,884</b>
<b>Miscellaneous</b>						
Miscellaneous Income	141,155	1,275,026	587,603	161,569	161,569	161,569
Private Grants & Donations	91,000	82,500	100,000	0	0	0
Write-Off Recovery	20,000	736,430	0	0	0	0
<b>Miscellaneous Total</b>	<b>252,155</b>	<b>2,093,955</b>	<b>687,603</b>	<b>161,569</b>	<b>161,569</b>	<b>161,569</b>
<b>Property Income</b>						
Real Property Sales	8,930,241	6,748,956	7,590,923	1,000,000	1,000,000	1,000,000
Rent and Property Income	2,486,680	2,187,550	3,351,343	2,264,213	2,264,213	2,276,649
<b>Property Income Total</b>	<b>11,416,921</b>	<b>8,936,506</b>	<b>10,942,266</b>	<b>3,264,213</b>	<b>3,264,213</b>	<b>3,276,649</b>
<b>Reimbursements</b>						
Reimbursement	857,976	1,676,125	1,862,303	931,277	931,277	931,277

## Financial Summary

### Summary of Resources

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
<b>Reimbursements Total</b>	<b>857,976</b>	<b>1,676,125</b>	<b>1,862,303</b>	<b>931,277</b>	<b>931,277</b>	<b>931,277</b>
<b>Service Reimbursments</b>						
Serv Reimbursements - Admin	20,542,779	16,866,242	14,438,426	15,062,027	15,062,027	14,886,941
Serv Reimbursements - Dept OH	3,138,542	1,670,849	0	0	0	0
<b>Service Reimbursments Total</b>	<b>23,681,321</b>	<b>18,537,091</b>	<b>14,438,426</b>	<b>15,062,027</b>	<b>15,062,027</b>	<b>14,886,941</b>
<b>TIF Proceeds</b>						
Tax Increment - L-T Debt Exempt	8,236,051	3,990,822	26,710,955	19,500,000	19,500,000	16,000,000
Tax Increment - L-T Debt Non-Exempt	30,247,530	25,034,507	57,159,961	20,800,000	20,800,000	20,800,000
Tax Increment - S-T Debt Exempt	50,544,580	56,261,855	58,497,411	47,683,233	47,683,233	48,219,363
Tax Increment - S-T Debt Non-Exempt	750,000	0	0	0	0	0
<b>TIF Proceeds Total</b>	<b>89,778,161</b>	<b>85,287,184</b>	<b>142,368,327</b>	<b>87,983,233</b>	<b>87,983,233</b>	<b>85,019,363</b>
<b>Transfers In</b>						
Budgeted Transfers	7,103,218	2,110,000	3,101,434	0	0	0
<b>Transfers In Total</b>	<b>7,103,218</b>	<b>2,110,000</b>	<b>3,101,434</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Revenue</b>	<b>179,162,013</b>	<b>132,798,649</b>	<b>191,339,848</b>	<b>120,518,215</b>	<b>120,518,215</b>	<b>117,371,882</b>
<b>Total Resources</b>	<b>284,572,856</b>	<b>229,945,108</b>	<b>269,678,879</b>	<b>205,277,385</b>	<b>210,327,385</b>	<b>217,364,784</b>

## Financial Summary

### Summary of Requirements

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Requirements/Expenditures by Fund</b>						
<b>Capital Projects Fund</b>						
Airport Way URA Fund	815,453	3,445,541	2,066,801	1,328,733	1,328,733	1,328,733
Central Eastside URA Fund	9,882,652	5,753,742	8,174,145	3,996,670	3,996,670	4,003,339
Convention Center URA Fund	7,974,038	5,417,637	28,074,540	33,946,616	38,946,616	38,940,528
Downtown Waterfront URA Fund	3,694,364	7,578,712	2,634,449	7,515,368	7,515,368	7,515,368
Gateway Reg Center URA Fund	3,304,320	1,401,952	4,240,295	6,608,517	6,608,517	5,934,436
Interstate Corridor URA Fund	10,070,159	18,176,218	21,441,717	14,939,535	14,989,535	15,725,788
Lents Town Center URA Fund	10,166,532	7,921,828	17,553,911	12,255,499	12,255,499	12,711,121
North Macadam URA Fund	4,950,514	8,334,530	15,436,480	24,606,707	24,606,707	22,681,053
River District URA Fund	33,682,808	35,770,468	41,455,176	21,809,089	21,809,089	23,702,966
South Park Blocks URA Fund	12,338,353	4,832,152	9,204,378	5,473,419	5,473,419	5,839,981
Willamette Industrial URA Fund	122,200	47,148	1,084,167	1,060,454	1,060,454	1,060,454
<b>Enterprise Fund</b>						
Enterprise Loans Fund	16,502,710	3,479,529	1,628,420	1,172,991	1,172,991	1,172,991
Enterprise Management Fund	1,112,560	985,672	1,287,564	1,287,564	1,287,564	1,300,000
<b>General Fund</b>						
General Fund	30,424,213	23,461,119	22,652,854	22,445,747	22,445,747	22,482,180
<b>Internal Service Fund</b>						
Risk Management Fund	207,407	3,108	248,765	248,765	248,765	248,765
<b>Special Revenue Fund</b>						
Ambassador Program Fund	11,289	2,900	20,324	17,084	17,084	13,514
Enterprise Zone Fund	84,594	63,401	865,302	674,751	674,751	674,751
HCD Contract Fund	6,345,073	3,164,368	2,178,437	1,945,344	1,945,344	1,980,237
Home Grant Fund	4,744,827	118,068	0	0	0	0
Other Federal Grants Fund	207,793	748,304	1,142,765	1,092,024	1,092,024	1,092,024
<b>Total Expenditures</b>	<b>156,641,859</b>	<b>130,706,395</b>	<b>181,390,490</b>	<b>162,424,877</b>	<b>167,474,877</b>	<b>168,408,229</b>
Transfers	30,784,539	20,647,091	17,539,860	15,062,027	15,062,027	14,886,941
Contingency	0	0	70,748,529	27,790,481	27,790,481	34,069,614
Ending Fund Balance	97,146,459	78,590,673	0	0	0	0
<b>Total Requirements</b>	<b>284,572,856</b>	<b>229,945,108</b>	<b>269,678,879</b>	<b>205,277,385</b>	<b>210,327,385</b>	<b>217,364,784</b>

## Financial Summary

### Summary of Requirements

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Requirements/Expenditures by Expense Category</b>						
Capital Outlay	36,776,623	27,269,642	66,117,888	56,789,955	61,839,955	61,839,955
Debt	3,262,121	3,016,545	0	0	0	0
Financial Assistance	66,245,762	32,917,042	35,631,087	31,695,435	31,695,435	31,905,023
Materials and Services	22,976,663	49,598,811	62,694,797	57,144,622	57,144,622	57,868,386
Other Interest Expense	5,205,263	0	0	0	0	0
Personnel Services	22,175,427	17,904,355	16,946,718	16,794,865	16,794,865	16,794,865
<b>Total Expenditures</b>	<b>156,641,859</b>	<b>130,706,395</b>	<b>181,390,490</b>	<b>162,424,877</b>	<b>167,474,877</b>	<b>168,408,229</b>
Transfers	30,784,539	20,647,091	17,539,860	15,062,027	15,062,027	14,886,941
Contingency	0	0	70,748,529	27,790,481	27,790,481	34,069,614
Ending Fund Balance	97,146,459	78,590,673	0	0	0	0
<b>Total Requirements</b>	<b>284,572,856</b>	<b>229,945,108</b>	<b>269,678,879</b>	<b>205,277,385</b>	<b>210,327,385</b>	<b>217,364,784</b>

## Financial Summary

### Budgeted Expenditures By Business Line

The following chart summarizes PDC's FY 2012-13 expenditures by Business Line (appropriation) and Expense Category. The FY 2012-13 budgeted expenditures were guided using the goals identified in the Revised 2010-2014 Strategic Plan and workplans developed across the agency to meet those goals.

Business Line & Key Activity	Expense Category				Total
	Personnel Services	Materials and Services	Capital Outlay	Financial Assistance	
<b>Business Development</b>					
Business Lending	674,289	387,500		9,361,624	10,423,413
Cluster Industry Development	1,581,283	3,439,301		1,215,000	6,235,584
Small Business & Entrepreneurship	1,048,361	1,133,302		4,621,733	6,803,396
<b>Total Business Development</b>	<b>3,303,933</b>	<b>4,960,103</b>		<b>15,198,357</b>	<b>23,462,393</b>
<b>Infrastructure</b>					
Parks	88,277		5,590,000		5,678,277
Public Facilities	101,755		1,332,520		1,434,275
Transportation	170,618	172,759	19,728,000		20,071,377
<b>Total Infrastructure</b>	<b>360,650</b>	<b>172,759</b>	<b>26,650,520</b>		<b>27,183,929</b>
<b>Property Redevelopment</b>					
Commercial Property Redevelopment	2,649,839	3,383,931	34,884,815	7,520,000	48,438,585
Commercial Real Estate Lending	221,264			5,610,000	5,831,264
Community Redevelopment Grants	650,394	10,000		3,413,666	4,074,060
<b>Total Property Redevelopment</b>	<b>3,521,497</b>	<b>3,393,931</b>	<b>34,884,815</b>	<b>16,543,666</b>	<b>58,343,909</b>
<b>Administration</b>					
Agency Infrastructure	1,490,106	3,420,519	295,620		5,206,245
Financial Administration	2,160,755	1,697,048	1,000		3,858,803
General Administration	4,775,885	982,970			5,758,855
Legal	268,216	76,850			345,066
PHB Housing Support	94,041				94,041
Social Equity	231,496	519,700			751,196
Strategic Planning/Policy	509,245	96,000			605,245
Urban Renewal Plan Area Dev	76,852	66,000			142,852
<b>Total Administration</b>	<b>9,606,596</b>	<b>6,859,087</b>	<b>296,620</b>		<b>16,762,303</b>
<b>Total</b>	<b>16,792,676</b>	<b>15,385,880</b>	<b>61,831,955</b>	<b>31,742,023</b>	<b>125,752,534</b>
<b>Housing</b>	<b>2,189</b>	<b>42,645,506</b>	<b>8,000</b>		<b>42,655,695</b>
<b>Total with Housing</b>	<b>16,794,865</b>	<b>58,031,386</b>	<b>61,839,955</b>	<b>31,742,023</b>	<b>168,408,229</b>

## **Description of Resources**

PDC's operating and capital expenditures are supported by resources described below. Total resources, including Beginning Fund Balance for FY 2012-13, are budgeted at \$217.4 million, a decrease of \$52.3 million from the FY 2011-12 Revised Budget of \$269.7 million.

**Beginning Fund Balance** - The FY 2012-13 Beginning Fund Balance Budget is \$100.0 million, an increase of \$21.6 million from FY 2011-12 Revised Budget of \$78.4 million. This increase is primarily from prior bond proceeds that were retained for specific projects.

The bulk of PDC's Beginning Fund Balance are in Capital Funds, which carry balances resulting from long-term and short-term tax increment bond proceeds, loan repayments, and other receipts. These beginning balances are programmed to fund business development, housing, infrastructure, and property redevelopment projects sometimes over multiple years.

The net proceeds from tax increment financing are spent over multiple years on identified projects and programs. The balances are budgeted in Contingency and carried over to Beginning Fund Balance in the succeeding fiscal year. These balances are only spent on projects eligible for the bond proceeds.

**City General Fund** - PDC relies on the General Fund allocation from the City of Portland to fund economic development activities outside of urban renewal areas. These activities generally fall in two categories – Traded Sector and Neighborhood Economic Development. PDC is budgeted to receive \$5.8 million in FY 2012-13 to fund general economic development activities. This is the same amount that was budgeted in FY 2011-12.

**Federal and Other Grants** - This revenue category includes two funding sources – Federal except HCD and HCD Contract. The overall budget is \$2.6 million in FY 2012-13. Federal except HCD is a Clean Technology Grant funded by the Federal Economic Development Administration for \$460 thousand. The HCD portion is comprised of Community Development Block Grant funds for Economic Opportunity programs at \$2.1 million.

**Program Income** - Program income derives from the following sources: Fees and Charges, Interest on Investments, Loan Collections, Miscellaneous, Property Income, and Reimbursements. These funds are used to support development efforts, to provide loans for capital projects, to fund program management in urban renewal areas, and other activities. Program income received in urban renewal areas is retained within the corresponding urban renewal area and expended on projects in accordance with the City's adopted urban renewal plans. Federal loan collection program income is restricted in expenditure by law.

The program income budget for FY 2012-13 is \$9.1 million, a decrease from the FY 2011-12 Revised Budget of \$22.5 million. The only increase is in Interest in Investments which grew from \$266 thousand in FY 2011-12 to \$343 thousand FY 2012-13. The increase is attributed to growth in Beginning Fund Balance. The largest decrease is in Property Income declining from \$10.9 million in FY 2011-12 to \$3.3 million in FY 2012-13. PDC is forecasting decreases in both real property sales and rent and property income.

**Service Reimbursements** - Includes recovery for administrative expenses for PDC's support departments: Executive and Finance & Business Operations. It also accounts for administrative and some personnel services charges for the Urban Development Department. The costs are allocated to operating department funds, which reimburse the General Fund for their share of the costs. Service reimbursements are budgeted at \$14.9 million in FY 2012-13 which is an increase of \$500 thousand over FY 2011-12's revised budget of \$14.4 million.

**Tax Increment Debt Proceeds** - Oregon Revised Statutes (Chapter 457) requires that urban renewal property taxes be used to pay debt service on bonds and notes issued to fund projects in urban renewal areas. The City of Portland collects urban renewal property taxes to make debt service payments on long-term urban renewal bonds, lines of credit or other interim financing, and short-term urban renewal bonds (known as "du jour" bonds). PDC receives the net proceeds of these debt obligations, after payment of issuance costs and required reserves, to use on eligible projects within designated urban renewal areas.

The financing plan for FY 2012-13 was developed in conjunction with the City of Portland using conservative assumptions on tax increment revenue collections and debt service requirements. PDC's FY 2012-13 tax increment debt proceeds of \$85.0 million is estimated to be \$57.4 million lower than in FY 2011-12 based on project timing.

**Short Term (S-T) Debt** – Short-term ("du jour") debt is overnight borrowing used to make tax increment revenues available to PDC that are in excess of amounts necessary for debt service on outstanding urban renewal bonds or other indebtedness. The FY 2012-13 Budget includes \$48.2 million of du jour, a decrease of \$10.3 million from FY 2011-12.

Urban renewal property taxes collected in four urban renewal areas - Airport Way, Convention Center, Downtown Waterfront, and South Park Blocks - do not vary as the Assessed Values within the urban renewal area boundary vary, because of the method chosen to collect tax increment revenues when Measure 50 was implemented. Therefore, du jour in those urban renewal areas generally does not change from year to year unless debt service requirements change.



Urban Renewal property taxes collected in the other seven urban renewal areas - Central Eastside, Gateway Regional Center, Interstate Corridor, Lents Town Center, North Macadam, River District, and Willamette Industrial - do increase (or decrease) as the Assessed Values within the urban renewal area boundary change, and du jour revenues vary as a result. As more long-term debt is issued for these districts, higher debt service payments will reduce amounts available from du jour.

**Long Term (L-T) Debt** - The FY 2012-13 Budget for long term debt is \$36.8 million, a decrease of \$47.1 million from the FY 2011-12 Budget. This number is a combination of proceeds from bond sales and line of credit draws that will ultimately be financed by bond sales. The amount of long-term debt issued each year is based on a number of factors including the urban renewal area's capacity to issue long-term debt, the demand for resources based on projected expenditures and the optimal economic timing for bond sales. Additionally the Convention Center URA issued its final bonds in FY 2011-12.

PDC does not have any debt service in its budget related to tax increment funding. This is because the City of Portland issues all urban renewal long-term bonds, tax increment-secured lines of credit, and short term financing per City Charter. The City of Portland maintains separate debt service funds for each Urban Renewal Area. These debt service funds can be found through the City of Portland's budget at <http://www.portlandonline.com/>.

Each urban renewal area has its own plan which details the area including the legal boundaries, goals and objectives, definitions, project activities, and expiration dates. Each plan provides details on the condition of the area, maximum indebtedness, and fiscal impacts. Key facts about each urban renewal area and its capacity for debt issuance are shown on the following table:

<b>Urban Renewal Area</b>	<b>Maximum Indebtedness</b>	<b>Indebtedness Issued as of 6/30/11</b>	<b>Indebtedness Remaining as of 06/30/11</b>	<b>Last Date to Issue Long Term Debt</b>
Airport Way	72,638,268	72,638,268	-	May 2011
Central Eastside	104,979,000	78,779,340	26,199,660	August 2018
Convention Center	167,511,000	118,746,155	48,764,845	June 2013
Downtown Waterfront	165,000,000	165,000,000	-	April 2008
Gateway Regional	164,240,000	27,680,073	136,559,927	June 2022
Interstate Corridor	335,000,000	117,351,223	217,648,777	June 2021
Lents Town Center	245,000,000	93,405,000	151,595,000	June 2020
North Macadam	288,562,000	95,800,000	192,762,000	June 2020
River District	489,500,000	209,909,718	279,590,282	June 2021
South Park Blocks	143,619,000	112,035,000	31,584,000	July 2008
Willamette Industrial	200,000,000	2,845,000	197,155,000	December 2024

Notes:

- (1) Reduced Rate Plan-Bonds and Local Option Levies approved after 10/06/2001 do not contribute to urban renewal.
- (2) Standard Rate Plan-All levies contribute to urban renewal.

An urban renewal area's maximum indebtedness represents the principal amount of indebtedness that may be issued for a given urban renewal area, and does not include debt service or refinancing costs. The maximum indebtedness limit is based on good faith estimates of project costs, including inflation, that are planned in each urban renewal area.

The plan expiration date is the stated date within each urban renewal area's Plan after which no additional new bonded indebtedness may be issued.

The number of acres included in the plan area represents those acres within the boundaries of the district as established by the Plan and subsequent amendments.

Estimates for future year indebtedness are included in the Five-Year Projections for each urban renewal area following this section.

## **Description of Requirements**

PDC's Requirements Budget for FY 2012-13 is \$217.4 million (including \$34.1 million in Contingency), a decrease of \$52.3 million from the previous year. This decrease is partly a result of lower estimates of ending fund balances based on the spending of resources accumulated from prior year bond sales. The budget decrease also reflects a conservative approach to estimating funding requirements and improved cash holdings and debt optimization.

PDC's Total Expenditure Budget (net of Contingency, Transfers, and Ending Fund Balance) is \$168.4 million, a decrease of \$13.0 million from the prior fiscal year. PDC's budget is appropriated by Program Area. The budget includes Non-Departmental requirements for Debt Service and Cash Transfers Out.

## **Expenditure Trends by Program Area**

The total budget for PDC's Program Areas in FY 2012-13 is \$168.4 million. Total expenditures are budgeted in the five program areas detailed below:

**Business Development** – The Business Development program budget is \$23.5 million. This category includes all business finance programs with a job creation and/or retention requirement.

**Housing** – The Housing program budget is \$42.7 million. This category includes all homeownership, home repair, and affordable rental housing projects and programs. These expenditures occur through the Portland Housing Bureau.

**Infrastructure** – The Infrastructure program budget is \$27.2 million. This category includes all projects and programs that are public infrastructure improvements.

**Property Redevelopment** – The Property Redevelopment program budget is \$58.3 million. This category includes all projects and programs that relate to property redevelopment.

**Administration** – The Administration program budget is \$16.8 million. This category includes all administrative and internal service functions.

## **Non-Program Requirements**

Non-Departmental requirements are Transfers and Contingency.

**Transfers** – This category accounts for transfers between funds. There are cash transfers totaling \$14.9 million budgeted for FY 2012-13. This is related to moving Internal Service Reimbursements from Department Expenditures to Fund Transfers starting in FY 2009-10.

**Contingency** – A Contingency amount is budgeted to cover unanticipated requirements. The Contingency budget decreased from \$70.7 million to \$34.1 million in FY 2012-13. Contingency in the capital funds is generally budgeted at 5.0% of total Capital Outlay, Financial Assistance, and Materials & Services if cash is available. Funds budgeted under Contingency are available to PDC during the fiscal year, through either a budget amendment or supplemental budget.

## Financial Summary

### Account Summary by Expense Category

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Capital Outlay</b>						
Capital Lease (PDC)						
Leasehold Improvements PDC	0	0	8,000	5,000	5,000	5,000
Leases	0	0	20,000	15,000	15,000	15,000
Computer Equipment & Software						
Computer Equipment	145,660	53,291	175,000	170,000	170,000	170,000
System Software Applications	5,247	1,072,233	656,965	120,120	120,120	120,120
Fixed Assets						
Acquisition	12,460,004	5,885,379	4,690,918	18,200,000	1,200,000	1,200,000
Bldg Improvements - DORMANT	0	0	0	30,000	30,000	30,000
Construction Costs	8,866,569	1,827,647	24,681,315	5,896,028	5,896,028	5,896,028
Demolition & Site Preparation	77,252	685,339	0	1,000,000	1,000,000	1,000,000
Environmental Analysis & Remed	1,227,130	825,630	523,017	1,161,000	1,161,000	1,161,000
Leasehold Improvements	119,387	0	0	0	0	0
Percent for Art Contribution	64,730	23,006	0	0	0	0
Permits, Review & Fees	85,452	57,604	319,598	1,825,000	1,825,000	1,825,000
Prof & Tech Services	-284,227	460,676	925,269	3,325,000	3,325,000	3,325,000
Infrastructure						
IGA Infrastructue Other Soft	0	106,132	2,882,550	0	0	0
IGA Infrastructure Construction	11,241,479	14,656,141	28,733,063	23,026,492	45,076,492	45,076,492
IGA Infrastructure Planning	80,340	296,122	1,357,711	1,147,815	1,147,815	1,147,815
IGA Infrastructure Prof Serv	2,551,626	975,816	1,115,000	368,000	368,000	368,000
Other Capital Equipment						
Furniture & Equipment	25,268	0	5,000	500	500	500
LID Special Assessments	0	78,057	0	500,000	500,000	500,000
Relocation Administrative Costs	6,781	47,812	0	0	0	0
Relocation Direct Costs	103,924	218,759	24,482	0	0	0
	<b>36,776,623</b>	<b>27,269,642</b>	<b>66,117,888</b>	<b>56,789,955</b>	<b>61,839,955</b>	<b>61,839,955</b>
<b>Debt</b>						
Debt						
Debt Service - Interest	62,482	727,463	0	0	0	0
Debt Service - Principal	3,199,639	2,289,082	0	0	0	0
	<b>3,262,121</b>	<b>3,016,545</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Financial Assistance</b>						
Grants						
Grants CY disbursements	10,156,415	7,769,135	0	0	0	0
Grants CY Funded	0	0	0	20,000	20,000	20,000
Grants to Grantees	0	0	6,985,390	3,643,318	3,643,318	3,876,666
Loans						
Loan Disb Offset	0	245,462	0	0	0	0
Loans CY Disbursements	55,501,533	24,902,446	0	0	0	0
Loans To Borrowers	0	0	24,380,679	24,186,624	24,186,624	24,186,624
Loans To Borrowers CY Funded	0	0	0	200,000	200,000	200,000
Other Financial Assistance						
Community Contributions	0	0	600,000	500,000	500,000	500,000
Contractor Capacity Assistance	11,136	0	0	0	0	0
EcDev & Training Grants - Non-Portfol	535,000	0	252,240	3,145,493	3,145,493	3,121,733
Permit Fee Waivers	26,800	0	0	0	0	0
Technical Assistance Grants	0	0	3,412,778	0	0	0
Temporary Relocation Assistanc	14,878	0	0	0	0	0
	<b>66,245,762</b>	<b>32,917,042</b>	<b>35,631,087</b>	<b>31,695,435</b>	<b>31,695,435</b>	<b>31,905,023</b>
<b>Materials and Services</b>						
Bank Fees and Charges						

## Financial Summary

### Account Summary by Expense Category

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Materials and Services</b>						
Bank Fees	21,170	16,519	0	0	0	0
Bond Underwriter Fees	4,425	0	0	0	0	0
DMC Admin Services	336,149	138,021	214,977	416,803	416,803	416,803
Interest Expense - Nondebt	759,043	1,038	0	0	0	0
<b>City Charges</b>						
City Overhead Charges	651,283	454,319	783,150	660,108	660,108	660,108
PHB Project Expenditures-CO/FS	0	28,227,480	44,433,151	38,849,159	38,849,159	37,933,219
PHB Project Expenditures-MS/PS	0	2,153,097	2,455,652	1,209,086	1,209,086	2,978,186
<b>Insurance</b>						
Claims Expense	50,266	499	0	0	0	0
Insurance	477,890	452,065	538,000	500,000	500,000	500,000
<b>Loan Processing</b>						
Loan Appraisals	5,000	0	0	0	0	0
Loan Documents	23,860	23,083	0	0	0	0
Loan Foreclosures Costs	169	160	0	0	0	0
Loan Servicing Costs	19,881	27,373	200	2,000	2,000	2,000
<b>Miscellaneous</b>						
Local Travel	47,387	31,866	40,775	8,825	8,825	8,825
Miscellaneous	70,176	3,710,486	22,924	19,484	19,484	33,459
Parking	33,287	19,657	22,630	9,050	9,050	9,050
<b>Non Capital Equipment</b>						
Computer Hardware	99,370	42,680	122,300	98,000	98,000	98,000
Furniture/Equip <\$5k	43,256	19,039	25,200	26,200	26,200	26,200
Hosted Services Maintenance	0	0	0	30,000	30,000	30,000
Software Applications	569,583	374,805	67,726	98,778	98,778	98,778
Software Maintenance	0	142,066	607,069	500,000	500,000	500,000
<b>Office Expense</b>						
General Office Expense	185,098	152,644	213,970	165,925	165,925	165,925
IGA Other Costs	0	252,925	955,083	955,083	955,083	950,000
Memberships, Dues, & Certifications	115,800	13,847	120,630	109,525	109,525	109,525
Organizational Memberships	0	71,463	0	15,000	15,000	15,000
Postage & Delivery	59,598	36,572	105,970	85,820	85,820	85,820
Printing & Graphics	105,611	47,223	43,755	67,200	67,200	67,200
Publications & Resource Mat'ls	21,133	12,681	8,850	11,580	11,580	11,580
<b>PDC Managed Prop Exp</b>						
Bldg Repairs & Maint - PDC	284,537	275,994	376,160	376,000	376,000	376,000
Equip Lease & Rentals - PDC	738	238	0	0	0	0
Equip Repairs & Maint - PDC	29,669	48,733	87,900	93,400	93,400	93,400
Rents/Leases - Fac	1,693,633	694,871	952,350	1,081,974	1,081,974	1,081,974
Vehicles Maintenance - PDC	3,572	4,507	7,000	15,000	15,000	15,000
<b>Public Com &amp; Marketing</b>						
Advertising & Publ Notices	224,025	119,145	137,240	86,590	86,590	86,590
Event Sponsorship	5,000	244,771	55,805	215,500	215,500	215,500
Marketing - Resources Dev	0	115	0	0	0	0
Public Meeting Expenses	50,558	29,904	14,900	38,350	38,350	57,698
Public Meeting Food Expense	0	10,566	0	1,000	1,000	1,000
Special Event Food Expense	0	54,574	80,000	20,000	20,000	20,000
Special Events Expenses	442,869	52,212	233,606	70,492	70,492	70,492
<b>Real Property Mang Prop Exp</b>						
Asset Disposal Costs - RE	13,962	0	0	0	0	0
Bldg Repairs & Maint - RE	634,757	1,375,200	1,884,118	1,617,329	1,617,329	1,634,848
Prop Mgmt Fees - RE	0	26,640	247,003	0	0	0
Prop Mgmt Other - RE	1,414	0	5,000	0	0	0
Portland Development Commission						

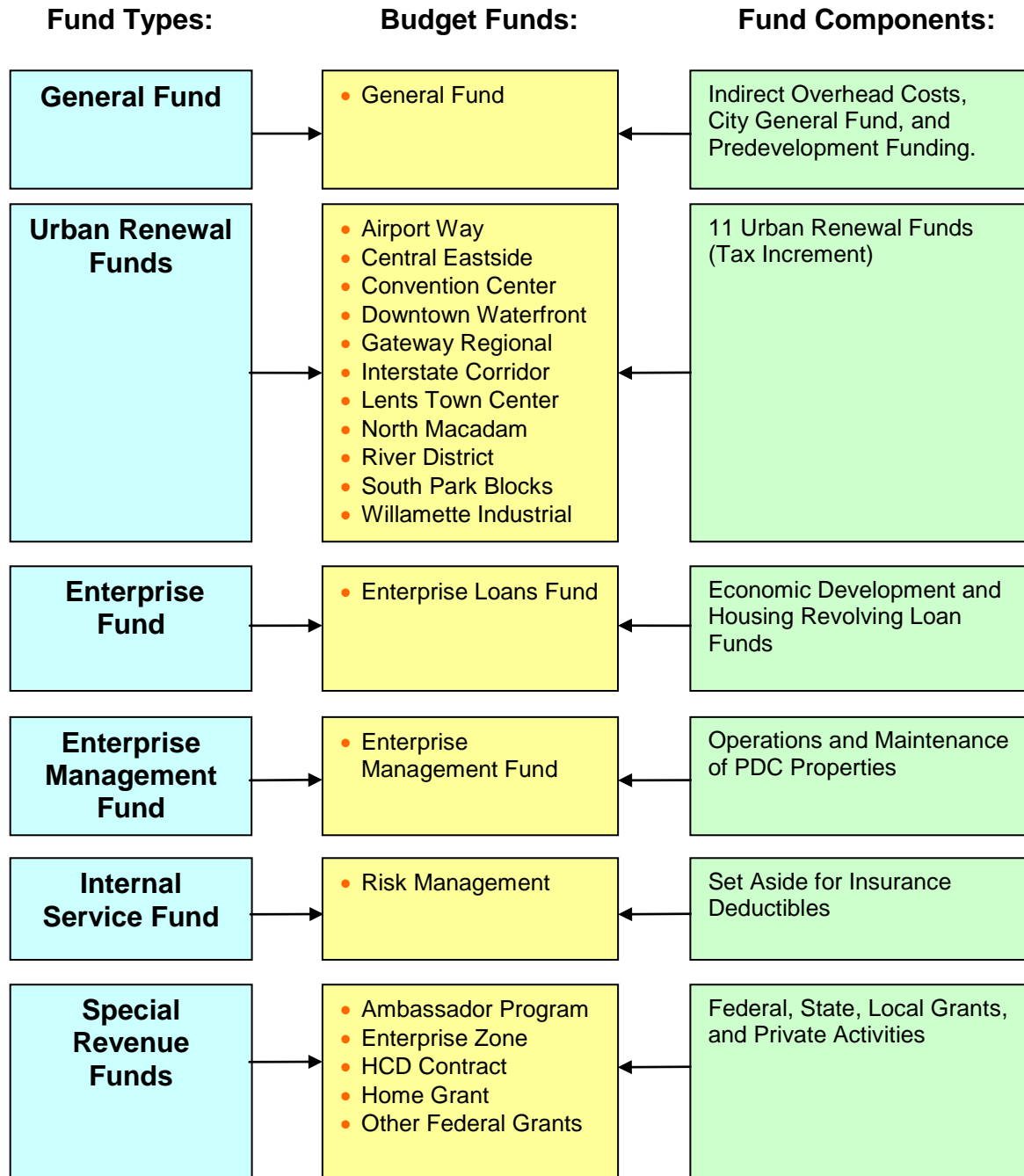
## Financial Summary

### Account Summary by Expense Category

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Materials and Services</b>						
Property Taxes - RE	412,829	97,595	100,000	222,759	222,759	222,759
Property Utilities - RE	86,845	76,147	10,528	1,000	1,000	1,000
Rents/Leases - RE	92,647	170,190	0	0	0	0
Service Contracts						
IGA Prof Services Contracts	1,824,310	595,566	922,919	248,895	248,895	353,633
Legal Expenses	680,474	443,146	422,685	380,265	380,265	380,265
Prof Services Contracts	10,928,505	7,992,454	5,457,484	7,834,964	7,834,964	7,555,071
Recruitment Services	25	37,834	26,000	13,500	13,500	13,500
Temporary Services	877,443	123,976	113,000	83,627	83,627	83,627
Training, travel & meetings						
Business Meeting Expense	51,787	10,376	12,225	5,625	5,625	5,625
Business Meeting Food Expense	0	17,859	300	1,500	1,500	1,500
Out of Town Travel	119,165	75,840	164,572	213,644	213,644	213,644
Training Expense	252,032	106,446	221,527	314,775	314,775	314,775
Training Travel Expenses	107,994	12,819	15,777	15,500	15,500	15,500
Utilities						
Communication Services	348,629	377,693	222,686	225,307	225,307	225,307
Utilities and Water	109,808	101,795	142,000	130,000	130,000	130,000
	<b>22,976,663</b>	<b>49,598,811</b>	<b>62,694,797</b>	<b>57,144,622</b>	<b>57,144,622</b>	<b>57,868,386</b>
<b>Other Interest Expense</b>						
Other Interest Expense						
Line of Credit Expense	5,204,808	0	0	0	0	0
Line-of-Credit Interest Exp	455	0	0	0	0	0
	<b>5,205,263</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Personnel Services</b>						
Benefits and Taxes						
Benefits and Taxes	5,979,747	5,068,425	5,140,486	5,487,031	5,487,031	5,487,031
Salaries and Wages						
Salaries and Wages	16,195,679	12,835,930	11,806,232	11,307,834	11,307,834	11,307,834
	<b>22,175,427</b>	<b>17,904,355</b>	<b>16,946,718</b>	<b>16,794,865</b>	<b>16,794,865</b>	<b>16,794,865</b>
<b>Total Expenditures</b>	<b>156,641,859</b>	<b>130,706,395</b>	<b>181,390,490</b>	<b>162,424,877</b>	<b>167,474,877</b>	<b>168,408,229</b>
Transfers	30,784,539	20,647,091	17,539,860	15,062,027	15,062,027	14,886,941
Contingency	0	0	70,748,529	27,790,481	27,790,481	34,069,614
Ending Fund Balance	97,146,459	78,590,673	0	0	0	0
<b>Total Requirements</b>	<b>284,572,856</b>	<b>229,945,108</b>	<b>269,678,879</b>	<b>205,277,385</b>	<b>210,327,385</b>	<b>217,364,784</b>

# PDC's Fund Structure

PDC has 6 Fund Types and  
20 Budget Funds





## **Description of PDC's Fund Structure**

PDC has 20 budget funds. Within each budget fund, PDC has sub-funds to account for specific programs that require separate tracking. A brief description of each of the legal appropriation fund types is below:

**General Fund** - This is PDC's operating fund. The General Fund accounts for administrative activities including indirect overhead costs and the project management office. In addition, economic development programs funded by the City General Fund are budgeted here.

**Urban Renewal Funds** - These funds are used to manage the finances of PDC's urban renewal areas. The primary source of revenue for these funds is tax increment debt proceeds and program income derived from the investment of tax increment proceeds. PDC's Urban Renewal Funds are:

**Airport Way** – The Airport Way Urban Renewal Area (URA) was formed in 1986. Unique to Airport Way is its absence of a housing element and its proximity to major transportation infrastructure, including Portland International Airport. At 1,841 acres, the Airport Way URA is the City's third largest urban renewal district. Total acreage was 2,276 as of June 2009 but was reduced to 1,841 acres through a plan amendment which became effective in March 2010. Its maximum indebtedness of \$72.6 million has been reached and there is no capacity to issue additional debt. The current budget and forecast for FY 2012-13 to FY 2016-17 include approximately \$6.5 million in planned expenditures, which will be funded by resources generated from property sales.

The Urban Renewal Plan and the Airport Way Development Plan identified several objectives including: stimulating private investment; growing the base of industrial / manufacturing businesses; and constructing and improving infrastructure systems, such as roads & utilities. Today, the primary activities in Airport Way focus on job growth via: 1) the sale and redevelopment of the remaining 27 acres of PDC-owned development rights at Cascade Station; 2) the sale and redevelopment of PDC's remaining 7 acres of land at Riverside Parkway Corporate Center; and 3) providing financial assistance to businesses for expansion or remodeling.

**Central Eastside** – Central Eastside URA was established in 1986 and its last date to issue debt is August 2018. Total acreage is 692. Its maximum indebtedness is \$105.0 million of which \$79 million has been issued through June 30, 2011. The current budget and forecast for FY 2012-13 to FY 2016-17 include approximately \$19.1 million in planned expenditures.

Future investment will focus on supporting entrepreneurship and cluster industry job growth in the URA. Projects include establishment of a CES Entrepreneurial District and redevelopment of the Convention Plaza building and the Burnside Bridgehead site. Major infrastructure improvements (the Streetcar Loop and the Burnside / Couch couplet) were recently completed and will further support future economic development efforts.

**Convention Center** – Convention Center URA was established in 1989 to meet urban renewal goals in the Lloyd District. The boundary was amended in 1993, in response to the adoption of the Albina Community Plan to include NE Martin Luther King, Jr. Boulevard from Russell Street to Rosa Parks Way. The boundary was also amended in August 2011 to remove approximately 185 acres north of Broadway/Schuyler. This acreage was subsequently added to the Interstate Corridor URA. Its last date to issue debt is June 2013. Total acreage is 410 (reduced from 595 in August 2011). Its maximum indebtedness is \$167.5 million of which \$118.7 million has been issued through June 30, 2011. The current budget and forecast for FY 2012-13 to FY 2016-17 include approximately \$44.1 million in planned expenditures.

The goals of the OCC URA are to assist the community in achieving its vision as defined by The Lloyd District Development Strategy and associated neighborhood plans. Future investments focus on cluster industry development and job growth, redevelopment projects immediately adjacent to the Oregon Convention Center (including a new Convention Center Hotel), improvements to the Veterans Memorial Coliseum as an enhanced spectator venue, and establishment of the Lloyd Eco-District.

**Downtown Waterfront** – Downtown Waterfront URA was established in 1974 and its last date to issue debt was April 2008. Total acreage was 279 as of June 2008 but was reduced to 233 acres through a plan amendment which became effective in July 2008. Its maximum indebtedness is \$165.0 million of which \$165.0 million has been issued through June 30, 2008. The current budget and forecast for FY 2012-13 to FY 2016-17 include approximately \$15.8 million in planned expenditures.

Priorities for the remaining resources will be investment in entrepreneurship and cluster industry job growth in the Old Town / Chinatown Creative Corridor and neighborhood enhancement through the redevelopment of underutilized blocks in Old Town / Chinatown.

**Gateway Regional Center** – The Gateway Regional Center Urban Renewal Area (Gateway URA) was formed in 2001 with the goal to spur the revitalization of the Gateway Regional Center as envisioned in the Metro 2040 Plan. The URA comprises 659 acres, with a maximum indebtedness of \$164.2 million of which \$27.8 million has been issued through June 30, 2011. The current budget and forecast for FY 2012-13 to FY 2016-17 include approximately \$20.3 million in planned expenditures.

The primary goals of the URA are job creation, business development, and transportation improvements, with a focus on the Gateway Transit Center redevelopment.

**Interstate Corridor** – The Interstate Corridor URA was established in 2000 and its last date to issue debt is June 2021. The boundary was amended in August 2011 to add 415 acres (including approximately 185 acres from the OCC URA) and remove 230 acres (undevelopable right-of-way). Total acreage is 3,990 (increased from 3,804 in August 2011). Its maximum indebtedness is \$335.0 million of which \$117.4 million has been issued through June 30, 2011. The current budget and forecast for FY 2012-13 to FY 2016-17 include approximately \$66.1 million in planned expenditures.

The URA's purpose is to revitalize the district through community-driven economic development, job growth, and investment in priority commercial corridors and key redevelopment projects.

**Lents Town Center** – The Lents Town Center URA was established in 1998 and the plan was amended in June 2008. The plan amendment which became effective in July 2008 increased maximum indebtedness to \$245.0 million, extended the last date to issue debt to June 2020, and increased the acreage to 2,846. As of June 30, 2011, \$93.4 million of maximum indebtedness has been issued. The current budget and forecast for FY 2012-13 to FY 2016-17 include approximately \$55.2 million in planned expenditures.

The primary goals of the URA are focused on community-driven economic development to improve the Lents Town Center as outlined in the Metro 2040 Plan; provide support for the revitalization of commercial and residential properties and improvement of infrastructure throughout the district; and stimulate business development and investment in the area.

**North Macadam** – North Macadam was established in 1999 and its last date to issue debt is June 2020. Total acreage is 402. Its maximum indebtedness is \$288.6 million of which \$95.8 million has been issued through June 30, 2011. The current budget and forecast for FY 2012-13 to FY 2016-17 include approximately \$43.1 million in planned expenditures.

Future investment will focus on bioscience commercialization, property development in support of cluster industries, establishment of the South Waterfront Eco-District, and completion of major infrastructure projects such as the Portland-Milwaukie Light Rail project and the Central District Greenway.

**River District** – River District was established in 1998 and the plan was amended in June, 2009, effective July, 2009. The amendment increased the acreage by 41.98 acres to a total of 351 acres, increased maximum indebtedness to \$489.5 million, and extended the last date to issue debt to June 2021. As of June 30, 2011, \$209.9 million has been issued. The current budget and forecast for FY 2012-13 to FY 2016-17 include approximately \$235.3 million in planned expenditures.

The current goals of the URA are to support entrepreneurship, implement the downtown retail strategy, recruit cluster industries via redevelopment of strategic sites, reserve funds for a collaborative project with Multnomah County, and complete major infrastructure projects such as the Fields Neighborhood Park and the Streetcar Loop.

**South Park Blocks** – South Park Blocks was established in 1985 and its last date to issue new long term debt was July 2008. Total acreage was 161 as of June 2008 but was reduced to 156 through a plan amendment which went into effect in July 2008. Its maximum indebtedness is \$143.6 million of which \$112.0 million has been issued through June 30, 2011. The current budget and forecast for FY 2012-13 to FY 2016-17 include approximately \$6.8 million in planned expenditures.

Remaining resources will be focused on cluster industry development and job growth, and support of the PSU Eco-District through investment in the Oregon Sustainability Center.

**Willamette Industrial** – The Willamette Industrial Urban Renewal Area was established in 2004 and its last date to issue debt is December 2024. Total acreage is 756. Its maximum indebtedness is \$200.0 million of which \$2.8 million has been issued as of June 30, 2011. The current budget and forecast for FY 2012-13 to FY 2016-17 include approximately \$5.7 million in planned expenditures.

Investments will continue to be targeted toward: 1) incenting the redevelopment of contaminated properties to encourage job growth and capital investments; and 2) undertaking restoration and habitat enhancements as part of the City's efforts to address environmental issues in the North Reach.

**Enterprise Loans Fund** - The Enterprise Loans Fund accounts for economic development and housing revolving loan funds. This Fund includes the budget for debt service related to the Private Lender Participation Program.

**Enterprise Management Fund** – The Enterprise Management Fund provides for activity related to the operations and maintenance of PDC properties or City of Portland properties PDC has contracted to manage outside of Urban Renewal Areas. Currently, this fund includes operating revenues and expenses of the Headwaters Apartment.

**Internal Service Fund** - The Internal Service Fund, or Risk Management Fund, was created to make funds available for insurance claims and other unforeseen circumstances.

**Special Revenue Funds** - PDC's Special Revenue Funds include the following: Ambassador Program, Enterprise Zone, HCD (Housing and Community Development), Home Grant, Housing Acquisitions, and Other Federal Grants. The Special Revenue Funds account for the proceeds of specific revenue sources that are dedicated for specific purposes. These funds account for federal, local grant, and private activities.

**Ambassador Program** – Funds accounts for economic development outreach activities with funding from other governmental jurisdictions and private businesses.

**Enterprise Zone** – Receives contributions from participating Enterprise Zone companies to provide North/Northeast Portland with workforce and business development opportunities.

**HCD (Housing Community Development)** – Contract Fund provides for Community Development Block Grant housing activities performed under contract with the Portland Housing Bureau.

**Home Grant** – Provides for federally funded HOME program activities performed under contract with the Portland Housing Bureau.

**Other Federal Grants** – Accounts for revenues and expenditures under EDA Industrial Sites and Revolving Loan and EPA Brownfield Grant.

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## Urban Renewal Area Summary

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This section provides a higher level of detail about the eleven urban renewal areas than was introduced in the prior section under the heading of Descriptions of PDC's Fund Structure, Urban Renewal Funds. As mentioned in the earlier section, each urban renewal area (URA) has its own fund, and is a Budget Fund.

This section consists of a map and five-year projects at the project level for each URA.

### **Urban Renewal Area Maps**

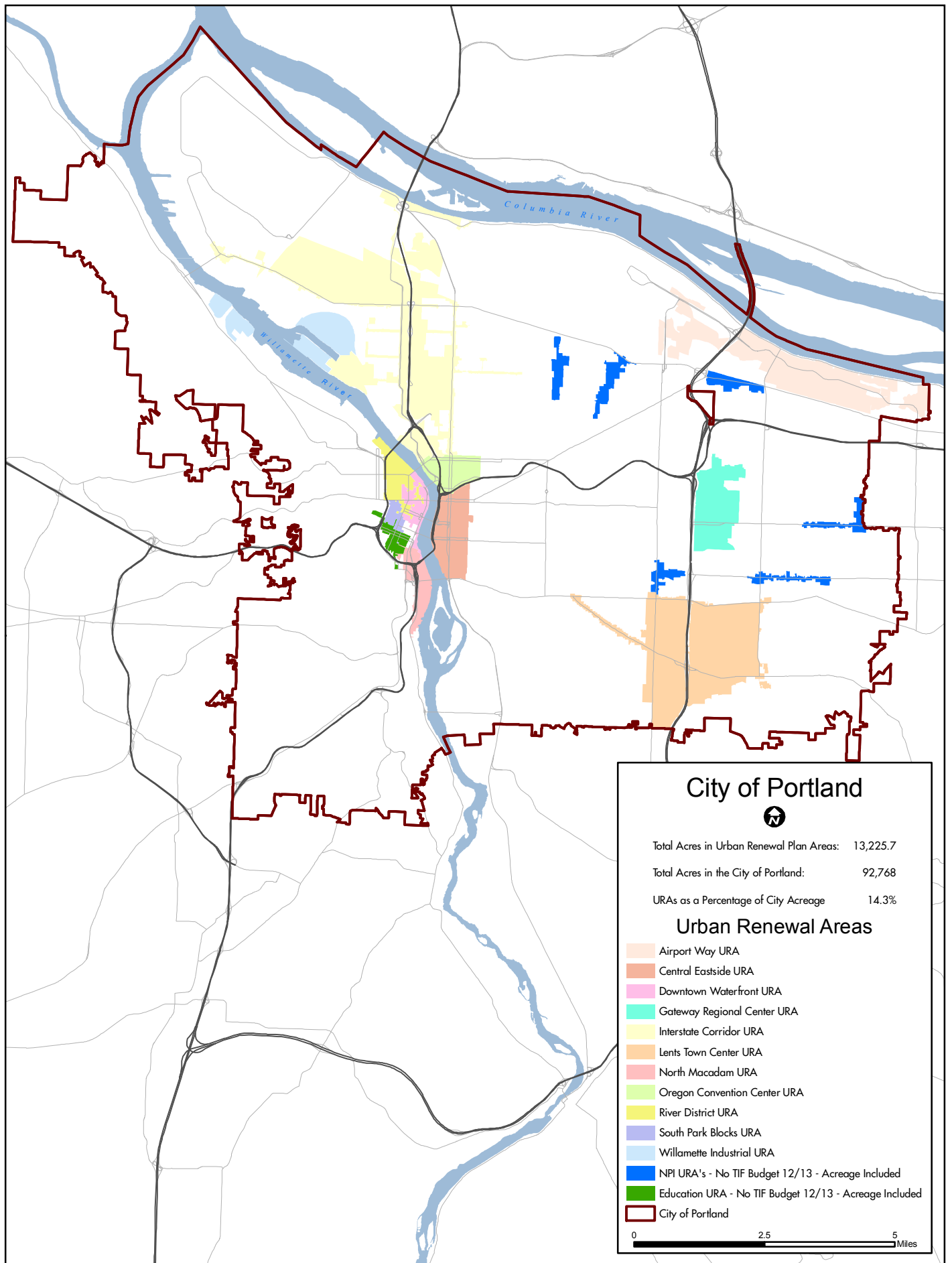
The URA maps outline the area included in each URA. Additionally the new Education URA and Neighborhood Prosperity Initiative URAs are included though they are not yet budgeted.

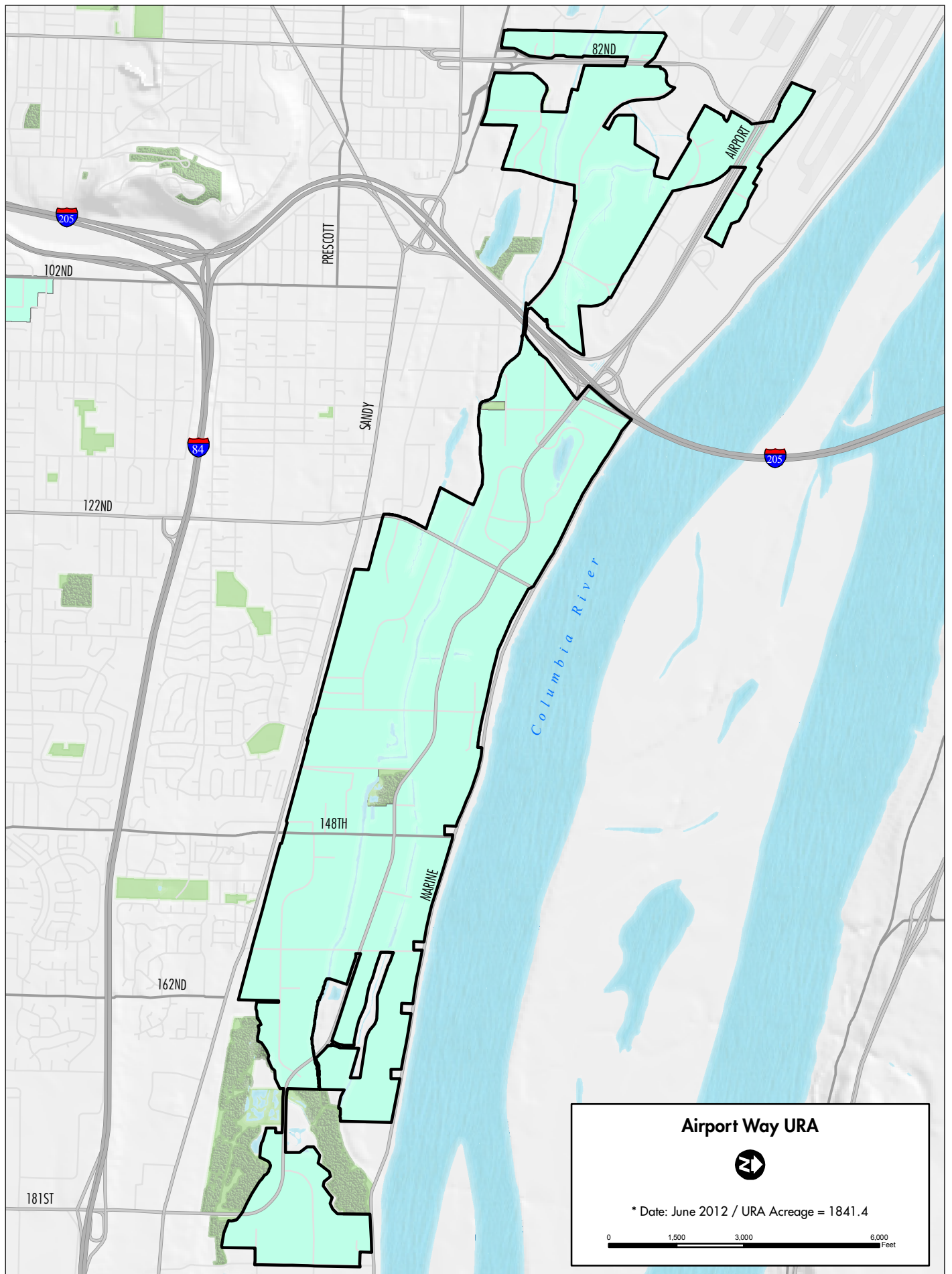
### **Five-Year Budget Projections**

The projections display the FY 2011-12 Revised Budget, the FY 2012-13 Budget and four years of forecasted revenues and expenditures by project (FY 2013-14 through FY 2016-17) for PDC's 11 urban renewal funds.

These projections are provided for long-range planning for each of the 11 urban renewal areas.

The individual urban renewal fund budget projections are based on the best available information at the time they were compiled, and are subject to change. The forecasted data beginning in FY 2012-13 does not imply any commitment or obligation toward the projects that are included. The focus of these projections is on estimated resources and priority projects and programs. As such, resources and requirements may not be balanced for these projections.





### Airport Way URA



\* Date: June 2012 / URA Acreage = 1841.4

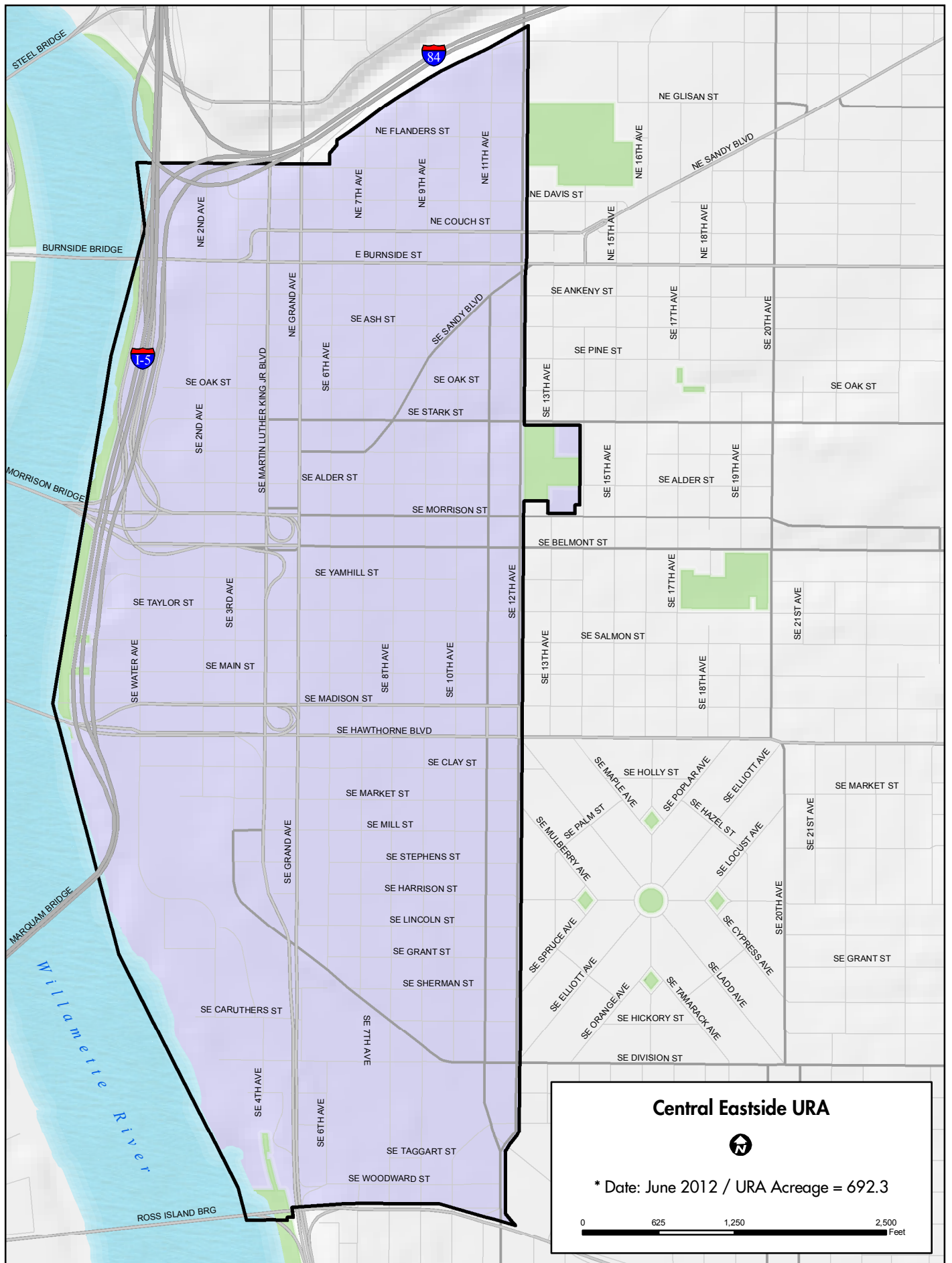
0 1,500 3,000 6,000 Feet

## Financial Summary

### Fund Summary - Five-Year Budget Projections

	Revised FY 2011-12	Adopted FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
<b>Airport Way URA Fund</b>						
<b>Resources</b>						
Beginning Fund Balance	5,156,070	2,949,492	1,440,197	429,279	481,768	543,425
Fees and Charges	10,000	0	0	0	0	0
Interest on Investments	30,000	25,000	25,000	10,000	10,000	10,000
Loan Collections	251,536	275,000	250,000	250,000	200,000	175,000
Property Income	10,000	0	0	1,000,000	1,000,000	1,000,000
Reimbursements	10,000	0	0	0	0	0
<b>Total Resources</b>	<b>5,467,606</b>	<b>3,249,492</b>	<b>1,715,197</b>	<b>1,689,279</b>	<b>1,691,768</b>	<b>1,728,425</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Financial Administration</b>						
A45101385 - Debt Management-APW	21,459	22,532	3,647	3,647	3,647	3,647
<b>Administration Total</b>	<b>21,459</b>	<b>22,532</b>	<b>3,647</b>	<b>3,647</b>	<b>3,647</b>	<b>3,647</b>
<b>Business Dev</b>						
<b>Business Lending</b>						
L02100385 - BIF-General-APW	600,000	600,000	600,000	600,000	600,000	600,000
<b>Cluster Industry Development</b>						
B15100385 - Cluster Development-APW	100,000	100,000	100,000	100,000	0	0
B15102385 - Site Recruitment-APW	14,250	14,250	14,250	0	0	0
T01069385 - Lean Manufacturing-APW	30,000	30,000	30,000	30,000	30,000	0
<b>Business Dev Total</b>	<b>744,250</b>	<b>744,250</b>	<b>744,250</b>	<b>730,000</b>	<b>630,000</b>	<b>600,000</b>
<b>Property Redev</b>						
<b>Commercial Property Redevelopm</b>						
P38550415 - Cascade Station-APW-Adm	240,000	240,000	240,000	240,000	240,000	240,000
P38550417 - Cascade Station-APW-Pred	23,452	0	0	0	0	0
P38550419 - Cascade Station-APW-mgmt	75,300	0	0	0	0	0
P38551415 - Riverside Pkwy Ind Pk-APW-Adm	350,000	120,000	0	0	0	0
P38551417 - Riverside Pkwy Ind Pk-APW-Pred	260,000	0	0	0	0	0
P38591015 - Public Outreach-APW-Adm	10,000	10,000	10,000	10,000	10,000	10,000
P38592015 - Real Estate Mgmt-APW-Adm	70,000	70,000	70,000	70,000	70,000	70,000
<b>Property Redev Total</b>	<b>1,028,752</b>	<b>440,000</b>	<b>320,000</b>	<b>320,000</b>	<b>320,000</b>	<b>320,000</b>
<b>Total Program Expenditures</b>	<b>1,794,461</b>	<b>1,206,782</b>	<b>1,067,897</b>	<b>1,053,647</b>	<b>953,647</b>	<b>923,647</b>
Personnel Services	272,340	121,951	64,073	45,218	57,218	55,418
Transfers - Indirect	451,313	480,562	153,948	108,646	137,478	133,153
<b>Total Fund Expenditures</b>	<b>2,518,114</b>	<b>1,809,295</b>	<b>1,285,918</b>	<b>1,207,511</b>	<b>1,148,343</b>	<b>1,112,218</b>
Contingency	2,949,492	1,440,197	429,279	481,768	543,425	616,207
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>5,467,606</b>	<b>3,249,492</b>	<b>1,715,197</b>	<b>1,689,279</b>	<b>1,691,768</b>	<b>1,728,425</b>





## Central Eastside URA



\* Date: June 2012 / URA Acreage = 692.3

0 625 1,250 2,500 Feet

# Five-Year Forecast Project Requirements Detail

FY 2011-12 FY 2012-13 FY 2013-14 FY 2014-15 FY 2015-16 FY 2016-17

## Central Eastside URA

### Resources

Beginning Fund Balance	2,187,879	1,380,253	862,087	1,079,216	886,118	330,397
Interest on Investments	25,000	13,803	8,621	10,792	8,861	3,304
Loan Collections	184,840	621,633	167,257	327,187	192,676	187,845
Long Term Debt	3,200,000	0	0	0	1,000,000	0
Property Income	2,620,000	1,020,000	20,000	20,000	20,000	20,000
Short Term Debt	2,835,087	2,682,053	2,804,835	2,894,106	3,039,572	2,810,927
<b>Total Fund Resources</b>	<b>11,052,806</b>	<b>5,717,742</b>	<b>3,862,800</b>	<b>4,331,301</b>	<b>5,147,227</b>	<b>3,352,473</b>

### Requirements

#### Program Expenditures

##### Administration

##### Financial Administration

A45101355	Debt Management-CES	18,000	18,000	18,000	18,000	18,000	18,000
	<b>Administration</b>	<b>Total</b>	<b>18,000</b>	<b>18,000</b>	<b>18,000</b>	<b>18,000</b>	<b>18,000</b>

##### Business Dev

##### Cluster Industry Development

B15100355	Cluster Development-CES	50,000	50,000	50,000	50,000	50,000	50,000
B15102355	Site Recruitment-CES	38,000	38,000	38,000	0	0	0
T01205355	OMEP-Lean Manufacturing-CES	50,000	0	0	0	0	0

##### Business Lending

L02100355	BIF-General-CES	600,000	700,000	700,000	600,000	600,000	600,000
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##### Small Business & Entrepreneurs

B55606355	CES Entrepreneurial District-C	150,000	150,000	150,000	150,000	0	0
	<b>Business Dev</b>	<b>Total</b>	<b>888,000</b>	<b>938,000</b>	<b>938,000</b>	<b>800,000</b>	<b>650,000</b>

##### Infrastructure

##### Parks

N35514815	Eastbank/Asset Trsfr-CES-Adm	155,000	10,000	0	0	0	0
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##### Public Facilities

N35525215	Community Center-CES-Adm	0	0	0	0	0	985,000
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##### Transportation

N35534115	Eastside Streetcar-CES-Adm	3,000,000	0	0	0	0	0
N35534215	East Streetcar LID-CES-Adm	0	122,759	0	0	0	0
N35534315	New Water Ave-CES-Adm	0	250,000	0	0	0	0
	<b>Infrastructure</b>	<b>Total</b>	<b>3,155,000</b>	<b>382,759</b>	<b>0</b>	<b>0</b>	<b>985,000</b>

##### Portland Hsg Bureau

##### PHB Housing

H15430355	Affordable Rental Hsg-CES	0	0	25,353	997,900	2,497,900	0
H15900355	PHB Staff & Admin-CES	96,549	41,606	38,001	82,892	148,455	82,186
	<b>Portland Hsg Bureau</b>	<b>Total</b>	<b>96,549</b>	<b>41,606</b>	<b>63,354</b>	<b>1,080,792</b>	<b>2,646,355</b>

##### Property Redevel

##### Commercial Property Redevelopm

A35401355	Central City 2035-CES	45,910	0	0	0	0	0
P35552215	CC 2035-CES-Adm	0	33,428	0	0	0	0
P35557215	Burnside Bridgehd Rdv-CES-Adm	2,500,000	1,000,000	0	0	0	0
P35557315	Burnside Bridgehd Mgt-CES-Adm	75,000	75,000	75,000	0	0	0
P35591015	Public Outreach-CES-Adm	11,000	11,000	11,000	11,000	11,000	11,000
P35592015	Real Estate Mgmt-CES-Adm	18,000	18,000	18,000	18,000	18,000	18,000

##### Commercial Real Estate Lending

R01100355	CPRL-General-CES	400,000	600,000	600,000	600,000	600,000	600,000
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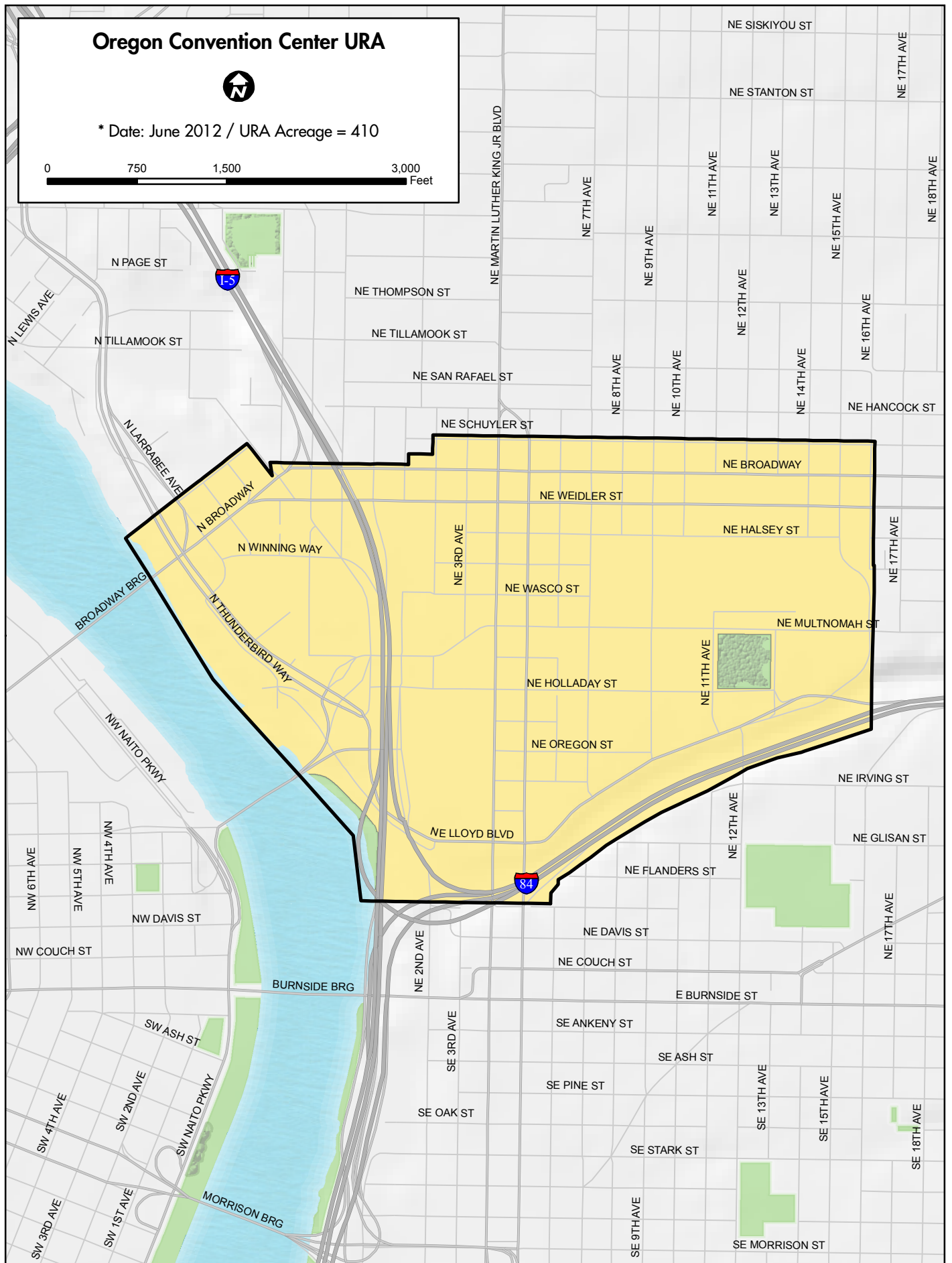
##### Community Redevelopment Grants

G02100355	DOS-General-CES	150,000	100,000	100,000	100,000	100,000	100,000
G03100355	SIP-General-CES	300,000	200,000	200,000	200,000	200,000	200,000

	<b>Property Redevel</b>	<b>Total</b>	<b>3,499,910</b>	<b>2,037,428</b>	<b>1,004,000</b>	<b>929,000</b>	<b>929,000</b>
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## Five-Year Forecast Project Requirements Detail

	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
<b>Total Program Expenditures</b>	<b>7,657,459</b>	<b>3,417,793</b>	<b>2,023,354</b>	<b>2,827,792</b>	<b>4,243,355</b>	<b>2,664,186</b>
Personal Services	516,686	585,546	186,856	151,748	140,954	130,941
Transfers - Indirect	1,520,689	852,316	573,374	465,643	432,521	401,799
PHB Staff/Admin	0	0	0	0	0	0
<b>Total Fund Expenditures</b>	<b>9,694,834</b>	<b>4,855,655</b>	<b>2,783,584</b>	<b>3,445,183</b>	<b>4,816,830</b>	<b>3,196,926</b>
Contingency	1,357,972	862,087	1,079,216	886,118	330,397	155,547
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>11,052,806</b>	<b>5,717,742</b>	<b>3,862,800</b>	<b>4,331,301</b>	<b>5,147,227</b>	<b>3,352,473</b>



# Five-Year Forecast Project Requirements Detail

FY 2011-12 FY 2012-13 FY 2013-14 FY 2014-15 FY 2015-16 FY 2016-17

## Convention Center URA

### Resources

Beginning Fund Balance	1,697,229	47,187,725	5,920,015	3,645,841	1,006,682	69,763
Interest on Investments	0	25,000	20,000	5,000	5,000	5,000
Loan Collections	1,200,000	300,000	400,000	400,000	375,000	350,000
Long Term Debt	43,300,000	0	0	0	0	0
Property Income	3,264,750	0	0	0	0	0
Reimbursements	1,473,339	0	0	0	0	0
Short Term Debt	4,500,000	0	0	0	0	0

### Total Fund Resources

55,435,318 47,512,725 6,340,015 4,050,841 1,386,682 424,763

### Requirements

#### Program Expenditures

##### Administration

##### Financial Administration

A45101350	Debt Management-CNV	28,613	30,044	30,044	30,044	30,044	30,044
	<b>Administration</b>	<b>Total</b>	<b>28,613</b>	<b>30,044</b>	<b>30,044</b>	<b>30,044</b>	<b>30,044</b>

##### Business Dev

##### Cluster Industry Development

B15100350	Cluster Development-CNV	200,000	200,000	200,000	200,000	200,000	0
B15102350	Site Recruitment-CNV	50,000	50,000	50,000	50,000	50,000	0

##### Business Lending

L02100350	BIF-General-CNV	250,000	250,000	250,000	250,000	250,000	0
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##### Small Business & Entrepreneurs

B55800350	Business Development-CNV	100,000	100,000	100,000	100,000	100,000	0
	<b>Business Dev</b>	<b>Total</b>	<b>600,000</b>	<b>600,000</b>	<b>600,000</b>	<b>600,000</b>	<b>0</b>

##### Infrastructure

##### Public Facilities

N35023715	MLK Jr Blvd Gtwy Impr-CNV-Adm	30,000	0	0	0	0	0
N35033115	Green Streets-CNV-Adm	0	150,000	0	0	0	0
	<b>Infrastructure</b>	<b>Total</b>	<b>30,000</b>	<b>150,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

##### Portland Hsg Bureau

##### PHB Housing

H15430350	Affordable Rental Hsg-CNV	1,456,848	9,037,600	1,176,364	0	0	0
H15900350	PHB Staff & Admin-CNV	212,204	274,016	0	0	0	0
H15902350	MFH - 2nd and Wasco-CNV	6,500	8,700	0	0	0	0
H15903350	Lloyd Cascadian Phase II-CNV	21,500	8,667	0	0	0	0
H15932350	King/Parks Afford Hsg-CNV	362,752	0	0	0	0	0
H15949350	McCoy Apts Rehab-CNV	480,614	0	0	0	0	0
	<b>Portland Hsg Bureau</b>	<b>Total</b>	<b>2,540,418</b>	<b>9,328,983</b>	<b>1,176,364</b>	<b>0</b>	<b>0</b>

##### Property Redev

##### Commercial Property Redevelopm

A35401350	Central City 2035-CNV	138,029	0	0	0	0	0
P35050515	Eco District-CNV-Adm	195,000	70,000	70,000	70,000	70,000	0
P35050717	Convention Center Hot-CNV-Pred	0	4,000,000	0	0	0	0
P35051115	Block 47-CNV-Adm	20,000	0	0	0	0	0
P35051315	Rose Quarter Revit-CNV-Adm	23,000,000	22,000,000	0	0	0	0
P35052215	CC 2035-CNV-Adm	0	67,522	0	0	0	0
P35057915	Eco Distr Implement-CNV-Adm	200,000	1,680,000	0	1,680,000	0	0
P35059815	Inn At Convention Ctr-CNV-Adm	100,000	100,000	0	0	0	0
P35091015	Public Outreach-CNV-Adm	5,000	5,000	0	0	0	0

##### Commercial Real Estate Lending

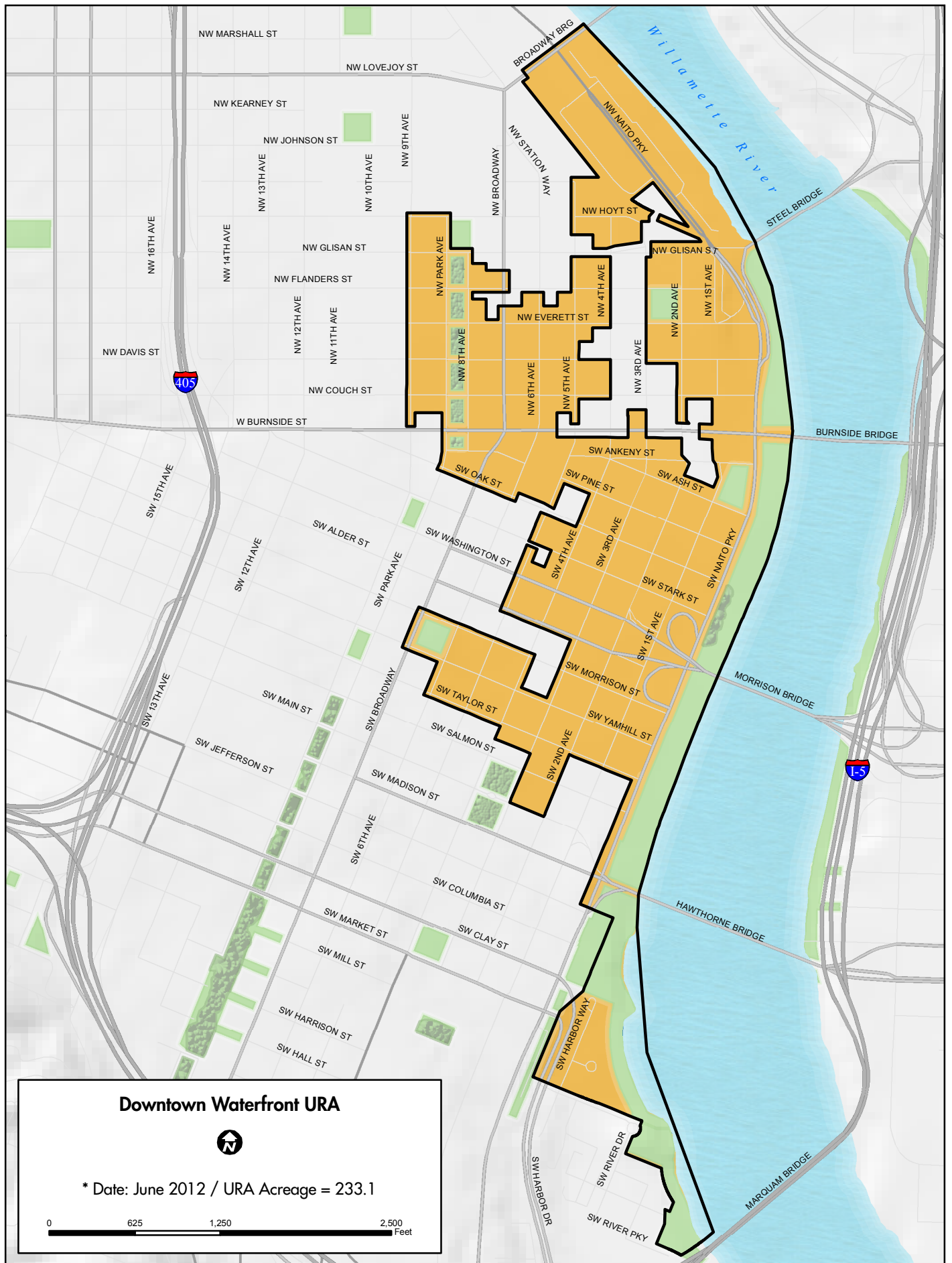
R01100350	CPRL-General-CNV	250,000	250,000	0	0	0	0
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##### Community Redevelopment Grants

G02100350	DOS-General-CNV	50,000	50,000	0	0	0	0
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# Five-Year Forecast Project Requirements Detail

		FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
G03100350 SIP-General-CNV		100,000	100,000	0	0	0	0
Property Redev	Total	24,058,029	28,322,522	70,000	1,750,000	70,000	0
<b>Total Program Expenditures</b>		<b>27,257,060</b>	<b>38,431,549</b>	<b>1,876,408</b>	<b>2,380,044</b>	<b>700,044</b>	<b>30,044</b>
Personal Services		817,480	508,979	200,998	163,232	151,621	140,852
Transfers - Indirect		2,873,053	2,652,182	616,768	500,883	465,254	236,980
PHB Staff/Admin		0	0	0	0	0	0
<b>Total Fund Expenditures</b>		<b>30,947,593</b>	<b>41,592,710</b>	<b>2,694,174</b>	<b>3,044,159</b>	<b>1,316,919</b>	<b>407,876</b>
Contingency		24,487,725	5,920,015	3,645,841	1,006,682	69,763	16,887
Ending Fund Balance		0	0	0	0	0	0
<b>Total Requirements</b>		<b>55,435,318</b>	<b>47,512,725</b>	<b>6,340,015</b>	<b>4,050,841</b>	<b>1,386,682</b>	<b>424,763</b>



## Financial Summary

### Fund Summary - Five-Year Budget Projections

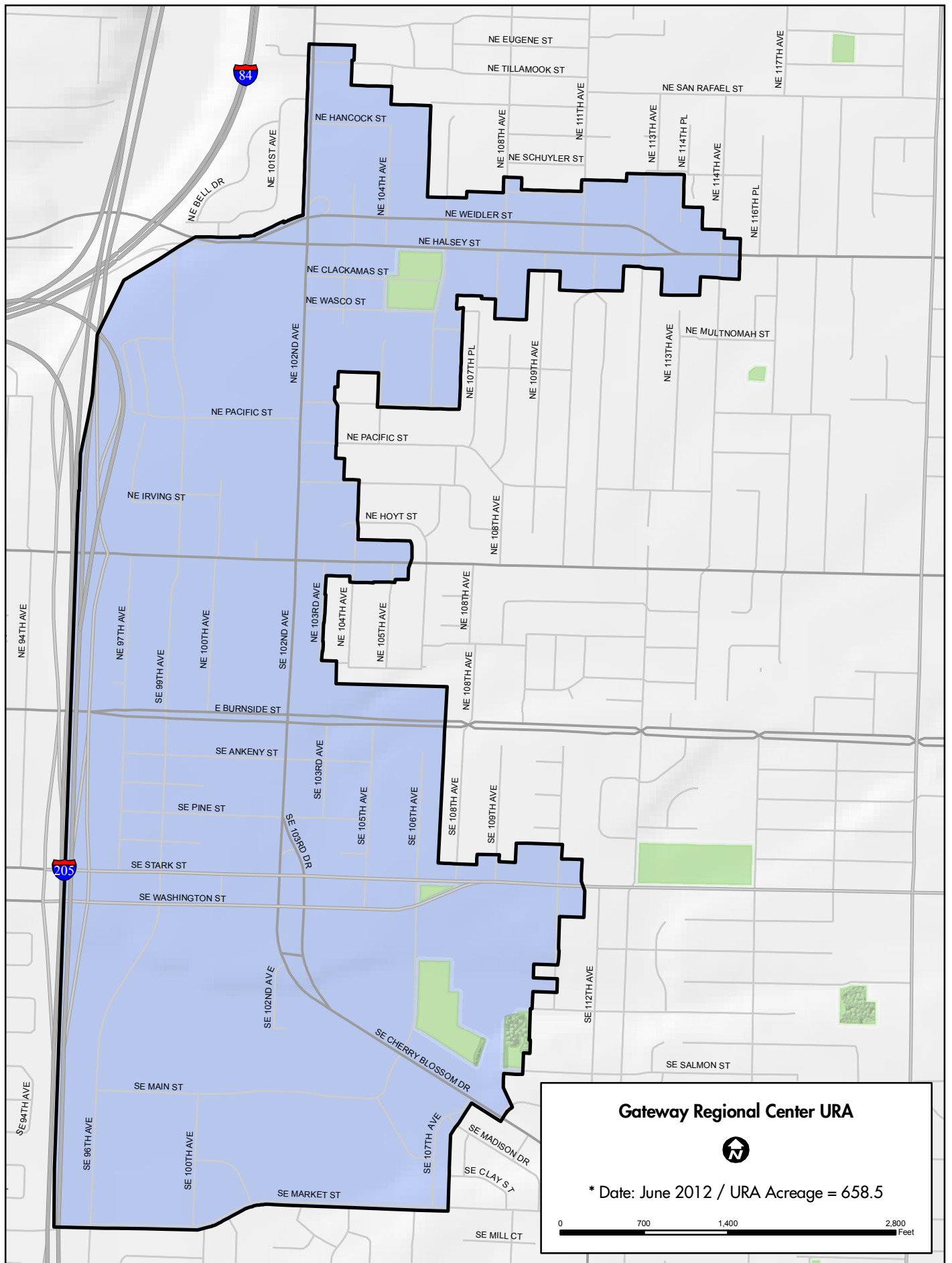
	Revised FY 2011-12	Adopted FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
<b><u>Downtown Waterfront URA Fund</u></b>						
<b>Resources</b>						
Beginning Fund Balance	12,768,360	11,636,749	4,207,011	2,331,007	11,456	16,302
Interest on Investments	50,000	116,367	42,070	23,310	115	163
Loan Collections	1,725,490	523,519	584,675	607,299	499,663	3,052,399
Property Income	700	700	700	700	700	700
<b>Total Resources</b>	<b>14,544,550</b>	<b>12,277,335</b>	<b>4,834,456</b>	<b>2,962,316</b>	<b>511,934</b>	<b>3,069,564</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Financial Administration</b>						
A45101320 - Debt Management-DTW	8,000	8,000	8,000	8,000	8,000	8,000
<b>Administration Total</b>	<b>8,000</b>	<b>8,000</b>	<b>8,000</b>	<b>8,000</b>	<b>8,000</b>	<b>8,000</b>
<b>Business Dev</b>						
<b>Business Lending</b>						
L02100320 - BIF-General-DTW	190,000	500,000	500,000	200,000	75,000	500,000
L02110320 - BIF-Cluster Group-Budget-DTW	500,000	500,000	500,000	200,000	75,000	500,000
<b>Business Dev Total</b>	<b>690,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>400,000</b>	<b>150,000</b>	<b>1,000,000</b>
<b>Infrastructure</b>						
<b>Public Facilities</b>						
N32021515 - Ankeny/Burns Pub Impr-DTW-Adm	40,000	0	0	0	0	0
<b>Transportation</b>						
N32030015 - Dtn Retail Infra-DTW-Adm	20,000	0	0	0	0	0
<b>Infrastructure Total</b>	<b>60,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Portland Hsg Bureau</b>						
<b>PHB Housing</b>						
H15430320 - Affordable Rental Hsg-DTW	0	0	517,400	1,717,345	0	0
<b>Portland Hsg Bureau Total</b>	<b>0</b>	<b>0</b>	<b>517,400</b>	<b>1,717,345</b>	<b>0</b>	<b>0</b>
<b>Property Redev</b>						
<b>Commercial Property Redevelopm</b>						
A35401320 - Central City 2035-DTW	19,578	0	0	0	0	0
P32012115 - Transit Mall Revit-DTW-Adm	87,000	0	0	0	0	0
P32050615 - Block 33-Redev-DTW-Adm	500,000	5,500,000	0	0	0	0
P32052115 - Block 8 Redev-DTW-Adm	60,000	100,000	10,000	10,000	10,000	10,000
P32052215 - CC 2035-DTW-Adm	0	95,846	0	0	0	0
P32053615 - OT/CT Hsg-Flanders-DTW-Adm	20,000	20,000	20,000	20,000	20,000	20,000
P32054015 - 3rd & Taylor-DTW-Adm	10,000	40,000	10,000	10,000	10,000	10,000
P32054115 - 3rd & Oak Parking Obl-DTW-Adm	65,900	65,900	65,900	65,900	65,900	65,900
P32054415 - One Waterfront Pl-DTW-Adm	2,700	2,700	2,700	2,700	2,700	2,700
P32056515 - RiverPlace Marina-DTW-Adm	20,000	15,000	15,000	15,000	15,000	15,000
P32092015 - Real Estate Mgmt-DTW-Adm	5,000	5,000	5,000	5,000	5,000	5,000
<b>Commercial Real Estate Lending</b>						
R01100320 - CPRL-General-DTW	625,000	225,000	225,000	125,000	50,000	225,000
<b>Community Redevelopment Grants</b>						
G02100320 - DOS-General-DTW	0	100,000	100,000	0	0	0
G03100320 - SIP-General-DTW	150,000	100,000	100,000	75,000	75,000	100,000
<b>Property Redev Total</b>	<b>1,565,178</b>	<b>6,269,446</b>	<b>553,600</b>	<b>328,600</b>	<b>253,600</b>	<b>453,600</b>
<b>Total Program Expenditures</b>	<b>2,323,178</b>	<b>7,277,446</b>	<b>2,079,000</b>	<b>2,453,945</b>	<b>411,600</b>	<b>1,461,600</b>



## Financial Summary

### Fund Summary - Five-Year Budget Projections

	Revised FY 2011-12	Adopted FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
Personnel Services	311,271	237,922	124,740	146,037	24,696	87,696
Transfers - Indirect	273,352	554,956	299,709	350,878	59,336	210,704
<b>Total Fund Expenditures</b>	<b>2,907,801</b>	<b>8,070,324</b>	<b>2,503,449</b>	<b>2,950,860</b>	<b>495,632</b>	<b>1,760,000</b>
Contingency	11,636,749	4,207,011	2,331,007	11,456	16,302	1,309,564
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>14,544,550</b>	<b>12,277,335</b>	<b>4,834,456</b>	<b>2,962,316</b>	<b>511,934</b>	<b>3,069,564</b>



# Five-Year Forecast Project Requirements Detail

FY 2011-12 FY 2012-13 FY 2013-14 FY 2014-15 FY 2015-16 FY 2016-17

## Gateway Regional Center URA

### Resources

Beginning Fund Balance	3,593,460	2,740,312	2,190,830	1,536,776	1,116,358	1,310,744
Interest on Investments	7,000	8,000	9,000	2,000	2,000	2,000
Intergovernmental Revenues	208,500	0	0	0	0	0
Loan Collections	22,702	11,011	17,802	18,419	18,419	18,419
Long Term Debt	0	3,200,000	1,500,000	555,000	0	0
Reimbursements	1,706	0	0	0	0	0
Short Term Debt	3,315,963	2,705,290	2,634,138	2,455,337	2,626,147	1,625,463
<b>Total Fund Resources</b>	<b>7,149,331</b>	<b>8,664,613</b>	<b>6,351,770</b>	<b>4,567,532</b>	<b>3,762,924</b>	<b>2,956,626</b>

### Requirements

#### Program Expenditures

##### Administration

##### Urban Renewal Plan Area Develo

P38091015	Public Outreach-GTW-Adm	0	3,000	3,000	3,000	3,000	3,000
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##### Financial Administration

A45101380	Debt Management-GTW	10,000	10,000	10,000	10,000	10,000	10,000
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<b>Administration</b>	<b>Total</b>	<b>10,000</b>	<b>13,000</b>	<b>13,000</b>	<b>13,000</b>	<b>13,000</b>	<b>13,000</b>
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##### Business Dev

##### Cluster Industry Development

B15100380	Cluster Development-GTW	200,000	100,000	100,000	100,000	100,000	100,000
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B15102380	Site Recruitment-GTW	14,250	16,500	16,500	0	0	0
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T01069380	Lean Manufacturing-GTW	25,000	25,000	25,000	25,000	0	0
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##### Business Lending

L02100380	BIF-General-GTW	150,000	150,000	150,000	150,000	150,000	150,000
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##### Small Business & Entrepreneurs

B55900380	Community Development-GTW	150,000	100,000	100,000	100,000	100,000	100,000
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<b>Business Dev</b>	<b>Total</b>	<b>539,250</b>	<b>391,500</b>	<b>391,500</b>	<b>375,000</b>	<b>350,000</b>	<b>350,000</b>
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##### Infrastructure

##### Public Facilities

N38028915	Central Gateway Redev-GTW-Adm	715,000	0	0	0	0	0
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N38029215	Receiving Ctr Prop-GTW-Adm	17,015	0	0	0	0	0
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##### Transportation

N38028915	Central Gateway Redev-GTW-Adm	0	368,000	0	0	0	0
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<b>Infrastructure</b>	<b>Total</b>	<b>732,015</b>	<b>368,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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##### Portland Hsg Bureau

##### PHB Housing

H15292380	Property Maintenance-GTW	0	2,000	2,000	2,000	2,000	2,000
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H15430380	Affordable Rental Hsg-GTW	0	0	0	900,000	91,212	91,185
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H15900380	PHB Staff & Admin-GTW	114,081	321,441	88,417	51,393	52,784	55,628
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H15917380	Ventura Park-GTW	144,200	315,440	0	0	0	0
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H15934380	Gateway/Glisan-GTW	1,414,000	2,800,000	1,000,000	0	0	0
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<b>Portland Hsg Bureau</b>	<b>Total</b>	<b>1,672,281</b>	<b>3,438,881</b>	<b>1,090,417</b>	<b>953,393</b>	<b>145,996</b>	<b>148,813</b>
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##### Property Redev

##### Commercial Property Redevelopm

P38059015	Commercial Dev-GTW-Adm	222,034	1,000,000	2,150,000	1,100,000	1,000,000	1,000,000
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P38059017	Commercial Dev-GTW-Pred	120,400	0	0	0	0	0
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P38059019	Commercial Dev-GTW-mgmt	32,366	0	0	0	0	0
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P38091015	Public Outreach-GTW-Adm	3,000	0	0	0	0	0
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##### Commercial Real Estate Lending

R01100380	CPRL-General-GTW	250,000	200,000	200,000	200,000	200,000	200,000
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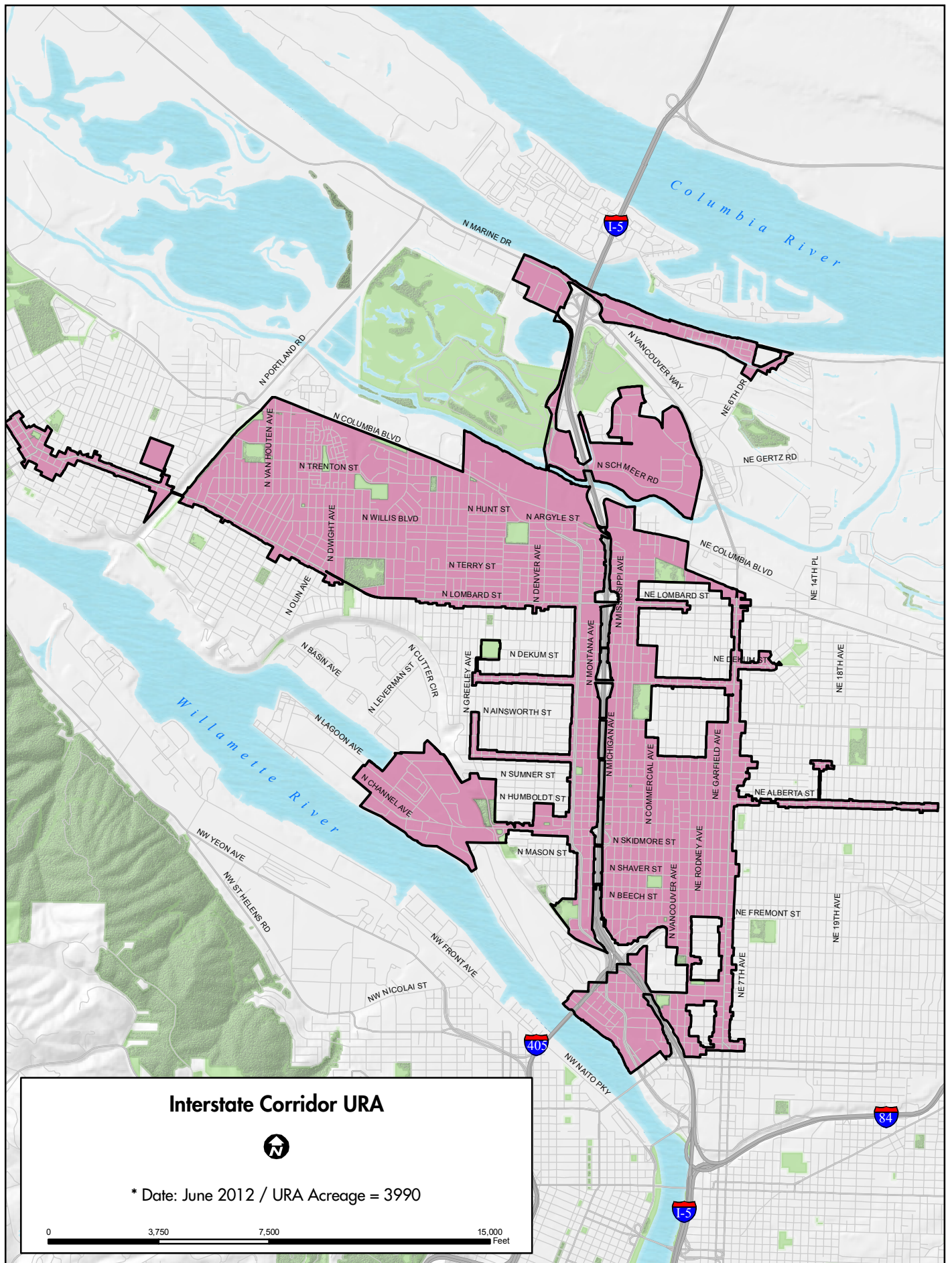
##### Community Redevelopment Grants

G02100380	DOS-General-GTW	50,000	50,000	50,000	50,000	50,000	50,000
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G03100380	SIP-General-GTW	100,000	100,000	100,000	100,000	100,000	100,000
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# Five-Year Forecast Project Requirements Detail

		FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
G04100380	GFGP-General-GTW	75,000	100,000	100,000	75,000	50,000	50,000
	<b>Property Redev</b>						
	<b>Total</b>	<b>852,800</b>	<b>1,450,000</b>	<b>2,600,000</b>	<b>1,525,000</b>	<b>1,400,000</b>	<b>1,400,000</b>
<b>Total Program Expenditures</b>		<b>3,806,346</b>	<b>5,661,381</b>	<b>4,094,917</b>	<b>2,866,393</b>	<b>1,908,996</b>	<b>1,911,813</b>
Personal Services		433,949	273,055	176,986	143,732	133,508	124,026
Transfers - Indirect		671,711	539,347	543,090	441,049	409,677	380,577
PHB Staff/Admin		0	0	0	0	0	0
<b>Total Fund Expenditures</b>		<b>4,912,006</b>	<b>6,473,783</b>	<b>4,814,993</b>	<b>3,451,174</b>	<b>2,452,181</b>	<b>2,416,416</b>
Contingency		2,237,325	2,190,830	1,536,777	1,116,358	1,310,743	540,210
Ending Fund Balance		0	0	0	0	0	0
<b>Total Requirements</b>		<b>7,149,331</b>	<b>8,664,613</b>	<b>6,351,770</b>	<b>4,567,532</b>	<b>3,762,924</b>	<b>2,956,626</b>



# Five-Year Forecast Project Requirements Detail

FY 2011-12 FY 2012-13 FY 2013-14 FY 2014-15 FY 2015-16 FY 2016-17

## Interstate Corridor URA

### Resources

Beginning Fund Balance	16,905	2,577,063	1,786,532	5,805,509	5,233,783	3,772,025
Interest on Investments	20,000	20,000	20,000	20,000	20,000	20,000
Loan Collections	3,549,287	450,000	500,000	500,000	500,000	500,000
Long Term Debt	13,859,961	8,600,000	7,050,000	282,980	4,700,000	5,698,499
Property Income	600,000	0	0	0	0	0
Short Term Debt	7,984,008	7,992,000	7,992,000	7,992,000	7,992,000	7,992,000

### Total Fund Resources

26,030,161 19,639,063 17,348,532 14,600,489 18,445,783 17,982,524

### Requirements

#### Program Expenditures

##### Administration

##### Financial Administration

A45101370	Debt Management-ISC	21,459	22,532	22,532	22,532	22,532	22,532
	<b>Administration</b>	<b>Total</b>	<b>21,459</b>	<b>22,532</b>	<b>22,532</b>	<b>22,532</b>	<b>22,532</b>

##### Business Dev

##### Cluster Industry Development

B15100370	Cluster Development-ISC	100,000	0	0	0	100,000	100,000
B15102370	Site Recruitment-ISC	42,750	2,000,000	2,000,000	2,000,000	2,075,000	2,075,000
T01069370	Lean Manufacturing-ISC	70,000	70,000	70,000	70,000	70,000	70,000

##### Business Lending

L02100370	BIF-General-ISC	1,332,656	500,000	500,000	500,000	2,500,000	2,500,000
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##### Small Business & Entrepreneurs

B55800370	Business Development-ISC	75,000	75,000	75,000	75,000	75,000	75,000
B55900370	Community Development-ISC	0	200,000	200,000	200,000	200,000	200,000

**Business Dev** **Total** **1,620,406** **2,845,000** **2,845,000** **2,845,000** **5,020,000** **5,020,000**

##### Infrastructure

##### Parks

N37017315	Bridgeton-ISC-Adm	1,000,000	700,000	0	0	0	0
N37017415	Dawson Park-ISC-Adm	500,000	500,000	500,000	0	0	0
N37017515	Small Scale Improv-ISC-Adm	50,000	50,000	50,000	0	0	0

##### Transportation

N37032115	Interstate Trans-ISC-Adm	200,000	200,000	200,000	200,000	200,000	200,000
N37037615	Denver Streetscape-ISC-Adm	15,000	15,000	0	0	15,000	0
N37037715	Killingsworth Stscape-ISC-Adm	1,000,000	1,000,000	1,000,000	0	0	0
N37037815	Lombard Investment-ISC-Adm	50,000	600,000	0	2,000,000	1,000,000	0

**Infrastructure** **Total** **2,815,000** **3,065,000** **1,750,000** **2,200,000** **1,215,000** **200,000**

##### Portland Hsg Bureau

##### PHB Housing

H15047370	Bridge Meadows-ISC	71,073	0	0	0	0	0
H15410370	Home Repair Projects-ISC	552,114	500,000	500,000	500,000	500,000	500,000
H15420370	Home Buyer Assistance-ISC	987,517	500,000	500,000	489,900	489,000	500,000
H15430370	Affordable Rental Hsg-ISC	0	3,700,000	2,103,081	0	0	989,900
H15712370	Habitat for Humanity HO-ISC	19,250	0	0	0	0	0
H15900370	PHB Staff & Admin-ISC	701,792	559,946	0	0	0	0
H15901370	King-Parks-ISC	952,660	923,336	0	0	0	0
H15906370	Killingsworth Station-ISC	450,000	400,000	0	0	0	0
H15907370	Miracles Club-ISC	171,348	0	0	0	0	0
H15908370	McCoy Apts-ISC	679,368	126,891	0	0	0	0
H15928370	PCRI Scat Sites 2 (NOFA)-ISC	267,184	0	0	0	0	0
H15929370	HAP Afford Ownrshp/Rehab-ISC	646,991	113,982	0	0	0	0

**Portland Hsg Bureau** **Total** **5,499,297** **6,824,155** **3,103,081** **989,900** **989,000** **1,989,900**

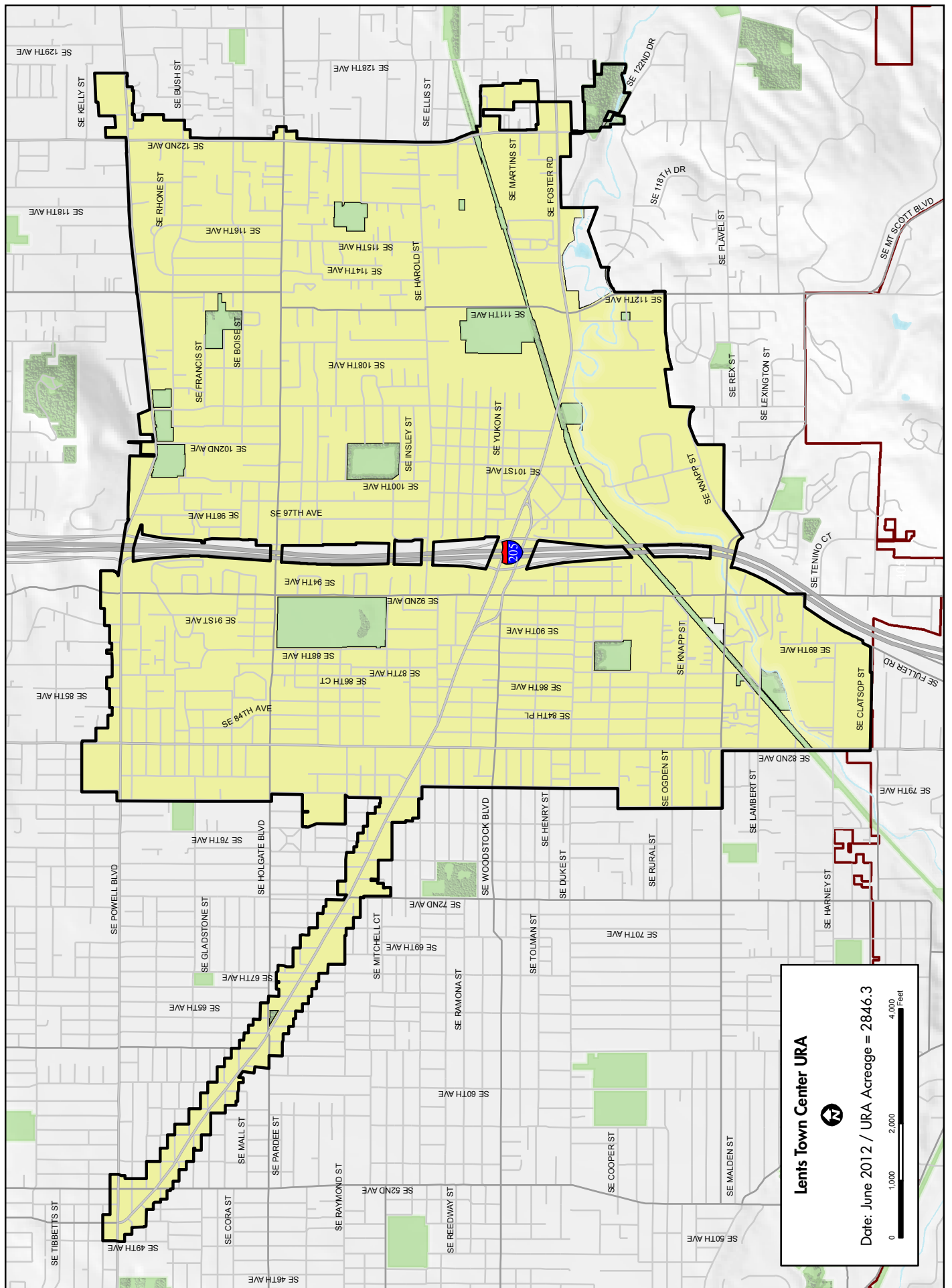
##### Property Redev

##### Commercial Property Redevelopm

# Five-Year Forecast Project Requirements Detail

		FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
A35401370	Central City 2035-ISC	63,347	0	0	0	0	0
P37050318	MLK Gateway Improve-ISC-Impl	600,000	0	0	0	0	0
P37051015	Jefferson Frontage-ISC-Adm	100,000	0	0	0	0	0
P37051018	Jefferson Frontage-ISC-Impl	0	500,000	0	0	0	0
P37051815	Interstate Redev-ISC-Adm	2,410,923	0	0	0	1,600,000	1,000,000
P37052215	CC 2035-ISC-Adm	0	30,767	0	0	0	0
P37054015	Nelson Acquisition-ISC-Adm	0	255,000	0	0	0	0
P37054815	Kenton Redev Dtwn-ISC-Adm	800,000	0	0	0	500,000	0
P37091015	Public Outreach-ISC-Adm	10,000	10,000	10,000	10,000	10,000	10,000
<b>Commercial Real Estate Lending</b>							
R01100370	CPRL-General-ISC	2,530,071	0	0	0	2,000,000	2,000,000
<b>Community Redevelopment Grants</b>							
G01100370	CLG-General-ISC	494,217	300,000	300,000	300,000	400,000	400,000
G02100370	DOS-General-ISC	355,903	150,000	150,000	150,000	150,000	150,000
G03100370	SIP-General-ISC	1,067,658	600,000	600,000	600,000	600,000	700,000
G04100370	GFGP-General-ISC	596,189	200,000	200,000	200,000	200,000	200,000
G05100370	CEWP-General-ISC	1,500,000	0	0	0	0	0
<b>Property Redev</b>							
<b>Total</b>		<b>10,528,308</b>	<b>2,045,767</b>	<b>1,260,000</b>	<b>1,260,000</b>	<b>5,460,000</b>	<b>4,460,000</b>
<b>Total Program Expenditures</b>		<b>20,484,470</b>	<b>14,802,454</b>	<b>8,980,613</b>	<b>7,317,432</b>	<b>12,706,532</b>	<b>11,692,432</b>
Personal Services		957,247	923,334	630,597	500,853	487,873	439,724
Transfers - Indirect		2,011,381	2,126,743	1,931,813	1,548,421	1,479,353	1,349,798
PHB Staff/Admin		0	0	0	0	0	0
<b>Total Fund Expenditures</b>		<b>23,453,098</b>	<b>17,852,531</b>	<b>11,543,023</b>	<b>9,366,706</b>	<b>14,673,758</b>	<b>13,481,954</b>
Contingency		2,577,063	1,786,532	5,805,509	5,233,783	3,772,025	4,500,570
Ending Fund Balance		0	0	0	0	0	0
<b>Total Requirements</b>		<b>26,030,161</b>	<b>19,639,063</b>	<b>17,348,532</b>	<b>14,600,489</b>	<b>18,445,783</b>	<b>17,982,524</b>







# Five-Year Forecast Project Requirements Detail

FY 2011-12 FY 2012-13 FY 2013-14 FY 2014-15 FY 2015-16 FY 2016-17

## Lents Town Center URA

### Resources

Beginning Fund Balance	12,789,086	4,348,747	5,583,896	7,647,483	3,745,500	5,003,412
Interest on Investments	6,000	7,000	5,000	5,000	5,000	5,000
Loan Collections	149,000	173,000	173,000	173,000	173,000	173,000
Long Term Debt	0	9,000,000	8,500,000	0	2,868,963	0
Property Income	20,000	0	0	0	0	0
Reimbursements	0	300,000	0	0	0	0
Short Term Debt	7,562,840	6,561,365	6,612,917	6,593,963	7,169,513	6,500,482

### Total Fund Resources

**20,526,926 20,390,112 20,874,813 14,419,446 13,961,976 11,681,894**

### Requirements

#### Program Expenditures

##### Administration

##### Urban Renewal Plan Area Develo

P36091015	Public Outreach-LTC-Adm	0	1,000	1,000	1,000	1,000	1,000
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##### Financial Administration

A45101360	Debt Management-LTC	10,000	10,000	10,000	10,000	10,000	10,000
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##### Administration

##### Total

**10,000 11,000 11,000 11,000 11,000 11,000**

##### Business Dev

##### Cluster Industry Development

B15100360	Cluster Development-LTC	30,000	30,000	30,000	30,000	30,000	30,000
B15102360	Site Recruitment-LTC	38,000	16,500	16,500	0	0	0
B15202360	Green Innovation Park-LTC	185,000	0	0	0	0	0
T01069360	Lean Manufacturing-LTC	30,000	30,000	30,000	30,000	30,000	30,000

##### Business Lending

L02100360	BIF-General-LTC	800,000	900,000	900,000	900,000	900,000	900,000
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##### Small Business & Entrepreneurs

B55900360	Community Development-LTC	200,000	200,000	200,000	200,000	200,000	200,000
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##### Business Dev

##### Total

**1,283,000 1,176,500 1,176,500 1,160,000 1,160,000 1,160,000**

##### Infrastructure

##### Parks

N36012515	Parks Public Impr-LTC-Adm	265,000	200,000	900,000	0	0	0
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##### Transportation

N36031415	Street/Sidewalks LID-LTC-Adm	377,000	400,000	0	0	0	0
N36031515	Nbrhd Trans Safe Impr-LTC-Adm	2,200,000	0	0	0	0	0
N36031525	Foster-Woodstock-LTC-Adm	0	800,000	0	0	0	0
N36031535	122nd-Holgate/Ramona-LTC-Adm	0	1,000,000	0	0	0	0
N36031545	Foster-52nd to 82nd-LTC-Adm	0	0	1,000,000	1,000,000	0	0
N36032015	Lents Entryway-LTC-Adm	0	600,000	0	0	0	0

##### Infrastructure

##### Total

**2,842,000 3,000,000 1,900,000 1,000,000 0 0**

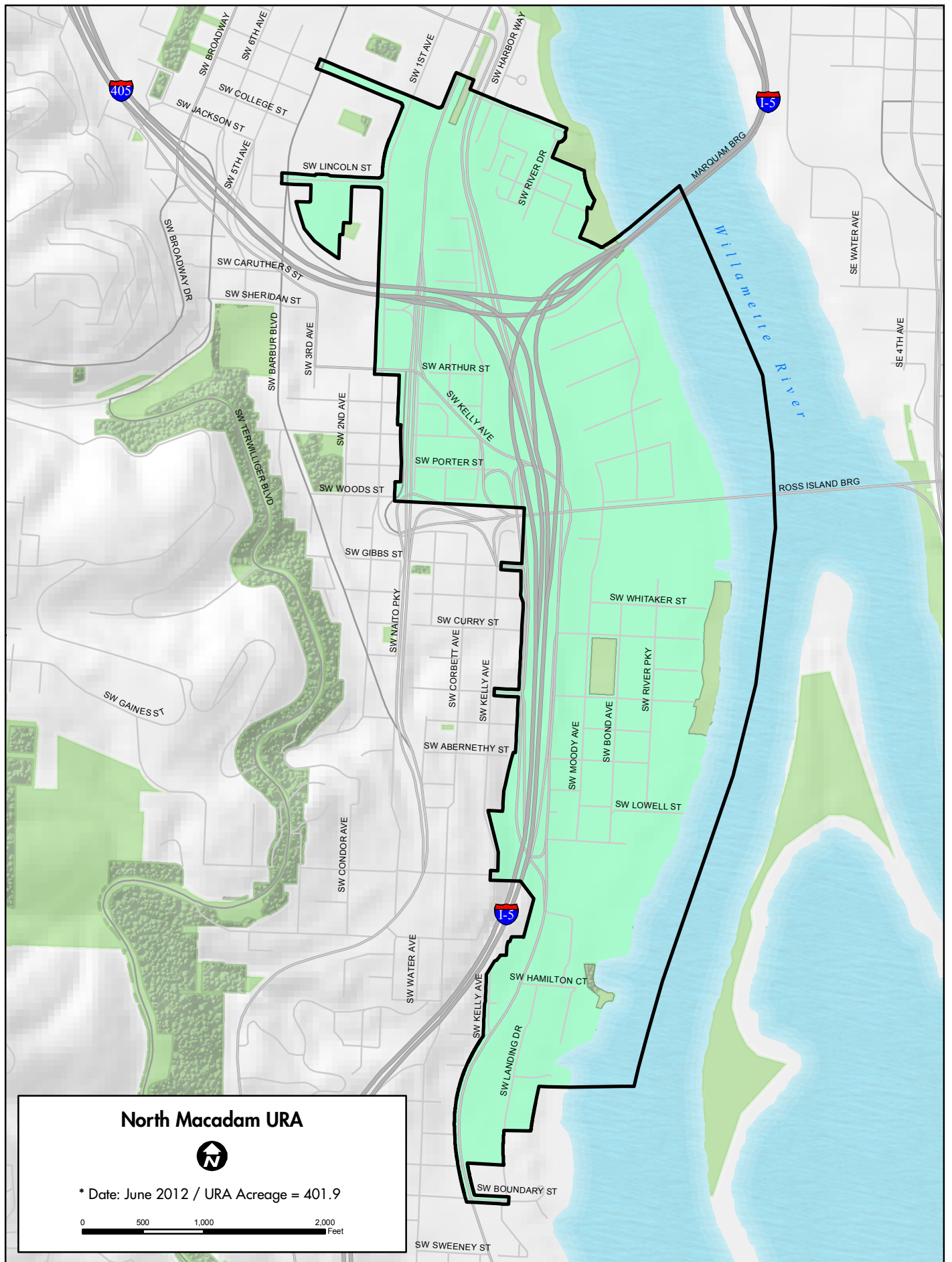
##### Portland Hsg Bureau

##### PHB Housing

H15031360	The Glen Apartments-LTC	462,359	0	0	0	0	0
H15410360	Home Repair Projects-LTC	664,362	500,000	500,000	500,000	500,000	500,000
H15420360	Home Buyer Assistance-LTC	468,621	500,000	500,000	500,000	500,000	491,300
H15430360	Affordable Rental Hsg-LTC	940,000	500,000	0	1,000,000	2,091,300	0
H15900360	PHB Staff & Admin-LTC	742,676	552,205	654,283	888,599	884,133	674,284
H15923360	Holgate House-LTC	600,000	476,147	0	0	0	0
H15928360	PCRI Scat Sites 2 (NOFA)-LTC	88,882	0	0	0	0	0
H15931360	Scat Site Home Rehab-LTC	807,000	0	0	0	0	0
H15933360	Raymond St Apt-LTC	1,114,000	0	0	0	0	0
H15935360	Beyer Court Apts-LTC	330,872	0	0	0	0	0
H15941360	Svaboda Court Project-LTC	2,134,300	0	0	0	0	0
H15942360	Habitat for Humanity#3-LTC	7,615	0	0	0	0	0

# Five-Year Forecast Project Requirements Detail

			FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
	Portland Hsg Bureau	Total	8,360,687	2,528,352	1,654,283	2,888,599	3,975,433	1,665,584
<b>Property Redev</b>								
<b>Commercial Property Redevelopm</b>								
P36050815	SE 92nd Redev-LTC-Adm		500,000	500,000	1,000,000	1,000,000	250,000	0
P36050817	SE 92nd Redev-LTC-Pred		90,195	0	0	0	0	0
P36050819	SE 92nd Redev-LTC-mgmt		3,700	0	0	0	0	0
P36050915	LTC Town Ctr Redev-LTC-Adm		1,197,564	3,000,000	1,000,000	500,000	500,000	500,000
P36050916	LTC Town Ctr Redev-LTC-Plan		600	0	0	0	0	0
P36050917	LTC Town Ctr Redev-LTC-Pred		43,428	0	0	0	0	0
P36050918	LTC Town Ctr Redev-LTC-Impl		2,493	0	0	0	0	0
P36050919	LTC Town Ctr Redev-LTC-mgmt		278,982	0	0	0	0	0
P36051215	Jns Ck Ind Area Revit-LTC-Adm		0	500,000	2,000,000	200,000	200,000	1,000,000
P36051217	Jns Ck Ind Area Revit-LTC-Pred		100,000	0	0	0	0	0
P36052015	Neighborhood Cleanup-LTC-Adm		50,000	0	0	0	0	0
P36055015	Foster Road Redev-LTC-Adm		13,700	45,000	1,000,000	1,000,000	0	1,000,000
P36091015	Public Outreach-LTC-Adm		1,000	0	0	0	0	0
<b>Commercial Real Estate Lending</b>								
R01100360	CPRL-General-LTC		300,000	300,000	300,000	300,000	300,000	300,000
<b>Community Redevelopment Grants</b>								
G01100360	CLG-General-LTC		108,000	300,000	300,000	200,000	200,000	200,000
G02100360	DOS-General-LTC		75,000	75,000	75,000	50,000	50,000	50,000
G03100360	SIP-General-LTC		620,000	300,000	500,000	500,000	500,000	500,000
G04100360	GFGP-General-LTC		125,000	125,000	125,000	125,000	125,000	125,000
G05100360	CEWP-General-LTC		688,680	0	0	0	0	0
	<b>Property Redev</b>	<b>Total</b>	<b>4,198,342</b>	<b>5,145,000</b>	<b>6,300,000</b>	<b>3,875,000</b>	<b>2,125,000</b>	<b>3,675,000</b>
<b>Total Program Expenditures</b>			<b>16,694,029</b>	<b>11,860,852</b>	<b>11,041,783</b>	<b>8,934,599</b>	<b>7,271,433</b>	<b>6,511,584</b>
Personal Services			859,882	850,269	525,479	418,246	405,591	366,595
Transfers - Indirect			1,500,338	2,095,095	1,660,068	1,321,101	1,281,540	1,158,088
PHB Staff/Admin			0	0	0	0	0	0
<b>Total Fund Expenditures</b>			<b>19,054,249</b>	<b>14,806,216</b>	<b>13,227,330</b>	<b>10,673,946</b>	<b>8,958,564</b>	<b>8,036,267</b>
Contingency			1,472,677	5,583,896	7,647,483	3,745,500	5,003,412	3,645,627
Ending Fund Balance			0	0	0	0	0	0
<b>Total Requirements</b>			<b>20,526,926</b>	<b>20,390,112</b>	<b>20,874,813</b>	<b>14,419,446</b>	<b>13,961,976</b>	<b>11,681,894</b>



# Five-Year Forecast Project Requirements Detail

FY 2011-12 FY 2012-13 FY 2013-14 FY 2014-15 FY 2015-16 FY 2016-17

## North Macadam URA

### Resources

Beginning Fund Balance	7,956,775	2,345,962	1,141,810	428,269	158,520	253,126
Fees and Charges	315,472	324,309	333,397	343,341	353,641	364,251
Interest on Investments	25,000	23,460	11,418	4,283	1,585	2,531
Loan Collections	166,935	128,882	128,882	128,882	128,882	128,882
Long Term Debt	3,750,000	16,000,000	0	0	0	562,892
Property Income	15,000	15,000	15,000	15,000	15,000	15,000
Short Term Debt	6,325,513	5,815,755	4,408,229	1,549,633	1,593,602	6,807,107
<b>Total Fund Resources</b>	<b>18,554,695</b>	<b>24,653,368</b>	<b>6,038,736</b>	<b>2,469,408</b>	<b>2,251,230</b>	<b>8,133,789</b>

### Requirements

#### Program Expenditures

##### Administration

##### Financial Administration

A45101325	Debt Management-NMC	32,000	20,000	20,000	20,000	20,000	20,000
	<b>Administration</b>	<b>Total</b>	<b>32,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>

##### Business Dev

##### Cluster Industry Development

B15102325	Site Recruitment-NMC	14,250	32,000	32,000	0	0	0
B15701325	Bio-Tech Build-Out-NMC	575,000	0	0	0	0	0

##### Business Lending

L02100325	BIF-General-NMC	700,000	500,000	500,000	400,000	285,000	430,000
	<b>Business Dev</b>	<b>Total</b>	<b>1,289,250</b>	<b>532,000</b>	<b>532,000</b>	<b>400,000</b>	<b>430,000</b>

##### Infrastructure

##### Parks

N32511815	Central Dist Greenway-NMC-Adm	3,752,025	0	0	0	0	0
N32512615	Caruthers Park-NMC-Adm	367,161	0	0	0	0	0
N32514015	New Init - Parks & Gr-NMC-Adm	0	0	0	0	0	2,000,000

##### Public Facilities

N32520115	Life Science Parking-NMC-Adm	0	0	1,703,625	0	0	0
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##### Transportation

N32530215	Light Rail-NMC-Adm	0	10,000,000	0	0	0	0
N32530315	South Portal Design-NMC-Adm	400,000	0	0	0	0	0
N32530415	N Dist Infra Conduit-NMC-Adm	300,000	0	0	0	0	0
N32530515	EcoDistrict Conduit-NMC-Adm	250,000	0	0	0	0	0
N32530615	Central Dist Infra-NMC-Adm	166,000	0	0	166,000	166,000	83,000
N32530715	Trans Strategy Dev-NMC-Adm	0	50,000	0	0	0	0
N32533715	Gibbs St Ped Bridge-NMC-Adm	578,000	0	0	0	0	0
N32534115	Trans Initiatives-NMC-Adm	0	50,000	50,000	50,000	50,000	2,000,000
	<b>Infrastructure</b>	<b>Total</b>	<b>5,813,186</b>	<b>10,100,000</b>	<b>1,753,625</b>	<b>216,000</b>	<b>4,083,000</b>

##### Portland Hsg Bureau

##### PHB Housing

H15430325	Affordable Rental Hsg-NMC	0	0	0	0	0	1,560,000
H15900325	PHB Staff & Admin-NMC	353,877	269,250	70,733	69,629	72,578	151,714
H15943325	Affordable Veterans Hsg-NMC	6,750,000	10,721,164	1,250,000	0	0	0
	<b>Portland Hsg Bureau</b>	<b>Total</b>	<b>7,103,877</b>	<b>10,990,414</b>	<b>1,320,733</b>	<b>69,629</b>	<b>1,711,714</b>

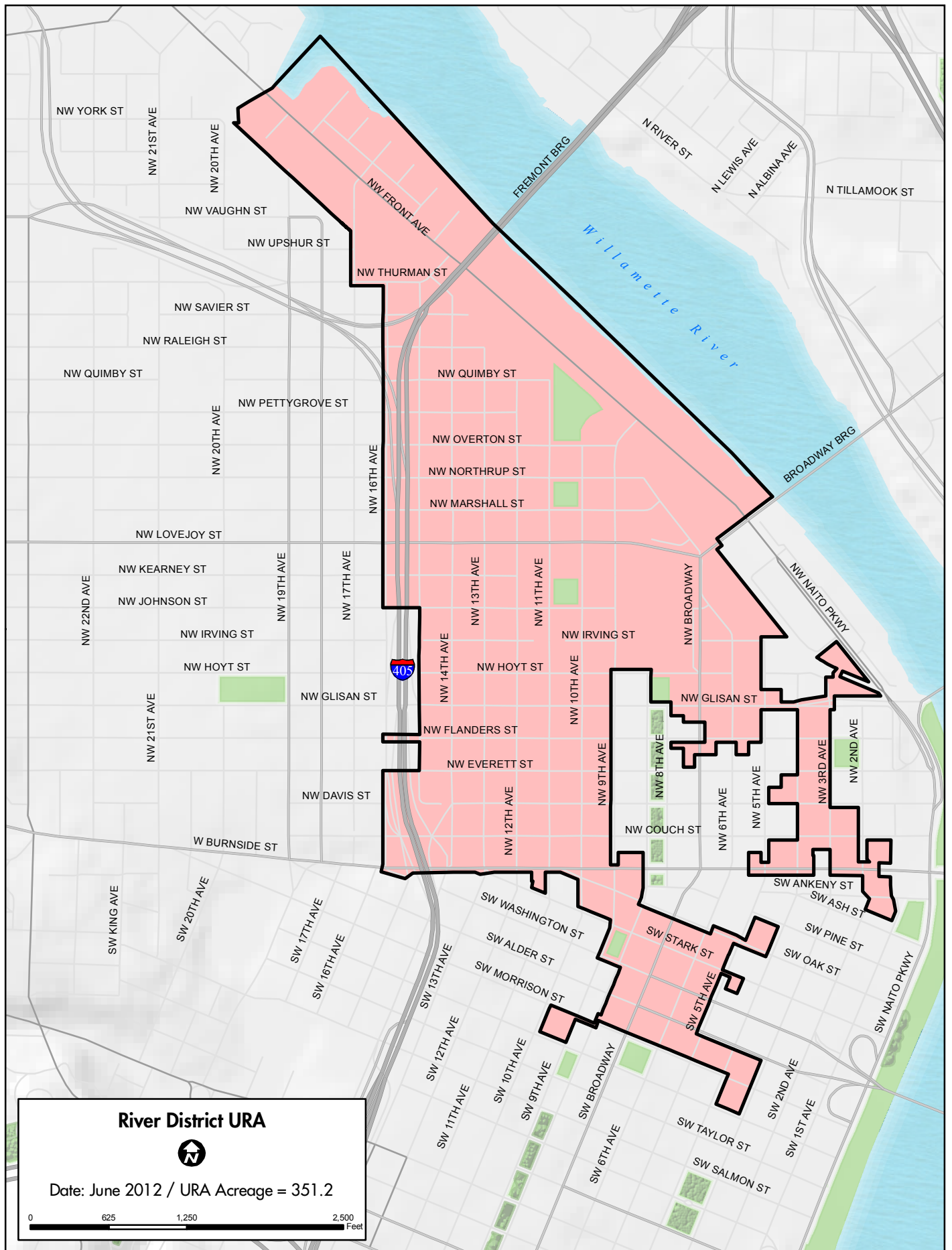
##### Property Redevel

##### Commercial Property Redevelopm

A35401325	Central City 2035-NMC	21,235	0	0	0	0	0
P32550515	Eco District-NMC-Adm	150,000	0	0	0	0	0
P32552215	CC 2035-NMC-Adm	0	116,221	0	0	0	0
P32556215	RiverPlace Lot 8 Rdv-NMC-Adm	50,000	0	0	0	0	0
P32556315	RiverPlace Lot 3 Rdv-NMC-Adm	50,000	35,000	0	0	0	0
P32558015	RiverPlace Prop Mgmt-NMC-Adm	15,000	0	0	0	0	0

# Five-Year Forecast Project Requirements Detail

		FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
P32590015	Project Development-NMC-Adm	50,000	500,000	500,000	400,000	285,000	430,000
<b>Commercial Real Estate Lending</b>							
R01100325	CPRL-General-NMC	225,000	0	0	0	0	0
<b>Community Redevelopment Grants</b>							
G02100325	DOS-General-NMC	50,000	0	0	0	0	0
G03100325	SIP-General-NMC	100,000	0	0	0	0	0
<b>Property Redev</b>							
	<b>Total</b>	<b>711,235</b>	<b>651,221</b>	<b>500,000</b>	<b>400,000</b>	<b>285,000</b>	<b>430,000</b>
<b>Total Program Expenditures</b>		<b>14,949,548</b>	<b>22,293,635</b>	<b>4,126,358</b>	<b>1,105,629</b>	<b>878,578</b>	<b>6,674,714</b>
Personal Services		486,932	387,418	364,778	296,239	275,166	255,622
Debt		0	0	0	0	0	0
Transfers - Indirect		772,253	830,505	1,119,331	909,020	844,360	784,386
PHB Staff/Admin		0	0	0	0	0	0
<b>Total Fund Expenditures</b>		<b>16,208,733</b>	<b>23,511,558</b>	<b>5,610,467</b>	<b>2,310,888</b>	<b>1,998,104</b>	<b>7,714,722</b>
Contingency		2,345,962	1,141,810	428,269	158,520	253,126	419,067
Ending Fund Balance		0	0	0	0	0	0
<b>Total Requirements</b>		<b>18,554,695</b>	<b>24,653,368</b>	<b>6,038,736</b>	<b>2,469,408</b>	<b>2,251,230</b>	<b>8,133,789</b>



# Five-Year Forecast Project Requirements Detail

FY 2011-12 FY 2012-13 FY 2013-14 FY 2014-15 FY 2015-16 FY 2016-17

## River District URA

### Resources

Beginning Fund Balance	9,943,486	11,650,302	7,769,589	2,120,760	1,529,322	1,478,706
Interest on Investments	30,000	0	0	0	0	0
Loan Collections	450,000	600,000	600,000	600,000	600,000	600,000
Long Term Debt	19,760,955	0	38,081,104	25,800,000	33,535,673	27,500,000
Property Income	582,348	582,348	582,348	582,348	582,348	582,348
Reimbursements	200,000	452,822	100,000	100,000	100,000	100,000
Short Term Debt	24,975,000	21,756,450	21,124,245	17,400,567	18,792,098	17,592,961

### Total Fund Resources

55,941,789 35,041,922 68,257,286 46,603,675 55,139,441 47,854,015

### Requirements

#### Program Expenditures

##### Administration

##### Financial Administration

A45101330	Debt Management-RVD	50,000	50,000	50,000	50,000	50,000	50,000
A45997330	Portland Harbor-RVD	85,000	0	0	0	0	0

##### Administration

##### Total

135,000 50,000 50,000 50,000 50,000 50,000

##### Business Dev

##### Cluster Industry Development

B15100330	Cluster Development-RVD	200,000	100,000	100,000	100,000	100,000	100,000
B15102330	Site Recruitment-RVD	71,250	82,500	75,000	75,000	75,000	75,000
B15401330	Design Forum/PDX-RVD	0	5,000	0	0	0	0

##### Business Lending

L02100330	BIF-General-RVD	2,000,000	2,000,000	2,500,000	0	0	3,000,000
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##### Business Dev

##### Total

2,271,250 2,187,500 2,675,000 175,000 175,000 3,175,000

##### Infrastructure

##### Parks

N33011915	Nbrhd Prk(The Fields)-RVD-Adm	1,550,000	4,130,000	0	0	0	0
N33012015	Nbrhd Park SDC Credit-RVD-Adm	0	0	400,000	0	0	0

##### Public Facilities

N33022015	Union Station-RVD-Adm	1,706,500	1,182,520	506,500	506,500	3,506,500	106,500
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##### Transportation

N33033417	Burnside Oper Improv-RVD-Pred	0	2,595,000	0	0	0	0
N33033715	Streetcar Loop Project-RVD	0	500,000	0	0	0	0
N34630015	Dtwn Retail Infra-SPB-Adm	240,924	0	0	0	0	0

##### Infrastructure

##### Total

3,497,424 8,407,520 906,500 506,500 3,506,500 106,500

##### Portland Hsg Bureau

##### PHB Housing

H15135330	The Medford-RVD	0	1,476,000	0	0	0	0
H15138330	Pearl Family Housing-RVD	547,748	0	0	0	0	0
H15430330	Affordable Rental Hsg-RVD	1,227,314	310,201	4,429,737	7,309,297	10,771,836	7,269,123
H15900330	PHB Staff & Admin-RVD	492,919	521,210	565,867	629,976	659,802	674,283
H15930330	Fairfield Apartments-RVD	5,000	65,000	64,400	64,400	64,400	65,000
H15938330	Blanchet House Redev-RVD	4,022,950	0	0	0	0	0
H15940330	RAC - Access Center-RVD	17,363,209	0	0	0	0	0
H15951330	Yards at Union Station-RVD	4,965,000	1,693,799	0	0	0	0

##### Portland Hsg Bureau

##### Total

28,624,140 4,066,210 5,060,004 8,003,673 11,496,038 8,008,406

##### Property Redev

##### Commercial Property Redevelopm

A35401330	Central City 2035-RVD	27,840	0	0	0	0	0
A45997330	Portland Harbor-RVD	0	32,000	0	0	0	0
N33024015	Multnomah County-RVD-Adm	0	0	26,948,460	0	0	0
P33013715	Grove Hotel-RVD-Adm	2,707,850	0	0	0	0	0
P33050015	Post Office-RVD-Adm	100,000	500,000	8,000,000	16,000,002	15,086,222	22,313,779

# Five-Year Forecast Project Requirements Detail

		FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
P33050115	Dtwn Retail Strat-RVD-Adm	200,000	500,000	250,000	250,000	250,000	250,000
P33050415	Centennial Mills Rdv-RVD-Adm	472,000	365,000	7,836,000	7,076,000	0	0
P33051515	Station Place Garage-RVD-Adm	233,147	223,147	223,147	223,147	223,147	223,147
P33052115	10th & Yamhill Redev-RVD-Adm	15,000	0	0	3,750,000	14,200,000	0
P33052215	CC 2035-RVD-Adm	0	163,895	0	0	0	0
P33052715	PNCA-RVD-Adm	250,000	0	0	0	0	0
P33053219	Horse Barn Relocation-RVD-mgmt	100,000	1,750,000	0	0	0	0
P33054315	RD Enviro-RVD-Adm	65,000	75,000	0	0	0	0
P33054415	One Waterfront PI-RVD-Adm	7,000	6,000	6,000	6,000	6,000	6,000
P33054515	Blocks A&N-RVD-Adm	32,300	150,000	32,300	32,300	32,300	32,300
<b>Commercial Real Estate Lending</b>							
R01100330	CPRL-General-RVD	1,280,000	4,035,000	3,000,000	0	0	3,000,000
<b>Community Redevelopment Grants</b>							
G02100330	DOS-General-RVD	75,000	100,000	100,000	100,000	100,000	100,000
G03100330	SIP-General-RVD	300,000	275,000	275,000	275,000	275,000	275,000
<b>Property Redev</b>							
<b>Total</b>		<b>5,865,137</b>	<b>8,175,042</b>	<b>46,670,907</b>	<b>27,712,449</b>	<b>30,172,669</b>	<b>26,200,226</b>
<b>Total Program Expenditures</b>		<b>40,392,951</b>	<b>22,886,272</b>	<b>55,362,411</b>	<b>36,447,622</b>	<b>45,400,207</b>	<b>37,540,132</b>
Personal Services		1,062,225	816,694	2,628,182	2,098,214	2,021,682	1,834,749
Transfers - Indirect		3,324,879	3,569,367	8,145,933	6,528,517	6,238,846	5,691,590
PHB Staff/Admin		0	0	0	0	0	0
<b>Total Fund Expenditures</b>		<b>44,780,055</b>	<b>27,272,333</b>	<b>66,136,526</b>	<b>45,074,353</b>	<b>53,660,735</b>	<b>45,066,471</b>
Contingency		11,161,734	7,769,589	2,120,760	1,529,322	1,478,706	2,787,544
Ending Fund Balance		0	0	0	0	0	0
<b>Total Requirements</b>		<b>55,941,789</b>	<b>35,041,922</b>	<b>68,257,286</b>	<b>46,603,675</b>	<b>55,139,441</b>	<b>47,854,015</b>





# Five-Year Forecast Project Requirements Detail

FY 2011-12 FY 2012-13 FY 2013-14 FY 2014-15 FY 2015-16 FY 2016-17

## South Park Blocks URA

### Resources

Beginning Fund Balance	12,670,576	5,744,132	11,451	4,356	0	0
Interest on Investments	25,000	57,441	115	44	0	0
Loan Collections	127,202	146,657	156,371	834,770	96,091	116,409
Property Income	1,800,000	0	0	0	0	0

### Total Fund Resources

14,622,778 5,948,230 167,937 839,170 96,091 116,409

### Requirements

#### Program Expenditures

##### Administration

##### Financial Administration

A45101346	Debt Management-SPB	10,000	5,000	5,000	10,000	10,000	10,000
	<b>Administration</b>	<b>Total</b>	<b>10,000</b>	<b>5,000</b>	<b>5,000</b>	<b>10,000</b>	<b>10,000</b>

##### Business Dev

##### Business Lending

L02100346	BIF-General-SPB	450,000	245,000	0	0	0	0
L02110346	BIF-Cluster Group-Budget-SPB	450,000	245,000	0	0	0	0
	<b>Business Dev</b>	<b>Total</b>	<b>900,000</b>	<b>490,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

##### Infrastructure

##### Transportation

N34630015	Dtwn Retail Infra-SPB-Adm	20,000	0	0	0	0	0
N34639915	Streetcar/Scapes Imp-SPB-Adm	150,000	1,350,000	0	0	0	0
	<b>Infrastructure</b>	<b>Total</b>	<b>170,000</b>	<b>1,350,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

##### Portland Hsg Bureau

##### PHB Housing

H15900346	PHB Staff & Admin-SPB	234,473	438,512	0	0	0	0
H15910346	SPB Sect 8 Preservation-SPB	0	3,204,292	108,581	0	0	0
H15927346	Jefferson West Apts-SPB	36,000	50,000	50,000	0	0	0
H15937346	Chaucer-SPB	531,797	0	0	0	0	0
	<b>Portland Hsg Bureau</b>	<b>Total</b>	<b>802,270</b>	<b>3,692,804</b>	<b>158,581</b>	<b>0</b>	<b>0</b>

##### Property Redevel

##### Commercial Property Redevelopm

A35401346	Central City 2035-SPB	14,061	0	0	0	0	0
P34652115	Oregon Sustain Ctr-SPB-Adm	6,345,000	0	0	829,170	86,091	106,409
P34652215	CC 2035-SPB-Adm	0	52,320	0	0	0	0

##### Commercial Real Estate Lending

R01100346	CPRL-General-SPB	500,000	0	0	0	0	0
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##### Community Redevelopment Grants

G03100346	SIP-General-SPB	218,000	0	0	0	0	0
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##### Property Redevel

**Total** 7,077,061 52,320 0 829,170 86,091 106,409

### Total Program Expenditures

8,959,331 5,590,124 163,581 839,170 96,091 116,409

Personal Services 245,047 249,857 0 0 0 0

Transfers - Indirect 46,701 96,798 0 0 0 0

PHB Staff/Admin 0 0 0 0 0 0

**Total Fund Expenditures** 9,251,079 5,936,779 163,581 839,170 96,091 116,409

Contingency 5,371,699 11,451 4,356 0 0 0

Ending Fund Balance 0 0 0 0 0 0

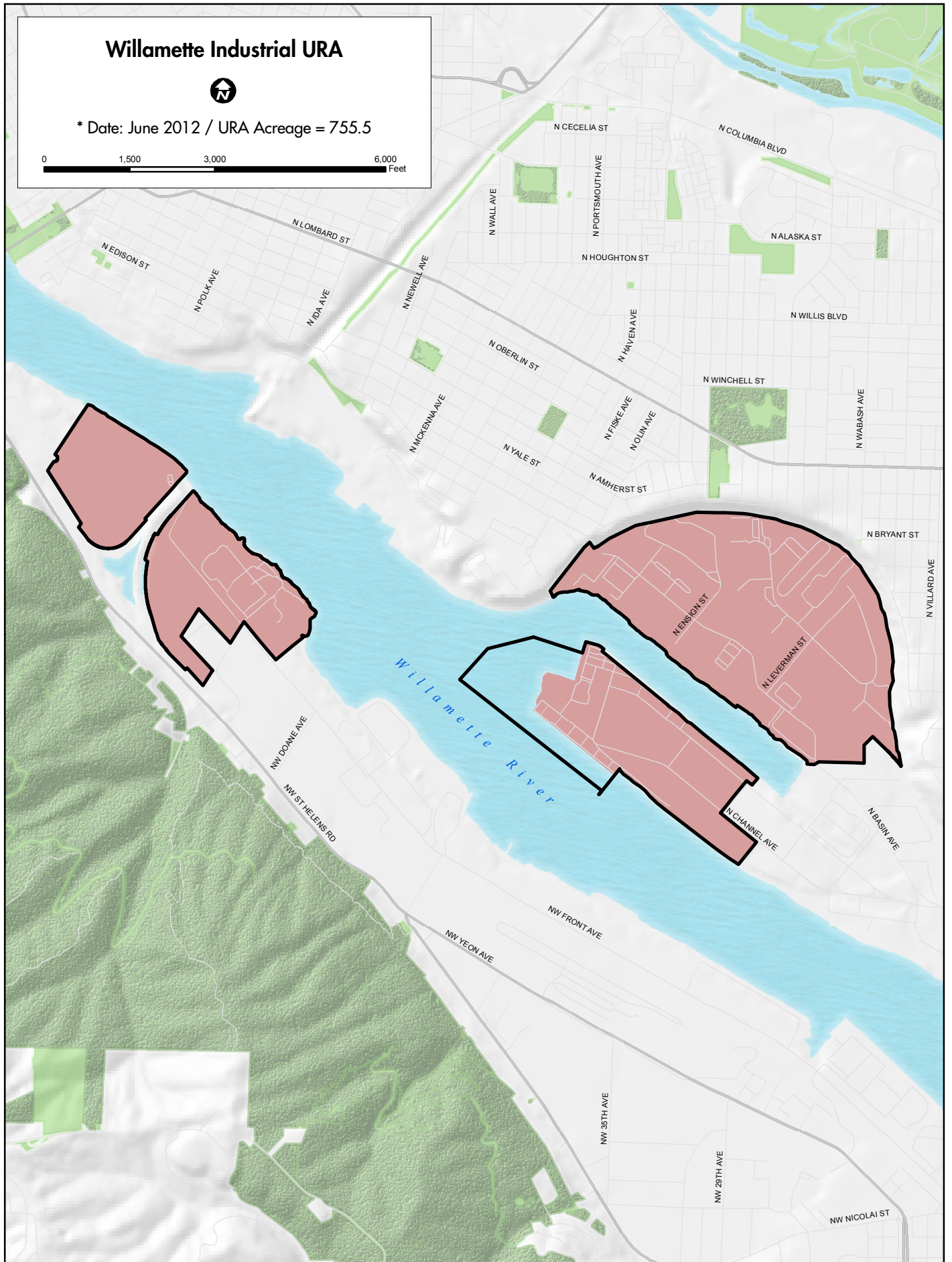
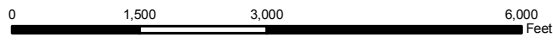
### Total Requirements

14,622,778 5,948,230 167,937 839,170 96,091 116,409

# Willamette Industrial URA



\* Date: June 2012 / URA Acreage = 755.5



## Financial Summary

### Fund Summary - Five-Year Budget Projections

	Revised FY 2011-12	Adopted FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
<b>Willamette Industrial URA Fund</b>						
<b>Resources</b>						
Beginning Fund Balance	1,971,486	1,680,959	1,106,176	590,182	215,732	194,843
Interest on Investments	10,000	10,000	10,000	10,000	10,000	10,000
Short Term Debt	999,000	706,450	755,614	847,172	908,597	999,000
<b>Total Resources</b>	<b>2,980,486</b>	<b>2,397,409</b>	<b>1,871,790</b>	<b>1,447,354</b>	<b>1,134,329</b>	<b>1,203,843</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Financial Administration</b>						
A45101390 - Debt Management-WLI	5,446	5,718	5,718	5,718	5,718	5,718
<b>Administration Total</b>	<b>5,446</b>	<b>5,718</b>	<b>5,718</b>	<b>5,718</b>	<b>5,718</b>	<b>5,718</b>
<b>Business Dev</b>						
<b>Business Lending</b>						
L02100390 - BIF-General-WLI	775,000	775,000	775,000	775,000	500,000	500,000
<b>Cluster Industry Development</b>						
B15100390 - Cluster Development-WLI	25,000	25,000	25,000	25,000	25,000	25,000
B15102390 - Site Recruitment-WLI	14,250	14,250	14,250	20,000	20,000	20,000
T01069390 - Lean Manufacturing-WLI	30,000	30,000	30,000	30,000	30,000	30,000
<b>Business Dev Total</b>	<b>844,250</b>	<b>844,250</b>	<b>844,250</b>	<b>850,000</b>	<b>575,000</b>	<b>575,000</b>
<b>Property Redev</b>						
<b>Commercial Property Redevelopm</b>						
P39051015 - Harbor Redev Init-WLI-Adm	50,000	0	0	0	0	0
P39051215 - Brownfields Redev-WLI-Adm	75,000	125,000	125,000	125,000	125,000	125,000
P39090015 - Project Development-WLI-Adm	10,000	10,000	10,000	10,000	10,000	10,000
<b>Property Redev Total</b>	<b>135,000</b>	<b>135,000</b>	<b>135,000</b>	<b>135,000</b>	<b>135,000</b>	<b>135,000</b>
<b>Total Program Expenditures</b>	<b>984,696</b>	<b>984,968</b>	<b>984,968</b>	<b>990,718</b>	<b>715,718</b>	<b>715,718</b>
Personnel Services	99,471	75,486	72,910	59,211	54,999	51,092
Transfers - Indirect	215,360	230,779	223,730	181,693	168,769	156,782
<b>Total Fund Expenditures</b>	<b>1,299,527</b>	<b>1,291,233</b>	<b>1,281,608</b>	<b>1,231,622</b>	<b>939,486</b>	<b>923,592</b>
Contingency	1,680,959	1,106,176	590,182	215,732	194,843	280,251
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>2,980,486</b>	<b>2,397,409</b>	<b>1,871,790</b>	<b>1,447,354</b>	<b>1,134,329</b>	<b>1,203,843</b>

## **Staffing Summary**

The employee position count for FY 2012-13 is 135.3 equivalent positions. This is comprised of 134.3 Full-Time Equivalent (FTE) and 1.0 Limited-Term Equivalent (LTE) positions.

Total FTE				
	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13
Department	Adopted	Adopted	Adopted	Adopted
Housing	36.0	0.0	0.0	0.0
Urban Development	69.1	66.3	58.3	59.3
Central Services	63.0	54.0	0.0	0.0
Executive	40.0	35.0	19.0	23.0
Finance & Business Operations	0.0	0.0	58.0	52.0
<b>Total</b>	<b>208.1</b>	<b>155.3</b>	<b>135.3</b>	<b>134.3</b>

**FTE Position Changes** – The following describes changes in FTE positions by fiscal year:

**FY 2010-11** – FTE count was decreased by 52.8 FTE from FY 2009-10. 32 FTE in the Housing Department were transferred to the City of Portland (Portland Housing Bureau) and 4 FTE was decreased. 20.8 FTE was decreased as a result of agency right-sizing. Urban Development had a loss of 2.8 FTE. Central Services and Executive were decreased by 14.0 FTE.

**FY 2011-12** – FTE count was decreased by 20.0 FTE from FY 2010-11. The Urban Development Department was decreased by 8.0 FTE. Central Services was reorganized into Finance & Business Operations picking up Human Resources and Procurement functions that were previously assigned to Executive. The administrative departments of Executive and Finance & Business Operations saw a decrease of 12.0 FTE.

**FY 2012-13** – FTE count was decreased by 1.0 FTE from FY 2011-12 as a vacant position in Finance & Business Operations was reassigned as an LTE. Additionally the 4.0 FTE in Human Resources were reassigned to Executive from Finance & Business Operations. Finally 1.0 FTE in Finance & Business Operations was reassigned to the Urban Development Department.

### **Limited-Term Equivalents (LTE)**

LTE positions are hired for assignments that are short-term in nature (one to three years). LTE are utilized by departments as shown in the table below. PDC's policy is to fill LTE positions for initiatives that have clear end-dates or for preliminary work on a new project or program. This allows for flexibility in meeting workload demands while managing long-term staffing costs.

Total LTE				
	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13
Department	Adopted	Adopted	Adopted	Adopted
Housing	1.0	0.0	0.0	0.0
Urban Development Department	2.0	0.0	0.0	0.0
Central Services	0.0	4.3	0.0	0.0
Executive	2.0	0.9	1.0	0.0
Finance & Business Operations	0.0	0.0	2.0	1.0
<b>Total</b>	<b>5.0</b>	<b>5.2</b>	<b>3.0</b>	<b>1.0</b>

### **Benefits**

**Benefits Rate** – PDC's benefits rate (including taxes) is budgeted at 43.93% of salary costs in FY 2012-13. This increase from last year's rate of 42.07% is mainly due to the increase of Health and Dental premiums. The details of the rate are as follows:

Benefits Rate		
	FY 2011-12	FY 2012-13
	Adopted	Adopted
Bus Pass Reimbursement	0.43%	0.43%
Health & Dental	18.00%	19.80%
Insurance/Disability	0.53%	0.53%
Pension (PERS) – Employee Pick-up	6.00%	6.00%
Pension (PERS) – Employer	8.50%	8.50%
Social Security/Medicare	7.65%	7.65%
Tri-Met Tax	0.65%	0.71%
Workers Compensation	0.31%	0.31%
<b>Total Benefits Rate</b>	<b>42.07%</b>	<b>43.93%</b>

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# General Fund

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The general fund is composed of sub-funds that do not have the geographic and program restrictions of the urban renewal funds. These sub-funds are the Business & Technology, Department Overhead, Indirect, Predevelopment, and Urban Redevelopment.

## Fund Summary

### General Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
Beginning Fund Balance	4,391,560	4,632,921	4,287,085	2,066,627	2,066,627	2,266,627
<b>Revenue</b>						
Fees and Charges	1,243	634,907	3,500	0	0	0
Interest on Investments	68,541	48,663	22,373	8,480	8,480	8,480
Intergovernmental Revenues	6,068,722	3,839,959	5,288,326	5,788,326	5,788,326	5,788,326
Loan Collections	137,075	104,796	140,000	100,000	100,000	100,000
Miscellaneous	126,236	116,345	170,000	0	0	0
Property Income	1,077	37,639	411,904	358,601	358,601	358,601
Reimbursements	189,007	286,678	177,258	178,455	178,455	178,455
Service Reimbursments	23,681,321	18,537,091	14,438,426	15,062,027	15,062,027	14,886,941
Transfers In	3,967,904	50,000	2,315,713	0	0	0
<b>Total Revenue</b>	<b>34,241,126</b>	<b>23,656,078</b>	<b>22,967,500</b>	<b>21,495,889</b>	<b>21,495,889</b>	<b>21,320,803</b>
<b>Total Resources</b>	<b>38,632,686</b>	<b>28,288,999</b>	<b>27,254,585</b>	<b>23,562,516</b>	<b>23,562,516</b>	<b>23,587,430</b>
<b>Requirements</b>						
<b>Expenditures</b>						
Administration	24,096,851	19,591,532	16,040,970	16,348,919	16,348,919	16,188,356
Business Development	5,497,881	3,858,299	5,719,505	5,220,272	5,220,272	5,417,268
Housing	0	0	0	442,101	442,101	442,101
Property Redevelopment	829,481	11,288	892,379	434,455	434,455	434,455
<b>Total Expenditures</b>	<b>30,424,213</b>	<b>23,461,119</b>	<b>22,652,854</b>	<b>22,445,747</b>	<b>22,445,747</b>	<b>22,482,180</b>
Transfers	3,575,552	644,601	2,681,805	665,031	665,031	548,598
Contingency	0	0	1,919,926	451,738	451,738	556,652
Ending Fund Balance	4,632,921	4,183,280	0	0	0	0
<b>Total Requirements</b>	<b>38,632,686</b>	<b>28,288,999</b>	<b>27,254,585</b>	<b>23,562,516</b>	<b>23,562,516</b>	<b>23,587,430</b>



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## General Fund Summary Reports

- Account Summary
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## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## General Fund

### Administration

#### Capital Outlay

Acquisition	483,511	0	0	0	0	0
Computer Equipment	145,660	53,291	175,000	170,000	170,000	170,000
Construction Costs	0	5,040	0	0	0	0
Environmental Analysis & Remed	1,113	16,863	0	1,000	1,000	1,000
Furniture & Equipment	1,153	0	5,000	500	500	500
Leasehold Improvements	119,387	0	0	0	0	0
Leasehold Improvements PDC	0	0	8,000	5,000	5,000	5,000
Permits, Review & Fees	1,803	9,615	0	0	0	0
Prof & Tech Services	23,592	1,600	0	0	0	0
Relocation Administrative Costs	0	43,507	0	0	0	0
Relocation Direct Costs	0	94,462	0	0	0	0
System Software Applications	5,247	1,072,233	656,965	120,120	120,120	120,120

#### Financial Assistance

Grants CY disbursements	50,000	0	0	0	0	0
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#### Materials and Services

Advertising & Publ Notices	154,150	57,283	55,050	49,950	49,950	49,950
Bank Fees	300	0	0	0	0	0
Bldg Repairs & Maint - PDC	274,147	252,495	306,160	306,000	306,000	306,000
Bldg Repairs & Maint - RE	22,414	176,756	434,101	0	0	0
Business Meeting Expense	24,736	3,668	12,225	5,625	5,625	5,625
Business Meeting Food Expense	0	8,597	300	1,500	1,500	1,500
City Overhead Charges	542,381	335,107	531,426	498,000	498,000	498,000
Communication Services	348,629	377,652	222,686	225,307	225,307	225,307
Computer Hardware	99,370	42,680	122,300	98,000	98,000	98,000
DMC Admin Services	18,462	5,515	0	214,977	214,977	214,977
Equip Lease & Rentals - PDC	0	55	0	0	0	0
Equip Repairs & Maint - PDC	29,564	48,733	87,900	93,400	93,400	93,400
Event Sponsorship	5,000	83,725	25,000	100,500	100,500	100,500
Furniture/Equip <\$5k	43,256	19,039	25,200	26,200	26,200	26,200
General Office Expense	181,984	152,184	192,000	155,925	155,925	155,925
Hosted Services Maintenance	0	0	0	30,000	30,000	30,000
IGA Other Costs	0	10,000	0	0	0	0
IGA Prof Services Contracts	616,110	105,970	100,000	85,000	85,000	85,000
Insurance	477,890	416,822	538,000	500,000	500,000	500,000
Legal Expenses	349,732	234,135	86,500	106,500	106,500	106,500
Loan Documents	11,366	15,982	0	0	0	0
Loan Foreclosures Costs	0	160	0	0	0	0
Loan Servicing Costs	0	2,690	200	2,000	2,000	2,000
Local Travel	41,485	29,580	40,775	8,825	8,825	8,825
Memberships, Dues, & Certifications	70,803	12,022	95,630	96,525	96,525	96,525
Miscellaneous	9,253	5,771	2,600	2,400	2,400	2,400
Organizational Memberships	0	25,118	0	15,000	15,000	15,000
Out of Town Travel	18,410	26,053	4,000	6,000	6,000	6,000
Parking	31,467	18,589	22,630	9,050	9,050	9,050

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## General Fund

### Administration

#### Materials and Services

Postage & Delivery	53,477	34,964	100,970	80,820	80,820	80,820
Printing & Graphics	78,730	25,506	43,750	35,200	35,200	35,200
Prof Services Contracts	1,948,231	913,084	916,925	1,336,993	1,336,993	1,336,993
Prop Mgmt Fees - RE	0	320	0	0	0	0
Property Utilities - RE	1,135	16,839	1,728	1,000	1,000	1,000
Public Meeting Expenses	8,239	20,319	12,900	37,350	37,350	37,350
Public Meeting Food Expense	0	3,657	0	1,000	1,000	1,000
Publications & Resource Mat'ls	18,648	7,566	8,850	11,580	11,580	11,580
Recruitment Services	25	37,318	26,000	13,500	13,500	13,500
Rents/Leases - Fac	1,663,626	690,458	952,350	1,081,974	1,081,974	1,081,974
Software Applications	563,046	370,949	67,726	95,000	95,000	95,000
Software Maintenance	0	142,015	607,069	500,000	500,000	500,000
Special Event Food Expense	0	500	0	0	0	0
Special Events Expenses	118,030	0	112,500	15,000	15,000	15,000
Temporary Services	664,621	89,905	108,000	83,120	83,120	83,120
Training Expense	241,845	102,558	221,527	314,775	314,775	314,775
Training Travel Expenses	92,988	7,397	15,777	15,500	15,500	15,500
Utilities and Water	108,366	101,795	142,000	130,000	130,000	130,000
Vehicles Maintenance - PDC	3,572	4,507	7,000	15,000	15,000	15,000

#### Personnel Services

Bereavement Leave	16,379	23,354	0	0	0	0
Bus Pass Reimbursement	55,381	38,578	0	0	0	0
Compensatory Time	4,546	2,888	0	0	0	0
FICA	752,200	686,679	0	0	0	0
Health & Dental - Retirees	0	109,468	0	0	0	0
Jury Duty	4,854	3,216	0	0	0	0
Life & Disability Insurance	49,392	41,561	0	0	0	0
Management Leave	18,391	2,502	0	0	0	0
National Holiday	373,065	274,690	0	0	0	0
PERS - Employer	464,030	397,522	0	500,000	500,000	500,000
PERS - Employer Pickup	600,910	512,534	0	0	0	0
Personal Holiday	132,861	86,948	0	0	0	0
Salaries & Wages	8,672,197	8,132,779	6,175,792	6,357,934	6,357,934	6,245,961
Salary Decrement Clearing	0	561	0	0	0	0
Sick Leave	397,323	305,105	0	0	0	0
Taxes, Health/Dental Insurance	1,928,494	1,839,235	2,770,458	2,789,869	2,789,869	2,741,279
Tri-Met Payroll Tax	68,766	64,177	0	0	0	0
Unemployment Expense	35,781	179,731	0	0	0	0
Vacation	723,732	522,616	0	0	0	0
Workers Comp - Assessment	3,386	2,749	0	0	0	0
Workers Comp - Ins Expense	28,210	31,990	0	0	0	0

#### Total - Administration

24,096,851 19,591,532 16,040,970 16,348,919 16,348,919 16,188,356

### Business Development

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## General Fund

### Business Development

#### Capital Outlay

Environmental Analysis & Remed	27,120	0	0	0	0	0
Prof & Tech Services	225	0	0	0	0	0

#### Financial Assistance

EcDev & Training Grants - Non-Portfol	535,000	0	252,240	1,344,070	1,344,070	1,344,070
Grants CY disbursements	214,000	202,163	0	0	0	0
Grants CY Funded	0	0	0	20,000	20,000	20,000
Grants to Grantees	0	0	370,000	429,652	429,652	663,000
Loans CY Disbursements	258,987	250,000	0	0	0	0
Loans To Borrowers	0	0	331,188	171,624	171,624	171,624
Technical Assistance Grants	0	0	1,409,910	0	0	0

#### Materials and Services

Advertising & Publ Notices	10,311	1,518	1,000	3,000	3,000	3,000
Business Meeting Expense	19,794	4,641	0	0	0	0
Business Meeting Food Expense	0	4,901	0	0	0	0
City Overhead Charges	108,902	119,212	251,724	162,108	162,108	162,108
Equip Lease & Rentals - PDC	0	183	0	0	0	0
Event Sponsorship	0	152,837	30,805	115,000	115,000	115,000
General Office Expense	652	140	0	0	0	0
IGA Prof Services Contracts	0	0	0	0	0	46,085
Local Travel	1,193	1,022	0	0	0	0
Marketing - Resources Dev	0	115	0	0	0	0
Memberships, Dues,& Certifications	40,278	45	25,000	13,000	13,000	13,000
Miscellaneous	224	298	0	0	0	17,545
Organizational Memberships	0	45,550	0	0	0	0
Out of Town Travel	85,299	39,527	71,412	189,004	189,004	189,004
Parking	1,808	1,060	0	0	0	0
Postage & Delivery	2,290	1,053	0	0	0	0
Printing & Graphics	10,801	3,727	0	2,000	2,000	2,000
Prof Services Contracts	2,539,030	1,993,264	1,731,339	1,242,217	1,242,217	1,042,324
Public Meeting Expenses	1,204	1,157	0	0	0	19,348
Public Meeting Food Expense	0	875	0	0	0	0
Publications & Resource Mat'ls	1,612	4,358	0	0	0	0
Recruitment Services	0	516	0	0	0	0
Software Applications	2,388	2,501	0	3,778	3,778	3,778
Special Event Food Expense	0	50,402	80,000	20,000	20,000	20,000
Special Events Expenses	251,304	51,262	46,886	37,612	37,612	37,612
Temporary Services	69,394	1,693	5,000	507	507	507
Training Expense	2,936	3,238	0	0	0	0
Training Travel Expenses	5,295	2,788	0	0	0	0

#### Personnel Services

Bereavement Leave	395	703	0	0	0	0
Bus Pass Reimbursement	4,213	2,247	0	0	0	0
FICA	69,372	49,954	0	0	0	0
Jury Duty	182	0	0	0	0	0

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## General Fund

### Business Development

#### Personnel Services

Life & Disability Insurance	4,556	3,306	0	0	0	0
National Holiday	26,641	28,348	0	0	0	0
PERS - Employer	46,859	30,207	0	0	0	0
PERS - Employer Pickup	54,988	37,279	0	0	0	0
Personal Holiday	9,967	8,218	0	0	0	0
Salaries & Wages	859,519	568,370	782,954	1,003,282	1,003,282	1,059,255
Salary Decrement Clearing	0	483	0	0	0	0
Sick Leave	26,112	30,549	0	0	0	0
Taxes, Health/Dental Insurance	137,890	102,172	330,047	463,418	463,418	488,008
Tri-Met Payroll Tax	6,315	4,536	0	0	0	0
Unemployment Expense	6,902	0	0	0	0	0
Vacation	51,998	50,576	0	0	0	0
Workers Comp - Assessment	315	221	0	0	0	0
Workers Comp - Ins Expense	1,609	1,084	0	0	0	0

<b>Total - Business Development</b>	<b>5,497,881</b>	<b>3,858,299</b>	<b>5,719,505</b>	<b>5,220,272</b>	<b>5,220,272</b>	<b>5,417,268</b>
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### Housing

#### Capital Outlay

Environmental Analysis & Remed	0	0	0	8,000	8,000	8,000
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#### Materials and Services

Bldg Repairs & Maint - RE	0	0	0	434,101	434,101	434,101
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<b>Total - Housing</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>442,101</b>	<b>442,101</b>	<b>442,101</b>
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### Property Redevelopment

#### Capital Outlay

Environmental Analysis & Remed	0	0	2,500	0	0	0
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#### Financial Assistance

Grants CY disbursements	765,506	0	0	0	0	0
Grants to Grantees	0	0	259,743	98,666	98,666	98,666

#### Materials and Services

Business Meeting Expense	126	0	0	0	0	0
Event Sponsorship	0	2,500	0	0	0	0
General Office Expense	68	10	0	0	0	0
Legal Expenses	54	0	0	0	0	0
Local Travel	19	0	0	0	0	0
Printing & Graphics	137	2,095	0	0	0	0
Prof Services Contracts	16,046	6,683	186,785	0	0	0
Property Taxes - RE	2,375	0	0	0	0	0
Public Meeting Expenses	984	0	0	0	0	0
Special Events Expenses	27,500	0	0	0	0	0

#### Personnel Services

Bus Pass Reimbursement	51	0	0	0	0	0
FICA	801	0	0	0	0	0

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## General Fund

### Property Redevelopment

#### Personnel Services

Life & Disability Insurance	61	0	0	0	0	0
PERS - Employer	558	0	0	0	0	0
PERS - Employer Pickup	708	0	0	0	0	0
Salaries & Wages	11,899	0	312,066	233,301	233,301	233,301
Taxes, Health/Dental Insurance	2,484	0	131,285	102,488	102,488	102,488
Tri-Met Payroll Tax	71	0	0	0	0	0
Workers Comp - Assessment	4	0	0	0	0	0
Workers Comp - Ins Expense	29	0	0	0	0	0

<b>Total - Property Redevelopment</b>	<b>829,481</b>	<b>11,288</b>	<b>892,379</b>	<b>434,455</b>	<b>434,455</b>	<b>434,455</b>
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Transfers	3,575,552	644,601	2,681,805	665,031	665,031	548,598
Contingency	0	0	1,919,926	451,738	451,738	556,652
Ending Fund Balance	4,632,921	4,183,280	0	0	0	0

<b>Total Requirements</b>	<b>38,632,686</b>	<b>28,288,999</b>	<b>27,254,585</b>	<b>23,562,516</b>	<b>23,562,516</b>	<b>23,587,430</b>
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# Urban Renewal Funds

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The capital project funds listed below account for the activities associated with the respective Urban Renewal Area (URA).

- Airport Way Fund
- Central Eastside Fund
- Convention Center Fund
- Downtown Waterfront Fund
- Gateway Regional Center Fund
- Interstate Corridor Fund
- Lents Town Center Fund
- North Macadam Fund
- River District Fund
- South Park Blocks Fund
- Willamette Industrial Fund

## Fund Summary

### Airport Way URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
Beginning Fund Balance	4,010,483	5,663,569	5,156,070	2,949,492	2,949,492	2,949,492
<b>Revenue</b>						
Fees and Charges	221	110	10,000	0	0	0
Interest on Investments	69,421	36,696	30,000	25,000	25,000	25,000
Loan Collections	178,928	232,557	251,536	275,000	275,000	275,000
Property Income	2,534,437	3,027,595	10,000	0	0	0
Reimbursements	546	13,627	10,000	0	0	0
<b>Total Revenue</b>	<b>2,783,552</b>	<b>3,310,585</b>	<b>311,536</b>	<b>300,000</b>	<b>300,000</b>	<b>300,000</b>
<b>Total Resources</b>	<b>6,794,035</b>	<b>8,974,155</b>	<b>5,467,606</b>	<b>3,249,492</b>	<b>3,249,492</b>	<b>3,249,492</b>
<b>Requirements</b>						
<b>Expenditures</b>						
Administration	35,929	3,081	61,150	24,721	24,721	24,721
Business Development	645,205	742,700	860,889	803,171	803,171	803,171
Property Redevelopment	134,320	2,699,760	1,144,762	500,841	500,841	500,841
<b>Total Expenditures</b>	<b>815,453</b>	<b>3,445,541</b>	<b>2,066,801</b>	<b>1,328,733</b>	<b>1,328,733</b>	<b>1,328,733</b>
Transfers	315,012	372,544	451,313	480,562	480,562	480,562
Contingency	0	0	2,949,492	1,440,197	1,440,197	1,440,197
Ending Fund Balance	5,663,569	5,156,070	0	0	0	0
<b>Total Requirements</b>	<b>6,794,035</b>	<b>8,974,155</b>	<b>5,467,606</b>	<b>3,249,492</b>	<b>3,249,492</b>	<b>3,249,492</b>



## Fund Summary

### Central Eastside URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
Beginning Fund Balance	4,043,315	1,170,683	2,187,879	1,357,972	1,357,972	1,380,253
<b>Revenue</b>						
Fees and Charges	6,615	2,467	0	0	0	0
Interest on Investments	35,572	9,794	25,000	13,580	13,580	13,803
Loan Collections	286,879	197,217	184,840	621,633	621,633	621,633
Long Term Debt	3,940,748	6,909,000	3,200,000	0	0	0
Miscellaneous	3,500	4,150	0	0	0	0
Property Income	120,158	123,804	2,620,000	1,020,000	1,020,000	1,020,000
Reimbursements	39,310	6,625	0	0	0	0
Short Term Debt	3,998,000	999,500	2,835,087	2,682,053	2,682,053	2,682,053
<b>Total Revenue</b>	<b>8,430,782</b>	<b>8,252,557</b>	<b>8,864,927</b>	<b>4,337,266</b>	<b>4,337,266</b>	<b>4,337,489</b>
<b>Total Resources</b>	<b>12,474,097</b>	<b>9,423,239</b>	<b>11,052,806</b>	<b>5,695,238</b>	<b>5,695,238</b>	<b>5,717,742</b>
<b>Requirements</b>						
<b>Expenditures</b>						
Administration	13,993	10,733	78,236	28,173	28,173	28,173
Business Development	875,533	403,047	1,078,032	1,171,286	1,171,286	1,171,286
Housing	4,400,873	842,842	96,549	34,937	34,937	41,606
Infrastructure	4,055,882	3,257,517	3,159,784	389,270	389,270	389,270
Property Redevelopment	536,371	1,239,603	3,761,544	2,373,004	2,373,004	2,373,004
<b>Total Expenditures</b>	<b>9,882,652</b>	<b>5,753,742</b>	<b>8,174,145</b>	<b>3,996,670</b>	<b>3,996,670</b>	<b>4,003,339</b>
Transfers	1,420,762	1,481,619	1,520,689	852,316	852,316	852,316
Contingency	0	0	1,357,972	846,252	846,252	862,087
Ending Fund Balance	1,170,683	2,187,879	0	0	0	0
<b>Total Requirements</b>	<b>12,474,097</b>	<b>9,423,239</b>	<b>11,052,806</b>	<b>5,695,238</b>	<b>5,695,238</b>	<b>5,717,742</b>

## Fund Summary

### Convention Center URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
Beginning Fund Balance	3,689,516	3,054,495	1,697,229	41,487,725	46,487,725	47,187,725
<b>Revenue</b>						
Fees and Charges	3,445	870	0	0	0	0
Interest on Investments	54,039	19,311	0	25,000	25,000	25,000
Loan Collections	1,172,625	457,844	1,200,000	300,000	300,000	300,000
Long Term Debt	4,612,829	-1	43,300,000	0	0	0
Property Income	216,173	70,176	3,264,750	0	0	0
Reimbursements	13,124	85,379	1,473,339	0	0	0
Short Term Debt	3,498,250	4,497,750	4,500,000	0	0	0
<b>Total Revenue</b>	<b>9,570,484</b>	<b>5,131,328</b>	<b>53,738,089</b>	<b>325,000</b>	<b>325,000</b>	<b>325,000</b>
<b>Total Resources</b>	<b>13,260,000</b>	<b>8,185,824</b>	<b>55,435,318</b>	<b>41,812,725</b>	<b>46,812,725</b>	<b>47,512,725</b>
<b>Requirements</b>						
<b>Expenditures</b>						
Administration	146,954	63,521	88,816	40,217	40,217	40,217
Business Development	613,895	313,695	731,370	693,318	693,318	693,318
Housing	2,535,142	3,460,535	2,540,418	9,335,071	9,335,071	9,328,983
Infrastructure	2,191,078	122,668	84,277	156,285	156,285	156,285
Property Redevelopment	2,486,969	1,457,217	24,629,659	23,721,725	28,721,725	28,721,725
<b>Total Expenditures</b>	<b>7,974,038</b>	<b>5,417,637</b>	<b>28,074,540</b>	<b>33,946,616</b>	<b>38,946,616</b>	<b>38,940,528</b>
Transfers	2,231,467	1,070,958	2,873,053	2,652,182	2,652,182	2,652,182
Contingency	0	0	24,487,725	5,213,927	5,213,927	5,920,015
Ending Fund Balance	3,054,495	1,697,229	0	0	0	0
<b>Total Requirements</b>	<b>13,260,000</b>	<b>8,185,824</b>	<b>55,435,318</b>	<b>41,812,725</b>	<b>46,812,725</b>	<b>47,512,725</b>

## Fund Summary

### Downtown Waterfront URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
Beginning Fund Balance	13,859,083	17,019,037	12,768,360	11,636,749	11,636,749	11,636,749
<b>Revenue</b>						
Fees and Charges	578	1,708	0	0	0	0
Interest on Investments	157,573	101,885	50,000	116,367	116,367	116,367
Loan Collections	4,228,808	1,305,254	1,725,490	523,519	523,519	523,519
Property Income	3,192,769	2,404,349	700	700	700	700
Reimbursements	271,829	764,749	0	0	0	0
Short Term Debt	440,000	0	0	0	0	0
<b>Total Revenue</b>	<b>8,291,558</b>	<b>4,577,946</b>	<b>1,776,190</b>	<b>640,586</b>	<b>640,586</b>	<b>640,586</b>
<b>Total Resources</b>	<b>22,150,642</b>	<b>21,596,982</b>	<b>14,544,550</b>	<b>12,277,335</b>	<b>12,277,335</b>	<b>12,277,335</b>
<b>Requirements</b>						
<b>Expenditures</b>						
Administration	50,038	8,545	53,343	17,078	17,078	17,078
Business Development	905,944	96,518	753,913	1,021,800	1,021,800	1,021,800
Housing	425,306	0	0	0	0	0
Infrastructure	1,532,253	819,370	62,851	0	0	0
Property Redevelopment	780,823	6,654,279	1,764,342	6,476,490	6,476,490	6,476,490
<b>Total Expenditures</b>	<b>3,694,364</b>	<b>7,578,712</b>	<b>2,634,449</b>	<b>7,515,368</b>	<b>7,515,368</b>	<b>7,515,368</b>
Transfers	1,437,241	1,249,910	273,352	554,956	554,956	554,956
Contingency	0	0	11,636,749	4,207,011	4,207,011	4,207,011
Ending Fund Balance	17,019,037	12,768,360	0	0	0	0
<b>Total Requirements</b>	<b>22,150,642</b>	<b>21,596,982</b>	<b>14,544,550</b>	<b>12,277,335</b>	<b>12,277,335</b>	<b>12,277,335</b>

## Fund Summary

### Gateway Reg Center URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
Beginning Fund Balance	2,667,543	2,294,762	3,593,460	2,237,324	2,237,324	2,740,312
<b>Revenue</b>						
Fees and Charges	0	194	0	0	0	0
Interest on Investments	29,549	19,048	7,000	8,000	8,000	8,000
Intergovernmental Revenues	0	120,000	208,500	0	0	0
Loan Collections	5,505	9,404	22,702	11,011	11,011	11,011
Long Term Debt	1,134,105	0	0	3,200,000	3,200,000	3,200,000
Property Income	14,615	1,428	0	0	0	0
Reimbursements	143,422	428,945	1,706	0	0	0
Short Term Debt	2,588,705	2,938,530	3,315,963	2,705,290	2,705,290	2,705,290
<b>Total Revenue</b>	<b>3,915,900</b>	<b>3,517,550</b>	<b>3,555,871</b>	<b>5,924,301</b>	<b>5,924,301</b>	<b>5,924,301</b>
<b>Total Resources</b>	<b>6,583,443</b>	<b>5,812,311</b>	<b>7,149,331</b>	<b>8,161,625</b>	<b>8,161,625</b>	<b>8,664,613</b>
<b>Requirements</b>						
<b>Expenditures</b>						
Administration	9,686	4,939	70,234	23,470	23,470	23,470
Business Development	97,731	145,335	653,695	473,864	473,864	473,864
Housing	2,067,796	93,168	1,672,281	4,112,962	4,112,962	3,438,881
Infrastructure	760,008	697,075	784,747	376,191	376,191	376,191
Property Redevelopment	369,098	461,435	1,059,338	1,622,030	1,622,030	1,622,030
<b>Total Expenditures</b>	<b>3,304,320</b>	<b>1,401,952</b>	<b>4,240,295</b>	<b>6,608,517</b>	<b>6,608,517</b>	<b>5,934,436</b>
Transfers	984,362	831,299	671,711	539,347	539,347	539,347
Contingency	0	0	2,237,325	1,013,761	1,013,761	2,190,830
Ending Fund Balance	2,294,762	3,579,060	0	0	0	0
<b>Total Requirements</b>	<b>6,583,443</b>	<b>5,812,311</b>	<b>7,149,331</b>	<b>8,161,625</b>	<b>8,161,625</b>	<b>8,664,613</b>

## Fund Summary

### Interstate Corridor URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
Beginning Fund Balance	1,281,835	2,392,256	16,905	22,579	72,579	2,577,063
<b>Revenue</b>						
Fees and Charges	10,830	2,928	0	0	0	0
Interest on Investments	19,971	27,467	20,000	20,000	20,000	20,000
Loan Collections	515,082	241,134	3,549,287	450,000	450,000	450,000
Long Term Debt	8,564,567	10,357,098	13,859,961	8,600,000	8,600,000	8,600,000
Property Income	11,770	11,866	600,000	0	0	0
Reimbursements	45,728	3,214	0	0	0	0
Short Term Debt	5,297,350	7,996,000	7,984,008	7,992,000	7,992,000	7,992,000
<b>Total Revenue</b>	<b>14,465,297</b>	<b>18,639,708</b>	<b>26,013,256</b>	<b>17,062,000</b>	<b>17,062,000</b>	<b>17,062,000</b>
<b>Total Resources</b>	<b>15,747,132</b>	<b>21,031,965</b>	<b>26,030,161</b>	<b>17,084,579</b>	<b>17,134,579</b>	<b>19,639,063</b>
<b>Requirements</b>						
<b>Expenditures</b>						
Administration	172,752	139,664	118,432	34,044	34,044	34,044
Business Development	790,748	383,162	1,874,666	3,105,158	3,105,158	3,105,158
Housing	3,598,350	2,966,853	5,499,297	6,090,091	6,090,091	6,826,344
Infrastructure	2,886,167	1,395,307	2,860,574	3,071,776	3,121,776	3,121,776
Property Redevelopment	2,622,142	13,291,232	11,088,748	2,638,466	2,638,466	2,638,466
<b>Total Expenditures</b>	<b>10,070,159</b>	<b>18,176,218</b>	<b>21,441,717</b>	<b>14,939,535</b>	<b>14,989,535</b>	<b>15,725,788</b>
Transfers	3,284,717	2,837,893	2,011,381	2,126,743	2,126,743	2,126,743
Contingency	0	0	2,577,063	18,301	18,301	1,786,532
Ending Fund Balance	2,392,256	16,905	0	0	0	0
<b>Total Requirements</b>	<b>15,747,132</b>	<b>21,031,965</b>	<b>26,030,161</b>	<b>17,084,579</b>	<b>17,134,579</b>	<b>19,639,063</b>

## Fund Summary

### Lents Town Center URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
Beginning Fund Balance	2,994,431	15,840,480	12,789,086	1,472,677	1,472,677	4,348,747
<b>Revenue</b>						
Fees and Charges	19,679	1,112	0	0	0	0
Interest on Investments	38,966	104,449	6,000	7,000	7,000	7,000
Loan Collections	313,529	96,079	149,000	173,000	173,000	173,000
Long Term Debt	17,061,063	0	0	9,000,000	9,000,000	9,000,000
Miscellaneous	0	315,850	0	0	0	0
Property Income	89,505	89,304	20,000	0	0	0
Reimbursements	4,436	458	0	300,000	300,000	300,000
Short Term Debt	7,996,000	6,446,775	7,562,840	6,561,365	6,561,365	6,561,365
<b>Total Revenue</b>	<b>25,523,177</b>	<b>7,054,028</b>	<b>7,737,840</b>	<b>16,041,365</b>	<b>16,041,365</b>	<b>16,041,365</b>
<b>Total Resources</b>	<b>28,517,608</b>	<b>22,894,508</b>	<b>20,526,926</b>	<b>17,514,042</b>	<b>17,514,042</b>	<b>20,390,112</b>
<b>Requirements</b>						
<b>Expenditures</b>						
Administration	21,000	8,211	96,659	32,952	32,952	32,952
Business Development	564,854	310,889	1,544,902	1,403,037	1,403,037	1,403,037
Housing	4,375,043	2,907,768	8,360,687	2,072,730	2,072,730	2,528,352
Infrastructure	1,039,928	685,676	2,907,340	3,061,214	3,061,214	3,061,214
Property Redevelopment	4,165,707	4,009,284	4,644,323	5,685,566	5,685,566	5,685,566
<b>Total Expenditures</b>	<b>10,166,532</b>	<b>7,921,828</b>	<b>17,553,911</b>	<b>12,255,499</b>	<b>12,255,499</b>	<b>12,711,121</b>
Transfers	2,510,596	2,183,594	1,500,338	2,095,095	2,095,095	2,095,095
Contingency	0	0	1,472,677	3,163,448	3,163,448	5,583,896
Ending Fund Balance	15,840,480	12,789,086	0	0	0	0
<b>Total Requirements</b>	<b>28,517,608</b>	<b>22,894,508</b>	<b>20,526,926</b>	<b>17,514,042</b>	<b>17,514,042</b>	<b>20,390,112</b>

## Fund Summary

### North Macadam URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
Beginning Fund Balance	5,468,583	8,012,556	7,956,775	2,345,962	2,345,962	2,345,962
<b>Revenue</b>						
Fees and Charges	299,600	306,880	315,472	324,309	324,309	324,309
Interest on Investments	63,126	89,999	25,000	23,460	23,460	23,460
Loan Collections	125,203	118,142	166,935	128,882	128,882	128,882
Long Term Debt	0	0	3,750,000	19,500,000	19,500,000	16,000,000
Miscellaneous	0	100,000	0	0	0	0
Property Income	1,629,301	1,583,261	15,000	15,000	15,000	15,000
Reimbursements	25,336	5,909	0	0	0	0
Short Term Debt	7,996,000	7,396,300	6,325,513	5,772,048	5,772,048	5,815,755
<b>Total Revenue</b>	<b>10,138,566</b>	<b>9,600,491</b>	<b>10,597,920</b>	<b>25,763,699</b>	<b>25,763,699</b>	<b>22,307,406</b>
<b>Total Resources</b>	<b>15,607,149</b>	<b>17,613,048</b>	<b>18,554,695</b>	<b>28,109,661</b>	<b>28,109,661</b>	<b>24,653,368</b>
<b>Requirements</b>						
<b>Expenditures</b>						
Administration	2,031,844	3,037,761	67,526	24,623	24,623	24,623
Business Development	621,981	1,343,655	1,447,176	570,214	570,214	570,214
Housing	333,772	3,166,129	7,103,877	12,916,068	12,916,068	10,990,414
Infrastructure	1,709,340	433,095	5,894,909	10,216,795	10,216,795	10,216,795
Property Redevelopment	253,577	353,890	922,992	879,007	879,007	879,007
<b>Total Expenditures</b>	<b>4,950,514</b>	<b>8,334,530</b>	<b>15,436,480</b>	<b>24,606,707</b>	<b>24,606,707</b>	<b>22,681,053</b>
Transfers	2,644,078	1,321,021	772,253	830,505	830,505	830,505
Contingency	0	0	2,345,962	2,672,449	2,672,449	1,141,810
Ending Fund Balance	8,012,556	7,957,497	0	0	0	0
<b>Total Requirements</b>	<b>15,607,149</b>	<b>17,613,048</b>	<b>18,554,695</b>	<b>28,109,661</b>	<b>28,109,661</b>	<b>24,653,368</b>

## Fund Summary

### River District URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
Beginning Fund Balance	24,932,236	12,157,166	9,943,486	8,641,256	8,641,256	11,650,302
<b>Revenue</b>						
Fees and Charges	1,683	3,093	0	0	0	0
Interest on Investments	312,379	79,285	30,000	0	0	0
Loan Collections	1,935,668	1,151,535	450,000	600,000	600,000	600,000
Long Term Debt	3,161,520	11,759,233	19,760,955	0	0	0
Property Income	1,084,580	494,550	582,348	582,348	582,348	582,348
Reimbursements	86,558	73,563	200,000	452,822	452,822	452,822
Short Term Debt	18,440,775	24,987,500	24,975,000	21,264,027	21,264,027	21,756,450
<b>Total Revenue</b>	<b>25,023,162</b>	<b>38,548,759</b>	<b>45,998,303</b>	<b>22,899,197</b>	<b>22,899,197</b>	<b>23,391,620</b>
<b>Total Resources</b>	<b>49,955,399</b>	<b>50,705,925</b>	<b>55,941,789</b>	<b>31,540,453</b>	<b>31,540,453</b>	<b>35,041,922</b>
<b>Requirements</b>						
<b>Expenditures</b>						
Administration	134,790	72,142	247,547	75,170	75,170	75,170
Business Development	693,533	325,749	2,457,330	2,322,655	2,322,655	2,322,655
Housing	21,250,044	14,218,656	28,624,140	2,172,333	2,172,333	4,066,210
Infrastructure	5,935,249	10,737,021	3,681,154	8,501,084	8,501,084	8,501,084
Property Redevelopment	5,669,193	10,416,901	6,445,005	8,737,847	8,737,847	8,737,847
<b>Total Expenditures</b>	<b>33,682,808</b>	<b>35,770,468</b>	<b>41,455,176</b>	<b>21,809,089</b>	<b>21,809,089</b>	<b>23,702,966</b>
Transfers	4,115,425	4,991,971	3,324,879	3,569,367	3,569,367	3,569,367
Contingency	0	0	11,161,734	6,161,997	6,161,997	7,769,589
Ending Fund Balance	12,157,166	9,943,486	0	0	0	0
<b>Total Requirements</b>	<b>49,955,399</b>	<b>50,705,925</b>	<b>55,941,789</b>	<b>31,540,453</b>	<b>31,540,453</b>	<b>35,041,922</b>



## Fund Summary

### South Park Blocks URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
Beginning Fund Balance	29,369,533	18,327,123	12,670,576	5,371,699	5,371,699	5,744,132
<b>Revenue</b>						
Fees and Charges	10,686	0	0	0	0	0
Interest on Investments	313,366	111,561	25,000	53,717	53,717	57,441
Loan Collections	935,815	99,486	127,202	146,657	146,657	146,657
Long Term Debt	8,750	0	0	0	0	0
Property Income	1,538,696	160,166	1,800,000	0	0	0
Reimbursements	5,538	0	0	0	0	0
Short Term Debt	310,000	0	0	0	0	0
<b>Total Revenue</b>	<b>3,122,851</b>	<b>371,213</b>	<b>1,952,202</b>	<b>200,374</b>	<b>200,374</b>	<b>204,098</b>
<b>Total Resources</b>	<b>32,492,384</b>	<b>18,698,336</b>	<b>14,622,778</b>	<b>5,572,073</b>	<b>5,572,073</b>	<b>5,948,230</b>
<b>Requirements</b>						
<b>Expenditures</b>						
Administration	58,021	7,502	26,059	8,604	8,604	8,604
Business Development	657,716	859,814	954,385	641,313	641,313	641,313
Housing	9,196,754	2,790,811	802,270	3,326,242	3,326,242	3,692,804
Infrastructure	1,780,423	1,471	170,000	1,361,314	1,361,314	1,361,314
Property Redevelopment	645,440	1,172,555	7,251,664	135,946	135,946	135,946
<b>Total Expenditures</b>	<b>12,338,353</b>	<b>4,832,152</b>	<b>9,204,378</b>	<b>5,473,419</b>	<b>5,473,419</b>	<b>5,839,981</b>
Transfers	1,826,908	1,195,608	46,701	96,798	96,798	96,798
Contingency	0	0	5,371,699	1,856	1,856	11,451
Ending Fund Balance	18,327,123	12,670,576	0	0	0	0
<b>Total Requirements</b>	<b>32,492,384</b>	<b>18,698,336</b>	<b>14,622,778</b>	<b>5,572,073</b>	<b>5,572,073</b>	<b>5,948,230</b>

## Fund Summary

### Willamette Industrial URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
Beginning Fund Balance	749,244	1,200,605	1,971,486	1,680,959	1,680,959	1,680,959
<b>Revenue</b>						
Interest on Investments	10,412	7,139	10,000	10,000	10,000	10,000
Property Income	228	0	0	0	0	0
Short Term Debt	729,500	999,500	999,000	706,450	706,450	706,450
<b>Total Revenue</b>	<b>740,139</b>	<b>1,006,639</b>	<b>1,009,000</b>	<b>716,450</b>	<b>716,450</b>	<b>716,450</b>
<b>Total Resources</b>	<b>1,489,383</b>	<b>2,207,244</b>	<b>2,980,486</b>	<b>2,397,409</b>	<b>2,397,409</b>	<b>2,397,409</b>
<b>Requirements</b>						
<b>Expenditures</b>						
Administration	1,364	1,115	17,794	5,718	5,718	5,718
Business Development	4,921	11,705	884,721	916,204	916,204	916,204
Property Redevelopment	115,915	34,329	181,652	138,532	138,532	138,532
<b>Total Expenditures</b>	<b>122,200</b>	<b>47,148</b>	<b>1,084,167</b>	<b>1,060,454</b>	<b>1,060,454</b>	<b>1,060,454</b>
Transfers	166,578	188,610	215,360	230,779	230,779	230,779
Contingency	0	0	1,680,959	1,106,176	1,106,176	1,106,176
Ending Fund Balance	1,200,605	1,971,486	0	0	0	0
<b>Total Requirements</b>	<b>1,489,383</b>	<b>2,207,244</b>	<b>2,980,486</b>	<b>2,397,409</b>	<b>2,397,409</b>	<b>2,397,409</b>

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## Urban Renewal Funds Summary Reports

- Account Summary
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## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Airport Way URA Fund

### Administration

#### Materials and Services

Bank Fees	0	671	0	0	0	0
DMC Admin Services	9,921	2,410	21,459	22,532	22,532	22,532
Loan Documents	176	0	0	0	0	0
Prof Services Contracts	18,827	0	0	0	0	0

#### Personnel Services

FICA	345	0	0	0	0	0
Life & Disability Insurance	24	0	0	0	0	0
PERS - Employer	235	0	0	0	0	0
PERS - Employer Pickup	321	0	0	0	0	0
Salaries & Wages	5,369	0	27,939	1,521	1,521	1,521
Taxes, Health/Dental Insurance	660	0	11,752	668	668	668
Tri-Met Payroll Tax	36	0	0	0	0	0
Workers Comp - Assessment	1	0	0	0	0	0
Workers Comp - Ins Expense	13	0	0	0	0	0

<b>Total - Administration</b>	<b>35,929</b>	<b>3,081</b>	<b>61,150</b>	<b>24,721</b>	<b>24,721</b>	<b>24,721</b>
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### Business Development

#### Capital Outlay

Demolition & Site Preparation	0	250	0	0	0	0
Environmental Analysis & Remed	0	1,555	0	0	0	0
Permits, Review & Fees	0	16,991	0	0	0	0
Prof & Tech Services	2,922	19,291	0	0	0	0

#### Financial Assistance

Loans CY Disbursements	474,611	599,501	0	0	0	0
Loans To Borrowers	0	0	650,000	650,000	650,000	650,000

#### Materials and Services

Advertising & Publ Notices	0	590	3,990	0	0	0
Asset Disposal Costs - RE	13,962	0	0	0	0	0
Bldg Repairs & Maint - PDC	431	0	0	0	0	0
Bldg Repairs & Maint - RE	3,086	2,140	0	0	0	0
Business Meeting Expense	18	0	0	0	0	0
Legal Expenses	5,250	5,988	0	0	0	0
Memberships, Dues,& Certifications	188	0	0	0	0	0
Out of Town Travel	0	0	3,990	0	0	0
Printing & Graphics	0	19	0	0	0	0
Prof Services Contracts	25,769	21,939	82,565	94,250	94,250	94,250
Property Taxes - RE	1,942	4,835	0	0	0	0
Special Events Expenses	0	0	3,705	0	0	0

#### Personnel Services

Bus Pass Reimbursement	323	137	0	0	0	0
FICA	6,062	3,786	0	0	0	0
Life & Disability Insurance	413	234	0	0	0	0
National Holiday	3,963	3,920	0	0	0	0

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Airport Way URA Fund

### Business Development

#### Personnel Services

PERS - Employer	4,050	2,458	0	0	0	0
PERS - Employer Pickup	5,265	3,243	0	0	0	0
Personal Holiday	1,316	1,265	0	0	0	0
Salaries & Wages	63,868	34,037	82,100	40,938	40,938	40,938
Sick Leave	7,486	669	0	0	0	0
Taxes, Health/Dental Insurance	12,329	8,301	34,539	17,983	17,983	17,983
Tri-Met Payroll Tax	583	363	0	0	0	0
Vacation	11,217	11,029	0	0	0	0
Workers Comp - Assessment	22	13	0	0	0	0
Workers Comp - Ins Expense	131	148	0	0	0	0

<b>Total - Business Development</b>	<b>645,205</b>	<b>742,700</b>	<b>860,889</b>	<b>803,171</b>	<b>803,171</b>	<b>803,171</b>
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### General Administration

#### Materials and Services

Bank Fees	0	0	0	0	0	0
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<b>Total - General Administration</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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### Property Redevelopment

#### Capital Outlay

Acquisition	0	0	30,000	0	0	0
Construction Costs	0	0	275,300	0	0	0
LID Special Assessments	0	74,304	0	0	0	0
Permits, Review & Fees	120	0	0	0	0	0
Prof & Tech Services	2,737	6,322	0	0	0	0

#### Financial Assistance

Loans CY Disbursements	0	2,492,000	0	0	0	0
Loans To Borrowers	0	0	500,000	320,000	320,000	320,000

#### Materials and Services

Advertising & Publ Notices	0	73	0	0	0	0
Bldg Repairs & Maint - PDC	0	0	70,000	70,000	70,000	70,000
Bldg Repairs & Maint - RE	61,325	65,995	123,452	40,000	40,000	40,000
Business Meeting Expense	18	90	0	0	0	0
Event Sponsorship	0	1,000	0	0	0	0
General Office Expense	0	0	10,000	10,000	10,000	10,000
Legal Expenses	11,800	9,000	20,000	0	0	0
Local Travel	19	17	0	0	0	0
Memberships, Dues, & Certifications	188	188	0	0	0	0
Postage & Delivery	54	113	0	0	0	0
Prof Services Contracts	5,747	0	0	0	0	0
Property Taxes - RE	10,787	10,101	0	0	0	0

#### Personnel Services

Bus Pass Reimbursement	117	120	0	0	0	0
FICA	2,181	2,059	0	0	0	0

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Airport Way URA Fund

### Property Redevelopment

#### Personnel Services

Life & Disability Insurance	131	138	0	0	0	0
PERS - Employer	1,422	1,356	0	0	0	0
PERS - Employer Pickup	1,872	1,800	0	0	0	0
Salaries & Wages	31,599	29,738	81,657	42,272	42,272	42,272
Taxes, Health/Dental Insurance	3,943	5,055	34,353	18,569	18,569	18,569
Tri-Met Payroll Tax	208	201	0	0	0	0
Workers Comp - Assessment	7	8	0	0	0	0
Workers Comp - Ins Expense	47	82	0	0	0	0

<b>Total - Property Redevelopment</b>	<b>134,320</b>	<b>2,699,760</b>	<b>1,144,762</b>	<b>500,841</b>	<b>500,841</b>	<b>500,841</b>
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Transfers	315,012	372,544	451,313	480,562	480,562	480,562
Contingency	0	0	2,949,492	1,440,197	1,440,197	1,440,197
Ending Fund Balance	5,663,569	5,156,070	0	0	0	0

<b>Total Requirements</b>	<b>6,794,035</b>	<b>8,974,155</b>	<b>5,467,606</b>	<b>3,249,492</b>	<b>3,249,492</b>	<b>3,249,492</b>
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## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Central Eastside URA Fund

### Administration

#### Materials and Services

Bank Fees	0	1,510	0	0	0	0
DMC Admin Services	13,993	9,223	18,000	18,000	18,000	18,000

#### Personnel Services

Salaries & Wages	0	0	42,399	7,068	7,068	7,068
Taxes, Health/Dental Insurance	0	0	17,837	3,105	3,105	3,105

<b>Total - Administration</b>	<b>13,993</b>	<b>10,733</b>	<b>78,236</b>	<b>28,173</b>	<b>28,173</b>	<b>28,173</b>
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### Business Development

#### Financial Assistance

Grants CY disbursements	73,250	14,000	0	0	0	0
Loans CY Disbursements	724,421	310,447	0	0	0	0
Loans To Borrowers	0	0	850,000	900,000	900,000	900,000

#### Materials and Services

Advertising & Publ Notices	0	0	10,640	10,640	10,640	10,640
Out of Town Travel	0	0	10,640	10,640	10,640	10,640
Prof Services Contracts	23,971	3,881	6,840	6,840	6,840	6,840
Special Events Expenses	0	0	9,880	9,880	9,880	9,880

#### Personnel Services

Bus Pass Reimbursement	101	218	0	0	0	0
FICA	2,999	4,156	0	0	0	0
Life & Disability Insurance	198	265	0	0	0	0
PERS - Employer	1,923	2,592	0	0	0	0
PERS - Employer Pickup	2,419	3,324	0	0	0	0
Salaries & Wages	40,356	55,696	133,761	162,082	162,082	162,082
Taxes, Health/Dental Insurance	5,552	7,878	56,271	71,204	71,204	71,204
Tri-Met Payroll Tax	266	376	0	0	0	0
Workers Comp - Assessment	14	17	0	0	0	0
Workers Comp - Ins Expense	63	197	0	0	0	0

<b>Total - Business Development</b>	<b>875,533</b>	<b>403,047</b>	<b>1,078,032</b>	<b>1,171,286</b>	<b>1,171,286</b>	<b>1,171,286</b>
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### Housing

#### Capital Outlay

IGA Infrastructure Construction	1,925,000	0	0	0	0	0
Permits, Review & Fees	2,321	0	0	0	0	0

#### Financial Assistance

Loans CY Disbursements	2,428,658	0	0	0	0	0
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#### Materials and Services

IGA Prof Services Contracts	18,007	0	0	0	0	0
Legal Expenses	68	0	0	0	0	0
PHB Project Expenditures-CO/FS	0	794,818	0	0	0	0
PHB Project Expenditures-MS/PS	0	48,024	96,549	34,937	34,937	41,606

#### Personnel Services

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Central Eastside URA Fund

### Housing

#### Personnel Services

Bus Pass Reimbursement	56	0	0	0	0	0
FICA	1,573	0	0	0	0	0
Life & Disability Insurance	96	0	0	0	0	0
PERS - Employer	1,040	0	0	0	0	0
PERS - Employer Pickup	1,240	0	0	0	0	0
Salaries & Wages	20,705	0	0	0	0	0
Taxes, Health/Dental Insurance	1,932	0	0	0	0	0
Tri-Met Payroll Tax	139	0	0	0	0	0
Workers Comp - Assessment	7	0	0	0	0	0
Workers Comp - Ins Expense	33	0	0	0	0	0

<b>Total - Housing</b>	<b>4,400,873</b>	<b>842,842</b>	<b>96,549</b>	<b>34,937</b>	<b>34,937</b>	<b>41,606</b>
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### Infrastructure

#### Capital Outlay

Construction Costs	3,940,748	0	0	0	0	0
Environmental Analysis & Remed	9,938	29,282	0	10,000	10,000	10,000
IGA Infrastructure Construction	26,058	3,184,000	3,000,000	250,000	250,000	250,000
Prof & Tech Services	0	6,995	0	0	0	0

#### Materials and Services

Bldg Repairs & Maint - RE	26,362	26,724	155,000	0	0	0
Business Meeting Expense	12	0	0	0	0	0
Prof Services Contracts	14,153	0	0	0	0	0
Property Taxes - RE	0	0	0	122,759	122,759	122,759
Property Utilities - RE	204	234	0	0	0	0

#### Personnel Services

Bus Pass Reimbursement	94	45	0	0	0	0
FICA	2,197	570	0	0	0	0
Life & Disability Insurance	142	37	0	0	0	0
PERS - Employer	1,437	390	0	0	0	0
PERS - Employer Pickup	1,739	453	0	0	0	0
Salaries & Wages	29,059	7,460	3,367	4,523	4,523	4,523
Taxes, Health/Dental Insurance	3,479	1,232	1,417	1,988	1,988	1,988
Tri-Met Payroll Tax	194	51	0	0	0	0
Workers Comp - Assessment	9	3	0	0	0	0
Workers Comp - Ins Expense	56	40	0	0	0	0

<b>Total - Infrastructure</b>	<b>4,055,882</b>	<b>3,257,517</b>	<b>3,159,784</b>	<b>389,270</b>	<b>389,270</b>	<b>389,270</b>
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### Property Redevelopment

#### Capital Outlay

Demolition & Site Preparation	6,556	0	0	0	0	0
Environmental Analysis & Remed	3,929	1,054	0	0	0	0
IGA Infrastructure Planning	0	0	0	33,428	33,428	33,428
Permits, Review & Fees	0	-270	0	0	0	0
Prof & Tech Services	1,200	5,100	0	0	0	0



## Fund Summary

### Account Summary by Program

## Central Eastside URA Fund

### Property Redevelopment

#### Capital Outlay

Relocation Administrative Costs	3,713	0	0	0	0	0
Relocation Direct Costs	38,475	0	0	0	0	0

#### Financial Assistance

Grants CY disbursements	84,876	330,295	0	0	0	0
Grants to Grantees	0	0	450,000	300,000	300,000	300,000
Loans CY Disbursements	0	456,000	0	0	0	0
Loans To Borrowers	0	0	2,700,000	1,600,000	1,600,000	1,600,000

#### Materials and Services

Advertising & Publ Notices	3,208	2,061	11,000	11,000	11,000	11,000
Bldg Repairs & Maint - RE	98,256	94,495	93,000	93,000	93,000	93,000
Business Meeting Expense	178	435	0	0	0	0
Business Meeting Food Expense	0	231	0	0	0	0
General Office Expense	142	22	0	0	0	0
IGA Other Costs	0	25,843	0	0	0	0
IGA Prof Services Contracts	0	40,114	45,910	0	0	0
Local Travel	23	12	0	0	0	0
Memberships, Dues,& Certifications	600	0	0	0	0	0
Printing & Graphics	1,861	1,319	0	0	0	0
Prof Services Contracts	121,551	93,078	200,000	0	0	0
Property Taxes - RE	0	2,684	0	0	0	0
Property Utilities - RE	4,043	168	0	0	0	0
Public Meeting Expenses	6,859	0	0	0	0	0
Public Meeting Food Expense	0	373	0	0	0	0
Publications & Resource Mat'ls	0	115	0	0	0	0
Software Applications	115	0	0	0	0	0

#### Personnel Services

Bus Pass Reimbursement	627	544	0	0	0	0
FICA	9,037	10,533	0	0	0	0
Life & Disability Insurance	592	668	0	0	0	0
National Holiday	2,274	2,390	0	0	0	0
PERS - Employer	6,155	6,868	0	0	0	0
PERS - Employer Pickup	7,183	8,411	0	0	0	0
Personal Holiday	1,523	813	0	0	0	0
Salaries & Wages	111,807	130,015	184,158	233,151	233,151	233,151
Sick Leave	2,691	2,835	0	0	0	0
Taxes, Health/Dental Insurance	14,032	17,511	77,476	102,425	102,425	102,425
Tri-Met Payroll Tax	800	954	0	0	0	0
Vacation	3,825	4,509	0	0	0	0
Workers Comp - Assessment	40	45	0	0	0	0
Workers Comp - Ins Expense	200	378	0	0	0	0

<b>Total - Property Redevelopment</b>	<b>536,371</b>	<b>1,239,603</b>	<b>3,761,544</b>	<b>2,373,004</b>	<b>2,373,004</b>	<b>2,373,004</b>
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## Fund Summary

### Account Summary by Program

#### Central Eastside URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Transfers	1,420,762	1,481,619	1,520,689	852,316	852,316	852,316
Contingency	0	0	1,357,972	846,252	846,252	862,087
Ending Fund Balance	1,170,683	2,187,879	0	0	0	0
<b>Total Requirements</b>	<b>12,474,097</b>	<b>9,423,239</b>	<b>11,052,806</b>	<b>5,695,238</b>	<b>5,695,238</b>	<b>5,717,742</b>

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Convention Center URA Fund

### Administration

#### Materials and Services

Advertising & Publ Notices	6,982	0	0	0	0	0
Bank Fees	0	2,172	0	0	0	0
DMC Admin Services	17,832	11,685	28,613	30,044	30,044	30,044
IGA Prof Services Contracts	19,322	0	0	0	0	0
Legal Expenses	0	345	0	0	0	0
Local Travel	17	0	0	0	0	0
Printing & Graphics	202	0	0	0	0	0
Prof Services Contracts	39,844	21,868	0	0	0	0
Public Meeting Expenses	156	0	0	0	0	0
Temporary Services	22,406	0	0	0	0	0

#### Personnel Services

Bus Pass Reimbursement	9	11	0	0	0	0
FICA	2,101	1,474	0	0	0	0
Life & Disability Insurance	138	87	0	0	0	0
PERS - Employer	1,369	946	0	0	0	0
PERS - Employer Pickup	1,822	1,239	0	0	0	0
Salaries & Wages	30,516	20,674	42,376	7,068	7,068	7,068
Taxes, Health/Dental Insurance	3,953	2,800	17,827	3,105	3,105	3,105
Tri-Met Payroll Tax	205	141	0	0	0	0
Workers Comp - Assessment	8	6	0	0	0	0
Workers Comp - Ins Expense	70	73	0	0	0	0

#### Total - Administration

146,954	63,521	88,816	40,217	40,217	40,217
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### Business Development

#### Financial Assistance

Grants CY disbursements	184,250	96,991	0	0	0	0
Loans CY Disbursements	299,209	75,000	0	0	0	0
Loans To Borrowers	0	0	450,000	450,000	450,000	450,000

#### Materials and Services

Advertising & Publ Notices	0	0	10,000	0	0	0
Out of Town Travel	0	0	20,000	0	0	0
Prof Services Contracts	893	0	10,000	50,000	50,000	50,000
Property Taxes - RE	69,606	88,965	100,000	100,000	100,000	100,000
Special Events Expenses	0	0	10,000	0	0	0

#### Personnel Services

Bus Pass Reimbursement	113	147	0	0	0	0
FICA	3,241	2,874	0	0	0	0
Life & Disability Insurance	211	181	0	0	0	0
PERS - Employer	2,047	1,755	0	0	0	0
PERS - Employer Pickup	2,629	2,335	0	0	0	0
Salaries & Wages	44,046	38,661	92,467	64,836	64,836	64,836
Taxes, Health/Dental Insurance	7,278	6,381	38,903	28,482	28,482	28,482
Tri-Met Payroll Tax	289	259	0	0	0	0

## Fund Summary

### Account Summary by Program

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Convention Center URA Fund</b>						
<b>Business Development</b>						
<b>Personnel Services</b>						
Workers Comp - Assessment	15	11	0	0	0	0
Workers Comp - Ins Expense	68	133	0	0	0	0
<b>Total - Business Development</b>	<b>613,895</b>	<b>313,695</b>	<b>731,370</b>	<b>693,318</b>	<b>693,318</b>	<b>693,318</b>
<b>Housing</b>						
<b>Capital Outlay</b>						
Construction Costs	-2,500	0	0	0	0	0
Environmental Analysis & Remed	353	672	0	0	0	0
Permits, Review & Fees	7,028	0	0	0	0	0
<b>Financial Assistance</b>						
Loan Disb Offset	0	131,310	0	0	0	0
Loans CY Disbursements	2,270,295	-131,310	0	0	0	0
<b>Materials and Services</b>						
Advertising & Publ Notices	2,120	0	0	0	0	0
Bldg Repairs & Maint - RE	11,347	582	0	0	0	0
IGA Prof Services Contracts	71,978	0	0	0	0	0
Legal Expenses	9,774	0	0	0	0	0
Loan Appraisals	8,000	0	0	0	0	0
Loan Documents	861	0	0	0	0	0
Local Travel	8	0	0	0	0	0
PHB Project Expenditures-CO/FS	0	3,178,431	2,328,214	9,335,071	9,335,071	9,054,967
PHB Project Expenditures-MS/PS	0	280,742	212,204	0	0	274,016
Printing & Graphics	65	0	0	0	0	0
Prop Mgmt Other - RE	150	0	0	0	0	0
Property Utilities - RE	2,430	297	0	0	0	0
Temporary Services	878	0	0	0	0	0
<b>Personnel Services</b>						
Bus Pass Reimbursement	483	0	0	0	0	0
FICA	9,059	0	0	0	0	0
Life & Disability Insurance	526	0	0	0	0	0
National Holiday	2,492	0	0	0	0	0
PERS - Employer	6,233	0	0	0	0	0
PERS - Employer Pickup	7,177	0	0	0	0	0
Personal Holiday	1,333	0	0	0	0	0
Salaries & Wages	93,028	0	0	0	0	0
Sick Leave	12,800	0	0	0	0	0
Taxes, Health/Dental Insurance	9,566	0	0	0	0	0
Tri-Met Payroll Tax	801	0	0	0	0	0
Vacation	8,558	-188	0	0	0	0
Workers Comp - Assessment	33	0	0	0	0	0
Workers Comp - Ins Expense	265	0	0	0	0	0
<b>Total - Housing</b>	<b>2,535,142</b>	<b>3,460,535</b>	<b>2,540,418</b>	<b>9,335,071</b>	<b>9,335,071</b>	<b>9,328,983</b>

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Convention Center URA Fund

### Infrastructure

#### Capital Outlay

Construction Costs	40,252	0	0	0	0	0
Demolition & Site Preparation	1,187	0	0	0	0	0
IGA Infrastructure Construction	1,713,401	0	0	0	0	0
IGA Infrastructure Prof Serv	284,616	0	0	0	0	0
Permits, Review & Fees	0	5,939	0	0	0	0
Prof & Tech Services	-55,250	18,994	30,000	150,000	150,000	150,000

#### Materials and Services

Advertising & Publ Notices	0	752	0	0	0	0
Business Meeting Expense	15	0	0	0	0	0
General Office Expense	0	17	0	0	0	0
Local Travel	55	49	0	0	0	0
Printing & Graphics	0	1,867	0	0	0	0
Prof Services Contracts	151,069	58,642	0	0	0	0
Public Meeting Expenses	235	49	0	0	0	0
Public Meeting Food Expense	0	77	0	0	0	0

#### Personnel Services

Bus Pass Reimbursement	176	95	0	0	0	0
FICA	3,076	2,009	0	0	0	0
Jury Duty	300	0	0	0	0	0
Life & Disability Insurance	211	140	0	0	0	0
National Holiday	273	0	0	0	0	0
PERS - Employer	2,200	1,336	0	0	0	0
PERS - Employer Pickup	2,439	1,605	0	0	0	0
Salaries & Wages	38,368	26,804	38,205	4,367	4,367	4,367
Sick Leave	296	0	0	0	0	0
Taxes, Health/Dental Insurance	6,309	3,959	16,072	1,918	1,918	1,918
Tri-Met Payroll Tax	271	181	0	0	0	0
Vacation	1,499	0	0	0	0	0
Workers Comp - Assessment	15	10	0	0	0	0
Workers Comp - Ins Expense	67	144	0	0	0	0

<b>Total - Infrastructure</b>	<b>2,191,078</b>	<b>122,668</b>	<b>84,277</b>	<b>156,285</b>	<b>156,285</b>	<b>156,285</b>
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### Property Redevelopment

#### Capital Outlay

Acquisition	0	0	0	17,000,000	0	0
Construction Costs	1,785	9,915	23,100,000	4,000,000	4,000,000	4,000,000
Demolition & Site Preparation	3,154	110,456	0	0	0	0
Environmental Analysis & Remed	68,966	24,363	0	0	0	0
IGA Infrastructure Construction	0	0	0	0	22,000,000	22,000,000
IGA Infrastructure Planning	0	0	20,000	0	0	0
IGA Infrastructure Prof Serv	43,453	0	0	0	0	0
Permits, Review & Fees	3,041	197	0	0	0	0
Prof & Tech Services	22,954	3,505	375,000	1,750,000	1,750,000	1,750,000

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Convention Center URA Fund

### Property Redevelopment

#### Financial Assistance

Grants CY disbursements	280,783	184,241	0	0	0	0
Grants to Grantees	0	0	135,000	140,000	140,000	140,000
Loans CY Disbursements	1,090,299	244,341	0	0	0	0
Loans To Borrowers	0	0	250,000	250,000	250,000	250,000

#### Materials and Services

Advertising & Publ Notices	6,398	1,639	0	0	0	0
Bldg Repairs & Maint - PDC	4,963	0	0	0	0	0
Bldg Repairs & Maint - RE	45,739	51,737	0	0	0	0
Business Meeting Expense	532	0	0	0	0	0
Business Meeting Food Expense	0	613	0	0	0	0
General Office Expense	141	36	0	0	0	0
IGA Other Costs	0	38,765	0	0	0	0
IGA Prof Services Contracts	0	60,171	138,029	0	0	0
Legal Expenses	16,694	7,086	0	0	0	0
Loan Documents	437	12	0	0	0	0
Loan Servicing Costs	72	0	0	0	0	0
Local Travel	284	190	0	0	0	0
Memberships, Dues,& Certifications	365	0	0	0	0	0
Postage & Delivery	0	9	5,000	5,000	5,000	5,000
Printing & Graphics	1,964	527	0	0	0	0
Prof Services Contracts	288,000	335,723	34,000	176,522	176,522	176,522
Prop Mgmt Other - RE	1,252	0	0	0	0	0
Property Taxes - RE	1,735	0	0	0	0	0
Property Utilities - RE	14,971	20,227	0	0	0	0
Public Meeting Expenses	21,812	5,756	1,000	1,000	1,000	1,000
Public Meeting Food Expense	0	1,507	0	0	0	0
Publications & Resource Mat'ls	21	0	0	0	0	0
Special Event Food Expense	0	375	0	0	0	0
Temporary Services	44,684	0	0	0	0	0

#### Personnel Services

Bus Pass Reimbursement	1,878	1,258	0	0	0	0
FICA	28,860	19,384	0	0	0	0
Health & Dental - Retirees	0	0	0	0	0	0
Jury Duty	500	0	0	0	0	0
Life & Disability Insurance	1,696	1,235	0	0	0	0
National Holiday	11,773	9,239	0	0	0	0
PERS - Employer	18,298	12,529	0	0	0	0
PERS - Employer Pickup	23,427	16,097	0	0	0	0
Personal Holiday	3,767	2,795	0	0	0	0
Salaries & Wages	342,865	225,906	402,360	277,360	277,360	277,360
Sick Leave	9,890	12,423	0	0	0	0
Taxes, Health/Dental Insurance	52,893	34,638	169,270	121,843	121,843	121,843
Tri-Met Payroll Tax	2,559	1,757	0	0	0	0
Vacation	23,341	17,961	0	0	0	0

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Convention Center URA Fund

### Property Redevelopment

#### Personnel Services

Workers Comp - Assessment	111	80	0	0	0	0
Workers Comp - Ins Expense	613	524	0	0	0	0

<b>Total - Property Redevelopment</b>	<b>2,486,969</b>	<b>1,457,217</b>	<b>24,629,659</b>	<b>23,721,725</b>	<b>28,721,725</b>	<b>28,721,725</b>
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Transfers	2,231,467	1,070,958	2,873,053	2,652,182	2,652,182	2,652,182
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Contingency	0	0	24,487,725	5,213,927	5,213,927	5,920,015
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Ending Fund Balance	3,054,495	1,697,229	0	0	0	0
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<b>Total Requirements</b>	<b>13,260,000</b>	<b>8,185,824</b>	<b>55,435,318</b>	<b>41,812,725</b>	<b>46,812,725</b>	<b>47,512,725</b>
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## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Downtown Waterfront URA Fund

### Administration

#### Materials and Services

Bank Fees	0	1,050	0	0	0	0
Bond Underwriter Fees	350	0	0	0	0	0
DMC Admin Services	18,773	7,465	8,000	8,000	8,000	8,000
IGA Prof Services Contracts	30,915	0	0	0	0	0
Legal Expenses	0	30	0	0	0	0

#### Personnel Services

Salaries & Wages	0	0	31,917	6,307	6,307	6,307
Taxes, Health/Dental Insurance	0	0	13,426	2,771	2,771	2,771

<b>Total - Administration</b>	<b>50,038</b>	<b>8,545</b>	<b>53,343</b>	<b>17,078</b>	<b>17,078</b>	<b>17,078</b>
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### Business Development

#### Financial Assistance

Grants CY disbursements	398,000	0	0	0	0	0
Loans CY Disbursements	444,921	40,000	0	0	0	0
Loans To Borrowers	0	0	690,000	1,000,000	1,000,000	1,000,000

#### Materials and Services

Printing & Graphics	0	116	0	0	0	0
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#### Personnel Services

Bereavement Leave	0	1,169	0	0	0	0
Bus Pass Reimbursement	309	98	0	0	0	0
FICA	3,349	3,388	0	0	0	0
Life & Disability Insurance	230	190	0	0	0	0
National Holiday	4,096	4,433	0	0	0	0
PERS - Employer	2,050	2,023	0	0	0	0
PERS - Employer Pickup	2,754	2,725	0	0	0	0
Personal Holiday	1,242	2,175	0	0	0	0
Salaries & Wages	27,428	18,352	44,987	15,146	15,146	15,146
Sick Leave	5,923	6,159	0	0	0	0
Taxes, Health/Dental Insurance	7,653	5,889	18,926	6,654	6,654	6,654
Tri-Met Payroll Tax	298	305	0	0	0	0
Vacation	7,609	9,558	0	0	0	0
Workers Comp - Assessment	15	12	0	0	0	0
Workers Comp - Ins Expense	66	-75	0	0	0	0

<b>Total - Business Development</b>	<b>905,944</b>	<b>96,518</b>	<b>753,913</b>	<b>1,021,800</b>	<b>1,021,800</b>	<b>1,021,800</b>
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### General Administration

#### Materials and Services

Bank Fees	0	0	0	0	0	0
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<b>Total - General Administration</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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### Housing

#### Capital Outlay

Permits, Review & Fees	774	0	0	0	0	0
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## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Downtown Waterfront URA Fund

### Housing

#### Capital Outlay

#### Financial Assistance

Loan Disb Offset	0	8,083	0	0	0	0
Loans CY Disbursements	296,841	-8,083	0	0	0	0

#### Materials and Services

IGA Prof Services Contracts	79,602	0	0	0	0	0
Legal Expenses	0	0	0	0	0	0
Loan Documents	51	0	0	0	0	0
Postage & Delivery	22	0	0	0	0	0

#### Personnel Services

Bus Pass Reimbursement	47	0	0	0	0	0
FICA	2,809	0	0	0	0	0
Life & Disability Insurance	181	0	0	0	0	0
PERS - Employer	1,805	0	0	0	0	0
PERS - Employer Pickup	2,200	0	0	0	0	0
Salaries & Wages	37,095	0	0	0	0	0
Taxes, Health/Dental Insurance	3,517	0	0	0	0	0
Tri-Met Payroll Tax	249	0	0	0	0	0
Workers Comp - Assessment	12	0	0	0	0	0
Workers Comp - Ins Expense	102	0	0	0	0	0

<b>Total - Housing</b>	<b>425,306</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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### Infrastructure

#### Capital Outlay

Construction Costs	900,833	627,005	0	0	0	0
Demolition & Site Preparation	4,500	0	0	0	0	0
Environmental Analysis & Remed	182	159	0	0	0	0
IGA Infrastructure Construction	0	88,628	20,000	0	0	0
IGA Infrastructure Prof Serv	336,977	0	0	0	0	0
Permits, Review & Fees	1,214	0	0	0	0	0
Prof & Tech Services	116,954	8,866	0	0	0	0

#### Financial Assistance

Grants CY disbursements	30,000	0	0	0	0	0
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#### Materials and Services

Bldg Repairs & Maint - PDC	400	295	0	0	0	0
Bldg Repairs & Maint - RE	8,663	524	0	0	0	0
Business Meeting Expense	0	0	0	0	0	0
Business Meeting Food Expense	0	39	0	0	0	0
Communication Services	0	41	0	0	0	0
General Office Expense	227	3	0	0	0	0
Legal Expenses	34,695	34,340	0	0	0	0
Printing & Graphics	434	0	0	0	0	0
Prof Services Contracts	0	0	40,000	0	0	0

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Downtown Waterfront URA Fund

### Infrastructure

#### Materials and Services

Property Taxes - RE	10,507	0	0	0	0	0
Property Utilities - RE	7,673	2,849	0	0	0	0
Rents/Leases - Fac	5,218	4,413	0	0	0	0
Rents/Leases - RE	38,254	21,557	0	0	0	0
Special Events Expenses	332	0	0	0	0	0
Utilities and Water	1,442	0	0	0	0	0

#### Personnel Services

Bus Pass Reimbursement	164	229	0	0	0	0
FICA	1,887	1,573	0	0	0	0
Life & Disability Insurance	114	95	0	0	0	0
Management Leave	790	0	0	0	0	0
National Holiday	2,356	2,475	0	0	0	0
PERS - Employer	1,260	1,042	0	0	0	0
PERS - Employer Pickup	1,504	1,340	0	0	0	0
Personal Holiday	655	1,293	0	0	0	0
Salaries & Wages	15,419	13,713	2,007	0	0	0
Sick Leave	1,316	1,188	0	0	0	0
Taxes, Health/Dental Insurance	3,965	2,949	844	0	0	0
Tri-Met Payroll Tax	167	151	0	0	0	0
Vacation	4,101	4,727	0	0	0	0
Workers Comp - Assessment	8	6	0	0	0	0
Workers Comp - Ins Expense	41	-129	0	0	0	0

<b>Total - Infrastructure</b>	<b>1,532,253</b>	<b>819,370</b>	<b>62,851</b>	<b>0</b>	<b>0</b>	<b>0</b>
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### Property Redevelopment

#### Capital Outlay

Construction Costs	0	19,517	0	0	0	0
Demolition & Site Preparation	0	144,825	0	0	0	0
Environmental Analysis & Remed	9,475	36,871	0	0	0	0
IGA Infrastructure Construction	0	0	87,000	0	0	0
IGA Infrastructure Planning	0	0	0	95,846	95,846	95,846
IGA Infrastructure Prof Serv	69,525	0	0	0	0	0
Leases	0	0	20,000	15,000	15,000	15,000
LID Special Assessments	0	3,753	0	0	0	0
Prof & Tech Services	6,665	25,383	0	0	0	0

#### Financial Assistance

Grants CY disbursements	189,796	90,680	0	0	0	0
Grants to Grantees	0	0	0	200,000	200,000	200,000
Loans CY Disbursements	111,989	5,892,510	0	0	0	0
Loans To Borrowers	0	0	1,275,000	5,725,000	5,725,000	5,725,000

#### Materials and Services

Advertising & Publ Notices	320	0	0	0	0	0
Bldg Repairs & Maint - PDC	3,200	128	0	0	0	0

## Fund Summary

### Account Summary by Program

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Downtown Waterfront URA Fund</b>						
<b>Property Redevelopment</b>						
<b>Materials and Services</b>						
Bldg Repairs & Maint - RE	28,092	26,118	158,600	233,600	233,600	233,600
Business Meeting Expense	546	0	0	0	0	0
Business Meeting Food Expense	0	80	0	0	0	0
General Office Expense	60	6	0	0	0	0
IGA Other Costs	0	7,754	0	0	0	0
IGA Prof Services Contracts	0	27,035	19,578	0	0	0
Legal Expenses	599	37,252	0	0	0	0
Loan Documents	0	3,482	0	0	0	0
Loan Servicing Costs	41	0	0	0	0	0
Local Travel	23	2	0	0	0	0
Postage & Delivery	0	69	0	0	0	0
Printing & Graphics	127	46	0	0	0	0
Prof Services Contracts	19,428	9,405	0	0	0	0
Prop Mgmt Other - RE	0	0	5,000	0	0	0
Property Taxes - RE	34,133	0	0	0	0	0
Property Utilities - RE	14,341	10,980	0	0	0	0
Rents/Leases - Fac	24,789	0	0	0	0	0
Rents/Leases - RE	51,200	145,406	0	0	0	0
Special Events Expenses	1,250	0	0	0	0	0
Temporary Services	260	0	0	0	0	0
<b>Personnel Services</b>						
Bereavement Leave	1,010	0	0	0	0	0
Bus Pass Reimbursement	1,020	901	0	0	0	0
FICA	12,481	8,579	0	0	0	0
Health & Dental - Retirees	0	0	0	0	0	0
Life & Disability Insurance	784	571	0	0	0	0
National Holiday	9,802	7,544	0	0	0	0
PERS - Employer	7,533	5,134	0	0	0	0
PERS - Employer Pickup	9,861	6,801	0	0	0	0
Personal Holiday	3,916	2,530	0	0	0	0
Salaries & Wages	120,355	99,870	140,186	143,850	143,850	143,850
Sick Leave	6,025	5,562	0	0	0	0
Taxes, Health/Dental Insurance	20,934	16,512	58,978	63,194	63,194	63,194
Tri-Met Payroll Tax	1,105	773	0	0	0	0
Vacation	19,769	17,959	0	0	0	0
Workers Comp - Assessment	47	34	0	0	0	0
Workers Comp - Ins Expense	320	209	0	0	0	0
<b>Total - Property Redevelopment</b>	<b>780,823</b>	<b>6,654,279</b>	<b>1,764,342</b>	<b>6,476,490</b>	<b>6,476,490</b>	<b>6,476,490</b>
Transfers	1,437,241	1,249,910	273,352	554,956	554,956	554,956
Contingency	0	0	11,636,749	4,207,011	4,207,011	4,207,011
Ending Fund Balance	17,019,037	12,768,360	0	0	0	0
<b>Total Requirements</b>	<b>22,150,642</b>	<b>21,596,982</b>	<b>14,544,550</b>	<b>12,277,335</b>	<b>12,277,335</b>	<b>12,277,335</b>

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Gateway Reg Center URA Fund

### Administration

#### Materials and Services

Advertising & Publ Notices	0	0	0	3,000	3,000	3,000
Bank Fees	0	708	0	0	0	0
DMC Admin Services	9,686	3,915	10,000	10,000	10,000	10,000
Legal Expenses	0	315	0	0	0	0

#### Personnel Services

Salaries & Wages	0	0	42,397	7,275	7,275	7,275
Taxes, Health/Dental Insurance	0	0	17,837	3,195	3,195	3,195

<b>Total - Administration</b>	<b>9,686</b>	<b>4,939</b>	<b>70,234</b>	<b>23,470</b>	<b>23,470</b>	<b>23,470</b>
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### Business Development

#### Financial Assistance

Grants CY disbursements	29,625	50,000	0	0	0	0
Loans To Borrowers	0	0	525,000	375,000	375,000	375,000

#### Materials and Services

Advertising & Publ Notices	0	0	3,990	0	0	0
Business Meeting Expense	37	33	0	0	0	0
Local Travel	0	8	0	0	0	0
Out of Town Travel	0	0	3,990	0	0	0
Prof Services Contracts	21,687	70,862	2,565	16,500	16,500	16,500
Public Meeting Expenses	0	22	0	0	0	0
Public Meeting Food Expense	0	145	0	0	0	0
Special Events Expenses	0	0	3,705	0	0	0

#### Personnel Services

Bereavement Leave	1,000	0	0	0	0	0
Bus Pass Reimbursement	102	51	0	0	0	0
FICA	2,580	1,501	0	0	0	0
Life & Disability Insurance	173	86	0	0	0	0
National Holiday	257	0	0	0	0	0
PERS - Employer	1,545	675	0	0	0	0
PERS - Employer Pickup	1,963	902	0	0	0	0
Salaries & Wages	31,325	19,649	80,556	57,225	57,225	57,225
Sick Leave	518	0	0	0	0	0
Taxes, Health/Dental Insurance	4,841	1,200	33,889	25,139	25,139	25,139
Tri-Met Payroll Tax	230	135	0	0	0	0
Vacation	1,785	0	0	0	0	0
Workers Comp - Assessment	11	8	0	0	0	0
Workers Comp - Ins Expense	53	61	0	0	0	0

<b>Total - Business Development</b>	<b>97,731</b>	<b>145,335</b>	<b>653,695</b>	<b>473,864</b>	<b>473,864</b>	<b>473,864</b>
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### Housing

#### Capital Outlay

Acquisition	1,907,242	0	0	0	0	0
Environmental Analysis & Remed	3,990	310	0	0	0	0

## Fund Summary

### Account Summary by Program

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Gateway Reg Center URA Fund</b>						
<b>Housing</b>						
<b>Capital Outlay</b>						
Prof & Tech Services	1,465	0	0	0	0	0
<b>Financial Assistance</b>						
Loans CY Disbursements	54,551	0	0	0	0	0
<b>Materials and Services</b>						
Bldg Repairs & Maint - RE	11,119	119	0	0	0	0
IGA Prof Services Contracts	62,059	0	0	0	0	0
PHB Project Expenditures-CO/FS	0	7,485	1,558,200	3,957,800	3,957,800	3,117,440
PHB Project Expenditures-MS/PS	0	85,085	114,081	155,162	155,162	321,441
Prop Mgmt Other - RE	12	0	0	0	0	0
Property Utilities - RE	1,742	169	0	0	0	0
<b>Personnel Services</b>						
Bus Pass Reimbursement	73	0	0	0	0	0
FICA	1,494	0	0	0	0	0
Life & Disability Insurance	98	0	0	0	0	0
PERS - Employer	1,044	0	0	0	0	0
PERS - Employer Pickup	1,188	0	0	0	0	0
Salaries & Wages	19,807	0	0	0	0	0
Taxes, Health/Dental Insurance	1,746	0	0	0	0	0
Tri-Met Payroll Tax	132	0	0	0	0	0
Workers Comp - Assessment	7	0	0	0	0	0
Workers Comp - Ins Expense	30	0	0	0	0	0
<b>Total - Housing</b>	<b>2,067,796</b>	<b>93,168</b>	<b>1,672,281</b>	<b>4,112,962</b>	<b>4,112,962</b>	<b>3,438,881</b>
<b>Infrastructure</b>						
<b>Capital Outlay</b>						
Construction Costs	0	82,623	15,015	0	0	0
Demolition & Site Preparation	55,884	0	0	0	0	0
Environmental Analysis & Remed	520,450	237,667	0	0	0	0
IGA Infrastructure Other Soft	0	50,000	0	0	0	0
IGA Infrastructure Prof Serv	39,122	189,548	715,000	368,000	368,000	368,000
Permits, Review & Fees	9,877	5,162	0	0	0	0
Prof & Tech Services	9,682	56,437	0	0	0	0
<b>Materials and Services</b>						
Advertising & Publ Notices	1,337	308	0	0	0	0
Bldg Repairs & Maint - PDC	0	72	0	0	0	0
Bldg Repairs & Maint - RE	6,268	7,115	2,000	0	0	0
Business Meeting Food Expense	0	207	0	0	0	0
General Office Expense	119	0	0	0	0	0
IGA Prof Services Contracts	8,390	0	0	0	0	0
Loan Documents	0	67	0	0	0	0
Local Travel	54	82	0	0	0	0
Memberships, Dues,& Certifications	0	445	0	0	0	0
Printing & Graphics	40	585	0	0	0	0

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Gateway Reg Center URA Fund

### Infrastructure

#### Materials and Services

Prof Services Contracts	48,850	32,671	0	0	0	0
Property Taxes - RE	917	938	0	0	0	0
Property Utilities - RE	12,423	1,296	0	0	0	0
Public Meeting Expenses	1,351	149	0	0	0	0
Public Meeting Food Expense	0	334	0	0	0	0
Publications & Resource Mat'ls	106	0	0	0	0	0
Rents/Leases - RE	3,193	3,228	0	0	0	0
Special Events Expenses	1,192	0	0	0	0	0
Temporary Services	635	0	0	0	0	0

#### Personnel Services

Bus Pass Reimbursement	207	157	0	0	0	0
FICA	2,334	1,559	0	0	0	0
Life & Disability Insurance	149	101	0	0	0	0
PERS - Employer	1,573	949	0	0	0	0
PERS - Employer Pickup	1,848	1,239	0	0	0	0
Salaries & Wages	30,874	20,582	37,117	5,691	5,691	5,691
Taxes, Health/Dental Insurance	2,868	3,331	15,615	2,500	2,500	2,500
Tri-Met Payroll Tax	207	140	0	0	0	0
Workers Comp - Assessment	11	8	0	0	0	0
Workers Comp - Ins Expense	49	75	0	0	0	0

#### Total - Infrastructure

760,008	697,075	784,747	376,191	376,191	376,191
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### Property Redevelopment

#### Capital Outlay

Acquisition	0	30,000	0	0	0	0
Environmental Analysis & Remed	106,114	90,447	27,000	0	0	0
Permits, Review & Fees	0	400	0	0	0	0
Prof & Tech Services	4,920	58,843	4,200	0	0	0

#### Financial Assistance

Grants CY disbursements	125,249	74,632	0	0	0	0
Grants to Grantees	0	0	225,000	250,000	250,000	250,000
Loans To Borrowers	0	0	250,000	200,000	200,000	200,000

#### Materials and Services

Advertising & Publ Notices	1,710	2,847	3,000	0	0	0
Bldg Repairs & Maint - PDC	6	0	0	0	0	0
Bldg Repairs & Maint - RE	0	7,472	32,566	0	0	0
Business Meeting Expense	4	0	0	0	0	0
Business Meeting Food Expense	0	3	0	0	0	0
General Office Expense	23	0	0	0	0	0
Legal Expenses	0	250	0	0	0	0
Local Travel	8	0	0	0	0	0
Memberships, Dues,& Certifications	365	0	0	0	0	0
Postage & Delivery	26	5	0	0	0	0

## Fund Summary

### Account Summary by Program

	Actuals	Actuals	Revised	Proposed	Approved	Adopted
	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13
<b>Gateway Reg Center URA Fund</b>						
<b>Property Redevelopment</b>						
<b>Materials and Services</b>						
Printing & Graphics	411	26	0	0	0	0
Prof Services Contracts	13,033	36,391	311,034	1,000,000	1,000,000	1,000,000
Property Taxes - RE	0	1,611	0	0	0	0
Property Utilities - RE	0	6,380	0	0	0	0
Public Meeting Expenses	93	234	0	0	0	0
Public Meeting Food Expense	0	44	0	0	0	0
Publications & Resource Mat'ls	-1	0	0	0	0	0
<b>Personnel Services</b>						
Bus Pass Reimbursement	596	626	0	0	0	0
FICA	6,553	8,552	0	0	0	0
Life & Disability Insurance	428	576	0	0	0	0
National Holiday	2,459	2,504	0	0	0	0
PERS - Employer	4,195	5,694	0	0	0	0
PERS - Employer Pickup	5,240	7,034	0	0	0	0
Personal Holiday	273	1,425	0	0	0	0
Salaries & Wages	80,207	107,644	145,379	119,523	119,523	119,523
Sick Leave	1,096	1,138	0	0	0	0
Taxes, Health/Dental Insurance	11,595	11,274	61,159	52,507	52,507	52,507
Tri-Met Payroll Tax	578	793	0	0	0	0
Vacation	3,731	4,273	0	0	0	0
Workers Comp - Assessment	30	37	0	0	0	0
Workers Comp - Ins Expense	156	281	0	0	0	0
<b>Total - Property Redevelopment</b>	<b>369,098</b>	<b>461,435</b>	<b>1,059,338</b>	<b>1,622,030</b>	<b>1,622,030</b>	<b>1,622,030</b>
Transfers	984,362	831,299	671,711	539,347	539,347	539,347
Contingency	0	0	2,237,325	1,013,761	1,013,761	2,190,830
Ending Fund Balance	2,294,762	3,579,060	0	0	0	0
<b>Total Requirements</b>	<b>6,583,443</b>	<b>5,812,311</b>	<b>7,149,331</b>	<b>8,161,625</b>	<b>8,161,625</b>	<b>8,664,613</b>

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Interstate Corridor URA Fund

### Administration

#### Materials and Services

Advertising & Publ Notices	4,310	35,896	0	0	0	0
Bank Fees	0	2,212	0	0	0	0
DMC Admin Services	30,917	25,634	21,459	22,532	22,532	22,532
IGA Prof Services Contracts	36,712	0	0	0	0	0
Legal Expenses	500	982	0	0	0	0
Local Travel	73	0	0	0	0	0
Printing & Graphics	130	7,948	0	0	0	0
Prof Services Contracts	49,484	32,802	0	0	0	0
Public Meeting Expenses	535	0	0	0	0	0
Temporary Services	6,779	0	0	0	0	0

#### Personnel Services

Bus Pass Reimbursement	8	8	0	0	0	0
FICA	2,278	1,815	0	0	0	0
Life & Disability Insurance	147	111	0	0	0	0
PERS - Employer	1,454	1,179	0	0	0	0
PERS - Employer Pickup	1,957	1,545	0	0	0	0
Salaries & Wages	32,818	25,753	68,259	7,998	7,998	7,998
Taxes, Health/Dental Insurance	4,348	3,523	28,714	3,514	3,514	3,514
Tri-Met Payroll Tax	221	175	0	0	0	0
Workers Comp - Assessment	9	7	0	0	0	0
Workers Comp - Ins Expense	74	76	0	0	0	0

#### Total - Administration

172,752	139,664	118,432	34,044	34,044	34,044
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### Business Development

#### Capital Outlay

IGA Infrastructure Construction	0	0	902,656	0	0	0
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#### Financial Assistance

Grants CY disbursements	259,544	0	0	0	0	0
Grants to Grantees	0	0	50,000	0	0	0
Loans CY Disbursements	383,316	181,533	0	0	0	0
Loans To Borrowers	0	0	575,000	820,000	820,000	820,000

#### Materials and Services

General Office Expense	0	0	11,970	0	0	0
Legal Expenses	0	1,766	0	0	0	0
Local Travel	0	10	0	0	0	0
Out of Town Travel	0	0	11,970	0	0	0
Printing & Graphics	0	116	0	0	0	0
Prof Services Contracts	26,688	38,877	57,695	2,025,000	2,025,000	2,025,000
Special Events Expenses	20,000	0	11,115	0	0	0
Temporary Services	7,094	0	0	0	0	0

#### Personnel Services

Bus Pass Reimbursement	154	395	0	0	0	0
FICA	5,325	8,759	0	0	0	0



## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Interstate Corridor URA Fund

### Business Development

#### Personnel Services

Life & Disability Insurance	341	574	0	0	0	0
PERS - Employer	3,014	5,364	0	0	0	0
PERS - Employer Pickup	3,850	6,869	0	0	0	0
Salaries & Wages	71,528	119,634	178,968	180,753	180,753	180,753
Taxes, Health/Dental Insurance	9,282	17,975	75,292	79,405	79,405	79,405
Tri-Met Payroll Tax	474	798	0	0	0	0
Workers Comp - Assessment	24	41	0	0	0	0
Workers Comp - Ins Expense	114	451	0	0	0	0

<b>Total - Business Development</b>	<b>790,748</b>	<b>383,162</b>	<b>1,874,666</b>	<b>3,105,158</b>	<b>3,105,158</b>	<b>3,105,158</b>
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### Housing

#### Capital Outlay

Environmental Analysis & Remed	3,500	0	0	0	0	0
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#### Financial Assistance

Loan Disb Offset	0	91,887	0	0	0	0
Loans CY Disbursements	2,969,166	-92,835	0	0	0	0

#### Materials and Services

Advertising & Publ Notices	9,477	0	0	0	0	0
Bldg Repairs & Maint - RE	50,781	95	0	0	0	0
IGA Prof Services Contracts	193,069	0	0	0	0	0
Legal Expenses	2,349	0	0	0	0	0
Loan Documents	705	0	0	0	0	0
Local Travel	155	0	0	0	0	0
PHB Project Expenditures-CO/FS	0	2,487,169	4,797,505	6,087,902	6,087,902	6,264,209
PHB Project Expenditures-MS/PS	0	485,404	701,792	0	0	559,946
Prof Services Contracts	9,500	263	0	0	0	0
Property Taxes - RE	3,657	0	0	0	0	0
Property Utilities - RE	5,421	719	0	0	0	0
Special Events Expenses	470	0	0	0	0	0
Temporary Services	878	0	0	0	0	0

#### Personnel Services

Bereavement Leave	600	0	0	0	0	0
Bus Pass Reimbursement	1,161	0	0	0	0	0
FICA	19,476	0	0	0	0	0
Life & Disability Insurance	1,175	0	0	0	0	0
National Holiday	6,802	0	0	0	0	0
PERS - Employer	12,827	0	0	0	0	0
PERS - Employer Pickup	15,475	0	0	0	0	0
Personal Holiday	2,923	0	0	0	0	0
Salaries & Wages	233,537	0	0	1,521	1,521	1,521
Sick Leave	5,462	0	0	0	0	0
Taxes, Health/Dental Insurance	36,802	0	0	668	668	668
Tri-Met Payroll Tax	1,723	0	0	0	0	0

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Interstate Corridor URA Fund

### Housing

#### Personnel Services

Vacation	10,606	-5,849	0	0	0	0
Workers Comp - Assessment	91	0	0	0	0	0
Workers Comp - Ins Expense	559	0	0	0	0	0

<b>Total - Housing</b>	<b>3,598,350</b>	<b>2,966,853</b>	<b>5,499,297</b>	<b>6,090,091</b>	<b>6,090,091</b>	<b>6,826,344</b>
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### Infrastructure

#### Capital Outlay

Construction Costs	836,447	-2,437	0	0	0	0
Environmental Analysis & Remed	2,700	0	0	0	0	0
IGA Infrastructure Other Soft	0	56,132	0	0	0	0
IGA Infrastructure Construction	1,820,811	1,203,272	2,315,000	2,565,000	2,615,000	2,615,000
IGA Infrastructure Planning	0	0	500,000	450,000	450,000	450,000
IGA Infrastructure Prof Serv	70,385	15,901	0	0	0	0
Percent for Art Contribution	0	23,006	0	0	0	0
Prof & Tech Services	-8,500	0	0	0	0	0

#### Materials and Services

Advertising & Publ Notices	301	1,490	0	0	0	0
Bldg Repairs & Maint - RE	8,191	6,137	0	0	0	0
Business Meeting Expense	150	0	0	0	0	0
Business Meeting Food Expense	0	59	0	0	0	0
General Office Expense	69	0	0	0	0	0
Local Travel	33	0	0	0	0	0
Memberships, Dues,& Certifications	505	0	0	0	0	0
Printing & Graphics	1,104	216	0	0	0	0
Prof Services Contracts	36,710	53	0	0	0	0
Property Utilities - RE	445	100	0	0	0	0
Public Meeting Expenses	713	0	0	0	0	0
Public Meeting Food Expense	0	72	0	0	0	0
Publications & Resource Mat'ls	19	0	0	0	0	0
Temporary Services	6,753	0	0	0	0	0
Training Travel Expenses	4,369	665	0	0	0	0

#### Personnel Services

Bus Pass Reimbursement	1,349	440	0	0	0	0
FICA	5,770	4,632	0	0	0	0
Life & Disability Insurance	388	307	0	0	0	0
National Holiday	2,930	2,926	0	0	0	0
PERS - Employer	3,485	2,971	0	0	0	0
PERS - Employer Pickup	4,617	3,960	0	0	0	0
Personal Holiday	1,412	748	0	0	0	0
Salaries & Wages	60,751	54,466	32,079	39,448	39,448	39,448
Sick Leave	4,456	3,095	0	0	0	0
Taxes, Health/Dental Insurance	11,716	9,178	13,495	17,328	17,328	17,328
Tri-Met Payroll Tax	510	443	0	0	0	0
Vacation	7,416	7,470	0	0	0	0

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Interstate Corridor URA Fund

### Infrastructure

#### Personnel Services

Workers Comp - Assessment	23	19	0	0	0	0
Workers Comp - Ins Expense	139	-14	0	0	0	0

<b>Total - Infrastructure</b>	<b>2,886,167</b>	<b>1,395,307</b>	<b>2,860,574</b>	<b>3,071,776</b>	<b>3,121,776</b>	<b>3,121,776</b>
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### Property Redevelopment

#### Capital Outlay

Acquisition	0	3,661,798	4,560,923	200,000	200,000	200,000
Construction Costs	5,000	0	600,000	0	0	0
Environmental Analysis & Remed	0	48,276	0	0	0	0
IGA Infrastructure Prof Serv	82,561	0	0	0	0	0
Prof & Tech Services	14,552	65,806	100,000	500,000	500,000	500,000
Relocation Direct Costs	0	20,000	0	0	0	0

#### Financial Assistance

Grants CY disbursements	1,010,885	3,988,783	0	0	0	0
Grants to Grantees	0	0	2,513,967	1,250,000	1,250,000	1,250,000
Loans CY Disbursements	930,899	4,649,024	0	0	0	0
Loans To Borrowers	0	0	2,530,071	0	0	0

#### Materials and Services

Advertising & Publ Notices	3,691	2,144	0	0	0	0
Bldg Repairs & Maint - RE	0	580	0	55,000	55,000	55,000
Business Meeting Expense	344	400	0	0	0	0
Business Meeting Food Expense	0	235	0	0	0	0
General Office Expense	120	100	0	0	0	0
IGA Other Costs	0	77,529	0	0	0	0
IGA Prof Services Contracts	0	132,343	63,347	0	0	0
Loan Documents	176	43	0	0	0	0
Loan Servicing Costs	71	31	0	0	0	0
Local Travel	9	89	0	0	0	0
Memberships, Dues,& Certifications	0	515	0	0	0	0
Miscellaneous	400	0	0	0	0	0
Postage & Delivery	153	14	0	0	0	0
Printing & Graphics	841	739	0	0	0	0
Prof Services Contracts	170,346	199,553	160,000	40,767	40,767	40,767
Property Taxes - RE	0	3,755	0	0	0	0
Property Utilities - RE	0	181	0	0	0	0
Public Meeting Expenses	1,273	480	0	0	0	0
Public Meeting Food Expense	0	843	0	0	0	0
Temporary Services	3,771	0	0	0	0	0
Training Expense	125	0	0	0	0	0
Training Travel Expenses	0	233	0	0	0	0

#### Personnel Services

Bus Pass Reimbursement	1,194	1,492	0	0	0	0
FICA	22,759	22,741	0	0	0	0

## Fund Summary

### Account Summary by Program

	Actuals	Actuals	Revised	Proposed	Approved	Adopted
	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13
<b>Interstate Corridor URA Fund</b>						
<b>Property Redevelopment</b>						
<b>Personnel Services</b>						
Health & Dental - Retirees	0	0	0	0	0	0
Jury Duty	0	2,297	0	0	0	0
Life & Disability Insurance	1,440	1,498	0	0	0	0
National Holiday	12,152	10,415	0	0	0	0
PERS - Employer	13,589	13,551	0	0	0	0
PERS - Employer Pickup	18,101	18,149	0	0	0	0
Personal Holiday	4,834	3,094	0	0	0	0
Salaries & Wages	235,690	285,876	394,484	411,799	411,799	411,799
Sick Leave	12,557	7,802	0	0	0	0
Taxes, Health/Dental Insurance	44,062	43,948	165,956	180,900	180,900	180,900
Tri-Met Payroll Tax	2,012	2,043	0	0	0	0
Vacation	27,865	23,877	0	0	0	0
Workers Comp - Assessment	92	96	0	0	0	0
Workers Comp - Ins Expense	577	860	0	0	0	0
<b>Total - Property Redevelopment</b>	<b>2,622,142</b>	<b>13,291,232</b>	<b>11,088,748</b>	<b>2,638,466</b>	<b>2,638,466</b>	<b>2,638,466</b>
Transfers	3,284,717	2,837,893	2,011,381	2,126,743	2,126,743	2,126,743
Contingency	0	0	2,577,063	18,301	18,301	1,786,532
Ending Fund Balance	2,392,256	16,905	0	0	0	0
<b>Total Requirements</b>	<b>15,747,132</b>	<b>21,031,965</b>	<b>26,030,161</b>	<b>17,084,579</b>	<b>17,134,579</b>	<b>19,639,063</b>

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Lents Town Center URA Fund

### Administration

#### Materials and Services

Advertising & Publ Notices	0	0	0	1,000	1,000	1,000
Bank Fees	0	1,478	0	0	0	0
DMC Admin Services	21,000	6,417	10,000	10,000	10,000	10,000
Legal Expenses	0	315	0	0	0	0

#### Personnel Services

Salaries & Wages	0	0	60,998	15,252	15,252	15,252
Taxes, Health/Dental Insurance	0	0	25,661	6,700	6,700	6,700

<b>Total - Administration</b>	<b>21,000</b>	<b>8,211</b>	<b>96,659</b>	<b>32,952</b>	<b>32,952</b>	<b>32,952</b>
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### Business Development

#### Financial Assistance

Grants CY disbursements	190,250	50,000	0	0	0	0
Loans CY Disbursements	259,490	100,000	0	0	0	0
Loans To Borrowers	0	0	1,030,000	1,130,000	1,130,000	1,130,000

#### Materials and Services

Advertising & Publ Notices	0	0	10,640	0	0	0
Local Travel	35	0	0	0	0	0
Out of Town Travel	0	0	10,640	0	0	0
Printing & Graphics	0	116	0	0	0	0
Prof Services Contracts	36,920	53,885	221,840	46,500	46,500	46,500
Special Events Expenses	0	0	9,880	0	0	0
Temporary Services	7,094	0	0	0	0	0

#### Personnel Services

Bus Pass Reimbursement	125	227	0	0	0	0
FICA	4,038	6,022	0	0	0	0
Life & Disability Insurance	258	385	0	0	0	0
PERS - Employer	2,191	3,440	0	0	0	0
PERS - Employer Pickup	2,900	4,520	0	0	0	0
Salaries & Wages	54,424	80,088	184,347	157,394	157,394	157,394
Taxes, Health/Dental Insurance	6,666	11,304	77,555	69,143	69,143	69,143
Tri-Met Payroll Tax	361	542	0	0	0	0
Workers Comp - Assessment	18	27	0	0	0	0
Workers Comp - Ins Expense	85	332	0	0	0	0

<b>Total - Business Development</b>	<b>564,854</b>	<b>310,889</b>	<b>1,544,902</b>	<b>1,403,037</b>	<b>1,403,037</b>	<b>1,403,037</b>
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### General Administration

#### Materials and Services

Bank Fees	0	0	0	0	0	0
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<b>Total - General Administration</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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### Housing

#### Financial Assistance

Grants CY disbursements	125,000	0	0	0	0	0
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## Fund Summary

### Account Summary by Program

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Lents Town Center URA Fund</b>						
<b>Housing</b>						
<b>Financial Assistance</b>						
Loan Disb Offset	0	14,182	0	0	0	0
Loans CY Disbursements	3,670,341	-14,182	0	0	0	0
<b>Materials and Services</b>						
Advertising & Publ Notices	8,516	0	0	0	0	0
Bldg Repairs & Maint - RE	54,065	3,410	0	0	0	0
Equip Lease & Rentals - PDC	14	0	0	0	0	0
IGA Prof Services Contracts	160,963	0	0	0	0	0
Loan Documents	353	0	0	0	0	0
Local Travel	1,056	0	0	0	0	0
PHB Project Expenditures-CO/FS	0	2,319,024	7,618,011	1,476,147	1,476,147	1,976,147
PHB Project Expenditures-MS/PS	0	590,908	742,676	596,583	596,583	552,205
Printing & Graphics	135	0	0	0	0	0
Prof Services Contracts	25,725	0	0	0	0	0
Property Utilities - RE	6,941	501	0	0	0	0
Special Events Expenses	1,056	0	0	0	0	0
<b>Personnel Services</b>						
Bus Pass Reimbursement	1,013	0	0	0	0	0
FICA	18,221	0	0	0	0	0
Life & Disability Insurance	1,070	0	0	0	0	0
Management Leave	1,352	0	0	0	0	0
National Holiday	7,368	0	0	0	0	0
PERS - Employer	11,774	0	0	0	0	0
PERS - Employer Pickup	14,193	0	0	0	0	0
Personal Holiday	2,410	0	0	0	0	0
Salaries & Wages	204,982	0	0	0	0	0
Sick Leave	7,383	0	0	0	0	0
Taxes, Health/Dental Insurance	36,676	0	0	0	0	0
Tri-Met Payroll Tax	1,613	0	0	0	0	0
Vacation	12,193	-6,074	0	0	0	0
Workers Comp - Assessment	83	0	0	0	0	0
Workers Comp - Ins Expense	548	0	0	0	0	0
<b>Total - Housing</b>	<b>4,375,043</b>	<b>2,907,768</b>	<b>8,360,687</b>	<b>2,072,730</b>	<b>2,072,730</b>	<b>2,528,352</b>
<b>Infrastructure</b>						
<b>Capital Outlay</b>						
Construction Costs	-135	2,354	0	800,000	800,000	800,000
IGA Infrastructure Other Soft	0	0	2,397,000	0	0	0
IGA Infrastructure Construction	126,998	83,723	0	1,800,000	1,800,000	1,800,000
IGA Infrastructure Planning	80,340	296,122	445,000	400,000	400,000	400,000
IGA Infrastructure Prof Serv	27,000	174,124	0	0	0	0
Permits, Review & Fees	0	2,650	0	0	0	0
Prof & Tech Services	4,497	14,779	0	0	0	0
<b>Financial Assistance</b>						

## Fund Summary

### Account Summary by Program

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Lents Town Center URA Fund</b>						
<b>Infrastructure</b>						
<b>Financial Assistance</b>						
Grants CY disbursements	608,288	0	0	0	0	0
<b>Materials and Services</b>						
Advertising & Publ Notices	2,782	474	0	0	0	0
IGA Prof Services Contracts	56,050	49,522	0	0	0	0
Local Travel	8	32	0	0	0	0
Printing & Graphics	231	0	0	0	0	0
Prof Services Contracts	62,027	33,083	0	0	0	0
Public Meeting Expenses	858	0	0	0	0	0
Public Meeting Food Expense	0	326	0	0	0	0
Special Events Expenses	238	0	0	0	0	0
<b>Personnel Services</b>						
Bus Pass Reimbursement	98	164	0	0	0	0
FICA	3,972	1,518	0	0	0	0
Life & Disability Insurance	252	98	0	0	0	0
PERS - Employer	2,571	875	0	0	0	0
PERS - Employer Pickup	3,145	1,210	0	0	0	0
Salaries & Wages	52,365	20,434	45,991	42,531	42,531	42,531
Taxes, Health/Dental Insurance	7,890	3,951	19,349	18,683	18,683	18,683
Tri-Met Payroll Tax	352	136	0	0	0	0
Workers Comp - Assessment	17	8	0	0	0	0
Workers Comp - Ins Expense	86	93	0	0	0	0
<b>Total - Infrastructure</b>	<b>1,039,928</b>	<b>685,676</b>	<b>2,907,340</b>	<b>3,061,214</b>	<b>3,061,214</b>	<b>3,061,214</b>
<b>Property Redevelopment</b>						
<b>Capital Outlay</b>						
Acquisition	2,774,572	1,795,151	-5	1,000,000	1,000,000	1,000,000
Construction Costs	36,245	5,205	0	30,000	30,000	30,000
Demolition & Site Preparation	3,900	429,808	0	1,000,000	1,000,000	1,000,000
Environmental Analysis & Remed	62,584	100,044	258,517	1,000,000	1,000,000	1,000,000
IGA Infrastructure Other Soft	0	0	366,550	0	0	0
IGA Infrastructure Construction	0	0	16,500	0	0	0
IGA Infrastructure Planning	0	0	392,711	0	0	0
IGA Infrastructure Prof Serv	0	24,989	0	0	0	0
Permits, Review & Fees	2,678	254	2,598	0	0	0
Prof & Tech Services	70,596	78,437	19,069	500,000	500,000	500,000
Relocation Direct Costs	33,861	0	24,482	0	0	0
<b>Financial Assistance</b>						
Grants CY disbursements	404,320	913,444	0	0	0	0
Grants to Grantees	0	0	1,988,680	300,000	300,000	300,000
Loans CY Disbursements	119,512	76,357	0	0	0	0
Loans To Borrowers	0	0	488,000	800,000	800,000	800,000
<b>Materials and Services</b>						
Advertising & Publ Notices	2,962	2,647	0	0	0	0

## Fund Summary

### Account Summary by Program

	Actuals	Actuals	Revised	Proposed	Approved	Adopted
	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13
<b>Lents Town Center URA Fund</b>						
<b>Property Redevelopment</b>						
<b>Materials and Services</b>						
Bldg Repairs & Maint - PDC	538	0	0	0	0	0
Bldg Repairs & Maint - RE	45,209	71,240	253,121	0	0	0
Business Meeting Expense	339	200	0	0	0	0
Business Meeting Food Expense	0	102	0	0	0	0
Event Sponsorship	0	4,000	0	0	0	0
General Office Expense	201	92	0	0	0	0
Legal Expenses	0	80	2,420	0	0	0
Loan Documents	47	114	0	0	0	0
Loan Servicing Costs	0	31	0	0	0	0
Local Travel	302	648	0	0	0	0
Memberships, Dues,& Certifications	853	445	0	0	0	0
Miscellaneous	400	0	0	0	0	0
Parking	0	8	0	0	0	0
Postage & Delivery	334	142	0	0	0	0
Printing & Graphics	1,337	1,323	5	0	0	0
Prof Services Contracts	170,261	84,713	128,891	515,000	515,000	515,000
Prop Mgmt Fees - RE	0	0	247,003	0	0	0
Property Taxes - RE	15,483	29,592	0	0	0	0
Property Utilities - RE	8,050	6,904	8,800	0	0	0
Public Meeting Expenses	4,207	325	1,000	0	0	0
Public Meeting Food Expense	0	1,638	0	0	0	0
Publications & Resource Mat'ls	145	70	0	0	0	0
Special Events Expenses	3,063	100	0	0	0	0
Temporary Services	776	0	0	0	0	0
Training Travel Expenses	0	898	0	0	0	0
<b>Personnel Services</b>						
Bereavement Leave	0	2,015	0	0	0	0
Bus Pass Reimbursement	1,050	1,090	0	0	0	0
Compensatory Time	599	0	0	0	0	0
FICA	21,799	20,188	0	0	0	0
Jury Duty	674	0	0	0	0	0
Life & Disability Insurance	1,439	1,324	0	0	0	0
Management Leave	546	230	0	0	0	0
National Holiday	10,260	10,375	0	0	0	0
PERS - Employer	13,563	12,667	0	0	0	0
PERS - Employer Pickup	17,314	16,307	0	0	0	0
Personal Holiday	3,412	3,068	0	0	0	0
Salaries & Wages	247,035	232,688	313,917	375,576	375,576	375,576
Sick Leave	9,609	8,673	0	0	0	0
Taxes, Health/Dental Insurance	53,618	48,611	132,064	164,990	164,990	164,990
Tri-Met Payroll Tax	1,926	1,846	0	0	0	0
Vacation	19,467	20,602	0	0	0	0
Workers Comp - Assessment	94	88	0	0	0	0
Workers Comp - Ins Expense	530	514	0	0	0	0



## Fund Summary

### Account Summary by Program

	Actuals	Actuals	Revised	Proposed	Approved	Adopted
	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13
<b>Lents Town Center URA Fund</b>						
<b>Property Redevelopment</b>						
<b>Total - Property Redevelopment</b>	<b>4,165,707</b>	<b>4,009,284</b>	<b>4,644,323</b>	<b>5,685,566</b>	<b>5,685,566</b>	<b>5,685,566</b>
Transfers	2,510,596	2,183,594	1,500,338	2,095,095	2,095,095	2,095,095
Contingency	0	0	1,472,677	3,163,448	3,163,448	5,583,896
Ending Fund Balance	15,840,480	12,789,086	0	0	0	0
<b>Total Requirements</b>	<b>28,517,608</b>	<b>22,894,508</b>	<b>20,526,926</b>	<b>17,514,042</b>	<b>17,514,042</b>	<b>20,390,112</b>

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## North Macadam URA Fund

### Administration

#### Materials and Services

Bank Fees	5,850	1,098	0	0	0	0
DMC Admin Services	25,540	16,994	32,000	20,000	20,000	20,000
Legal Expenses	610	3,124	0	0	0	0

#### Personnel Services

Salaries & Wages	0	0	25,006	3,212	3,212	3,212
Taxes, Health/Dental Insurance	0	0	10,520	1,411	1,411	1,411

#### Total - Administration

<b>32,000</b>	<b>21,215</b>	<b>67,526</b>	<b>24,623</b>	<b>24,623</b>	<b>24,623</b>
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### Business Development

#### Capital Outlay

Construction Costs	184,815	1,012,905	525,000	0	0	0
Environmental Analysis & Remed	20,687	1,622	0	0	0	0
Permits, Review & Fees	3,893	4,934	0	0	0	0
Prof & Tech Services	71,908	46,145	0	0	0	0

#### Financial Assistance

Grants CY disbursements	26,494	0	0	0	0	0
Grants to Grantees	0	0	50,000	0	0	0
Loans To Borrowers	0	0	700,000	500,000	500,000	500,000

#### Materials and Services

Advertising & Publ Notices	0	297	3,990	8,000	8,000	8,000
Local Travel	5	0	0	0	0	0
Out of Town Travel	0	0	3,990	8,000	8,000	8,000
Printing & Graphics	2,078	151	0	0	0	0
Prof Services Contracts	303,711	275,000	2,565	8,000	8,000	8,000
Special Events Expenses	0	0	3,705	8,000	8,000	8,000

#### Personnel Services

Bus Pass Reimbursement	0	12	0	0	0	0
FICA	464	138	0	0	0	0
Life & Disability Insurance	33	10	0	0	0	0
PERS - Employer	313	95	0	0	0	0
PERS - Employer Pickup	369	113	0	0	0	0
Salaries & Wages	6,159	1,875	111,160	26,550	26,550	26,550
Taxes, Health/Dental Insurance	1,001	328	46,766	11,664	11,664	11,664
Tri-Met Payroll Tax	41	12	0	0	0	0
Workers Comp - Assessment	2	1	0	0	0	0
Workers Comp - Ins Expense	10	17	0	0	0	0

#### Total - Business Development

<b>621,981</b>	<b>1,343,655</b>	<b>1,447,176</b>	<b>570,214</b>	<b>570,214</b>	<b>570,214</b>
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### General Administration

#### Debt

Debt Service - Interest	38,927	727,463	0	0	0	0
Debt Service - Principal	1,960,918	2,289,082	0	0	0	0

## Fund Summary

### Account Summary by Program

#### North Macadam URA Fund

##### General Administration

###### Materials and Services

DMC Admin Services	0	0	0	0	0	0
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<b>Total - General Administration</b>	<b>1,999,844</b>	<b>3,016,545</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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##### Housing

###### Capital Outlay

Environmental Analysis & Remed	2,908	710	0	0	0	0
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IGA Infrastructure Construction	0	0	6,750,000	0	0	0
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Permits, Review & Fees	3,303	788	0	0	0	0
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###### Financial Assistance

Loans CY Disbursements	93,704	-721	0	0	0	0
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###### Materials and Services

Business Meeting Expense	145	0	0	0	0	0
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DMC Admin Services	4,115	0	0	0	0	0
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IGA Prof Services Contracts	84,294	0	0	0	0	0
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Loan Foreclosures Costs	169	0	0	0	0	0
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Memberships, Dues, & Certifications	872	0	0	0	0	0
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Organizational Memberships	0	794	0	0	0	0
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PHB Project Expenditures-CO/FS	0	2,783,284	0	12,550,164	12,550,164	10,721,164
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PHB Project Expenditures-MS/PS	0	361,501	353,877	365,904	365,904	269,250
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Postage & Delivery	23	0	0	0	0	0
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Prof Services Contracts	8,688	0	0	0	0	0
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Property Taxes - RE	0	17,041	0	0	0	0
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Property Utilities - RE	4,939	2,733	0	0	0	0
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###### Personnel Services

Bus Pass Reimbursement	351	0	0	0	0	0
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FICA	7,173	0	0	0	0	0
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Life & Disability Insurance	448	0	0	0	0	0
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PERS - Employer	5,076	0	0	0	0	0
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PERS - Employer Pickup	5,804	0	0	0	0	0
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Salaries & Wages	96,794	0	0	0	0	0
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Taxes, Health/Dental Insurance	14,135	0	0	0	0	0
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Tri-Met Payroll Tax	634	0	0	0	0	0
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Workers Comp - Assessment	35	0	0	0	0	0
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Workers Comp - Ins Expense	164	0	0	0	0	0
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<b>Total - Housing</b>	<b>333,772</b>	<b>3,166,129</b>	<b>7,103,877</b>	<b>12,916,068</b>	<b>12,916,068</b>	<b>10,990,414</b>
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##### Infrastructure

###### Capital Outlay

Construction Costs	1,640,065	0	166,000	0	0	0
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Environmental Analysis & Remed	12,198	52,340	0	0	0	0
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IGA Infrastructure Construction	77,806	257,556	5,247,186	10,050,000	10,050,000	10,050,000
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IGA Infrastructure Prof Serv	0	0	400,000	0	0	0
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Prof & Tech Services	4,590	0	0	0	0	0
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## Fund Summary

### Account Summary by Program

#### North Macadam URA Fund

##### Infrastructure

###### Materials and Services

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
IGA Prof Services Contracts	90,000	0	0	0	0	0
Legal Expenses	520	0	0	0	0	0
Local Travel	5	42	0	0	0	0
Prof Services Contracts	-212,506	31,025	0	50,000	50,000	50,000
Property Utilities - RE	97	0	0	0	0	0

###### Personnel Services

Bus Pass Reimbursement	116	269	0	0	0	0
FICA	5,299	5,016	0	0	0	0
Jury Duty	0	241	0	0	0	0
Life & Disability Insurance	359	344	0	0	0	0
Management Leave	940	0	0	0	0	0
National Holiday	6,465	8,484	0	0	0	0
PERS - Employer	3,703	3,408	0	0	0	0
PERS - Employer Pickup	4,221	4,050	0	0	0	0
Personal Holiday	2,088	2,858	0	0	0	0
Salaries & Wages	46,452	41,444	57,523	81,148	81,148	81,148
Sick Leave	4,685	2,146	0	0	0	0
Taxes, Health/Dental Insurance	9,472	8,315	24,200	35,647	35,647	35,647
Tri-Met Payroll Tax	469	450	0	0	0	0
Vacation	12,163	15,232	0	0	0	0
Workers Comp - Assessment	20	20	0	0	0	0
Workers Comp - Ins Expense	113	-143	0	0	0	0

<b>Total - Infrastructure</b>	<b>1,709,340</b>	<b>433,095</b>	<b>5,894,909</b>	<b>10,216,795</b>	<b>10,216,795</b>	<b>10,216,795</b>
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##### Property Redevelopment

###### Capital Outlay

Environmental Analysis & Remed	46,180	2,081	0	35,000	35,000	35,000
IGA Infrastructure Planning	0	0	0	116,221	116,221	116,221
Permits, Review & Fees	26	0	0	0	0	0

###### Financial Assistance

Grants CY disbursements	3,131	50,000	0	0	0	0
Grants to Grantees	0	0	50,000	0	0	0
Loans CY Disbursements	15,500	0	0	0	0	0
Loans To Borrowers	0	0	325,000	0	0	0

###### Materials and Services

Advertising & Publ Notices	2,778	3,048	0	0	0	0
Bldg Repairs & Maint - PDC	151	0	0	0	0	0
Bldg Repairs & Maint - RE	4,874	7,089	15,000	0	0	0
Business Meeting Expense	128	0	0	0	0	0
Business Meeting Food Expense	0	47	0	0	0	0
IGA Other Costs	0	7,753	0	0	0	0
IGA Prof Services Contracts	0	12,034	21,235	0	0	0
Loan Documents	5	0	0	0	0	0

## Fund Summary

### Account Summary by Program

#### North Macadam URA Fund

##### Property Redevelopment

##### Materials and Services

Memberships, Dues,& Certifications	410	0	0	0	0	0
Prof Services Contracts	15,650	142,461	300,000	500,000	500,000	500,000
Property Taxes - RE	0	0	0	0	0	0
Property Utilities - RE	91	99	0	0	0	0
Public Meeting Expenses	453	50	0	0	0	0
Public Meeting Food Expense	0	261	0	0	0	0
Software Applications	115	0	0	0	0	0

##### Personnel Services

Bereavement Leave	942	0	0	0	0	0
Bus Pass Reimbursement	554	287	0	0	0	0
FICA	8,964	6,880	0	0	0	0
Life & Disability Insurance	585	464	0	0	0	0
National Holiday	3,557	0	0	0	0	0
PERS - Employer	5,356	4,748	0	0	0	0
PERS - Employer Pickup	6,120	5,781	0	0	0	0
Personal Holiday	1,210	0	0	0	0	0
Salaries & Wages	100,338	96,241	149,051	158,262	158,262	158,262
Sick Leave	3,620	0	0	0	0	0
Taxes, Health/Dental Insurance	23,469	13,630	62,706	69,524	69,524	69,524
Tri-Met Payroll Tax	794	640	0	0	0	0
Unemployment Expense	986	0	0	0	0	0
Vacation	7,349	0	0	0	0	0
Workers Comp - Assessment	45	31	0	0	0	0
Workers Comp - Ins Expense	195	264	0	0	0	0

<b>Total - Property Redevelopment</b>	<b>253,577</b>	<b>353,890</b>	<b>922,992</b>	<b>879,007</b>	<b>879,007</b>	<b>879,007</b>
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Transfers	2,644,078	1,321,021	772,253	830,505	830,505	830,505
Contingency	0	0	2,345,962	2,672,449	2,672,449	1,141,810
Ending Fund Balance	8,012,556	7,957,497	0	0	0	0

<b>Total Requirements</b>	<b>15,607,149</b>	<b>17,613,048</b>	<b>18,554,695</b>	<b>28,109,661</b>	<b>28,109,661</b>	<b>24,653,368</b>
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## Fund Summary

### Account Summary by Program

#### River District URA Fund

##### Administration

###### Capital Outlay

Environmental Analysis & Remed	0	0	85,000	0	0	0
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###### Materials and Services

Bank Fees	5,000	3,298	0	0	0	0
Bond Underwriter Fees	3,350	0	0	0	0	0
DMC Admin Services	42,108	42,864	50,000	50,000	50,000	50,000
IGA Prof Services Contracts	79,221	0	0	0	0	0
Legal Expenses	0	12,381	0	0	0	0
Prof Services Contracts	0	12,859	0	0	0	0

###### Personnel Services

FICA	309	45	0	0	0	0
Life & Disability Insurance	19	0	0	0	0	0
PERS - Employer	180	26	0	0	0	0
PERS - Employer Pickup	243	35	0	0	0	0
Salaries & Wages	3,840	618	79,220	17,488	17,488	17,488
Taxes, Health/Dental Insurance	482	3	33,327	7,682	7,682	7,682
Tri-Met Payroll Tax	27	4	0	0	0	0
Workers Comp - Assessment	1	0	0	0	0	0
Workers Comp - Ins Expense	10	8	0	0	0	0

###### Total - Administration

134,790	72,142	247,547	75,170	75,170	75,170
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##### Business Development

###### Capital Outlay

IGA Infrastructure Construction	0	78,000	0	0	0	0
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###### Financial Assistance

Grants CY disbursements	283,437	-20,000	0	0	0	0
Loans CY Disbursements	331,799	176,453	0	0	0	0
Loans To Borrowers	0	0	2,000,000	2,000,000	2,000,000	2,000,000

###### Materials and Services

Advertising & Publ Notices	0	0	19,950	0	0	0
Business Meeting Expense	232	0	0	0	0	0
Legal Expenses	0	424	0	0	0	0
Local Travel	0	7	0	0	0	0
Out of Town Travel	0	5,937	19,950	0	0	0
Parking	5	0	0	0	0	0
Prof Services Contracts	4,500	0	212,825	187,500	187,500	187,500
Publications & Resource Mat'ls	0	2	0	0	0	0
Special Events Expenses	0	0	18,525	0	0	0

###### Personnel Services

Bus Pass Reimbursement	332	259	0	0	0	0
FICA	4,041	4,561	0	0	0	0
Life & Disability Insurance	266	307	0	0	0	0
Management Leave	0	899	0	0	0	0

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## River District URA Fund

### Business Development

#### Personnel Services

National Holiday	2,597	2,688	0	0	0	0
PERS - Employer	2,687	2,894	0	0	0	0
PERS - Employer Pickup	3,294	3,734	0	0	0	0
Personal Holiday	290	899	0	0	0	0
Salaries & Wages	43,129	49,545	130,979	93,904	93,904	93,904
Sick Leave	4,055	4,187	0	0	0	0
Taxes, Health/Dental Insurance	7,349	9,193	55,101	41,251	41,251	41,251
Tri-Met Payroll Tax	361	410	0	0	0	0
Vacation	5,055	5,319	0	0	0	0
Workers Comp - Assessment	16	18	0	0	0	0
Workers Comp - Ins Expense	90	15	0	0	0	0

<b>Total - Business Development</b>	<b>693,533</b>	<b>325,749</b>	<b>2,457,330</b>	<b>2,322,655</b>	<b>2,322,655</b>	<b>2,322,655</b>
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### Housing

#### Capital Outlay

Acquisition	3,473,113	0	0	0	0	0
Environmental Analysis & Remed	112,809	2,119	0	0	0	0
Permits, Review & Fees	38,548	0	0	0	0	0
Relocation Administrative Costs	0	0	0	0	0	0
Relocation Direct Costs	600	23,901	0	0	0	0

#### Financial Assistance

Grants CY disbursements	3,054,170	0	0	0	0	0
Loans CY Disbursements	13,998,300	0	0	0	0	0

#### Materials and Services

Bank Fees	5,000	0	0	0	0	0
Bldg Repairs & Maint - RE	13,616	23,798	0	0	0	0
Bond Underwriter Fees	200	0	0	0	0	0
DMC Admin Services	88,206	0	0	0	0	0
General Office Expense	0	5	0	0	0	0
IGA Prof Services Contracts	116,964	0	492,919	0	0	0
Legal Expenses	64,450	0	0	0	0	0
Loan Documents	15	0	0	0	0	0
Local Travel	8	1	0	0	0	0
Miscellaneous	495	0	0	0	0	0
PHB Project Expenditures-CO/FS	0	14,038,905	28,131,221	2,172,333	2,172,333	3,545,000
PHB Project Expenditures-MS/PS	0	128,988	0	0	0	521,210
Property Taxes - RE	109,145	0	0	0	0	0
Property Utilities - RE	227	940	0	0	0	0

#### Personnel Services

Bus Pass Reimbursement	226	0	0	0	0	0
FICA	9,887	0	0	0	0	0
Life & Disability Insurance	614	0	0	0	0	0
National Holiday	2,156	0	0	0	0	0

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## River District URA Fund

### Housing

#### Personnel Services

PERS - Employer	6,694	0	0	0	0	0
PERS - Employer Pickup	7,874	0	0	0	0	0
Personal Holiday	756	0	0	0	0	0
Salaries & Wages	123,303	0	0	0	0	0
Sick Leave	4,324	0	0	0	0	0
Taxes, Health/Dental Insurance	14,893	0	0	0	0	0
Tri-Met Payroll Tax	874	0	0	0	0	0
Vacation	2,289	0	0	0	0	0
Workers Comp - Assessment	46	0	0	0	0	0
Workers Comp - Ins Expense	243	0	0	0	0	0

#### Total - Housing

21,250,044	14,218,656	28,624,140	2,172,333	2,172,333	4,066,210
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### Infrastructure

#### Capital Outlay

Bldg Improvements - DORMANT	0	0	0	30,000	30,000	30,000
Construction Costs	0	62,310	0	566,028	566,028	566,028
Environmental Analysis & Remed	32,687	74,318	60,000	0	0	0
IGA Infrastructure Other Soft	0	0	83,000	0	0	0
IGA Infrastructure Construction	5,166,643	9,760,961	3,347,924	7,011,492	7,011,492	7,011,492
IGA Infrastructure Prof Serv	1,286,059	75,390	0	0	0	0
LID Special Assessments	0	0	0	500,000	500,000	500,000
Percent for Art Contribution	22,000	0	0	0	0	0
Permits, Review & Fees	6,390	2,998	0	0	0	0
Prof & Tech Services	-673,365	18,936	0	300,000	300,000	300,000

#### Materials and Services

Advertising & Publ Notices	251	0	0	0	0	0
Bldg Repairs & Maint - PDC	682	0	0	0	0	0
Bldg Repairs & Maint - RE	1,719	672,807	6,500	0	0	0
Local Travel	2	0	0	0	0	0
Printing & Graphics	774	554	0	0	0	0
Prof Services Contracts	7,871	7,076	0	0	0	0
Property Taxes - RE	10,885	0	0	0	0	0
Property Utilities - RE	84	674	0	0	0	0

#### Personnel Services

Bus Pass Reimbursement	168	89	0	0	0	0
FICA	4,073	3,369	0	0	0	0
Life & Disability Insurance	263	224	0	0	0	0
PERS - Employer	2,510	2,011	0	0	0	0
PERS - Employer Pickup	3,248	2,689	0	0	0	0
Salaries & Wages	54,081	44,966	129,323	65,007	65,007	65,007
Taxes, Health/Dental Insurance	7,756	7,117	54,407	28,557	28,557	28,557
Tri-Met Payroll Tax	360	303	0	0	0	0
Workers Comp - Assessment	18	14	0	0	0	0
Workers Comp - Ins Expense	90	213	0	0	0	0



## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## River District URA Fund

### Infrastructure

#### Personnel Services

<b>Total - Infrastructure</b>	<b>5,935,249</b>	<b>10,737,021</b>	<b>3,681,154</b>	<b>8,501,084</b>	<b>8,501,084</b>	<b>8,501,084</b>
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### Property Redevelopment

#### Capital Outlay

Acquisition	3,821,566	-18,000	100,000	0	0	0
Construction Costs	0	3,210	0	500,000	500,000	500,000
Demolition & Site Preparation	2,071	0	0	0	0	0
Environmental Analysis & Remed	170,414	99,108	90,000	107,000	107,000	107,000
IGA Infrastructure Prof Serv	178,158	0	0	0	0	0
Permits, Review & Fees	0	7,945	317,000	1,825,000	1,825,000	1,825,000
Prof & Tech Services	72,791	21,537	272,000	0	0	0
Relocation Administrative Costs	3,068	4,305	0	0	0	0
Relocation Direct Costs	30,988	80,396	0	0	0	0

#### Financial Assistance

Grants CY disbursements	387,671	745,713	0	0	0	0
Grants to Grantees	0	0	375,000	375,000	375,000	375,000
Loans CY Disbursements	252,623	8,251,380	0	0	0	0
Loans To Borrowers	0	0	4,150,000	4,535,000	4,535,000	4,535,000
Loans To Borrowers CY Funded	0	0	0	200,000	200,000	200,000

#### Materials and Services

Advertising & Publ Notices	2,207	2,328	0	0	0	0
Bank Fees	500	500	0	0	0	0
Bldg Repairs & Maint - PDC	19	19,530	0	0	0	0
Bldg Repairs & Maint - RE	91,327	121,438	278,297	429,147	429,147	429,147
Business Meeting Expense	2,107	0	0	0	0	0
Business Meeting Food Expense	0	564	0	0	0	0
Event Sponsorship	0	709	0	0	0	0
General Office Expense	57	27	0	0	0	0
IGA Other Costs	0	77,529	0	0	0	0
IGA Prof Services Contracts	0	156,343	27,840	163,895	163,895	163,895
Legal Expenses	24,742	61,756	40,000	0	0	0
Loan Documents	1,823	415	0	0	0	0
Loan Servicing Costs	0	31	0	0	0	0
Local Travel	87	62	0	0	0	0
Miscellaneous	400	18,000	0	0	0	0
Out of Town Travel	835	0	0	0	0	0
Parking	8	0	0	0	0	0
Postage & Delivery	49	0	0	0	0	0
Printing & Graphics	3,256	202	0	30,000	30,000	30,000
Prof Services Contracts	243,495	314,978	215,000	10,000	10,000	10,000
Prop Mgmt Fees - RE	0	26,320	0	0	0	0
Property Taxes - RE	5,164	48,212	0	0	0	0
Property Utilities - RE	548	2,344	0	0	0	0
Public Meeting Expenses	753	0	0	0	0	0

## Fund Summary

### Account Summary by Program

#### River District URA Fund

##### Property Redevelopment

##### Materials and Services

Public Meeting Food Expense	0	334	0	0	0	0
Publications & Resource Mat'ls	75	0	0	0	0	0
Software Applications	0	170	0	0	0	0
Special Events Expenses	250	0	0	0	0	0
Temporary Services	260	0	0	0	0	0

##### Personnel Services

Bus Pass Reimbursement	428	793	0	0	0	0
FICA	21,438	20,679	0	0	0	0
Life & Disability Insurance	1,395	1,319	0	0	0	0
National Holiday	10,582	11,184	0	0	0	0
PERS - Employer	12,376	12,872	0	0	0	0
PERS - Employer Pickup	15,421	16,425	0	0	0	0
Personal Holiday	2,405	2,789	0	0	0	0
Salaries & Wages	242,820	238,846	408,154	391,027	391,027	391,027
Sick Leave	8,598	10,291	0	0	0	0
Taxes, Health/Dental Insurance	34,893	31,531	171,714	171,778	171,778	171,778
Tri-Met Payroll Tax	1,904	1,879	0	0	0	0
Vacation	19,001	20,358	0	0	0	0
Workers Comp - Assessment	92	85	0	0	0	0
Workers Comp - Ins Expense	528	464	0	0	0	0

<b>Total - Property Redevelopment</b>	<b>5,669,193</b>	<b>10,416,901</b>	<b>6,445,005</b>	<b>8,737,847</b>	<b>8,737,847</b>	<b>8,737,847</b>
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Transfers	4,115,425	4,991,971	3,324,879	3,569,367	3,569,367	3,569,367
Contingency	0	0	11,161,734	6,161,997	6,161,997	7,769,589
Ending Fund Balance	12,157,166	9,943,486	0	0	0	0

<b>Total Requirements</b>	<b>49,955,399</b>	<b>50,705,925</b>	<b>55,941,789</b>	<b>31,540,453</b>	<b>31,540,453</b>	<b>35,041,922</b>
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## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## South Park Blocks URA Fund

### Administration

#### Materials and Services

Bank Fees	0	1,360	0	0	0	0
Bond Underwriter Fees	525	0	0	0	0	0
DMC Admin Services	30,445	5,100	10,000	5,000	5,000	5,000
IGA Prof Services Contracts	27,051	0	0	0	0	0
Legal Expenses	0	1,041	0	0	0	0

#### Personnel Services

Salaries & Wages	0	0	11,304	2,504	2,504	2,504
Taxes, Health/Dental Insurance	0	0	4,755	1,100	1,100	1,100

#### Total - Administration

58,021	7,502	26,059	8,604	8,604	8,604
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### Business Development

#### Capital Outlay

Environmental Analysis & Remed	0	4,927	0	0	0	0
IGA Infrastructure Prof Serv	0	495,865	0	0	0	0

#### Financial Assistance

Grants CY disbursements	139,250	50,000	0	0	0	0
Loans To Borrowers	0	0	900,000	490,000	490,000	490,000

#### Materials and Services

Advertising & Publ Notices	334	1,872	0	0	0	0
Bldg Repairs & Maint - RE	0	3,054	0	0	0	0
Business Meeting Expense	82	195	0	0	0	0
Business Meeting Food Expense	0	12	0	0	0	0
General Office Expense	176	4	0	0	0	0
Legal Expenses	0	13,377	0	0	0	0
Loan Documents	30	0	0	0	0	0
Local Travel	21	0	0	0	0	0
Miscellaneous	79	37	0	0	0	0
Out of Town Travel	13,496	4,323	0	0	0	0
Postage & Delivery	456	107	0	0	0	0
Printing & Graphics	450	0	0	0	0	0
Prof Services Contracts	286,157	65,701	0	0	0	0
Property Taxes - RE	16,808	0	0	0	0	0
Property Utilities - RE	0	1,125	0	0	0	0
Public Meeting Expenses	833	1,364	0	0	0	0
Public Meeting Food Expense	0	80	0	0	0	0
Publications & Resource Mat'ls	0	181	0	0	0	0
Software Applications	444	185	0	0	0	0
Software Maintenance	0	51	0	0	0	0
Special Event Food Expense	0	2,631	0	0	0	0
Special Events Expenses	1,781	0	0	0	0	0
Temporary Services	13,338	0	0	0	0	0
Training Expense	0	400	0	0	0	0
Training Travel Expenses	0	276	0	0	0	0

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## South Park Blocks URA Fund

### Business Development

#### Personnel Services

Bereavement Leave	310	321	0	0	0	0
Bus Pass Reimbursement	695	635	0	0	0	0
FICA	9,933	11,179	0	0	0	0
Life & Disability Insurance	652	741	0	0	0	0
Management Leave	345	0	0	0	0	0
National Holiday	4,426	2,879	0	0	0	0
PERS - Employer	6,461	7,252	0	0	0	0
PERS - Employer Pickup	8,089	9,377	0	0	0	0
Personal Holiday	1,241	1,606	0	0	0	0
Salaries & Wages	118,598	140,496	38,281	105,129	105,129	105,129
Sick Leave	2,172	4,153	0	0	0	0
Taxes, Health/Dental Insurance	22,143	27,258	16,104	46,184	46,184	46,184
Tri-Met Payroll Tax	883	1,032	0	0	0	0
Vacation	7,735	6,739	0	0	0	0
Workers Comp - Assessment	44	50	0	0	0	0
Workers Comp - Ins Expense	251	332	0	0	0	0

<b>Total - Business Development</b>	<b>657,716</b>	<b>859,814</b>	<b>954,385</b>	<b>641,313</b>	<b>641,313</b>	<b>641,313</b>
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### General Administration

#### Materials and Services

Bank Fees	0	0	0	0	0	0
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<b>Total - General Administration</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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### Housing

#### Capital Outlay

IGA Infrastructure Other Soft	0	0	36,000	0	0	0
IGA Infrastructure Construction	0	0	531,797	0	0	0
Permits, Review & Fees	4,438	0	0	0	0	0

#### Financial Assistance

Loans CY Disbursements	9,005,998	0	0	0	0	0
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#### Materials and Services

Bldg Repairs & Maint - RE	42,000	0	0	0	0	0
IGA Prof Services Contracts	73,603	0	0	0	0	0
Legal Expenses	405	0	0	0	0	0
PHB Project Expenditures-CO/FS	0	2,618,366	0	3,269,742	3,269,742	3,254,292
PHB Project Expenditures-MS/PS	0	172,446	234,473	56,500	56,500	438,512
Property Taxes - RE	3,498	0	0	0	0	0
Temporary Services	878	0	0	0	0	0

#### Personnel Services

Bus Pass Reimbursement	28	0	0	0	0	0
FICA	3,814	0	0	0	0	0
Life & Disability Insurance	225	0	0	0	0	0
PERS - Employer	2,563	0	0	0	0	0

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## South Park Blocks URA Fund

### Housing

#### Personnel Services

PERS - Employer Pickup	2,977	0	0	0	0	0
Salaries & Wages	50,174	0	0	0	0	0
Taxes, Health/Dental Insurance	5,491	0	0	0	0	0
Tri-Met Payroll Tax	338	0	0	0	0	0
Workers Comp - Assessment	16	0	0	0	0	0
Workers Comp - Ins Expense	308	0	0	0	0	0

<b>Total - Housing</b>	<b>9,196,754</b>	<b>2,790,811</b>	<b>802,270</b>	<b>3,326,242</b>	<b>3,326,242</b>	<b>3,692,804</b>
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### Infrastructure

#### Capital Outlay

Construction Costs	1,283,015	0	0	0	0	0
IGA Infrastructure Construction	358,449	0	170,000	1,350,000	1,350,000	1,350,000
IGA Infrastructure Prof Serv	133,770	0	0	0	0	0
Percent for Art Contribution	2,730	0	0	0	0	0

#### Materials and Services

Business Meeting Expense	27	0	0	0	0	0
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#### Personnel Services

FICA	127	74	0	0	0	0
Life & Disability Insurance	9	6	0	0	0	0
PERS - Employer	87	53	0	0	0	0
PERS - Employer Pickup	102	63	0	0	0	0
Salaries & Wages	1,703	1,046	0	7,860	7,860	7,860
Taxes, Health/Dental Insurance	389	216	0	3,454	3,454	3,454
Tri-Met Payroll Tax	11	7	0	0	0	0
Workers Comp - Assessment	1	0	0	0	0	0
Workers Comp - Ins Expense	3	7	0	0	0	0

<b>Total - Infrastructure</b>	<b>1,780,423</b>	<b>1,471</b>	<b>170,000</b>	<b>1,361,314</b>	<b>1,361,314</b>	<b>1,361,314</b>
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### Property Redevelopment

#### Capital Outlay

Environmental Analysis & Remed	0	842	0	0	0	0
IGA Infrastructure Construction	26,314	0	6,345,000	0	0	0
IGA Infrastructure Planning	0	0	0	52,320	52,320	52,320
Percent for Art Contribution	40,000	0	0	0	0	0
Prof & Tech Services	15,141	0	0	0	0	0

#### Financial Assistance

Grants CY disbursements	294,467	408,193	0	0	0	0
Grants to Grantees	0	0	218,000	0	0	0
Loans CY Disbursements	50,000	708,000	0	0	0	0
Loans To Borrowers	0	0	500,000	0	0	0

#### Materials and Services

Advertising & Publ Notices	334	320	0	0	0	0
Bldg Repairs & Maint - RE	305	31	0	0	0	0

## Fund Summary

### Account Summary by Program

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>South Park Blocks URA Fund</b>						
<b>Property Redevelopment</b>						
<b>Materials and Services</b>						
Business Meeting Expense	417	0	0	0	0	0
General Office Expense	56	0	0	0	0	0
IGA Other Costs	0	7,753	0	0	0	0
IGA Prof Services Contracts	0	12,034	14,061	0	0	0
Local Travel	10	4	0	0	0	0
Postage & Delivery	4	0	0	0	0	0
Printing & Graphics	0	26	0	0	0	0
Prof Services Contracts	154,708	5,913	0	0	0	0
Property Taxes - RE	11,226	0	0	0	0	0
Property Utilities - RE	1,039	24	0	0	0	0
Temporary Services	260	0	0	0	0	0
<b>Personnel Services</b>						
Bus Pass Reimbursement	96	17	0	0	0	0
FICA	2,858	1,639	0	0	0	0
Life & Disability Insurance	195	103	0	0	0	0
PERS - Employer	1,807	1,001	0	0	0	0
PERS - Employer Pickup	2,306	1,340	0	0	0	0
Salaries & Wages	38,694	22,533	122,899	58,101	58,101	58,101
Taxes, Health/Dental Insurance	4,866	2,529	51,704	25,525	25,525	25,525
Tri-Met Payroll Tax	252	153	0	0	0	0
Workers Comp - Assessment	14	7	0	0	0	0
Workers Comp - Ins Expense	67	92	0	0	0	0
<b>Total - Property Redevelopment</b>	<b>645,440</b>	<b>1,172,555</b>	<b>7,251,664</b>	<b>135,946</b>	<b>135,946</b>	<b>135,946</b>
Transfers	1,826,908	1,195,608	46,701	96,798	96,798	96,798
Contingency	0	0	5,371,699	1,856	1,856	11,451
Ending Fund Balance	18,327,123	12,670,576	0	0	0	0
<b>Total Requirements</b>	<b>32,492,384</b>	<b>18,698,336</b>	<b>14,622,778</b>	<b>5,572,073</b>	<b>5,572,073</b>	<b>5,948,230</b>

## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Willamette Industrial URA Fund

### Administration

#### Materials and Services

DMC Admin Services	1,364	799	5,446	5,718	5,718	5,718
Legal Expenses	0	315	0	0	0	0

#### Personnel Services

Salaries & Wages	0	0	8,692	0	0	0
Taxes, Health/Dental Insurance	0	0	3,656	0	0	0

<b>Total - Administration</b>	<b>1,364</b>	<b>1,115</b>	<b>17,794</b>	<b>5,718</b>	<b>5,718</b>	<b>5,718</b>
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### Business Development

#### Financial Assistance

Loans To Borrowers	0	0	745,000	745,000	745,000	745,000
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#### Materials and Services

Advertising & Publ Notices	0	0	3,990	0	0	0
Out of Town Travel	0	0	3,990	0	0	0
Prof Services Contracts	0	0	87,565	99,250	99,250	99,250
Special Events Expenses	0	850	3,705	0	0	0

#### Personnel Services

Bus Pass Reimbursement	13	43	0	0	0	0
FICA	272	609	0	0	0	0
Life & Disability Insurance	19	37	0	0	0	0
PERS - Employer	220	399	0	0	0	0
PERS - Employer Pickup	216	482	0	0	0	0
Salaries & Wages	3,598	8,067	28,487	49,992	49,992	49,992
Taxes, Health/Dental Insurance	552	1,119	11,984	21,962	21,962	21,962
Tri-Met Payroll Tax	24	55	0	0	0	0
Workers Comp - Assessment	1	2	0	0	0	0
Workers Comp - Ins Expense	6	42	0	0	0	0

<b>Total - Business Development</b>	<b>4,921</b>	<b>11,705</b>	<b>884,721</b>	<b>916,204</b>	<b>916,204</b>	<b>916,204</b>
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### Property Redevelopment

#### Capital Outlay

Environmental Analysis & Remed	4,151	0	0	0	0	0
Prof & Tech Services	5,500	0	125,000	125,000	125,000	125,000

#### Materials and Services

Business Meeting Expense	0	50	0	0	0	0
Local Travel	15	0	0	0	0	0
Memberships, Dues, & Certifications	0	188	0	0	0	0
Printing & Graphics	166	0	0	0	0	0
Prof Services Contracts	45,487	4,700	10,000	10,000	10,000	10,000

#### Personnel Services

Bus Pass Reimbursement	188	113	0	0	0	0
FICA	3,322	1,561	0	0	0	0
Life & Disability Insurance	219	103	0	0	0	0

## Fund Summary

### Account Summary by Program

	Actuals	Actuals	Revised	Proposed	Approved	Adopted
	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13
<b>Willamette Industrial URA Fund</b>						
<b>Property Redevelopment</b>						
<b>Personnel Services</b>						
PERS - Employer	1,663	1,005	0	0	0	0
PERS - Employer Pickup	2,144	1,284	0	0	0	0
Salaries & Wages	47,307	21,319	32,838	2,454	2,454	2,454
Taxes, Health/Dental Insurance	5,350	3,781	13,814	1,078	1,078	1,078
Tri-Met Payroll Tax	316	144	0	0	0	0
Workers Comp - Assessment	14	6	0	0	0	0
Workers Comp - Ins Expense	71	73	0	0	0	0
<b>Total - Property Redevelopment</b>	<b>115,915</b>	<b>34,329</b>	<b>181,652</b>	<b>138,532</b>	<b>138,532</b>	<b>138,532</b>
Transfers	166,578	188,610	215,360	230,779	230,779	230,779
Contingency	0	0	1,680,959	1,106,176	1,106,176	1,106,176
Ending Fund Balance	1,200,605	1,971,486	0	0	0	0
<b>Total Requirements</b>	<b>1,489,383</b>	<b>2,207,244</b>	<b>2,980,486</b>	<b>2,397,409</b>	<b>2,397,409</b>	<b>2,397,409</b>



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# Enterprise Loan Funds

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Accounts for several enterprise loan sub-funds which are self-sustaining through the collection of interest and principal from borrowers.

## Fund Summary

### Enterprise Loans Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
Beginning Fund Balance	5,715,877	2,709,078	352,762	1,001,321	1,001,321	1,001,321
<b>Revenue</b>						
Debt Proceeds	5,035,871	0	0	0	0	0
Fees and Charges	205,220	27,930	0	0	0	0
Interest on Investments	46,045	11,955	1,500	6,406	6,406	6,406
Intergovernmental Revenues	1,711,824	200,000	500,000	0	0	0
Loan Collections	8,808,508	791,395	205,000	418,156	418,156	418,156
Miscellaneous	22,397	25,720	0	0	0	0
Reimbursements	29,260	6,976	0	0	0	0
Transfers In	1,171,000	1,225,000	785,721	0	0	0
<b>Total Revenue</b>	<b>17,030,126</b>	<b>2,288,977</b>	<b>1,492,221</b>	<b>424,562</b>	<b>424,562</b>	<b>424,562</b>
<b>Total Resources</b>	<b>22,746,003</b>	<b>4,998,055</b>	<b>1,844,983</b>	<b>1,425,883</b>	<b>1,425,883</b>	<b>1,425,883</b>
<b>Requirements</b>						
<b>Expenditures</b>						
Administration	6,548,695	41,401	0	0	0	0
Business Development	730,142	891,898	1,628,420	1,172,991	1,172,991	1,172,991
Housing	9,223,873	2,546,231	0	0	0	0
<b>Total Expenditures</b>	<b>16,502,710</b>	<b>3,479,529</b>	<b>1,628,420</b>	<b>1,172,991</b>	<b>1,172,991</b>	<b>1,172,991</b>
Transfers	3,534,215	872,186	98,423	100,909	100,909	100,909
Contingency	0	0	118,140	151,983	151,983	151,983
Ending Fund Balance	2,709,078	646,339	0	0	0	0
<b>Total Requirements</b>	<b>22,746,003</b>	<b>4,998,055</b>	<b>1,844,983</b>	<b>1,425,883</b>	<b>1,425,883</b>	<b>1,425,883</b>

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## Enterprise Loan Funds Summary Reports

- Account Summary
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## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Enterprise Loans Fund

### Administration

#### Materials and Services

Bank Fees	0	400	0	0	0	0
DMC Admin Services	680	0	0	0	0	0
Legal Expenses	3,173	0	0	0	0	0
Loan Documents	0	0	0	0	0	0
Loan Servicing Costs	0	5,449	0	0	0	0
Prof Services Contracts	76,636	35,519	0	0	0	0
Temporary Services	667	0	0	0	0	0

#### Personnel Services

FICA	0	0	0	0	0	0
Life & Disability Insurance	0	3	0	0	0	0
PERS - Employer	0	0	0	0	0	0
PERS - Employer Pickup	0	26	0	0	0	0
Salaries & Wages	0	0	0	0	0	0
Taxes, Health/Dental Insurance	0	0	0	0	0	0
Tri-Met Payroll Tax	0	3	0	0	0	0
Workers Comp - Assessment	0	0	0	0	0	0
Workers Comp - Ins Expense	0	1	0	0	0	0

#### Total - Administration

81,156	41,401	0	0	0	0
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### Business Development

#### Capital Outlay

Acquisition	0	25,720	0	0	0	0
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#### Financial Assistance

Grants CY disbursements	0	540,000	0	0	0	0
Grants to Grantees	0	0	300,000	300,000	300,000	300,000
Loans CY Disbursements	674,099	298,723	0	0	0	0
Loans To Borrowers	0	0	1,211,420	800,000	800,000	800,000

#### Materials and Services

Advertising & Publ Notices	4,025	1,560	0	0	0	0
Business Meeting Expense	105	600	0	0	0	0
Legal Expenses	0	18,844	25,000	25,000	25,000	25,000
Loan Documents	3,353	2,969	0	0	0	0
Memberships, Dues,& Certifications	120	0	0	0	0	0
Out of Town Travel	1,101	0	0	0	0	0
Postage & Delivery	19	96	0	0	0	0
Prof Services Contracts	42,932	0	0	0	0	0
Publications & Resource Mat'ls	0	390	0	0	0	0

#### Personnel Services

Bus Pass Reimbursement	2	4	0	0	0	0
FICA	233	164	0	0	0	0
Life & Disability Insurance	16	12	0	0	0	0
PERS - Employer	160	106	0	0	0	0
PERS - Employer Pickup	185	132	0	0	0	0

**Fund Summary**  
**Account Summary by Program**

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

**Enterprise Loans Fund**

**Business Development**

**Personnel Services**

Salaries & Wages	3,167	2,105	63,000	33,343	33,343	33,343
Taxes, Health/Dental Insurance	598	452	29,000	14,648	14,648	14,648
Tri-Met Payroll Tax	21	15	0	0	0	0
Workers Comp - Assessment	1	1	0	0	0	0
Workers Comp - Ins Expense	5	6	0	0	0	0

<b>Total - Business Development</b>	<b>730,142</b>	<b>891,898</b>	<b>1,628,420</b>	<b>1,172,991</b>	<b>1,172,991</b>	<b>1,172,991</b>
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**General Administration**

**Debt**

Debt Service - Interest	23,555	0	0	0	0	0
Debt Service - Principal	1,238,721	0	0	0	0	0

**Other Interest Expense**

Line of Credit Expense	5,204,808	0	0	0	0	0
Line-of-Credit Interest Exp	455	0	0	0	0	0

<b>Total - General Administration</b>	<b>6,467,540</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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**Housing**

**Capital Outlay**

Environmental Analysis & Remed	4,680	0	0	0	0	0
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**Financial Assistance**

Grants CY disbursements	9,125	0	0	0	0	0
Loans CY Disbursements	7,849,517	0	0	0	0	0
Permit Fee Waivers	26,800	0	0	0	0	0
Temporary Relocation Assistanc	253	0	0	0	0	0

**Materials and Services**

Advertising & Publ Notices	-4,676	0	0	0	0	0
Bank Fees	4,520	0	0	0	0	0
Bldg Repairs & Maint - PDC	0	3,475	0	0	0	0
Business Meeting Expense	502	0	0	0	0	0
DMC Admin Services	3,106	0	0	0	0	0
General Office Expense	131	0	0	0	0	0
Loan Appraisals	-3,000	0	0	0	0	0
Loan Documents	4,139	0	0	0	0	0
Loan Servicing Costs	19,697	19,141	0	0	0	0
Local Travel	339	0	0	0	0	0
Miscellaneous	4,185	2,505,105	0	0	0	0
Postage & Delivery	2,691	0	0	0	0	0
Printing & Graphics	62	0	0	0	0	0
Prof Services Contracts	1,027,987	20,672	0	0	0	0
Publications & Resource Mat'ls	508	0	0	0	0	0
Software Applications	3,474	1,000	0	0	0	0
Special Events Expenses	8,000	0	0	0	0	0
Temporary Services	13,115	0	0	0	0	0

## Fund Summary

### Account Summary by Program

## Enterprise Loans Fund

### Housing

#### Personnel Services

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Bus Pass Reimbursement	1,303	0	0	0	0	0
FICA	13,784	0	0	0	0	0
Life & Disability Insurance	823	0	0	0	0	0
National Holiday	6,460	0	0	0	0	0
PERS - Employer	8,875	0	0	0	0	0
PERS - Employer Pickup	10,892	0	0	0	0	0
Personal Holiday	1,163	0	0	0	0	0
Salaries & Wages	153,386	0	0	0	0	0
Sick Leave	6,883	0	0	0	0	0
Taxes, Health/Dental Insurance	34,273	0	0	0	0	0
Tri-Met Payroll Tax	1,219	0	0	0	0	0
Vacation	9,062	-3,162	0	0	0	0
Workers Comp - Assessment	80	0	0	0	0	0
Workers Comp - Ins Expense	515	0	0	0	0	0
<b>Total - Housing</b>	<b>9,223,873</b>	<b>2,546,231</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Transfers	3,534,215	872,186	98,423	100,909	100,909	100,909
Contingency	0	0	118,140	151,983	151,983	151,983
Ending Fund Balance	2,709,078	646,339	0	0	0	0
<b>Total Requirements</b>	<b>22,746,003</b>	<b>4,998,055</b>	<b>1,844,983</b>	<b>1,425,883</b>	<b>1,425,883</b>	<b>1,425,883</b>

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# Enterprise Management Fund

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Provides for activity related to the operations and maintenance of PDC properties or City of Portland properties PDC has contracted to manage outside of Urban Renewal Areas.

## Fund Summary

### Enterprise Management Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
Beginning Fund Balance	340,812	126,177	0	0	0	0
<b>Revenue</b>						
Interest on Investments	3,812	2,400	0	0	0	0
Property Income	931,113	932,367	1,287,564	1,287,564	1,287,564	1,300,000
<b>Total Revenue</b>	<b>934,925</b>	<b>934,767</b>	<b>1,287,564</b>	<b>1,287,564</b>	<b>1,287,564</b>	<b>1,300,000</b>
<b>Total Resources</b>	<b>1,275,737</b>	<b>1,060,944</b>	<b>1,287,564</b>	<b>1,287,564</b>	<b>1,287,564</b>	<b>1,300,000</b>
<b>Requirements</b>						
<b>Expenditures</b>						
Housing	1,112,560	985,672	1,287,564	1,287,564	1,287,564	1,300,000
<b>Total Expenditures</b>	<b>1,112,560</b>	<b>985,672</b>	<b>1,287,564</b>	<b>1,287,564</b>	<b>1,287,564</b>	<b>1,300,000</b>
Transfers	37,000	0	0	0	0	0
Ending Fund Balance	126,177	75,272	0	0	0	0
<b>Total Requirements</b>	<b>1,275,737</b>	<b>1,060,944</b>	<b>1,287,564</b>	<b>1,287,564</b>	<b>1,287,564</b>	<b>1,300,000</b>



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## Enterprise Management Fund Summary Reports

- Account Summary
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## Fund Summary

### Account Summary by Program

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Enterprise Management Fund</b>						
<b>Housing</b>						
<b>Materials and Services</b>						
Bldg Repairs & Maint - RE	0	0	332,481	332,481	332,481	350,000
IGA Other Costs	0	0	955,083	955,083	955,083	950,000
Insurance	0	35,243	0	0	0	0
Interest Expense - Nondebt	757,599	0	0	0	0	0
Miscellaneous	0	1,060,568	0	0	0	0
Prof Services Contracts	250,000	0	0	0	0	0
Property Taxes - RE	104,961	-110,140	0	0	0	0
<b>Total - Housing</b>	<b>1,112,560</b>	<b>985,672</b>	<b>1,287,564</b>	<b>1,287,564</b>	<b>1,287,564</b>	<b>1,300,000</b>
Transfers	37,000	0	0	0	0	0
Ending Fund Balance	126,177	75,272	0	0	0	0
<b>Total Requirements</b>	<b>1,275,737</b>	<b>1,060,944</b>	<b>1,287,564</b>	<b>1,287,564</b>	<b>1,287,564</b>	<b>1,300,000</b>

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# Internal Service Fund

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Accounts for resources that are set aside for insurance policy deductible and other amounts not fully reimbursed from insurance proceeds, as necessary.

## Fund Summary

### Risk Management Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
Beginning Fund Balance	353,870	249,700	248,265	248,265	248,265	248,265
<b>Revenue</b>						
Interest on Investments	3,706	1,673	500	500	500	500
Miscellaneous	99,530	0	0	0	0	0
<b>Total Revenue</b>	<b>103,236</b>	<b>1,673</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>500</b>
<b>Total Resources</b>	<b>457,106</b>	<b>251,373</b>	<b>248,765</b>	<b>248,765</b>	<b>248,765</b>	<b>248,765</b>
<b>Requirements</b>						
<b>Expenditures</b>						
Administration	207,407	3,108	248,765	248,765	248,765	248,765
<b>Total Expenditures</b>	<b>207,407</b>	<b>3,108</b>	<b>248,765</b>	<b>248,765</b>	<b>248,765</b>	<b>248,765</b>
Ending Fund Balance	249,700	248,265	0	0	0	0
<b>Total Requirements</b>	<b>457,106</b>	<b>251,373</b>	<b>248,765</b>	<b>248,765</b>	<b>248,765</b>	<b>248,765</b>

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## Internal Service Fund Summary Reports

- Account Summary
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## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Risk Management Fund

### Administration

#### Materials and Services

Bldg Repairs & Maint - RE	0	2,609	0	0	0	0
Claims Expense	50,266	499	0	0	0	0
Legal Expenses	155,060	0	248,765	248,765	248,765	248,765

#### Personnel Services

FICA	1,913	0	0	0	0	0
Tri-Met Payroll Tax	168	0	0	0	0	0

<b>Total - Administration</b>	<b>207,407</b>	<b>3,108</b>	<b>248,765</b>	<b>248,765</b>	<b>248,765</b>	<b>248,765</b>
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Ending Fund Balance	249,700	248,265	0	0	0	0
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<b>Total Requirements</b>	<b>457,106</b>	<b>251,373</b>	<b>248,765</b>	<b>248,765</b>	<b>248,765</b>	<b>248,765</b>
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# Special Revenue Funds

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These comprise a governmental fund type used to account for the proceeds of specific revenue sources (other than for major capital projects) that are legally restricted to expenditures for specified purposes such as funds that account for federal and state grant activities.

- Ambassador Fund -  
Accounts for monies donated by private businesses for outreach activities.
- Enterprise Zone -  
Accounts for monies received from participating Enterprise Zone companies to provide the North/Northeast Portland community with workforce and business development opportunities.
- HCD (Housing Community & Development) Contract Fund -  
Accounts for the Community Development Block Grant funds administered through the City of Portland's Bureau of Housing & Community Development.
- Home Grant -  
Accounts for revenues and expenditures under the US Department of Housing and Urban Development's grant for the HOME Investment Partnership Program administered through the City of Portland's Bureau of Housing & Community Development.
- Other Federal Grants -  
Accounts for revenues and expenditures under the Clean Tech Economic Development Administration, the Economic Development Administration Industrial Sites and Revolving Loan, and the Environmental Protection Area Brownfield Grant.

## Fund Summary

### Ambassador Program Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
Beginning Fund Balance	33,376	23,519	20,770	20,770	20,770	17,200
<b>Revenue</b>						
Interest on Investments	432	150	0	0	0	0
Miscellaneous	1,000	0	0	0	0	0
<b>Total Revenue</b>	<b>1,432</b>	<b>150</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Resources</b>	<b>34,808</b>	<b>23,669</b>	<b>20,770</b>	<b>20,770</b>	<b>20,770</b>	<b>17,200</b>
<b>Requirements</b>						
<b>Expenditures</b>						
Business Development	11,289	2,900	20,324	17,084	17,084	13,514
<b>Total Expenditures</b>	<b>11,289</b>	<b>2,900</b>	<b>20,324</b>	<b>17,084</b>	<b>17,084</b>	<b>13,514</b>
Transfers	0	0	446	3,686	3,686	3,686
Ending Fund Balance	23,519	20,770	0	0	0	0
<b>Total Requirements</b>	<b>34,808</b>	<b>23,669</b>	<b>20,770</b>	<b>20,770</b>	<b>20,770</b>	<b>17,200</b>



## Fund Summary

### Enterprise Zone Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
Beginning Fund Balance	305,020	241,412	1,375,096	1,333,279	1,333,279	1,333,279
<b>Revenue</b>						
Fees and Charges	16,439	60,982	100,742	0	0	0
Interest on Investments	4,358	4,169	11,000	12,405	12,405	12,405
Miscellaneous	-500	1,141,181	517,603	161,569	161,569	161,569
Transfers In	87,017	0	0	0	0	0
<b>Total Revenue</b>	<b>107,314</b>	<b>1,206,332</b>	<b>629,345</b>	<b>173,974</b>	<b>173,974</b>	<b>173,974</b>
<b>Total Resources</b>	<b>412,334</b>	<b>1,447,744</b>	<b>2,004,441</b>	<b>1,507,253</b>	<b>1,507,253</b>	<b>1,507,253</b>
<b>Requirements</b>						
<b>Expenditures</b>						
Administration	0	0	110,302	10,412	10,412	10,412
Business Development	84,594	63,401	755,000	664,339	664,339	664,339
<b>Total Expenditures</b>	<b>84,594</b>	<b>63,401</b>	<b>865,302</b>	<b>674,751</b>	<b>674,751</b>	<b>674,751</b>
Transfers	86,328	9,248	860	5,761	5,761	5,761
Contingency	0	0	1,138,279	826,741	826,741	826,741
Ending Fund Balance	241,412	1,375,095	0	0	0	0
<b>Total Requirements</b>	<b>412,334</b>	<b>1,447,744</b>	<b>2,004,441</b>	<b>1,507,253</b>	<b>1,507,253</b>	<b>1,507,253</b>

## Fund Summary

### HCD Contract Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
Beginning Fund Balance	468,304	1,216,132	835,148	0	0	0
<b>Revenue</b>						
Contra Program Income	-667,441	0	0	0	0	0
Fees and Charges	1,984	0	0	0	0	0
Interest on Investments	238	126	0	0	0	0
Intergovernmental Revenues	7,733,989	3,302,911	2,376,034	2,138,667	2,138,667	2,114,907
Loan Collections	609,661	0	0	0	0	0
Miscellaneous	-8	0	0	0	0	0
Property Income	52,500	0	0	0	0	0
Reimbursements	3,301	0	0	0	0	0
Transfers In	1,221,000	835,000	0	0	0	0
<b>Total Revenue</b>	<b>8,955,224</b>	<b>4,138,036</b>	<b>2,376,034</b>	<b>2,138,667</b>	<b>2,138,667</b>	<b>2,114,907</b>
<b>Total Resources</b>	<b>9,423,528</b>	<b>5,354,168</b>	<b>3,211,182</b>	<b>2,138,667</b>	<b>2,138,667</b>	<b>2,114,907</b>
<b>Requirements</b>						
<b>Expenditures</b>						
Administration	556	0	0	143,921	143,921	0
Business Development	3,001,631	3,161,869	2,178,437	1,801,423	1,801,423	1,980,237
Housing	3,342,886	2,499	0	0	0	0
<b>Total Expenditures</b>	<b>6,345,073</b>	<b>3,164,368</b>	<b>2,178,437</b>	<b>1,945,344</b>	<b>1,945,344</b>	<b>1,980,237</b>
Transfers	1,862,324	1,354,519	1,032,745	193,323	193,323	134,670
Ending Fund Balance	1,216,132	835,281	0	0	0	0
<b>Total Requirements</b>	<b>9,423,528</b>	<b>5,354,168</b>	<b>3,211,182</b>	<b>2,138,667</b>	<b>2,138,667</b>	<b>2,114,907</b>

## Fund Summary

### Home Grant Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
Beginning Fund Balance	714,286	122,182	0	0	0	0
<b>Revenue</b>						
Contra Program Income	-322,771	0	0	0	0	0
Fees and Charges	8	0	0	0	0	0
Interest on Investments	873	0	0	0	0	0
Intergovernmental Revenues	4,725,607	0	0	0	0	0
Loan Collections	435,006	0	0	0	0	0
Transfers In	4,000	0	0	0	0	0
<b>Total Revenue</b>	<b>4,842,723</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Resources</b>	<b>5,557,009</b>	<b>122,182</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Requirements</b>						
<b>Expenditures</b>						
Housing	4,744,827	118,068	0	0	0	0
<b>Total Expenditures</b>	<b>4,744,827</b>	<b>118,068</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Transfers	690,000	4,000	0	0	0	0
Ending Fund Balance	122,182	114	0	0	0	0
<b>Total Requirements</b>	<b>5,557,009</b>	<b>122,182</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Fund Summary

### Other Federal Grants Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Resources</b>						
Beginning Fund Balance	21,935	692,606	468,593	884,514	884,514	884,514
<b>Revenue</b>						
Fees and Charges	2,784	3,011	0	0	0	0
Interest on Investments	8,001	3,204	2,500	8,845	8,845	8,845
Intergovernmental Revenues	0	0	539,050	460,950	460,950	460,950
Loan Collections	276,776	164,908	160,000	317,026	317,026	317,026
Miscellaneous	0	390,710	0	0	0	0
Property Income	0	0	330,000	0	0	0
Reimbursements	581	0	0	0	0	0
Transfers In	652,297	0	0	0	0	0
<b>Total Revenue</b>	<b>940,439</b>	<b>561,832</b>	<b>1,031,550</b>	<b>786,821</b>	<b>786,821</b>	<b>786,821</b>
<b>Total Resources</b>	<b>962,373</b>	<b>1,254,438</b>	<b>1,500,143</b>	<b>1,671,335</b>	<b>1,671,335</b>	<b>1,671,335</b>
<b>Requirements</b>						
<b>Expenditures</b>						
Business Development	207,793	748,304	1,142,765	1,092,024	1,092,024	1,092,024
<b>Total Expenditures</b>	<b>207,793</b>	<b>748,304</b>	<b>1,142,765</b>	<b>1,092,024</b>	<b>1,092,024</b>	<b>1,092,024</b>
Transfers	61,974	37,510	64,551	64,667	64,667	64,667
Contingency	0	0	292,827	514,644	514,644	514,644
Ending Fund Balance	692,606	468,623	0	0	0	0
<b>Total Requirements</b>	<b>962,373</b>	<b>1,254,438</b>	<b>1,500,143</b>	<b>1,671,335</b>	<b>1,671,335</b>	<b>1,671,335</b>

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## Special Revenue Funds Summary Reports

- Account Summary
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## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## Ambassador Program Fund

### Business Development

#### Materials and Services

Business Meeting Expense	1,120	64	0	0	0	0
Business Meeting Food Expense	0	2,169	0	0	0	0
Equip Lease & Rentals - PDC	724	0	0	0	0	0
Miscellaneous	740	0	20,324	17,084	17,084	13,514
Out of Town Travel	25	0	0	0	0	0
Special Event Food Expense	0	666	0	0	0	0
Special Events Expenses	903	0	0	0	0	0

#### Personnel Services

FICA	449	0	0	0	0	0
Life & Disability Insurance	30	0	0	0	0	0
PERS - Employer	271	0	0	0	0	0
PERS - Employer Pickup	355	0	0	0	0	0
Salaries & Wages	5,923	0	0	0	0	0
Taxes, Health/Dental Insurance	697	0	0	0	0	0
Tri-Met Payroll Tax	40	0	0	0	0	0
Workers Comp - Assessment	2	0	0	0	0	0
Workers Comp - Ins Expense	9	0	0	0	0	0

#### Total - Business Development

11,289	2,900	20,324	17,084	17,084	13,514
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Transfers	0	0	446	3,686	3,686	3,686
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Ending Fund Balance	23,519	20,770	0	0	0	0
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<b>Total Requirements</b>	<b>34,808</b>	<b>23,669</b>	<b>20,770</b>	<b>20,770</b>	<b>20,770</b>	<b>17,200</b>
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**Fund Summary**  
**Account Summary by Program**

**Enterprise Zone Fund**

**Administration**

**Personnel Services**

Salaries & Wages	0	0	78,930	7,234	7,234	7,234
Taxes, Health/Dental Insurance	0	0	31,372	3,178	3,178	3,178

<b>Total - Administration</b>	<b>0</b>	<b>0</b>	<b>110,302</b>	<b>10,412</b>	<b>10,412</b>	<b>10,412</b>
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**Business Development**

**Financial Assistance**

Community Contributions	0	0	600,000	500,000	500,000	500,000
Loans To Borrowers	0	0	155,000	125,000	125,000	125,000

**Materials and Services**

Local Travel	0	9	0	0	0	0
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**Personnel Services**

Bus Pass Reimbursement	274	257	0	0	0	0
Compensatory Time	3,936	0	0	0	0	0
FICA	4,984	3,430	0	0	0	0
Life & Disability Insurance	332	193	0	0	0	0
National Holiday	2,321	2,279	0	0	0	0
PERS - Employer	3,495	2,292	0	0	0	0
PERS - Employer Pickup	3,969	2,772	0	0	0	0
Personal Holiday	1,100	484	0	0	0	0
Salaries & Wages	50,650	37,383	0	27,332	27,332	27,332
Sick Leave	4,101	2,150	0	0	0	0
Taxes, Health/Dental Insurance	5,324	9,083	0	12,007	12,007	12,007
Tri-Met Payroll Tax	445	311	0	0	0	0
Vacation	3,542	2,723	0	0	0	0
Workers Comp - Assessment	22	16	0	0	0	0
Workers Comp - Ins Expense	100	19	0	0	0	0

<b>Total - Business Development</b>	<b>84,594</b>	<b>63,401</b>	<b>755,000</b>	<b>664,339</b>	<b>664,339</b>	<b>664,339</b>
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Transfers	86,328	9,248	860	5,761	5,761	5,761
Contingency	0	0	1,138,279	826,741	826,741	826,741
Ending Fund Balance	241,412	1,375,095	0	0	0	0

<b>Total Requirements</b>	<b>412,334</b>	<b>1,447,744</b>	<b>2,004,441</b>	<b>1,507,253</b>	<b>1,507,253</b>	<b>1,507,253</b>
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## Fund Summary

### Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

## HCD Contract Fund

### Administration

#### Personnel Services

Bus Pass Reimbursement	2	0	0	0	0	0
FICA	33	0	0	0	0	0
Life & Disability Insurance	2	0	0	0	0	0
PERS - Employer	19	0	0	0	0	0
PERS - Employer Pickup	26	0	0	0	0	0
Salaries & Wages	441	0	0	99,994	99,994	0
Taxes, Health/Dental Insurance	28	0	0	43,927	43,927	0
Tri-Met Payroll Tax	3	0	0	0	0	0
Workers Comp - Assessment	0	0	0	0	0	0
Workers Comp - Ins Expense	1	0	0	0	0	0

<b>Total - Administration</b>	<b>556</b>	<b>0</b>	<b>0</b>	<b>143,921</b>	<b>143,921</b>	<b>0</b>
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### Business Development

#### Financial Assistance

EcDev & Training Grants - Non-Portfol	0	0	0	1,801,423	1,801,423	1,777,663
Technical Assistance Grants	0	0	2,002,868	0	0	0

#### Materials and Services

Advertising & Publ Notices	194	0	0	0	0	0
IGA Prof Services Contracts	0	0	0	0	0	58,653
Prof Services Contracts	2,778,765	3,035,829	0	0	0	0
Temporary Services	11,143	32,377	0	0	0	0

#### Personnel Services

Bus Pass Reimbursement	1,074	288	0	0	0	0
FICA	10,793	5,920	0	0	0	0
Life & Disability Insurance	800	388	0	0	0	0
National Holiday	4,443	3,336	0	0	0	0
PERS - Employer	5,824	2,201	0	0	0	0
PERS - Employer Pickup	7,401	2,862	0	0	0	0
Personal Holiday	619	1,336	0	0	0	0
Salaries & Wages	131,917	64,172	123,580	0	0	99,994
Sick Leave	2,051	1,646	0	0	0	0
Taxes, Health/Dental Insurance	31,407	9,961	51,989	0	0	43,927
Tri-Met Payroll Tax	955	532	0	0	0	0
Vacation	13,971	1,041	0	0	0	0
Workers Comp - Assessment	52	26	0	0	0	0
Workers Comp - Ins Expense	221	-48	0	0	0	0

<b>Total - Business Development</b>	<b>3,001,631</b>	<b>3,161,869</b>	<b>2,178,437</b>	<b>1,801,423</b>	<b>1,801,423</b>	<b>1,980,237</b>
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### Housing

#### Capital Outlay

Furniture & Equipment	24,115	0	0	0	0	0
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#### Financial Assistance

Contractor Capacity Assistance	11,136	0	0	0	0	0
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## Fund Summary

### Account Summary by Program

## HCD Contract Fund

### Housing

#### Financial Assistance

Grants CY disbursements	935,050	0	0	0	0	0
Loans CY Disbursements	1,492,433	0	0	0	0	0
Temporary Relocation Assistance	14,625	0	0	0	0	0

#### Materials and Services

Business Meeting Expense	74	0	0	0	0	0
Equip Repairs & Maint - PDC	105	0	0	0	0	0
General Office Expense	872	0	0	0	0	0
Loan Documents	323	0	0	0	0	0
Local Travel	2,039	0	0	0	0	0
Memberships, Dues, & Certifications	255	0	0	0	0	0
Miscellaneous	54,000	2,639	0	0	0	0
Printing & Graphics	274	0	0	0	0	0
Prof Services Contracts	10,634	0	0	0	0	0
Special Events Expenses	7,500	0	0	0	0	0
Temporary Services	1,756	0	0	0	0	0
Training Expense	7,126	0	0	0	0	0
Training Travel Expenses	5,343	0	0	0	0	0

#### Personnel Services

Bus Pass Reimbursement	1,069	0	0	0	0	0
FICA	44,382	0	0	0	0	0
Life & Disability Insurance	2,548	0	0	0	0	0
National Holiday	4,889	0	0	0	0	0
PERS - Employer	22,646	0	0	0	0	0
PERS - Employer Pickup	34,505	0	0	0	0	0
Personal Holiday	1,780	0	0	0	0	0
Salaries & Wages	562,772	0	0	0	0	0
Sick Leave	5,892	0	0	0	0	0
Taxes, Health/Dental Insurance	74,602	0	0	0	0	0
Tri-Met Payroll Tax	3,946	0	0	0	0	0
Vacation	12,615	-139	0	0	0	0
Workers Comp - Assessment	206	0	0	0	0	0
Workers Comp - Ins Expense	3,378	0	0	0	0	0

#### Total - Housing

3,342,886	2,499	0	0	0	0
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Transfers	1,862,324	1,354,519	1,032,745	193,323	193,323	134,670
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Ending Fund Balance	1,216,132	835,281	0	0	0	0
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<b>Total Requirements</b>	<b>9,423,528</b>	<b>5,354,168</b>	<b>3,211,182</b>	<b>2,138,667</b>	<b>2,138,667</b>	<b>2,114,907</b>
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## Fund Summary

### Account Summary by Program

## Home Grant Fund

### Housing

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
<b>Financial Assistance</b>						
Loans CY Disbursements	4,744,827	0	0	0	0	0
<b>Materials and Services</b>						
Miscellaneous	0	118,068	0	0	0	0
<b>Total - Housing</b>	<b>4,744,827</b>	<b>118,068</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Transfers	690,000	4,000	0	0	0	0
Ending Fund Balance	122,182	114	0	0	0	0
<b>Total Requirements</b>	<b>5,557,009</b>	<b>122,182</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Fund Summary

### Account Summary by Program

#### Other Federal Grants Fund

##### Business Development

##### Capital Outlay

Acquisition	0	390,710	0	0	0	0
Prof & Tech Services	0	3,700	0	0	0	0

##### Financial Assistance

Loans CY Disbursements	205,229	348,307	0	0	0	0
Loans To Borrowers	0	0	600,000	600,000	600,000	600,000

##### Materials and Services

Bank Fees	0	63	0	0	0	0
Bldg Repairs & Maint - RE	0	3,138	0	0	0	0
Interest Expense - Nondebt	1,444	1,038	0	0	0	0
Prof Services Contracts	0	0	539,050	419,625	419,625	339,625
Property Utilities - RE	0	366	0	0	0	0
Training Expense	0	250	0	0	0	0
Training Travel Expenses	0	561	0	0	0	0

##### Personnel Services

Bus Pass Reimbursement	3	0	0	0	0	0
FICA	63	9	0	0	0	0
Life & Disability Insurance	4	1	0	0	0	0
PERS - Employer	40	5	0	0	0	0
PERS - Employer Pickup	50	7	0	0	0	0
Salaries & Wages	831	124	2,615	50,301	50,301	106,301
Taxes, Health/Dental Insurance	122	24	1,100	22,098	22,098	46,098
Tri-Met Payroll Tax	6	1	0	0	0	0
Workers Comp - Assessment	0	0	0	0	0	0
Workers Comp - Ins Expense	1	0	0	0	0	0

##### Total - Business Development

Transfers	61,974	37,510	64,551	64,667	64,667	64,667
Contingency	0	0	292,827	514,644	514,644	514,644
Ending Fund Balance	692,606	468,623	0	0	0	0

<b>Total Requirements</b>	<b>962,373</b>	<b>1,254,438</b>	<b>1,500,143</b>	<b>1,671,335</b>	<b>1,671,335</b>	<b>1,671,335</b>
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<b>Account</b>	Classification of appropriation by type of expenditure.
<b>Accrual Basis of Accounting</b>	A method of accounting that recognizes the financial effect of transactions, events, and inter-fund activities when they occur, regardless of the timing of related cash flows.
<b>Agency Funds</b>	Funds that account for resources held in fiduciary capacity.
<b>Appropriation</b>	The legal authority to spend funds designated for a specific purpose.
<b>Assessed Value (AV)</b>	The value set on real and personal property as a basis for imposing taxes. It is the lesser of the property's maximum assessed value or real market value.
<b>Beginning Fund Balance</b>	Resources less expenditures from the prior fiscal year.
<b>Budget</b>	The financial, operating, and management plan that establishes annual appropriations in accordance with State of Oregon Budget Law and allows for provision of services.
<b>Budget Message</b>	An explanation of the budget and financial outlook by the Executive Director of PDC.
<b>Budget Phase</b>	A major phase of the budget process.
<b>Budget Phase 1 - Proposed</b>	The recommended budget for the next fiscal year.
<b>Budget Phase 2 - Approved</b>	The budget as approved by the Commission and subsequently reviewed and certified by the Multnomah County Tax Supervising and Conservation Commission (TSCC).
<b>Budget Phase 3 – Adopted</b>	The budget as adopted by the Commission and after certification by the Multnomah County Tax Supervision and Conservation Commission (TSCC).
<b>Budget Phase 4 - Revised</b>	The current fiscal year's Adopted budget as amended by the Commission.
<b>Capital Funds-Urban Renewal Funds</b>	<p>The capital project funds listed below account for the activities associated with the respective Urban Renewal Area (URA):</p> <ul style="list-style-type: none"> <li>• Airport Way Fund</li> <li>• Central Eastside Fund</li> <li>• Convention Center Fund</li> <li>• Downtown Waterfront Fund</li> <li>• Gateway Regional Center Fund</li> <li>• Interstate Corridor Fund</li> <li>• Lents Town Center Fund</li> <li>• North Macadam Fund</li> <li>• River District Fund</li> <li>• South Park Blocks Fund</li> <li>• Willamette Industrial Fund</li> </ul>

<b>Capital Assets</b>	Land, improvements to land, buildings, building improvements, infrastructure, easements, equipment, machinery, and all other tangible and intangible assets that have useful lives extending beyond a single reporting period.
<b>Capital Outlay</b>	Expenditures for property/improvements to property (over \$5,000).
<b>Cash Transfers Out</b>	Transfer of resources to other funds.
<b>Commission</b>	The five-member governing body of the Portland Development Commission appointed by the Mayor and approved by City Council.
<b>Comprehensive Annual Financial Report (CAFR)</b>	PDC submits this document to the Commission, Council, and the Mayor to present the results, financial position, and operations of PDC each fiscal year.
<b>Contingency</b>	An account established for meeting unanticipated requirements.
<b>Debt Service</b>	Principal and interest payments on outstanding indebtedness.
<b>Department</b>	An administrative subdivision with a specific area of responsibility within PDC. PDC's departments are: Executive, Finance and Business Operations, and Urban Development.
<b>Du Jour Debt</b>	Overnight or short term bonding used to make available tax revenues in excess of those necessary for existing debt service.
<b>Encumbrance</b>	Funds that have been set aside for specific projects or services for which a contract or purchase order has been issued. Encumbrances can be carried over from a fiscal year to the next.
<b>Enterprise Funds</b>	Proprietary fund type used to report an activity for which a fee is charged to external users for goods or services. PDC has several enterprise loan funds which are self-sustaining through the collection of interest and principal from borrowers.
<b>Expenditure</b>	The actual outlay of, or obligation to pay, cash. This does not include encumbrances. Expenditures exclude fund level requirements such as contingency and cash transfers.
<b>Federal Financial Assistance</b>	Assistance provided by a Federal agency in the form of grants, contracts, cooperative agreements, loans, loan guarantees, property, interest subsidies, insurance, or direct appropriation to individuals.
<b>Federal Funds</b>	Grant revenues received from the Federal Government, such as the Community Development Block Grant.
<b>Financial Assistance</b>	Expenditures for loans to borrowers and grants.
<b>Fiscal Year (FY)</b>	The 12-month period from July 1 through June 30 to which the annual operating budget applies.
<b>Frozen Value</b>	Assessed value of the property within an urban renewal area established at the time the urban renewal plan was formed.

<b>Full-Time Equivalent (FTE)</b>	The equivalent of one full-time position.
<b>Fund</b>	A fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, that are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.
<b>Fund Balance</b>	The fund equity of a governmental fund.
<b>General Fund – Urban Redevelopment Fund</b>	This fund, also called the Urban Redevelopment Fund, serves as PDC's General Fund, and accounts for the financial operations of the Commission which are not accounted for in any other fund and for indirect administrative costs. Primary revenues consist of inter-fund transfers, reimbursement of indirect costs, contractual charges, City General funds and interest earnings. Personnel costs of the operating departments are budgeted in this fund.
<b>Grant</b>	A donation or contribution in cash by one governmental unit to another unit, which may be made for general purpose, or to support a specific purpose or function.
<b>Governmental Funds</b>	Funds generally used for tax and enterprise supported activities. PDC's governmental fund types include general, capital projects, special revenue, enterprise, and internal service funds.
<b>Housing Investment Fund</b>	A fund established to support the development of affordable housing throughout the City by leveraging private development funding with City General Fund, Community Development Block Grant, and Tax Increment Financing.
<b>Housing (TIF) Set Aside</b>	The City Council initiated and the Commission adopted the policy that a certain percentage of urban renewal area resources (from tax increment financing) be spent on affordable housing. The implementation plan outlines a 30 percent set aside in the newer urban renewal areas (Interstate Corridor, Gateway Regional Center, Lents Town Center, and North Macadam) and South Park Blocks, and includes separate percentages for Central Eastside, Downtown Waterfront, and Oregon Convention Center. (See the Housing Department summary for more information.)
<b>Increment Value</b>	Total assessed value of property in an urban renewal area in excess of the frozen value.
<b>Indirect Cost Allocation</b>	Administration charges allocated to Operating departments and projects.
<b>Interfund loans</b>	Loans made by one fund to another and authorized by resolution or ordinance.

<b>Internal Service Funds</b>	Proprietary fund type that may be used to report any activity that provides goods or services to other funds of the primary government. PDC's only internal service fund is its Risk Management Fund.
<b>LEED™</b>	Leadership in Energy and Environmental Design. The US Green Building Council's consensus-based national standard for developing high-performance, sustainable buildings.
<b>Line-of-Credit</b>	Interim financing issued to PDC by the City of Portland to help finance redevelopment in urban renewal areas.
<b>Long-term Debt Proceeds</b>	Financing received from long-term bond sales and lines of credit.
<b>Limited-Term Equivalent (LTE)</b>	Limited-term employees are hired for specific assignments that are short-term in nature; the equivalent of one full-time position.
<b>Major Appropriation Category (MAC)</b>	General categories that group related expenditure accounts. PDC's major appropriation categories are: Personal Services, Materials & Services, Capital Outlay, Financial Assistance, Debt Service, Cash Transfers Out, Indirect Cost Allocation, Contingency, and Reserves.
<b>Materials &amp; Services</b>	Expenditures for goods and services.
<b>Maximum Assessed Value</b>	The taxable value limitation placed on real property by Measure 50. The value growth is limited to 3% each year with some exceptions.
<b>Maximum indebtedness</b>	The amount of indebtedness that may be incurred under an urban renewal plan.
<b>Modified Accrual Basis of Accounting</b>	Basis of accounting according to which (a) revenues are recognized in the accounting period in which they become available and measurable, and (b) expenditures are recognized in the accounting period in which the fund liability is incurred.
<b>New Markets Tax Credits</b>	Created by Congress, the New Market Tax Credit Program as part of the Community Renewal Tax Relief Act of 2000, to encourage investment in low-income communities. The program is designed to generate \$15 billion in new private sector investments over 7 years to support development of successful businesses in low-income communities.



<b>Performance Based Budgeting</b>	A budget which is structured by organizing activities tied to measurable goals and objectives identified by the organization. Budget decisions and the monitoring of the budget successes are directly tied to the attainment of specified performance measures. In PDC's case, budgeted resources are allocated in conformance with the strategic plan of the organization, and in line with the individual business strategies, goals and performance measures of each department.
<b>Personnel Services</b>	Staff salary and benefit expenditures.
<b>Program Income</b>	A summary description that includes the following revenue accounts: loan fees, loan principal collection, loan interest earned, rent and property income, real property sales, city investment pool interest, publications and sales, bond application fees, and other miscellaneous income.
<b>Proprietary Funds</b>	Funds that focus on the determination of operating income, changes in net assets, financial position, and cash flows. There are two different proprietary funds: enterprise funds and internal service funds.
<b>Real Market Value (RMV)</b>	The amount in cash that could reasonably be expected in a transaction between a willing buyer and willing seller as of the assessment date.
<b>Requirements</b>	Appropriations for a fund. Requirements include budgeted expenditures, contingencies, interfund cash transfers, etc.
<b>Reserve Funds</b>	Resources set aside for future year expenditures. These resources are not appropriated for the current year.
<b>Resources</b>	Financial resources received into a fund from outside the fund which, together with beginning fund balances, comprises the resources for the fiscal year.
<b>Revenue</b>	Inflows or other enhancements of assets and settlement of liabilities from delivering or producing goods and services.
<b>Revenue Bonds</b>	See Urban Renewal Bonds.
<b>Short-term Debt Proceeds</b>	See Du Jour Debt.

<b>Special Revenue Funds</b>	A governmental fund type used to account for the proceeds of specific revenue sources (other than for major capital projects) that are legally restricted to expenditure for specified purposes such as funds that account for federal and state grant activities.
<b>Supplemental Budget</b>	A financial plan prepared to meet unexpected needs or to spend revenues not anticipated when the regular budget was adopted.
<b>Tax Increment Debt Proceeds/Tax Increment Revenue</b>	Refers to the proceeds of long and short-term debt secured and paid by tax revenues generated on increase in assessed value, above the frozen base, during the life of an urban renewal plan.
<b>Tax Increment Financing (TIF)</b>	Tax increment financing is the main funding source for the Commission's urban renewal areas. Debt (bonds, lines of credit, du jour) is issued by the City of Portland and transferred to PDC to finance the redevelopment in urban renewal areas. These debt obligations are secured and paid by tax increment revenue.
<b>Tax Supervising &amp; Conservation Commission (TSCC)</b>	The State-authorized body which reviews the budgets of all government entities within Multnomah County before adoption by their elected officials. TSCC certifies that the budget complies with local budget law.
<b>Urban Renewal Area (URA)</b>	The geographic area in which the urban renewal project is implemented. The boundaries of the plan area are established when the plan is formed.
<b>Urban Renewal Bonds</b>	A bond sold which will be secured and repaid with tax increment taxes, the proceeds of which are used to finance projects.
<b>Urban Renewal Funds</b>	See Capital Funds.

<b>Acronym</b>	<b>Term</b>	<b>Definition or Description</b>
<b>AU</b>	Accounting Unit	This is the Fund, Dept, and Program/Project section of the account code.
<b>AW or AW URA</b>	Airport Way Urban Renewal Area	The Airport Way Urban Renewal Plan was adopted in May, 1986, with a plan termination date of May 15, 2011. The goals and objectives of the Plan have guided the Commission's redevelopment and public investment activities since then. The district's boundary has remained unchanged since its inception, spanning from NE 82nd Avenue, adjacent to the Portland International Airport, to the Portland city limits at NE 185th Avenue and Marine Drive. At 2,726 acres, the Airport Way URA is the City's second largest urban renewal district.
<b>BES</b>	Bureau of Environmental Services	City of Portland Bureau
<b>BGS</b>	Bureau of General Services	City of Portland Bureau
<b>BOP</b>	Bureau of Planning	City of Portland Bureau
<b>CAFR</b>	Comprehensive Annual Financial Report	This document is a government's complete accounting of its "Net Worth".
<b>CDBG</b>	Community Development Block Grant	Source of funds administered through PDC's Housing Department
<b>CEDS</b>	Comprehensive Economic Development Strategy	A CEDS makes it possible for our region to apply for economic assistance from the USEDA. The CEDS also serves as a prerequisite for designation of the region by USEDA as an Economic Development District (EDD). The development of a CEDS and designation of the Portland-Vancouver region as an EDD will allow the agencies in the metropolitan area responsible for sewer, water and transportation infrastructure facilities to more effectively compete for available federal financial assistance.
<b>CES or CES URA</b>	Central Eastside URA	The Central Eastside Urban Renewal Area is located along the eastbank of the Willamette River. Warehouse, distribution and manufacturing uses are throughout the area, with retail uses primarily concentrated along arterial streets (Martin Luther King Jr., Grand, Burnside, Belmont, Hawthorne and Powell). The district is considered a key employment center for the Central City, and urban renewal efforts are focused on creating and maintaining jobs in the area through business development assistance and redevelopment financing.
<b>CS</b>	Central Services	PDC Administrative Department
<b>DCR</b>	Debt Coverage Ratio	The ratio equal to net operating income divided by regularly scheduled (amortized) loan payments
<b>DDA</b>	Disposition & Development Agreement	A contract between PDC and a Client, including rights and obligations for each, to achieve certain outcomes in connection with the sale of PDC-owned property and the services for and capital investments on such property.
<b>DTWF or DTWF URA</b>	Downtown Waterfront Urban Renewal Area	The Downtown Waterfront Urban Renewal Area (DTWF URA) is one of Portland's most successful examples of urban renewal and tax increment financing. Since its creation in 1974, assessed land values in our central core have increased an average of 10.4 percent annually.
<b>EDA</b>	Economic Development Administration	The Economic Development Administration (EDA) was established under the Public Works and Economic Development Act of 1965 (42 U.S.C. § 3121), as amended, to generate jobs, help retain existing jobs, and stimulate industrial and commercial growth in economically distressed areas of the United States. EDA assistance is available to rural and urban areas of the Nation experiencing high unemployment, low income, or other severe economic distress.

<b>Acronym</b>	<b>Term</b>	<b>Definition or Description</b>
<b>EDD</b>	Economic Development District	Designation as an EDD would qualify the region for USED A programs and funding. The bulk of USED A resources are made available on a competitive basis to fund public works projects.
<b>FTE</b>	Full-time Equivalent	The equivalent of a full-time position.
<b>FY</b>	Fiscal Year	PDC's fiscal year is from July 1 to June 30.
<b>GAAP</b>	Generally Accepted Accounting Principals	GAAP is the standard framework of guidelines for financial accounting, mainly used in the U.S.A. It includes the standards, conventions, and rules accountants follow in recording and summarizing transactions, and in the preparation of financial statements.
<b>GASB</b>	Government Accounting Standards Board	The mission of the Governmental Accounting Standards Board is to establish and improve standards of state and local governmental accounting and financial reporting that will result in useful information for users of financial reports and guide and educate the public, including issuers, auditors, and users of those financial reports.
<b>GFOA</b>	Government Finance Officers Association	The purpose of the Government Finance Officers Association is to enhance and promote the professional management of governments for the public benefit by identifying and developing financial policies and practices and promoting them through education, training and leadership.
<b>GRC or GRC URA</b>	Gateway Regional Center Urban Renewal Area	The Gateway Regional Center urban renewal area effort is collaboration between members of the Gateway community and the City of Portland to guide future growth anticipated by the Metro 2040 Growth Concept. By 2015, the Gateway Regional Center is projected to be one of the most accessible locations in the Portland metropolitan area due to its superior transportation system: adjacent to two interstate freeways, light rail transit to downtown, the airport, Gresham and in 2009, Clackamas Town Center.
<b>IAA or IGA</b>	Interagency Agreement	The Interagency Agreement (IAA) and/or Intergovernmental Agreement (IGA) is a contract between PDC and other governmental agencies. An annual Master IAA with individual City bureaus will also include provisions for specific work orders to be executed.
<b>IC or ICURA</b>	Interstate Corridor Urban Renewal Area	At 3,744 acres, the Interstate Corridor Urban Renewal Area (ICURA) is Portland's largest urban renewal area. It includes a diverse collection of historic communities in north and northeast Portland, comprised of older residential neighborhoods, interconnected by commercial corridors, with large scale industrial centers.
<b>IGA</b>	Intergovernmental Agreement	See IAA, above.
<b>LAG</b>	Legal Appropriation Group	The legal level at which PDC appropriates funds.

<b>Acronym</b>	<b>Term</b>	<b>Definition or Description</b>
<b>LID</b>	Local Improvement District	A Local Improvement District is a method by which a group of property owners can share in the cost of transportation infrastructure improvements. This involves improving the street, building sidewalks, and installing a stormwater management system. An LID can also be used to install sidewalks on existing streets that previously have been accepted for maintenance by the City.
<b>LOC</b>	Line-of-Credit	Interim financing issued to PDC by the City of Portland to help finance redevelopment in urban renewal areas.
<b>L-T Debt</b>	Long-term Debt	Financing received from long-term bond sales and lines-of-credit.
<b>LTA</b>	Limited Tax Abatement	PDC offers a variety of LTA programs, including: Single Family Owner-Occupied Rehabilitation; Single Family New Construction; New Multiple Unit Housing; Non-Profit Owner-Manager of Low-Income Housing; Rental Rehabilitation; and Transit Oriented Development. These programs are not total tax exemptions but rather limit the tax liabilities that may result from the construction, rehabilitation or conversion of housing units in the City of Portland.
<b>LTC or LTC URA</b>	Lents Town Center	In September 1998, the City Council established a Lents Town Center Urban Renewal Area (LTCURA) in order to accomplish community goals. These include generation of new family wage jobs, assistance to new and existing business, improvements to local infrastructure such as streets and parks, new housing construction and improvements to existing housing. Implementation of the plan began in fiscal year 1999-2000.
<b>LTE</b>	Limited-term Equivalent	Limited-term employees
<b>MWESB</b>	Minority-owned/Women-owned/Emerging Small Business	PDC is dedicated to labor diversity on their construction projects, and currently has two programs that promote diverse labor opportunities: The Good Faith Effort program and the Workforce Training and Hiring Program.
<b>NMAC or NMAC URA</b>	North Macadam Urban Renewal Area	Twenty years ago, the North Macadam Urban Renewal Area (URA) was a largely vacant, under-performing industrial part of town hampered by a lack of infrastructure and a need for environmental clean up. It was physically close to downtown, but disconnected and overlooked. But this began to change in 1999, when City Council established the URA to realize its potential as an employment center, a vibrant neighborhood and an extension of the Central City District.
<b>NMTC</b>	New Market Tax Credit	The New Markets Tax Credit Program permits taxpayers to receive a credit against Federal income taxes for making qualified equity investments in designated Community Development Entities (CDEs). Substantially all of the qualified equity investment must in turn be used by the CDE to provide investments in low-income communities.
<b>OCC or OCCURA</b>	Oregon Convention Center Urban Renewal Area	The Oregon Convention Center Urban Renewal Area was originally conceived and adopted to take advantage of the significant investment that was made in eastside MAX and the Oregon Convention Center. Plans call for leveraging these important projects to facilitate the redevelopment of the Lloyd District, increase its economic viability and role within the central city and to improve its connection to the downtown. The boundary was amended in 1993, in response to the adoption of the Albina Community Plan to include NE Martin Luther King, Jr. Boulevard from Russell Street to Rosa Parks Way.

<b>Acronym</b>	<b>Term</b>	<b>Definition or Description</b>
<b>ODOT</b>	Oregon Department of Transportation	State agency
<b>OMF</b>	Office of Management & Finance (part of (BGS) Bureau of General Services)	City of Portland Bureau
<b>OSD</b>	Office of Sustainable Development	City of Portland Bureau
<b>PBOT</b>	Portland Bureau of Transportation	City of Portland Bureau
<b>PHB</b>	Portland Housing Bureau	City of Portland Bureau
<b>PY</b>	Prior Year	Generally refers to Prior Year budgets.
<b>RD or RD URA</b>	River District Urban Renewal Area	The plans call for the creation of a high density urban residential neighborhood in partnership with the City of Portland. The area has a mix of multi-family housing, major office facilities, regional attractions, retail businesses, parks and open spaces.
<b>RLF</b>	Revolving Loan Fund	It is not PDC's intent to realize financial gain from its lending activities; nevertheless, PDC strives to preserve its revolving loan funds by being a prudent and responsible lender.
<b>SFH</b>	Single-Family Housing	A detached housing structure that contains 1 dwelling unit.
<b>SPB or SPB URA</b>	South Park Blocks Urban Renewal Area	The South Park Blocks Urban Renewal Area, created in 1985, consists of several neighborhoods, including the University District, Cultural District, Park Avenue District, and the West End. These areas include significant historic buildings, cultural attractions and green spaces.
<b>S-T Debt</b>	Short-term Debt (also called "du jour")	Overnight or short-term bonding used to make available tax revenues in excess of those necessary for existing debt service.
<b>TIF</b>	Tax Increment Financing	One of PDC's primary sources of urban renewal funding is tax increment financing (TIF). TIF works in this way: When the city defines an urban renewal boundary, the county assessor "freezes" the assessed value of real property within the urban renewal district. As the city and others invest in the urban renewal area, property values go up. The property taxes above those that were collected when the values were "frozen" are used to pay for the improvements in the urban renewal area. Here is another good description of how TIF works: Urban renewal districts raise money by borrowing against future growth in property taxes. The city uses the borrowed money to pay for capital improvements, which spur more development. The city then uses the incremental increase in property taxes from the district to repay the loan. When the urban renewal district expires in 20-25 years, the intent is to return a much higher property tax base to the tax rolls.

<b>Acronym</b>	<b>Term</b>	<b>Definition or Description</b>
<b>TOD</b>	Transit Oriented Development	The Transit Oriented Development Property Tax Abatement was established to support high density housing and Mixed-Use developments affordable to a broad range of the general public on vacant or underutilized sites along transit corridors whose design and features encourage building occupants to use public transit. The exemptions support TOD projects by reducing operating costs through a ten-year maximum property tax exemption.
<b>TSCC</b>	Tax Supervising & Conservation Commission	The Tax Supervising and Conservation Commission is an independent, impartial panel of citizen volunteers established to monitor the financial affairs of local governments. Oregon Revised Statute 294.610 created the Commission in 1919. Prior to that time, the Oregon Legislature controlled local government budgets. The Commission, required in counties with over 500,000 in population, has jurisdiction over all local governments that are required to follow local budget law and which have more than half of their real market value within the County.
<b>UDD</b>	Urban Development Department	PDC Operating Department
<b>URA</b>	Urban Renewal Area	An Urban Renewal Area (URA) is a district established within the boundaries of the city of Portland to remove blight and promote economic development and affordable housing.
<b>URAC</b>	Urban Renewal Advisory Committee	A URAC is established to provide feedback to the PDC Board of Commissioners and project staff on each particular Urban Renewal Plan. More specifically, a URAC is responsible for: a) Assisting project staff in identifying and involving other community stakeholders and partners in urban renewal projects. b) Providing a forum for public discussion on implementation of the Plan c) Providing feedback to the Board of Commissioners and project staff on short and long term implementation plans and budgets. d) Providing feedback to the Board of Commissioners on proposed substantial or minor amendments to the Plan.
<b>WIURA</b>	Willamette Industrial Urban Renewal Area	By improving the area encompassed by this URA, the city intends to encourage existing businesses to stay and expand and to attract new employers to the area. Portland currently has few sites attractive for new industrial, high-tech, manufacturing and distribution businesses. Yet much of the land within this URA is currently vacant or underused and suffers from contaminated soils and water. This URA is intended to help solve these problems.



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