

Portland Development Commission



ADOPTED BUDGET

FY16-17



Cover photos, clockwise from top:

1. PDC supports 10 minority-owned small businesses through the Increase Project, designed to increase growth and success rates among business owners of color.
2. The significant progress made in 2015-16 on the acquisition of the U.S. Postal Service site in northwest Portland, which the city of Portland has considered for nearly 30 years and PDC for almost 10, created a foundation for historic and transformative redevelopment of the property.
3. Working with the city and many community partners, PDC has drafted the Gateway Action Plan, a dynamic vision for the area as a more urban, mixed-use environment with jobs and commercial activity that contribute to the region's economy and livability.
4. The sale of the New Copper Penny property after years of negotiation marked a milestone for redevelopment in the Lents Town Center that will transform the neighborhood, honoring its diversity, history and small-town authenticity while providing a broad array of housing choices, services, and retail. PDC will partner with Palindrome Communities to build a mixed-use project on the site.

Adopted Budget FY 2016-17



**Portland Development Commission
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FY 2016-17 Budget Message

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

Business and employment growth have marked Portland's strong economic recovery, although the benefits of that growth still do not accrue equitably to Portland residents. Over the past year, PDC re-focused its work to address our city's ongoing challenge to become a place that offers opportunity and economic growth to all of its residents. PDC's commitment to fostering more widely shared prosperity is the guiding principle behind the agency's new strategic approach to its work.

PDC relies on our many partners in both the private and public sector to help us realize our vision for the city. That vision calls for investments to foster greater commercial and residential affordability, support of entrepreneurship as a path to job creation and diverse business leadership, initiatives that promote community livability and engagement, and transformative collaborations across industries, geographies, and sectors to spark broader opportunities for people throughout the city.

The enclosed fiscal year (FY) 2016-17 Adopted Budget for PDC supports the agency's innovative efforts to promote healthy, complete neighborhoods; access to high quality employment; equitable wealth creation; and civic networks, institutions, and partnerships in pursuit of the goal of prosperity among all Portlanders.

BUDGET OVERVIEW AND PROCESS

Following is PDC's FY 2016-17 Adopted Budget totaling \$296 million in expenditures. The Adopted Budget was informed by the 2015-2020 PDC Strategic Plan and draft FY 2016-17 Agency-Wide Work Plans, reviewed by the Central City and Neighborhood Budget Advisory Committees and by the PDC Board of Commissioners (Board) at its December 9, 2015 Board Retreat. Staff, stakeholders, and PDC Board members are aligned on key urban renewal area (URA) project budget decisions which include shifting resources to reflect current priorities in the River District and Convention Center URAs.

The enclosed FY 2016-17 Adopted Budget includes 86 staff positions and the latest estimates for project and program expenditures that were included in PDC's Requested and Proposed Budget, and more recently updated for changes in PDC and PHB project timing. The Adopted Budget is balanced using 1) The latest tax increment forecasts developed in conjunction with debt management staff at the City Office of Management and Finance, 2) The City Budget Office's current service level funding of General Fund resources for economic development, 3) Updated estimates for loan portfolio and property income revenues and 5) the updated Housing Set Aside Policy that dedicates at least 45% of new TIF resources to affordable housing.

BUDGET HIGHLIGHTS

Similar to previous years, PDC's total budget is divided across three business lines (Economic Development, Infrastructure, and Property Redevelopment) that include major redevelopment and economic development activities, lending programs, and grant programs that further the 2015-2020

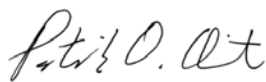
PDC Strategic Plan objectives. All affordable housing Set Aside resources that are transferred to the Portland Housing Bureau are accounted for within the Housing category.

PDC's General Fund request prioritizes resources essential to continue neighborhood economic development and business assistance through implementing ongoing and new inclusive startup activities, such as the Increase Project and the Inclusive Startup Fund, executing target cluster action plans and international strategies, and funding workforce development and small business development programs. The Adopted Budget includes a targeted 5% reduction in ongoing funding for next year as directed and adopted by Council. City Council also added \$497 thousand in one-time funding for grants to Old Town/Chinatown, Living Cully and Venture Portland.

The FY 2016-17 Adopted Budget includes the implementation of the following URA strategies and plans:

- River District: Complete acquisition of U.S. Postal Service site.
- Old Town/Chinatown Action Plan in River District and Downtown Waterfront: Finalize agreements on additional/remaining PDC properties and pursue redevelopment of additional Old Town sites;
- Convention Center: Support Metro's development of a Convention Center Hotel by developing a Convention Center Hotel Garage in partnership with TriMet;
- Lents Action Plan: Implement projects with all development partners from Lents property solicitation;
- Gateway: Move forward with development at 106th and Halsey and the Halsey-Weidler investment strategy and begin funding the Gateway Action Plan;
- North Macadam: Support ZRZ Phase I development and move forward with PBOT on SW Bond construction;
- Central Eastside: Pursue Clinton Station redevelopment, and advance ODOT site acquisition;
- Interstate: Complete MLK Alberta project including local business as retail tenants; construct Lombard street improvements.

As the sunset of active urban renewal areas draws closer, underscoring TIF's limitations to advance critical components of the PDC Strategic Plan, the completion of PDC's new business plan becomes more urgent. Shaped by the work of the Financial Sustainability Committee, the new plan will incorporate consistent use of a financial sustainability lens for budget discussions and priority setting. Over the next five years, as major projects come to an end and in many cases final debt proceeds are received, PDC's budgets and forecasts will recognize the need to generate new revenues and resources to sustain the agency's ability to deliver on its mission to create economic growth and opportunity for Portland.



Patrick Quinton
Executive Director

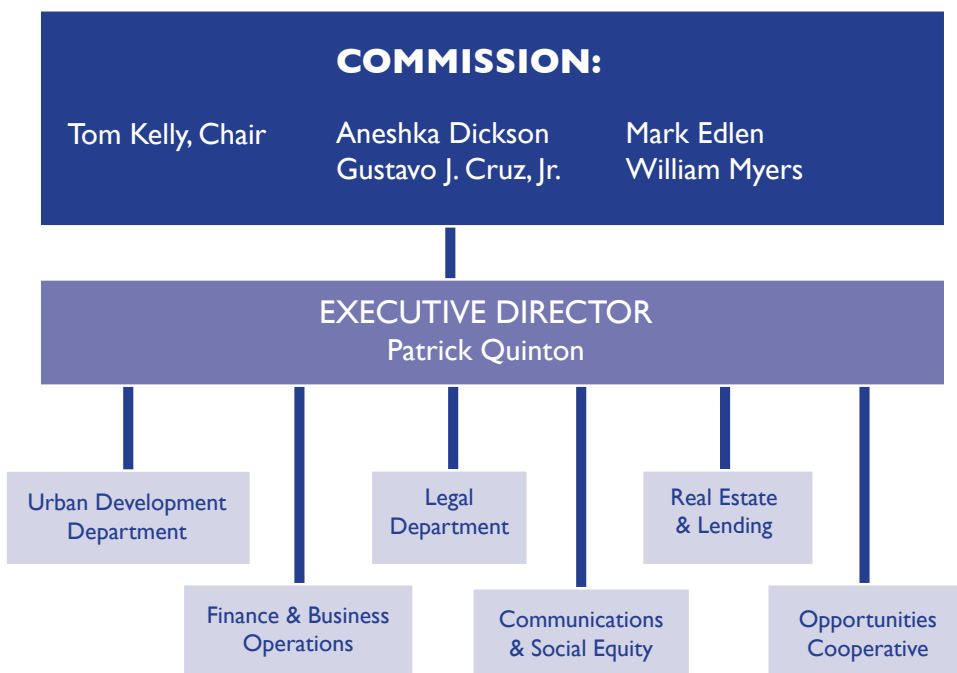
About PDC

Created by Portland voters in 1958, PDC's mission is to create economic growth and opportunity for Portland. The agency has played a major role in keeping Portland one of America's most livable cities. Over the past half century, PDC has managed 25 urban renewal areas and/or programs, plans that have changed the face of Portland – making it a better place to live for all Portlanders. PDC uses urban renewal as a tool to focus public attention and resources in specific areas of the city, which helps Portland realize capital projects – parks, streetscape improvements, community centers –that would not happen on their own.

As Portland's urban renewal and economic development agency, PDC has 17 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 is headed by an executive director who reports to a five-member, volunteer Board of Commissioners appointed by the mayor and approved by City Council. The Board is authorized by City Charter to administer the business activities of the agency.

PDC invests in the placemaking and quality of life, job creation, innovation and economic opportunity that will transform Portland into one of the most globally competitive, equitable, and healthy cities in the world, with prosperity shared by Portlanders of all colors, incomes and neighborhoods.



PDC Commissioners



Tom Kelly
Commission Chair



Aneshka Dickson
Commission Vice Chair



Mark Edlen
Commissioner



Gustavo J. Cruz, Jr.
Commissioner



William Myers
Commissioner

PDC Leadership



Patrick Quinton
Executive Director



Kimberly Branam
Deputy Director -
Strategy & Operations



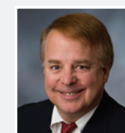
Jina Bjelland
Director -
Real Estate & Lending



Faye Brown
Chief Financial Officer



Eric Iverson
General Counsel



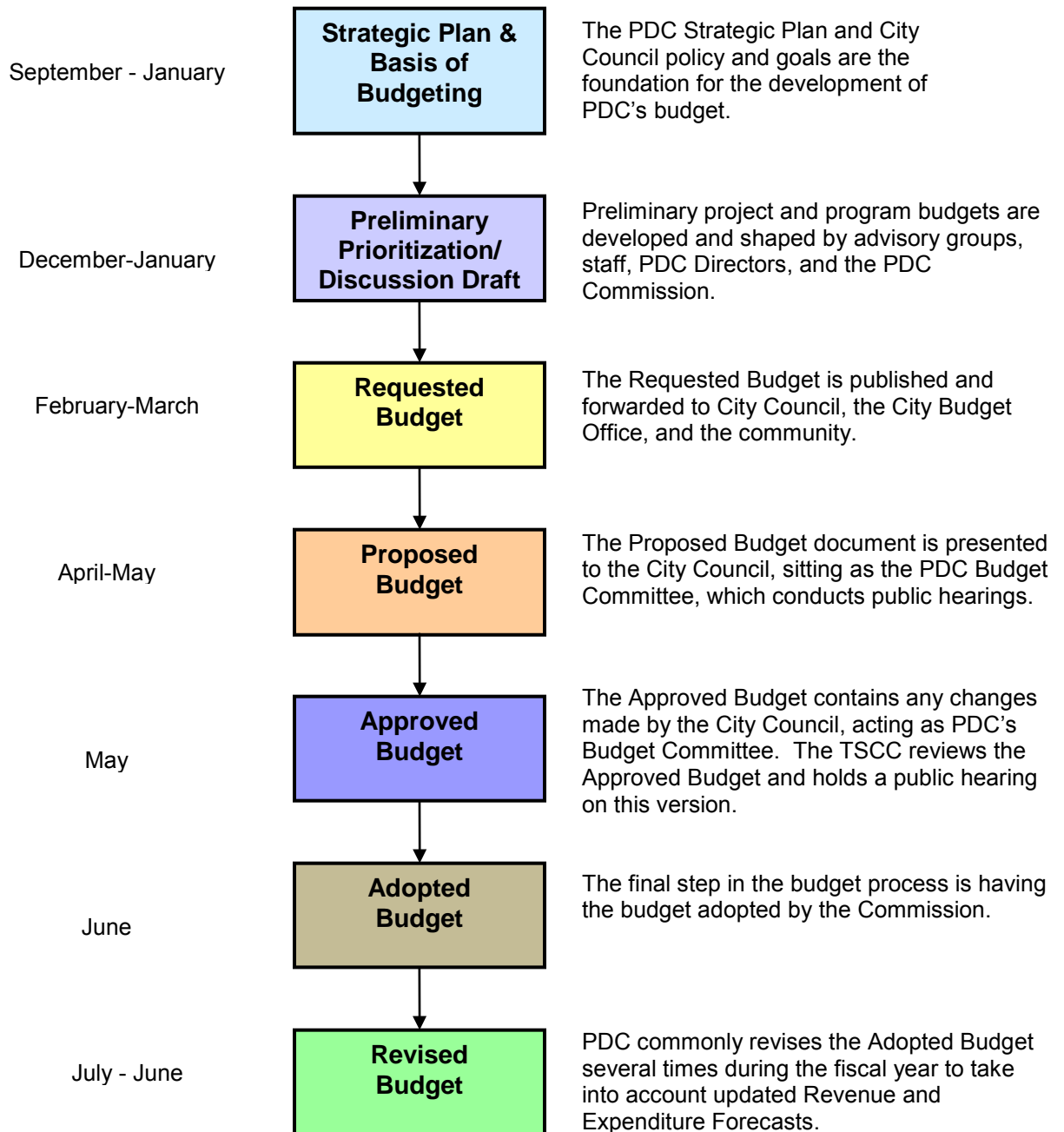
John Jackley
Director -
Communications
& Social Equity

FY 2016-17



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Budget Process





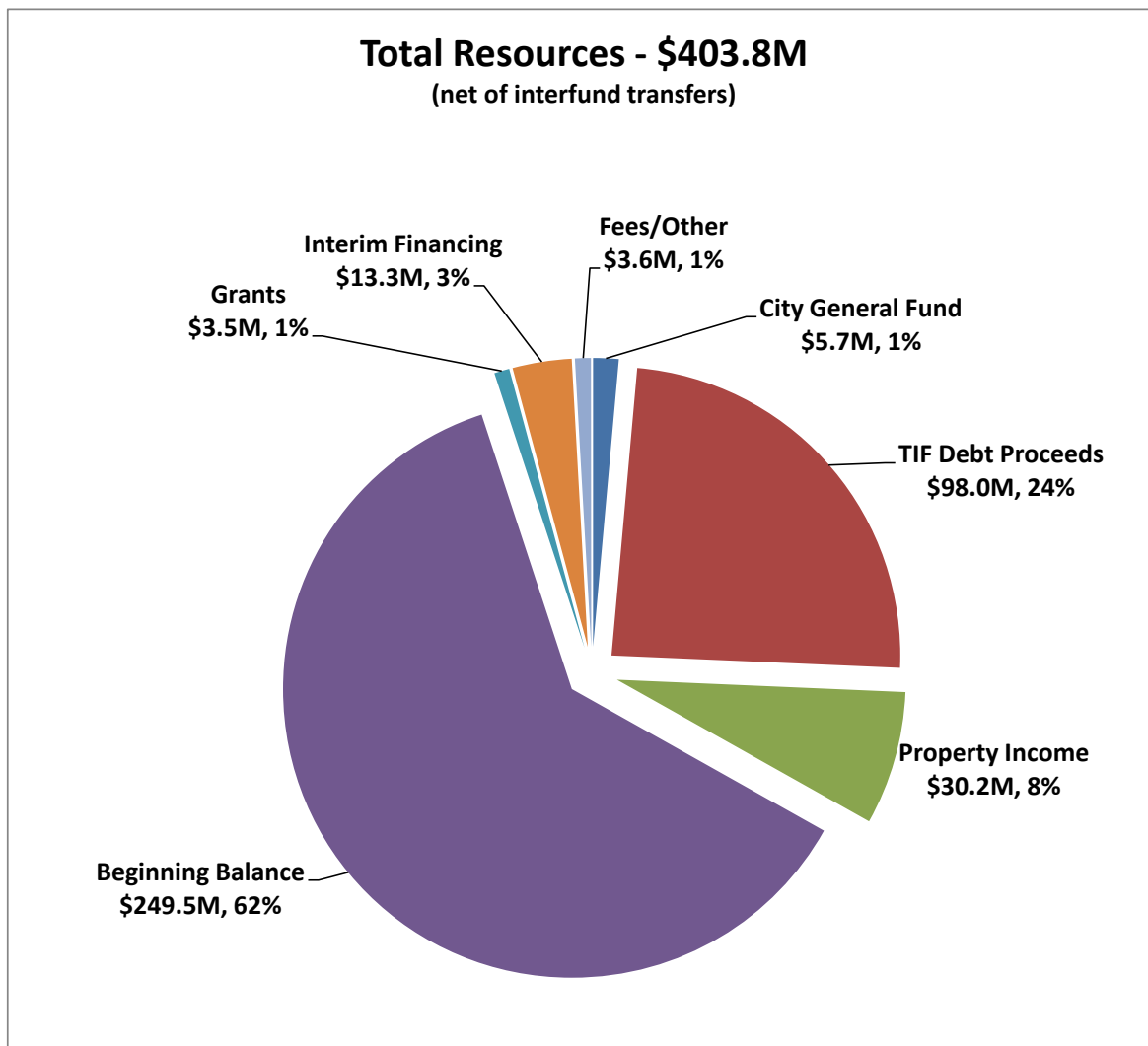
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Financial Summary

Financial Summary

Total Resources

	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Resources						
Beginning Fund Balance	157,333,384	190,817,895	216,809,764	242,809,752	250,193,240	249,520,542
Revenue						
City General Fund	4,620,796	5,228,187	6,937,486	6,235,580	5,743,466	5,743,466
Fees and Charges	1,698,051	488,144	9,695,898	113,392	113,392	113,392
Grants - Federal except HCD	382,862	1,638,378	2,059,926	1,088,734	1,088,734	1,088,734
Grants - HCD Contract	2,581,125	2,263,169	2,164,772	2,130,224	2,130,224	2,130,224
Grants - State & Local	56,710	17,265	889,590	302,916	302,916	302,916
Interest on Investments	865,962	1,112,596	545,783	285,246	485,246	485,246
Loan Collections	5,670,940	23,289,142	11,931,270	1,862,518	1,862,518	1,862,518
TIF Debt Proceeds	59,718,111	54,233,796	100,751,342	105,390,199	97,990,199	97,996,193
Other Debt Proceeds	0	0	11,497,639	13,327,183	13,327,183	13,342,901
Miscellaneous	844,134	712,975	445,887	801,584	801,584	801,584
Property Income	20,208,419	11,292,274	32,349,212	29,774,791	29,774,791	30,240,919
Reimbursements	1,486,264	640,872	7,830,963	163,122	163,122	162,582
Service Reimburesments	13,630,028	11,611,800	13,608,290	13,464,206	13,464,206	13,464,206
Transfers In	3,754,585	685,155	3,697,514	99,864,075	99,864,075	98,834,856
Total Revenue	115,517,987	113,213,753	204,405,572	274,803,770	267,111,656	266,569,737
Total Resources	272,851,371	304,031,648	421,215,336	517,613,522	517,304,896	516,090,279

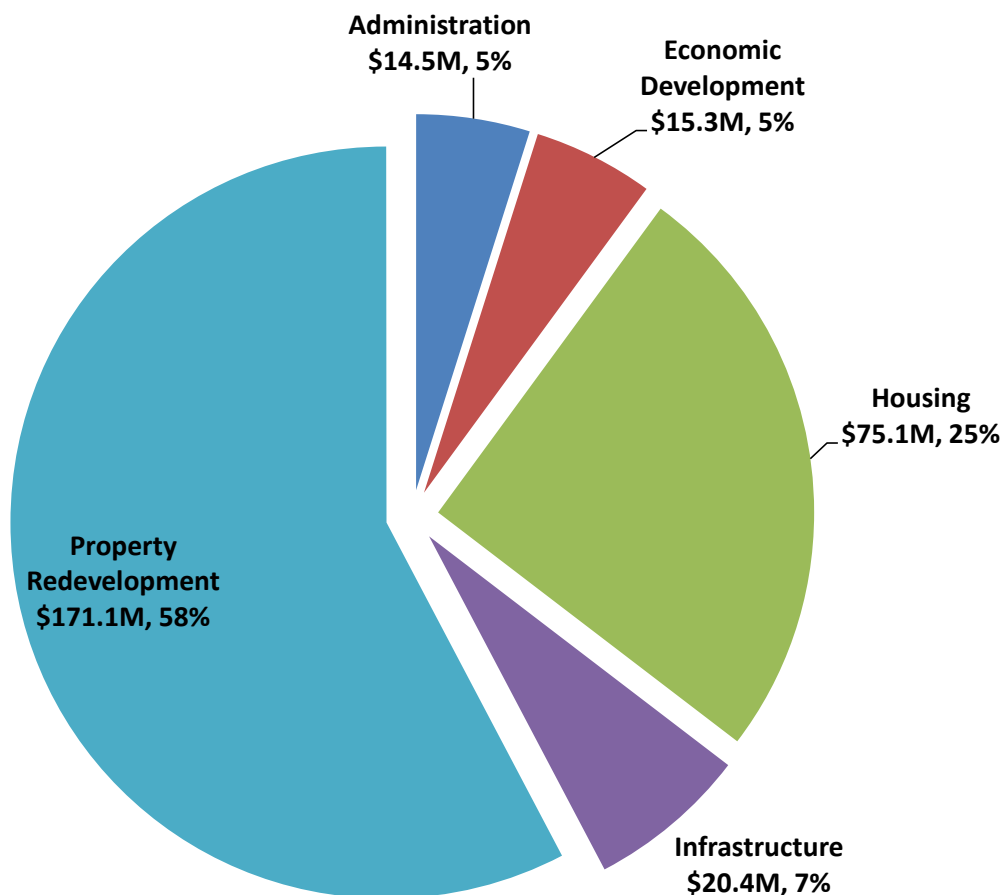


Financial Summary

Total Requirements

	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Requirements						
Expenditures						
Administration	13,666,075	12,163,232	15,347,276	13,453,704	13,453,704	14,528,385
Economic Development	11,329,712	10,955,023	25,388,297	15,130,984	15,288,870	15,288,870
Housing	9,941,983	20,807,407	30,284,311	70,689,410	75,124,781	75,124,781
Infrastructure	8,313,255	5,602,596	9,281,408	20,365,591	20,365,591	20,365,591
Property Redevelopment	21,397,838	25,369,000	74,476,156	172,261,847	172,261,847	171,065,260
Debt Service	0	0	0	1,250,028	1,250,028	0
Total Expenditures	64,648,863	74,897,258	154,777,448	293,151,564	297,744,821	296,372,887
Transfers	17,384,613	12,296,955	17,305,804	113,328,281	113,328,281	112,299,062
Contingency	0	0	249,132,084	111,133,677	106,231,794	107,418,330
Ending Balance	190,817,895	216,837,435	0	0	0	0
Total Requirements	272,851,371	304,031,648	421,215,336	517,613,522	517,304,896	516,090,279

Total Expenditures - \$296.4M (net of interfund transfers and contingency)



Financial Summary

Total Resources by Account

Total All Funds	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Resources						
Beginning Fund Balance	157,333,384	190,817,895	216,809,764	242,809,752	250,193,240	249,520,542
Revenue						
City General Fund						
City General Fund	4,620,796	5,228,187	6,937,486	6,235,580	5,743,466	5,743,466
City General Fund Total	4,620,796	5,228,187	6,937,486	6,235,580	5,743,466	5,743,466
Federal & Other Grants						
Grants - Federal except HDC	382,862	1,638,378	2,059,926	1,088,734	1,088,734	1,088,734
Grants - HCD Contract	2,581,125	2,263,169	2,164,772	2,130,224	2,130,224	2,130,224
Grants - State & Local	56,710	17,265	889,590	302,916	302,916	302,916
Federal & Other Grants Total	3,020,697	3,918,812	5,114,288	3,521,874	3,521,874	3,521,874
Fees and Charges						
Application Fees and Dues	114,664	40,952	235,000	38,000	38,000	38,000
Loan Fees	556,646	25,979	83,200	51,375	51,375	51,375
Loan Late Charges	12,396	12,193	11,850	8,553	8,553	8,553
Other Contracts	1,014,345	409,020	9,365,848	15,464	15,464	15,464
Fees and Charges Total	1,698,051	488,144	9,695,898	113,392	113,392	113,392
Interest on Investments						
Interest-All Other	1,473	12,385	1,000	0	0	0
Interest-City Investment Pool	864,489	1,100,210	544,783	285,246	485,246	485,246
Interest on Investments Total	865,962	1,112,596	545,783	285,246	485,246	485,246
Loan Collections						
Loans - Interest Capitalized	317,986	156,036	31,075	93,925	93,925	93,925
Loans - Interest Earned	962,450	5,034,089	2,474,690	561,933	561,933	561,933
Loans - Principal Collection	4,390,505	18,099,017	9,425,505	1,206,660	1,206,660	1,206,660
Loan Collections Total	5,670,940	23,289,142	11,931,270	1,862,518	1,862,518	1,862,518
Miscellaneous						
Miscellaneous	609,603	712,975	445,887	801,584	801,584	801,584
Private Grants & Donations	200,000	0	0	0	0	0
Write-Off Recovery	17,374	0	0	0	0	0
WTHP Penalty	17,158	0	0	0	0	0
Miscellaneous Total	844,134	712,975	445,887	801,584	801,584	801,584
Property Income						
Personal Property Sales	25,000	1,612	0	0	0	0
Real Property Sales	12,103,555	4,726,000	25,803,251	18,314,665	18,314,665	18,314,665
Rent and Property Income	8,079,864	6,564,662	6,545,961	11,460,126	11,460,126	11,926,254
Property Income Total	20,208,419	11,292,274	32,349,212	29,774,791	29,774,791	30,240,919
Reimbursements						
Reimbursements	1,486,264	640,872	7,830,963	163,122	163,122	162,582
Reimbursements - Total	1,486,264	640,872	7,830,963	163,122	163,122	162,582
Service Reimbursements						
Service Reimbursements	13,630,028	11,611,800	13,608,290	13,464,206	13,464,206	13,464,206
Service Reimbursements Total	13,630,028	11,611,800	13,608,290	13,464,206	13,464,206	13,464,206
TIF Proceeds						
Tax Increment - LT Debt Exempt	0	0	39,968,145	19,805,906	19,605,906	19,605,906
Tax Increment - LT Debt Non-Exempt	38,921	0	0	15,900,000	8,700,000	8,700,000
Tax Increment - ST Debt Non-Exempt	59,679,190	54,233,796	60,783,197	69,684,293	69,684,293	69,690,287
TIF Proceeds Total	59,718,111	54,233,796	100,751,342	105,390,199	97,990,199	97,996,193
Other Long Term Debt						
Interim Debt Proceeds	0	0	11,497,639	13,327,183	13,327,183	13,342,901
Other Long Term Debt	0	0	11,497,639	13,327,183	13,327,183	13,342,901
Budgeted Transfers						
Budgeted Transfers	3,754,585	685,155	3,697,514	99,864,075	99,864,075	98,834,856
Total Budgeted Transfers	3,754,585	685,155	3,697,514	99,864,075	99,864,075	98,834,856
Total Revenue	115,517,986	113,213,753	204,405,572	274,803,770	267,111,656	266,569,737
Total Resources	272,851,370	304,031,649	421,215,336	517,613,522	517,304,896	516,090,279

Financial Summary
Total Requirements by Fund

Total Requirements by Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Requirements						
Expenditures						
Capital Projects						
Airport Way URA Fund	423,644	215,669	354,247	374,029	374,029	382,378
Central Eastside URA Fund	1,097,518	901,972	7,317,657	8,611,842	8,611,842	8,611,842
Convention Center URA Fund	2,660,974	2,666,049	10,444,564	8,757,179	11,127,179	11,396,504
Downtown Waterfront URA Fund	494,553	963,283	6,100,305	13,909,889	13,909,889	13,909,889
Education District URA Fund	204,971	1,090,674	1,058,738	0	0	0
Gateway Reg Center URA Fund	1,235,104	3,177,561	2,418,850	9,460,680	10,109,168	10,109,168
Interstate Corridor URA Fund	8,415,832	3,671,725	22,986,293	17,207,875	25,872,875	25,880,260
Lents Town Center URA Fund	3,059,392	5,774,715	10,476,568	29,862,538	33,262,538	33,272,601
North Macadam URA Fund	5,368,500	1,120,672	10,624,266	26,226,082	15,826,082	15,827,743
NPI URA Fund	50,000	134,458	515,000	915,000	915,000	915,000
River District URA Fund	16,192,518	32,291,786	50,612,034	49,805,062	49,556,945	49,066,703
South Park Blocks URA Fund	1,435,784	166,023	290,898	3,362,104	3,362,104	3,362,104
Willamette Industrial URA Fund	7,611	4,818	124,979	120,718	120,718	120,718
Enterprise Fund						
Business Management Fund	51,526	41,774	3,229,802	99,211,129	99,211,129	98,200,000
Enterprise Loans Fund	43,963	584,254	1,088,608	761,595	1,411,595	1,411,595
Enterprise Mgt Fund	1,000,841	1,127,896	1,326,864	1,250,000	1,250,000	1,250,000
General Fund						
General Fund	19,584,392	17,599,835	20,649,972	19,603,830	19,111,716	18,944,370
Internal Service Fund						
Risk Mgt Fund	0	6,627	248,200	249,200	249,200	249,200
Special Revenue						
Ambassadors Program Fund	50	58	18,800	18,950	18,950	18,950
Enterprise Zone Fund	238,450	384,090	1,082,757	1,098,276	1,098,276	1,098,276
HCD Contract Fund	2,484,506	2,263,169	2,164,814	2,130,224	2,130,224	2,130,224
Other Federal Grants Fund	598,733	710,150	1,643,232	215,362	215,362	215,362
Total Expenditures	64,648,862	74,897,257	154,777,448	293,151,564	297,744,821	296,372,887
Transfers	17,384,613	12,296,955	17,305,804	113,328,281	113,328,281	112,299,062
Contingency	0	0	249,132,084	111,133,677	106,231,794	107,418,330
Ending Balance	190,817,895	216,837,437	0	0	0	0
Total Requirements	272,851,370	304,031,649	421,215,336	517,613,522	517,304,896	516,090,279

Financial Summary
Total Requirements by Expense Category

<u>Total All Funds</u>	<u>Actuals FY 2013-14</u>	<u>Actuals FY 2014-15</u>	<u>Revised FY 2015-16</u>	<u>Proposed FY 2016-17</u>	<u>Approved FY 2016-17</u>	<u>Adopted FY 2016-17</u>
Requirements by Category						
Expenditures						
Personnel Services	13,590,301	11,918,570	12,851,897	12,965,913	12,965,913	12,805,012
Materials and Services	20,065,870	31,409,321	42,452,200	84,371,665	87,872,036	88,922,160
Capital Outlay	8,291,982	8,153,097	29,179,966	143,157,089	143,157,089	142,145,960
Financial Assistance	22,700,710	23,416,270	70,293,385	51,406,869	52,499,755	52,499,755
Debt Service	0	0	0	1,250,028	1,250,028	0
Total Expenditures	64,648,862	74,897,257	154,777,448	293,151,564	297,744,821	296,372,887
Transfers	17,384,613	12,296,955	17,305,804	113,328,281	113,328,281	112,299,062
Contingency	0	0	249,132,084	111,133,677	106,231,794	107,418,330
Ending Balance	190,817,895	216,837,437	0	0	0	0
Total Requirements	272,851,370	304,031,649	421,215,336	517,613,522	517,304,896	516,090,279

Description of Resources

PDC's operating and capital expenditures are supported by resources described below. Total resources, including Beginning Fund Balance for FY 2016-17, are budgeted at \$516.1 million, an increase of \$94.9 million from the FY 2015-16 Revised Budget of \$421.2 million. However, most of this increase is due to the level of interfund transactions planned for FY 2016-17 rather than net, new resources. When removing interfund transactions, there is no change in total resources between the FY 2015-16 Revised Budget and the FY 2016-17 Proposed Budget.

Beginning Fund Balance - The FY 2016-17 Beginning Fund Balance Budget is \$249.5 million, an increase of \$32.7 million from FY 2015-16 Revised Budget of \$216.8 million.

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, and without the limitations that accompany TIF financing. These activities generally fall in two categories – Traded Sector and Neighborhood Economic Development. PDC is budgeted to receive \$5.7 million in FY 2016-17 to fund general economic development activities. This is a net decrease of \$1.2 million from the FY 2015-16 Revised Budget of \$6.9 million that takes into account a 5% reduction in ongoing funding and lower one-time funding packages from what City Council approved in FY 2015-16.

Federal and Other Grants - This revenue category includes three funding sources Federal except HCD, HCD Contract and State and Local. The overall budget is \$3.5 million in FY 2016-17. Federal except HCD includes Union Station rehabilitation of \$1.1 million. 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

Financial Summary

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 2016-17 is \$33.7 million which is a decrease of \$29.1 million from the FY 2015-16 Revised Budget of \$62.7 million. The majority of the decrease is related to higher loan collections and property sales that occurred in FY 2015-16. There was also a reimbursement of unused TIF funds from Multnomah County for the Courthouse project in FY 2015-16 that was a one-time activity.

Service Reimbursements - Includes recovery for administrative expenses for PDC's support departments: Executive, Communications and Social Equity, Legal and Human Resources and Finance and Business Operations. It also accounts for general administrative and paid time off charges for all PDC departments. The costs are allocated to operating department funds, which reimburse the General Fund for their share of the costs. Service reimbursements are budgeted at \$13.5 million in FY 2016-17 which is a decrease of \$100 thousand from FY 2015-16's revised budget of \$13.6 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 2016-17 was developed in conjunction with the City of Portland using conservative assumptions on tax increment revenue collections and debt service requirements. PDC's FY 2016-17 tax increment debt proceeds of \$98 million is estimated to be \$2.8 million lower than the FY 2015-16 Revised Budget of \$100.8 million based on timing of draws on lines of credit.

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 2016-17 Budget includes \$69.7 million of du jour, an increase of \$8.9 million from FY 2015-16.

Du jour was collected in seven urban renewal areas in FY 2015-16 – Central Eastside, Gateway Regional Center, Interstate Corridor, Lents Town Center, Neighborhood Prosperity Initiative, North Macadam, and River District – du jour increases (or decreases) 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.

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Most of the increase is related to adjusted estimates in North Macadam, and the River District as a result of revised tax increment forecasts and an increase in the amount of short-term debt that can be issued that was authorized by City Council in FY 2015-16.

Long Term (L-T) Debt – The FY 2016-17 Budget for long term debt is \$28.3 million, a decrease of \$11.7 million from FY 2015-16. This number represents 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. Higher amounts of long-term debt are to be issued in FY 2015-16 to insure adequate cash is on hand in the River District for the planned acquisition of the United State Postal Service (USPS) site early in FY 2016-17.

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.

Urban Renewal Area	Maximum Indebtedness	Indebtedness Issued as of 03/31/16	Indebtedness Remaining as of 03/31/16	Projected Indebtedness to Be Issued	Last Date to Issue Long Term Debt	Acres
Airport Way	\$72.6	\$72.6	\$0.0	\$0.0	May 2011	885.0
Central Eastside	\$126.0	\$99.1	\$26.9	\$26.9	August 2023	708.5
Convention Center	\$167.5	\$167.5	\$0.0	\$0.0	June 2013	410.0
Downtown Waterfront	\$165.0	\$165.0	\$0.0	\$0.0	April 2008	233.1
Gateway	\$164.2	\$46.0	\$118.2	\$48.6	June 2022	658.5
Interstate Corridor	\$335.0	\$193.1	\$141.9	\$141.9	N/A	3,990.0
Lents Town Center	\$245.0	\$135.9	\$109.1	\$91.9	June 2020	2,846.3
Neighborhood Prosperity Initiative (6)	\$7.5	\$0.6	\$6.9	\$7.0	N/A	803.7
North Macadam	\$288.6	\$139.8	\$148.8	\$114.6	June 2025	447.0
River District	\$489.5	\$344.4	\$145.1	\$145.1	June 2021	314.8
South Park Blocks	\$143.6	\$112.0	\$31.6	\$0.0	July 2008	156.3
Willamette Industrial	\$200.0	\$5.8	\$194.2	\$0.0	December 2024	755.5

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

Financial Summary

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.

Other Debt Proceeds – The Adopted Budget also includes \$13.3 million in draws on a General Fund backed tax-exempt line to provide interim financing in the River District. The purpose of the line is to provide interim financing for planned River District public infrastructure projects until sale proceeds from Phase I of the USPS site are realized later in the Five-Year Forecast.

Financial Summary

Description of Requirements

PDC's Requirements Budget for FY 2016-17 is \$516.1 million (including \$107.4 million in Contingency and \$112.3 million in interfund transfers), an increase of \$94.9 million from the previous year.

PDC's Total Expenditure Budget (net of Contingency, Transfers, and Ending Fund Balance) is \$296.4 million, an increase of \$141.6 million from the prior fiscal year, mostly due to the planned acquisition of the USPS site as well as disbursement of funds in the Oregon Convention Center URA for construction of the Convention Center Hotel parking garage. PDC's budget is appropriated by Program Area. The budget includes Non-Departmental requirements for Debt Service and Cash Transfers Out.

Expenditures by Program Area

The total budget for PDC's Program Areas in FY 2016-17 is \$296.4 million. Total expenditures are budgeted in the five program areas detailed below:

Economic Development – The Economic Development program budget is \$15.3 million. This category includes business lending, community economic development, traded sector business development, and entrepreneurship programs

Housing – The Housing program budget is \$75.1 million. These expenditures occur through an intergovernmental agreement with the Portland Housing Bureau and incorporates amendments to the Housing Set Aside policy adopted by City Council in 2015 that dedicates 45% of all new TIF Debt Proceeds to affordable housing

Infrastructure – The Infrastructure program budget is \$20.4 million. This category includes all projects and programs that are public infrastructure improvements including parks, public facilities, and transportation.

Property Redevelopment – The Property Redevelopment program budget is \$171.1 million. This category includes all projects and programs that relate to property redevelopment. It is comprised of commercial property redevelopment, commercial real estate lending, and community redevelopment grants.

Administration – The Administration program budget is \$14.5 million. This category includes all administrative and internal service functions. This is a net decrease of \$800 thousand from the FY 2015-16 Revised Budget that includes a reduction of six FTE resulting from implementation of an early retirement incentive program.

Non-Program Requirements

Non-Departmental requirements are Transfers and Contingency.

Financial Summary

Transfers – This category accounts for transfers between funds. There are cash transfers totaling \$112.3 million budgeted for FY 2016-17. Transfers are comprised primarily of Internal Service Reimbursements from Capital and Special Revenue funds to the General Fund for administrative overhead. Transfers also include cash equity transfers or inter fund loans. Total operating transfers related to Interfund Loans total \$98.3 million for FY 2016-17. This includes a transfer of \$67.7 million from River District URA Fund to the Business Management Fund for final payments related to acquisition of the USPS site as well as \$30.6 million from the Oregon Convention Center URA Fund to the Business Management Fund for acquisition of land and construction of the Convention Center Hotel Garage.

Contingency – A Contingency amount is budgeted to cover unanticipated requirements and reserve funds for projects planned in future fiscal years. The Contingency budget decreased from \$249.1 million in FY 2015-16 to \$107.4 million in FY 2016-17. This represents the drawdown of funds between FY 2015-16 and FY 2016-17 due to major projects moving forward including acquisition of the USPS site, affordable housing projects and the Convention Center Hotel Parking Garage.

Financial Summary
Total Requirements by Account

Total All Funds	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Personnel Services						
Salaries & Wages	9,363,296	8,062,507	8,580,070	8,549,531	8,549,531	8,400,954
Benefits & Taxes	4,227,004	3,856,063	4,271,827	4,416,382	4,416,382	4,404,058
Personnel Services Total	13,590,301	11,918,570	12,851,897	12,965,913	12,965,913	12,805,012
Materials and Services						
Service Contracts						
Prof Services Contracts	2,870,240	3,155,346	9,294,145	4,925,780	3,990,780	3,990,780
IGA Prof Services Contracts	516,696	417,956	2,517,081	1,340,500	1,340,500	1,340,500
Temporary Services	124,671	65,192	120,800	21,500	21,500	21,500
Legal Expenses	346,912	466,032	710,043	401,700	401,700	358,900
Recruitment Services	13,241	7,814	5,250	5,000	5,000	5,000
Office Expense						
Printing & Graphics	33,553	72,685	71,995	52,850	52,850	52,850
General Office Expense	47,929	14,477	28,450	49,300	49,300	49,300
IGA Other Costs	148,412	119,889	130,300	109,000	109,000	109,000
Memberships, Dues, & Certificat	8,439	6,689	11,900	400	400	400
Publications & Resource Mat'ls	28,583	11,112	6,900	6,100	6,100	6,100
Postage & Delivery	11,495	14,382	13,370	15,870	15,870	15,870
Organizational Memberships	59,275	55,965	39,150	34,150	34,150	34,150
Public Communications/Marketing						
Advertising & Publ Notices	94,090	132,892	80,806	78,250	78,250	78,250
Marketing - Resources Dev	480	-480	0	0	0	0
Public Meeting Expenses	18,450	19,912	25,500	50,500	50,500	50,500
Public Meeting Food Expense	2,681	4,054	2,000	2,000	2,000	2,000
Special Events Expenses	65,333	27,566	6,500	6,500	6,500	6,500
Event Sponsorship	308,285	322,733	269,150	196,950	196,950	196,950
Special Event Food Expense	22,706	12,263	0	0	0	0
Utilities						
Communication Services	10,437	12,490	13,060	14,060	14,060	14,060
Utilities and Water	98,313	2,168	1,750	1,750	1,750	1,750
Insurance						
Insurance	164,134	168,204	175,000	175,000	175,000	175,000
Miscellaneous						
Local Travel	12,401	35,472	36,390	27,380	27,380	27,380
Parking	8,461	269	350	650	650	650
Miscellaneous	0	202,142	950,300	300	300	300
Loan Processing						
Loan Documents	12,254	11,125	22,050	28,087	28,087	28,087
Loan Servicing Costs	17,926	0	0	0	0	0
Bank Fees and Charges						
DMC Admin Services	155,037	181,431	178,406	222,346	222,346	222,346
Bank Fees	7,611	7,500	0	0	0	0
Interest Expense - NonDebt	1,349	1,732	575,882	0	0	1,242,027
PDC Managed Prop Exp						
Rents/Leases - Fac	1,114,352	1,217,065	1,245,365	1,055,365	1,055,365	1,055,365
Bldg Repairs & Maint - PDC	214,142	81,391	126,535	100,000	100,000	102,000
Equip Repairs & Maint - PDC	63,573	36,244	45,000	45,000	45,000	45,000
Equip Lease & Rentals - PDC	4,978	0	12,053	0	0	0
Vehicles Maintenance - PDC	4,693	0	0	0	0	0
Real Property Mgt Exp						
Rents/Leases - RE	83,922	88,891	97,600	97,600	97,600	97,600
Bldg Repairs & Maint - RE	904,384	688,556	837,170	1,130,449	1,130,449	1,085,444
Prop Mgmt Revenue Sharing - RE	143,131	313,241	421,862	421,862	421,862	491,361
Ppty Mgmt Operating Exp-RE	1,311,534	1,899,115	2,116,008	2,116,019	2,116,019	1,915,453
Prop Mgmt Fees - RE	156,920	147,308	159,112	159,205	159,205	140,915
Property Taxes - RE	183,320	169,206	272,181	235,066	235,066	241,997
Ppty Insurance - RE	291,759	260,197	221,399	205,789	205,789	201,950

Financial Summary

Total Requirements by Account

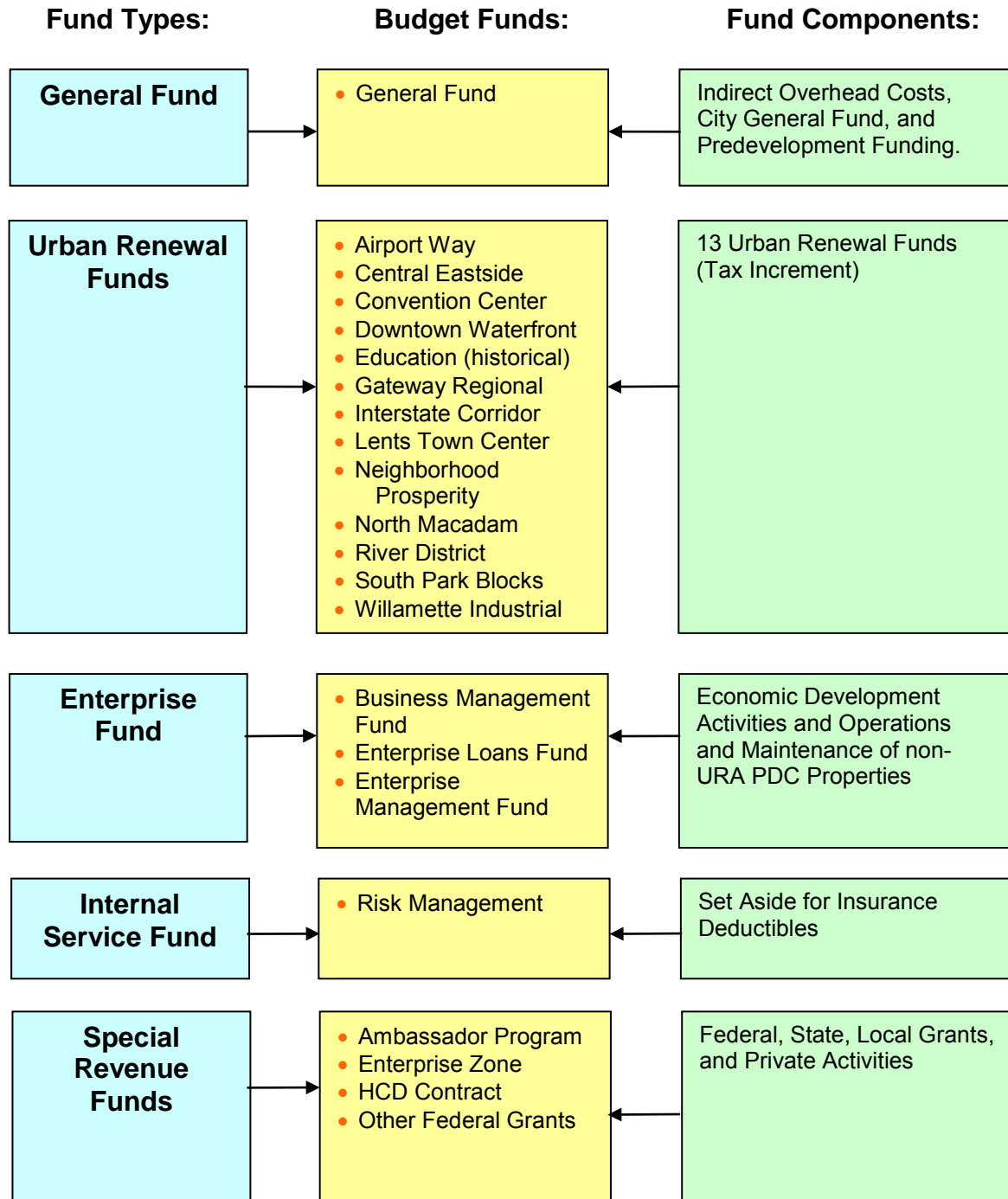
Total All Funds	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Property Utilities - RE	512,362	461,644	503,702	498,405	498,405	504,217
Asset Disposal Costs - RE	5,230	11,842	0	0	0	0
Non Capital Equipment						
Software Applications	34,317	25,905	68,210	43,000	43,000	43,000
Software Maintenance	302,802	316,360	253,500	253,000	253,000	253,000
Hosted Services Maintenance	37,285	46,463	58,450	51,800	51,800	51,800
Computer Hardware	62,769	93,516	71,000	71,000	71,000	71,000
Furniture/Equip <\$5k	15,524	5,444	7,000	4,000	4,000	4,000
Training, Travel & Meetings						
Training Expense	95,005	68,406	269,142	171,182	171,182	171,182
Training Travel Expenses	13,128	38,424	15,259	16,500	16,500	16,500
Out of Town Travel	94,185	133,908	153,256	137,170	137,170	137,170
Business Meeting Expense	9,969	26,691	14,590	7,090	7,090	7,090
Business Meeting Food Expense	19,954	24,722	7,850	7,850	7,850	7,850
City Charges						
City Overhead Charges	344,225	317,152	357,164	357,164	357,164	391,519
PHB Project Expenditures-CO/FS	6,233,998	17,089,530	17,632,185	69,421,226	73,856,597	73,856,597
PHB Project Expenditures-MS/PS	2,599,019	2,299,088	2,200,079	0	0	0
Materials and Services Total	20,065,870	31,409,321	42,452,200	84,371,665	87,872,036	88,922,160
Capital Outlay						
Fixed Assets						
Acquisition	0	0	4,088,871	78,611,129	78,611,129	77,600,000
Closing Costs	119,487	13,485	57,434	4,200	4,200	4,200
Prof & Tech Services	308,343	1,497,639	3,401,033	74,500	74,500	74,500
Leasehold Improvements	0	0	181	0	0	0
Environmental Analysis & Remed	566,828	523,691	1,756,979	500	500	500
Demolition & Site Preparation	201,533	110,044	3,847,396	4,231,600	4,231,600	4,231,600
Permits, Review & Fees	32,559	102,324	48,530	0	0	0
Construction Costs	2,844,585	1,290,276	8,357,257	45,112,903	45,112,903	45,112,903
Percent for Art Contribution	41,894	-210	8,726	0	0	0
Infrastructure						
IGA Infrastructure Prof Serv	69,497	0	0	0	0	0
IGA Infrastructure Planning	0	107,677	516,334	0	0	0
IGA Infrastructure Other Soft	153,960	0	0	0	0	0
IGA Infrastructure Constructio	3,433,265	4,429,485	6,835,225	15,042,257	15,042,257	15,042,257
Computer Equipment & Software						
Computer Equipment	0	59,299	142,000	80,000	80,000	80,000
System Software Applications	347,664	0	120,000	0	0	0
Other Capital Equipment						
Furniture & Equipment	0	5,799	0	0	0	0
LID Special Assessments	172,367	13,586	0	0	0	0
Capital Outlay Total	8,291,982	8,153,097	29,179,966	143,157,089	143,157,089	142,145,960
Financial Assistance						
Loans						
Loans To Borrowers	2,689,238	13,743,120	32,235,018	39,501,890	40,151,890	40,151,890
Grants						
Grants to Grantees	18,080,733	9,511,594	37,245,819	11,095,651	11,538,537	11,538,537
Technical Assistance Grants	1,930,738	161,556	812,548	809,328	809,328	809,328
Financial Assistance Total	22,700,710	23,416,270	70,293,385	51,406,869	52,499,755	52,499,755
Debt Service						
Debt Service - Interest	0	0	0	1,250,028	1,250,028	0
Debt Service Total	0	0	0	1,250,028	1,250,028	0
Total Expenditures	64,648,862	74,897,257	154,777,448	293,151,564	297,744,821	296,372,887

Financial Summary
Total Requirements by Account

Total All Funds	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Transfers						
Indirect Cost - Admin Allocat	13,630,028	11,611,800	13,608,290	13,464,206	13,464,206	13,464,206
Loan Repayment - Other Funds	0	0	21,440	594,960	594,960	576,870
Operating Transfers Out	3,754,585	685,155	3,676,074	99,269,115	99,269,115	98,257,986
Transfers Total	17,384,613	12,296,955	17,305,804	113,328,281	113,328,281	112,299,062
Contingency	0	0	249,132,084	111,133,677	106,231,794	107,418,330
Unappropriated Ending Fund Balance	190,817,895	216,837,437	0	0	0	0
Total Requirements	272,851,370	304,031,649	421,215,336	517,613,522	517,304,896	516,090,279

PDC's Fund Structure

PDC has 5 Fund Types and
22 Budget Funds



Description of PDC's Fund Structure

PDC has 22 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.

Enterprise Fund - The Enterprise Fund accounts for economic development activities. Additionally it contains the Enterprise Management Fund, which 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), 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 grants, local grants, and private activities.



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Staffing Summary

The employee position count for FY 2016-17 is 86 positions. This is comprised of 84 Full-Time Equivalent (FTE) and two Limited-Term Equivalent (LTE) positions funded for half the fiscal year.

Total FTE				
	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Department	Actual	Actual	Revised	Adopted
Urban Development	50.1	38.0	38.0	36.5
Executive	24.0	2.0	2.0	2.0
Communications and Social Equity	0.0	6.0	6.0	6.0
Legal and Human Resources	0.0	7.0	7.0	6.0
Opportunities Cooperative	0.0	3.0	3.0	2.0
Finance & Business Operations	40.5	23.0	23.0	19.0
Real Estate and Lending	0.0	14.0	14.0	14.0
Total	114.6	93.0	93.0	85.5

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

FY 2014-15 – FTE count was decreased by 21.6 FTE from FY 2013-14 with the implementation of the reduction in force (via Revised Budget). Real Estate and Lending was established as a department, with 14 FTE moving from Finance and Business Operations and Urban Development into the new department. FTE assigned to Communications and Social Equity, Opportunities Cooperative and Legal and Human Resources in FY 2014-15 were previously included in the Executive.

FY 2015-16 – No changes to the FTE count.

FY 2016-17 – The FY 2016-17 Adopted Budget includes a decrease to 85.5 FTE based on position decisions resulting from the Early Retirement Incentive Program. The decrease is consistent with the anticipated reduction in positions that will occur over time through attrition in PDC's long-term financial plan. PDC's long-term financial plan includes ongoing reductions of two FTE per year through attrition.

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. FY 2016-17 will include funding for one-half LTE through December 31, 2016.

Total LTE				
	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Department	Actual	Actual	Revised	Adopted
Urban Development	3.0	0.0	0.0	0.0
Executive	0.0	0.0	0.0	0.0
Finance & Business Operations	5.0	2.0	2.0	0.5
Total	2.0	2.0	2.0	0.5

General Fund

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 Indirect Fund, City General Fund, EOI General Fund, Grant Offset Fund, Predevelopment Fund, and Urban Redevelopment Fund.

Financial Summary

Total Resources and Requirements

General Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Resources						
Beginning Fund Balance	3,230,300	2,042,835	1,762,246	1,266,625	1,266,625	1,269,360
Revenue						
City General Fund	4,620,796	5,228,187	6,066,486	6,235,580	5,743,466	5,743,466
Fees and Charges	250,516	167,236	44,339	15,464	15,464	15,464
Grants - Federal except HCD	0	40,104	0	0	0	0
Grants - State & Local	56,710	17,265	559,117	59,117	59,117	59,117
Interest on Investments	12,172	8,258	2,000	0	0	0
Loan Collections	131,765	127,254	136,704	57,986	57,986	57,986
Miscellaneous	219,007	57,899	0	0	0	0
Property Income	218,034	187,308	124,406	12,926	12,926	12,926
Reimbursements	93	4,645	0	0	0	0
Service Reimburesments	13,630,028	11,611,800	13,608,290	13,464,206	13,464,206	13,464,206
Transfers In	61,768	306,267	147,871	0	0	0
Total Revenue	19,200,887	17,756,223	20,689,213	19,845,279	19,353,165	19,353,165
Total Resources	22,431,186	19,799,058	22,451,459	21,111,904	20,619,790	20,622,525
Requirements						
Expenditures						
Administration	13,487,332	11,777,609	13,234,024	12,982,158	12,982,158	12,814,812
Economic Development	5,675,657	5,466,561	6,984,398	6,373,240	5,881,126	5,881,126
Housing	89,610	90,448	165,183	18,184	18,184	18,184
Property Redevelopment	331,793	265,217	266,367	230,248	230,248	230,248
Total Expenditures	19,584,392	17,599,835	20,649,972	19,603,830	19,111,716	18,944,370
Transfers	803,958	436,978	612,283	420,509	420,509	420,509
Contingency	0	0	1,189,204	1,087,565	1,087,565	1,257,646
Ending Balance	2,042,835	1,762,245	0	0	0	0
Total Requirements	22,431,186	19,799,058	22,451,459	21,111,904	20,619,790	20,622,525

Financial Summary Five-Year Forecast

PDC General Fund	Revised FY 2015-16	Adopted FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21
Resources						
Beginning Fund Balance	148,624	-	-	-	-	-
Revenue						
City General Fund	6,066,486	5,743,466	5,447,010	5,482,713	5,548,994	5,588,149
Fees and Charges	1,500	-	-	-	-	-
Loan Collections	136,704	57,986	57,986	48,815	48,815	48,815
Total Revenue	6,204,690	5,801,452	5,504,996	5,531,528	5,597,809	5,636,964
Total Resources	6,353,314	5,801,452	5,504,996	5,531,528	5,597,809	5,636,964
Requirements						
Economic Development						
Traded Sector						
A00054-Cluster Development-GEN	30,826	4,744	5,000	5,000	5,000	5,000
A00066-Mayor's Innovatn Funds-GEN	58,709	-	-	-	-	-
A00071-International Business Dev-GEN	100,500	100,000	100,000	100,000	100,000	100,000
A00079-Greater Portland-GEN	100,000	50,000	50,000	50,000	50,000	50,000
A00074-Green & Clean -Cluster Dev-GEN	66,300	85,000	85,000	85,000	85,000	85,000
A00076-Athletic - Cluster Dev-GEN	87,050	85,000	85,000	85,000	85,000	85,000
A00047-Adv Mfg - Cluster Dev-GEN	91,300	85,000	85,000	85,000	85,000	85,000
A00080-Software - Cluster Dev -GEN	230,900	85,000	85,000	85,000	85,000	85,000
A00075-Inclusive Capital Fund-GEN	550,000	-	-	-	-	-
A00078-Entrepreneurial Dev-GEN	201,040	342,628	342,628	342,628	342,628	342,628
A00077-Film/Video-GEN	11,750	5,000	5,000	5,000	5,000	5,000
A0041 F-ÖÖ[!] Á[*!æ	0	75,000	-	-	-	-
Community Economic Development						
A00082-Community Dev Fund-GEN	0	-	-	-	-	-
A00089-NPI & Main St Network-GEN	532,069	636,397	425,397	425,397	425,397	425,397
A00087-Small Business Technical-GEN	807,548	965,178	809,328	809,328	809,328	809,328
A00124-Venture Portland-GEN	347,013	484,483	318,447	318,447	318,447	318,447
A00125-Workforce Development-GEN	1,100,611	1,041,538	1,041,538	1,041,538	1,041,538	1,041,538
A00439-OT/CT Grants	0	30,000	-	-	-	-
Business Lending						
A00392-SBLF-General_GEN	158,143	46,220	46,220	46,220	46,220	46,220
Economic Development Total	4,473,759	4,121,188	3,483,558	3,483,558	3,483,558	3,483,558
Total Program Expenditures	4,473,759	4,121,188	3,483,558	3,483,558	3,483,558	3,483,558
Personnel Services	1,280,289	1,260,351	1,586,692	1,619,536	1,676,975	1,713,436
Total Fund Expenditures	5,754,048	5,381,539	5,070,250	5,103,094	5,160,533	5,196,994
Interfund Transfers - Indirect Charges	312,439	361,927	376,760	379,619	388,461	391,155
Interfund Transfers - Cash Transfers	138,203	57,986	57,986	48,815	48,815	48,815
Contingency	148,624	-	-	-	-	-
Total Fund Requirements	6,353,314	5,801,452	5,504,996	5,531,528	5,597,809	5,636,964



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General Fund Summary Reports

- Account Summary
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Fund Summary
Account Summary by Appropriation

General Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Administration						
Personnel Services						
Salaries & Wages	5,019,851	3,716,336	5,259,304	5,506,944	5,506,944	5,358,367
Salary Decrement Clearing	2,036	1,474	0	0	0	0
Overtime	4,182	3,260	0	0	0	0
Vacation	636,891	574,295	0	0	0	0
Sick Leave	241,507	302,230	0	0	0	0
National Holiday	307,334	294,950	0	0	0	0
Personal Holiday	84,009	89,845	0	0	0	0
Bereavement Leave	11,131	14,941	0	0	0	0
Jury Duty	7,883	2,608	0	0	0	0
Military Leave	0	1,474	0	0	0	0
Compensatory Time	2,908	1,385	0	0	0	0
Management Leave	2,588	4,834	0	0	0	0
FICA	451,519	369,370	0	0	0	0
TriMet Payroll Tax	43,444	35,765	0	0	0	0
Taxes, Health/Dental Insurance	904,717	805,311	2,156,533	2,310,176	2,310,176	2,297,852
Health & Dental - Retirees	96,300	0	0	0	0	0
Life & Disability Insurance	27,875	25,861	0	0	0	0
PERS - Employer	403,707	356,230	0	0	0	0
PERS - Employer Pickup	324,307	290,488	0	0	0	0
Workers Comp - Assessment	1,628	1,611	0	0	0	0
Workers Comp - Ins Expense	16,946	14,546	0	0	0	0
Unemployment Expense	100,444	57,640	0	0	0	0
Bus Pass Reimbursement	31,695	26,539	0	0	0	0
Pension Obligation Bond Pmt	590,536	623,123	735,570	787,521	787,521	787,521
Materials and Services						
Prof Services Contracts	461,088	715,729	850,324	1,078,536	1,078,536	1,078,536
IGA Prof Services Contracts	142,728	147,088	140,500	140,500	140,500	140,500
Temporary Services	93,344	65,192	120,800	21,500	21,500	21,500
Legal Expenses	65,563	58,325	133,282	145,000	145,000	102,200
Recruitment Services	13,241	7,814	5,250	5,000	5,000	5,000
Printing & Graphics	29,886	65,138	69,650	51,650	51,650	51,650
General Office Expense	47,359	13,928	28,400	49,300	49,300	49,300
IGA Other Costs	0	0	35,000	0	0	0
Memberships, Dues, & Certificat	8,380	6,420	11,900	400	400	400
Publications & Resource Mat'ls	11,838	5,759	6,900	6,100	6,100	6,100
Postage & Delivery	11,020	14,268	13,370	15,870	15,870	15,870
Organizational Memberships	31,980	29,905	36,650	31,650	31,650	31,650
Advertising & Publ Notices	83,692	78,885	75,500	73,250	73,250	73,250
Marketing - Resources Dev	480	-480	0	0	0	0
Public Meeting Expenses	17,531	18,995	25,500	50,500	50,500	50,500
Public Meeting Food Expense	0	874	2,000	2,000	2,000	2,000
Special Events Expenses	6,272	2,836	6,500	6,500	6,500	6,500
Event Sponsorship	176,715	211,844	133,000	108,000	108,000	108,000
Special Event Food Expense	500	300	0	0	0	0
Communication Services	10,437	12,320	13,060	14,060	14,060	14,060
Utilities and Water	98,313	2,168	1,750	1,750	1,750	1,750
Insurance	133,332	168,204	175,000	175,000	175,000	175,000
Local Travel	11,460	34,591	36,380	27,380	27,380	27,380
Parking	8,461	269	350	650	650	650
Miscellaneous	1,989	1,197	300	300	300	300
Loan Documents	4,091	2,988	3,300	3,000	3,000	3,000
DMC Admin Services	1,408	0	0	0	0	0
Rents/Leases - Fac	1,114,352	1,217,065	1,245,365	1,055,365	1,055,365	1,055,365
Bldg Repairs & Maint - PDC	214,142	80,701	120,000	100,000	100,000	102,000
Equip Repairs & Maint - PDC	63,573	36,244	45,000	45,000	45,000	45,000
Vehicles Maintenance - PDC	4,693	0	0	0	0	0

Fund Summary
Account Summary by Appropriation

General Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Bldg Repairs & Maint - RE	89	490	0	0	0	0
Software Applications	28,208	23,875	67,850	43,000	43,000	43,000
Software Maintenance	302,802	306,860	253,500	253,000	253,000	253,000
Hosted Services Maintenance	37,285	46,463	58,450	51,800	51,800	51,800
Computer Hardware	62,769	92,737	71,000	71,000	71,000	71,000
Furniture/Equip <\$5k	15,524	5,357	7,000	4,000	4,000	4,000
Training Expense	96,186	67,563	190,250	168,182	168,182	168,182
Training Travel Expenses	12,843	35,508	15,000	16,500	16,500	16,500
Out of Town Travel	15,727	49,700	45,170	37,170	37,170	37,170
Business Meeting Expense	3,907	3,022	14,590	7,090	7,090	7,090
Business Meeting Food Expense	12,414	13,154	7,850	7,850	7,850	7,850
City Overhead Charges	344,225	317,152	357,164	357,164	357,164	391,519
Capital Outlay						
Closing Costs	1,247	0	0	0	0	0
Prof & Tech Services	17,723	137,947	397,262	72,000	72,000	72,000
Environmental Analysis & Remed	577	0	500	500	500	500
Computer Equipment	0	59,299	142,000	80,000	80,000	80,000
System Software Applications	347,664	0	120,000	0	0	0
Furniture & Equipment	0	5,799	0	0	0	0
Financial Assistance						
Technical Assistance Grants	6,835	0	0	0	0	0
Total - Administration	13,487,332	11,777,609	13,234,024	12,982,158	12,982,158	12,814,812
Economic Development						
Personnel Services						
Salaries & Wages	936,978	1,104,003	1,154,187	1,185,517	1,185,517	1,185,517
Overtime	513	124	0	0	0	0
FICA	70,085	82,011	0	0	0	0
TriMet Payroll Tax	6,561	7,759	0	0	0	0
Taxes, Health/Dental Insurance	169,382	204,186	496,337	515,304	515,304	515,304
Life & Disability Insurance	4,780	5,705	0	0	0	0
PERS - Employer	65,885	76,510	0	0	0	0
PERS - Employer Pickup	55,722	64,683	0	0	0	0
Workers Comp - Assessment	319	428	0	0	0	0
Workers Comp - Ins Expense	2,380	2,480	0	0	0	0
Bus Pass Reimbursement	5,700	6,293	0	0	0	0
Materials and Services						
Prof Services Contracts	182,650	229,956	357,785	1,305,744	370,744	370,744
Temporary Services	24,702	0	0	0	0	0
Legal Expenses	4,833	0	0	0	0	0
Printing & Graphics	379	5,847	1,200	1,200	1,200	1,200
General Office Expense	191	112	0	0	0	0
IGA Other Costs	148,412	99,889	95,300	109,000	109,000	109,000
Memberships, Dues, & Certificat	59	176	0	0	0	0
Publications & Resource Mat'ls	16,660	1,100	0	0	0	0
Postage & Delivery	429	24	0	0	0	0
Organizational Memberships	27,295	25,230	2,500	2,500	2,500	2,500
Advertising & Publ Notices	7,202	5,189	0	0	0	0
Public Meeting Expenses	500	0	0	0	0	0
Public Meeting Food Expense	0	113	0	0	0	0
Special Events Expenses	54,585	21,384	0	0	0	0
Event Sponsorship	123,795	99,180	112,350	65,000	65,000	65,000
Special Event Food Expense	20,094	10,963	0	0	0	0
Local Travel	452	356	0	0	0	0
Miscellaneous	930	375	0	0	0	0
Loan Documents	239	46	0	0	0	0
Bank Fees	111	0	0	0	0	0
Software Applications	4,980	1,792	0	0	0	0
Software Maintenance	0	9,500	0	0	0	0
Computer Hardware	0	779	0	0	0	0

Fund Summary
Account Summary by Appropriation

	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
General Fund						
Training Expense	-1,181	824	3,000	3,000	3,000	3,000
Training Travel Expenses	0	2,900	0	0	0	0
Out of Town Travel	54,441	60,605	99,000	100,000	100,000	100,000
Business Meeting Expense	5,003	22,021	0	0	0	0
Business Meeting Food Expense	3,952	5,889	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	0	500	158,143	46,220	46,220	46,220
Grants to Grantees	3,548,140	3,278,346	3,697,048	2,230,427	2,673,313	2,673,313
Technical Assistance Grants	128,500	29,285	807,548	809,328	809,328	809,328
Total - Economic Development	5,675,657	5,466,561	6,984,398	6,373,240	5,881,126	5,881,126
Housing						
Personnel Services						
Salaries & Wages	18,088	6,754	1,689	12,740	12,740	12,740
FICA	1,342	516	0	0	0	0
TriMet Payroll Tax	126	49	0	0	0	0
Taxes, Health/Dental Insurance	2,435	974	717	5,444	5,444	5,444
Life & Disability Insurance	98	36	0	0	0	0
PERS - Employer	1,309	524	0	0	0	0
PERS - Employer Pickup	1,075	407	0	0	0	0
Workers Comp - Assessment	6	2	0	0	0	0
Workers Comp - Ins Expense	81	61	0	0	0	0
Bus Pass Reimbursement	92	40	0	0	0	0
Materials and Services						
Prof Services Contracts	0	1,200	9,600	0	0	0
Insurance	10,918	0	0	0	0	0
Loan Documents	1,268	559	0	0	0	0
Bldg Repairs & Maint - RE	32,882	28,567	136,247	0	0	0
Ppty Insurance - RE	14,724	9,405	11,930	0	0	0
Property Utilities - RE	3,308	3,392	0	0	0	0
Capital Outlay						
Prof & Tech Services	0	10,769	0	0	0	0
Environmental Analysis & Remed	1,859	13,607	5,000	0	0	0
LID Special Assessments	0	13,586	0	0	0	0
Total - Housing	89,610	90,448	165,183	18,184	18,184	18,184
Property Redevelopment						
Personnel Services						
Salaries & Wages	209,246	175,885	185,914	160,821	160,821	160,821
FICA	15,380	12,842	0	0	0	0
TriMet Payroll Tax	1,449	1,218	0	0	0	0
Taxes, Health/Dental Insurance	45,099	39,674	80,253	69,427	69,427	69,427
Life & Disability Insurance	1,036	920	0	0	0	0
PERS - Employer	14,860	12,209	0	0	0	0
PERS - Employer Pickup	12,306	10,260	0	0	0	0
Workers Comp - Assessment	79	73	0	0	0	0
Workers Comp - Ins Expense	1,655	1,461	0	0	0	0
Bus Pass Reimbursement	1,359	985	0	0	0	0
Materials and Services						
Prof Services Contracts	14,970	6,824	0	0	0	0
Temporary Services	6,625	0	0	0	0	0
Legal Expenses	0	748	0	0	0	0
General Office Expense	0	201	0	0	0	0
Memberships, Dues, & Certificat	0	93	0	0	0	0
Publications & Resource Mat'ls	0	253	0	0	0	0
Organizational Memberships	0	60	0	0	0	0
Advertising & Publ Notices	246	0	0	0	0	0
Communication Services	0	170	0	0	0	0
Local Travel	0	32	0	0	0	0
Loan Documents	85	0	200	0	0	0

Fund Summary
Account Summary by Appropriation

	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
General Fund						
Rents/Leases - RE	0	125	0	0	0	0
Bldg Repairs & Maint - RE	1,776	369	0	0	0	0
Property Utilities - RE	742	0	0	0	0	0
Furniture/Equip <\$5k	0	87	0	0	0	0
Business Meeting Expense	0	628	0	0	0	0
Business Meeting Food Expense	336	102	0	0	0	0
Capital Outlay						
Environmental Analysis & Remed	4,545	0	0	0	0	0
Total - Property Redevelopment	331,793	265,217	266,367	230,248	230,248	230,248
Total Expenditures	19,584,392	17,599,835	20,649,972	19,603,830	19,111,716	18,944,370
Contingency	0	0	1,189,204	1,087,565	1,087,565	1,257,646
Indirect Cost - Admin Allocat	247,679	366,090	326,209	362,523	362,523	362,523
Operating Transfers Out	556,279	70,888	286,074	57,986	57,986	57,986
Unappropriated Ending Fund Balance	2,042,835	1,762,245	0	0	0	0
Total Requirements	22,431,186	19,799,058	22,451,459	21,111,904	20,619,790	20,622,525



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Urban Renewal Funds

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

Financial Summary
Total Resources and Requirements

<u>Airport Way URA Fund</u>	<u>Actuals FY 2013-14</u>	<u>Actuals FY 2014-15</u>	<u>Revised FY 2015-16</u>	<u>Proposed FY 2016-17</u>	<u>Approved FY 2016-17</u>	<u>Adopted FY 2016-17</u>
Resources						
Beginning Fund Balance	3,948,379	5,033,626	4,776,522	4,766,103	4,766,103	4,727,491
Revenue						
Fees and Charges	148	228	100	830	830	830
Interest on Investments	24,947	27,594	10,000	10,000	10,000	10,000
Loan Collections	126,583	140,153	116,276	86,079	86,079	86,079
Property Income	1,633,325	0	759,251	385,505	385,505	385,505
Total Revenue	1,785,003	167,975	885,627	482,414	482,414	482,414
Total Resources	5,733,381	5,201,601	5,662,149	5,248,517	5,248,517	5,209,905
Requirements						
Expenditures						
Administration	8,007	4,099	11,795	3,647	3,647	3,647
Economic Development	27,373	6,397	69,732	260,383	260,383	260,383
Property Redevelopment	388,264	205,173	272,720	109,999	109,999	118,348
Total Expenditures	423,644	215,669	354,247	374,029	374,029	382,378
Transfers	276,111	209,410	580,411	119,950	119,950	119,950
Contingency	0	0	4,727,491	4,754,538	4,754,538	4,707,577
Ending Balance	5,033,626	4,776,522	0	0	0	0
Total Requirements	5,733,381	5,201,601	5,662,149	5,248,517	5,248,517	5,209,905

Financial Summary
Total Resources and Requirements

<u>Central Eastside URA Fund</u>	<u>Actuals FY 2013-14</u>	<u>Actuals FY 2014-15</u>	<u>Revised FY 2015-16</u>	<u>Proposed FY 2016-17</u>	<u>Approved FY 2016-17</u>	<u>Adopted FY 2016-17</u>
Resources						
Beginning Fund Balance	4,899,209	10,855,541	15,954,751	13,629,519	13,629,519	13,606,604
Revenue						
Fees and Charges	26,668	2,551	800	1,622	1,622	1,622
Interest on Investments	35,323	69,298	10,000	5,000	5,000	5,000
Loan Collections	656,549	2,236,690	263,511	124,353	124,353	124,353
TIF Debt Proceeds	2,998,800	2,998,783	5,168,320	4,207,546	4,207,546	4,207,546
Miscellaneous	0	11,486	0	0	0	0
Property Income	3,932,854	1,599,383	104,000	104,000	104,000	104,000
Reimbursements	3,781	2,821	0	0	0	0
Total Revenue	7,653,975	6,921,013	5,546,631	4,442,521	4,442,521	4,442,521
Total Resources	12,553,184	17,776,553	21,501,382	18,072,040	18,072,040	18,049,125
Requirements						
Expenditures						
Administration	8,277	31,132	8,511	32,404	32,404	32,404
Economic Development	104,208	21,427	338,423	330,215	330,215	330,215
Housing	40,619	29,800	199,671	3,235,965	3,235,965	3,235,965
Infrastructure	17,340	25,966	160,000	3,069,234	3,069,234	3,069,234
Property Redevelopment	927,075	793,649	6,611,052	1,944,024	1,944,024	1,944,024
Total Expenditures	1,097,518	901,972	7,317,657	8,611,842	8,611,842	8,611,842
Transfers	600,125	919,830	577,121	600,782	600,782	600,782
Contingency	0	0	13,606,604	8,859,416	8,859,416	8,836,501
Ending Balance	10,855,541	15,954,751	0	0	0	0
Total Requirements	12,553,184	17,776,553	21,501,382	18,072,040	18,072,040	18,049,125

Financial Summary

Total Resources and Requirements

<u>Convention Center URA Fund</u>	<u>Actuals FY 2013-14</u>	<u>Actuals FY 2014-15</u>	<u>Revised FY 2015-16</u>	<u>Proposed FY 2016-17</u>	<u>Approved FY 2016-17</u>	<u>Adopted FY 2016-17</u>
Resources						
Beginning Fund Balance	43,224,301	41,234,535	41,116,424	29,674,765	32,044,765	32,042,865
Revenue						
Fees and Charges	8,184	46,018	1,500	1,931	1,931	1,931
Interest on Investments	211,614	231,888	30,000	10,000	10,000	10,000
Loan Collections	496,684	502,263	351,008	342,114	342,114	342,114
TIF Debt Proceeds	21,036	0	0	0	0	0
Miscellaneous	22,807	0	0	0	0	0
Property Income	1,378,892	2,021,179	2,017,290	11,517,290	11,517,290	12,034,543
Transfers In	0	0	0	102,510	102,510	102,510
Total Revenue	2,139,217	2,801,348	2,399,798	11,973,845	11,973,845	12,491,098
Total Resources	45,363,517	44,035,883	43,516,222	41,648,610	44,018,610	44,533,963
Requirements						
Expenditures						
Administration	9,001	5,551	11,795	30,045	30,045	30,045
Economic Development	131,858	2,232	2,000	115,880	115,880	115,880
Housing	669,548	686,375	3,770,000	1,710,000	4,080,000	4,080,000
Infrastructure	4,839	80,773	0	0	0	0
Property Redevelopment	1,845,727	1,891,118	6,660,769	6,901,254	6,901,254	7,170,579
Total Expenditures	2,660,974	2,666,049	10,444,564	8,757,179	11,127,179	11,396,504
Transfers	1,468,008	253,410	1,028,793	31,887,005	31,887,005	31,887,005
Contingency	0	0	32,042,865	1,004,426	1,004,426	1,250,454
Ending Balance	41,234,535	41,116,424	0	0	0	0
Total Requirements	45,363,517	44,035,883	43,516,222	41,648,610	44,018,610	44,533,963

Financial Summary

Total Resources and Requirements

<u>Downtown Waterfront URA Fund</u>	<u>Actuals FY 2013-14</u>	<u>Actuals FY 2014-15</u>	<u>Revised FY 2015-16</u>	<u>Proposed FY 2016-17</u>	<u>Approved FY 2016-17</u>	<u>Adopted FY 2016-17</u>
Resources						
Beginning Fund Balance	13,926,476	14,416,731	18,955,207	35,404,061	35,404,061	35,443,061
Revenue						
Fees and Charges	8,564	194,124	9,324,659	4,980	4,980	4,980
Interest on Investments	70,225	86,674	30,000	10,000	10,000	10,000
Loan Collections	1,172,718	2,929,233	3,748,772	249,899	249,899	249,899
Miscellaneous	436	22,710	0	0	0	0
Property Income	298,202	2,780,783	2,586,805	5,572,835	5,572,835	5,572,835
Reimbursements	14,998	8,645	7,459,570	18,000	18,000	18,000
Total Revenue	1,565,142	6,022,169	23,149,806	5,855,714	5,855,714	5,855,714
Total Resources	15,491,618	20,438,901	42,105,013	41,259,775	41,259,775	41,298,775
Requirements						
Expenditures						
Administration	8,404	4,501	11,795	8,000	8,000	8,000
Economic Development	214,541	468,070	291,698	268,698	268,698	268,698
Housing	0	0	0	1,971,910	1,971,910	1,971,910
Infrastructure	0	0	500,000	2,500,000	2,500,000	2,500,000
Property Redevelopment	271,609	490,713	5,296,812	9,161,281	9,161,281	9,161,281
Total Expenditures	494,553	963,283	6,100,305	13,909,889	13,909,889	13,909,889
Transfers	580,334	520,410	561,647	476,622	476,622	476,622
Contingency	0	0	35,443,061	26,873,264	26,873,264	26,912,264
Ending Balance	14,416,731	18,955,207	0	0	0	0
Total Requirements	15,491,618	20,438,901	42,105,013	41,259,775	41,259,775	41,298,775

Financial Summary
Total Resources and Requirements

<u>Education URA Fund</u>	<u>Actuals FY 2013-14</u>	<u>Actuals FY 2014-15</u>	<u>Revised FY 2015-16</u>	<u>Proposed FY 2016-17</u>	<u>Approved FY 2016-17</u>	<u>Adopted FY 2016-17</u>
Resources						
Beginning Fund Balance	0	796,665	1,056,952	0	0	0
Revenue						
Interest on Investments	1,438	5,162	1,786	0	0	0
TIF Debt Proceeds	1,019,592	1,706,277	0	0	0	0
Miscellaneous	0	712	0	0	0	0
Total Revenue	1,021,030	1,712,151	1,786	0	0	0
Total Resources	1,021,030	2,508,816	1,058,738	0	0	0
Requirements						
Expenditures						
Administration	0	147,679	1,000,945	0	0	0
Economic Development	222	0	0	0	0	0
Housing	82,875	0	0	0	0	0
Infrastructure	93,954	939,133	57,225	0	0	0
Property Redevelopment	27,920	3,861	568	0	0	0
Total Expenditures	204,971	1,090,674	1,058,738	0	0	0
Transfers	19,393	361,190	0	0	0	0
Ending Balance	796,665	1,056,952	0	0	0	0
Total Requirements	1,021,030	2,508,816	1,058,738	0	0	0

Financial Summary
Total Resources and Requirements

<u>Gateway Reg Center URA Fund</u>	<u>Actuals FY 2013-14</u>	<u>Actuals FY 2014-15</u>	<u>Revised FY 2015-16</u>	<u>Proposed FY 2016-17</u>	<u>Approved FY 2016-17</u>	<u>Adopted FY 2016-17</u>
Resources						
Beginning Fund Balance	4,854,219	6,387,662	6,358,307	7,812,965	8,161,453	8,161,453
Revenue						
Fees and Charges	534	2,007	50	1,764	1,764	1,764
Interest on Investments	26,050	32,728	20,832	22,444	22,444	22,444
Loan Collections	12,950	20,240	13,815	12,894	12,894	12,894
TIF Debt Proceeds	3,498,600	3,498,580	4,797,948	4,508,142	4,508,142	4,508,142
Property Income	5,308	7,554	0	0	0	0
Reimbursements	0	3,048	3,600	0	0	0
Total Revenue	3,543,442	3,564,157	4,836,245	4,545,244	4,545,244	4,545,244
Total Resources	8,397,661	9,951,819	11,194,552	12,358,209	12,706,697	12,706,697
Requirements						
Expenditures						
Administration	11,126	10,903	7,285	10,000	10,000	10,000
Economic Development	39,417	21,555	354,271	370,160	370,160	370,160
Housing	927,969	2,790,226	178,837	1,981,978	2,630,466	2,630,466
Infrastructure	62,959	128,719	426,642	2,480,486	2,480,486	2,480,486
Property Redevelopment	193,632	226,158	1,451,815	4,618,056	4,618,056	4,618,056
Total Expenditures	1,235,104	3,177,561	2,418,850	9,460,680	10,109,168	10,109,168
Transfers	774,896	415,950	614,249	711,999	711,999	711,999
Contingency	0	0	8,161,453	2,185,530	1,885,530	1,885,530
Ending Balance	6,387,662	6,358,307	0	0	0	0
Total Requirements	8,397,661	9,951,819	11,194,552	12,358,209	12,706,697	12,706,697

Financial Summary

Total Resources and Requirements

<u>Interstate Corridor URA Fund</u>	<u>Actuals FY 2013-14</u>	<u>Actuals FY 2014-15</u>	<u>Revised FY 2015-16</u>	<u>Proposed FY 2016-17</u>	<u>Approved FY 2016-17</u>	<u>Adopted FY 2016-17</u>
Resources						
Beginning Fund Balance	12,852,946	15,550,161	22,486,620	14,225,851	18,140,851	18,140,851
Revenue						
Fees and Charges	499,684	5,009	1,500	4,991	4,991	4,991
Interest on Investments	72,975	98,695	72,914	39,901	39,901	39,901
Loan Collections	1,284,446	511,949	664,611	167,137	167,137	167,137
TIF Debt Proceeds	11,495,400	11,495,334	18,981,000	18,981,000	18,981,000	18,981,000
Property Income	181,873	185,414	699,124	768,284	768,284	792,406
Reimbursements	50,312	45,083	63,529	63,529	63,529	71,526
Total Revenue	13,584,690	12,341,485	20,482,678	20,024,842	20,024,842	20,056,961
Total Resources	26,437,637	27,891,646	42,969,298	34,250,693	38,165,693	38,197,812
Requirements						
Expenditures						
Administration	31,190	36,083	34,133	22,532	22,532	22,532
Economic Development	791,806	261,114	8,935,324	916,903	916,903	916,903
Housing	2,735,290	1,324,162	5,558,846	9,058,948	17,723,948	17,723,948
Infrastructure	2,763,401	361,275	3,593,207	2,784,483	2,784,483	2,784,483
Property Redevelopment	2,094,145	1,689,090	4,864,783	4,425,009	4,425,009	4,432,394
Total Expenditures	8,415,832	3,671,725	22,986,293	17,207,875	25,872,875	25,880,260
Transfers	2,471,644	1,733,300	1,842,154	2,075,948	2,075,948	2,075,948
Contingency	0	0	18,140,851	14,966,870	10,216,870	10,241,604
Ending Balance	15,550,161	22,486,620	0	0	0	0
Total Requirements	26,437,637	27,891,646	42,969,298	34,250,693	38,165,693	38,197,812

Financial Summary
Total Resources and Requirements

<u>Lents Town Center URA Fund</u>	<u>Actuals FY 2013-14</u>	<u>Actuals FY 2014-15</u>	<u>Revised FY 2015-16</u>	<u>Proposed FY 2016-17</u>	<u>Approved FY 2016-17</u>	<u>Adopted FY 2016-17</u>
Resources						
Beginning Fund Balance	11,200,993	15,409,526	18,589,745	17,066,817	17,066,817	17,066,817
Revenue						
Fees and Charges	10,381	6,622	50,300	31,211	31,211	31,211
Interest on Investments	61,885	89,993	61,040	51,118	51,118	51,118
Loan Collections	193,272	1,031,301	209,149	122,117	122,117	122,117
TIF Debt Proceeds	8,634,437	8,996,349	9,990,000	13,290,000	16,690,000	16,690,000
Property Income	54,735	67,714	61,025	1,261,874	1,261,874	1,312,545
Reimbursements	126,920	10,876	82,500	81,593	81,593	73,056
Total Revenue	9,081,630	10,202,855	10,454,014	14,837,913	18,237,913	18,280,047
Total Resources	20,282,623	25,612,380	29,043,759	31,904,730	35,304,730	35,346,864
Requirements						
Expenditures						
Administration	22,143	27,554	19,327	20,000	20,000	20,000
Economic Development	371,348	128,400	866,270	896,266	896,266	896,266
Housing	1,376,033	1,349,242	1,794,840	8,553,402	11,953,402	11,953,402
Infrastructure	357,558	1,092,294	1,042,058	3,096,082	3,096,082	3,096,082
Property Redevelopment	932,310	3,177,225	6,754,073	17,296,788	17,296,788	17,306,851
Total Expenditures	3,059,392	5,774,715	10,476,568	29,862,538	33,262,538	33,272,601
Transfers	1,813,705	1,247,920	1,500,374	1,824,654	1,824,654	1,824,654
Contingency	0	0	17,066,817	217,538	217,538	249,609
Ending Balance	15,409,526	18,589,745	0	0	0	0
Total Requirements	20,282,623	25,612,380	29,043,759	31,904,730	35,304,730	35,346,864

Financial Summary
Total Resources and Requirements

<u>NPI URA Fund</u>	<u>Actuals</u> <u>FY 2013-14</u>	<u>Actuals</u> <u>FY 2015-16</u>	<u>Proposed</u> <u>FY 2016-17</u>	<u>Approved</u> <u>FY 2016-17</u>	<u>Adopted</u> <u>FY 2016-17</u>
Resources					
Beginning Fund Balance	0	128,000	529,332	468,026	463,026
Revenue					
Grants - State & Local	0	0	330,473	243,799	243,799
Interest on Investments	0	1,030	2,153	672	672
TIF Debt Proceeds	178,000	534,760	157,414	563,466	563,466
Total Revenue	178,000	535,790	490,040	807,937	807,937
Total Resources	178,000	663,790	1,019,372	1,275,963	1,270,963
Requirements					
Expenditures					
Economic Development	50,000	134,458	515,000	915,000	915,000
Total Expenditures	50,000	134,458	515,000	915,000	915,000
Transfers	0	0	41,346	96,178	96,178
Contingency	0	0	463,026	264,785	259,785
Ending Balance	128,000	529,332	0	0	0
Total Requirements	178,000	663,790	1,019,372	1,275,963	1,270,963

Financial Summary

Total Resources and Requirements

<u>North Macadam URA Fund</u>	<u>Actuals FY 2013-14</u>	<u>Actuals FY 2014-15</u>	<u>Revised FY 2015-16</u>	<u>Proposed FY 2016-17</u>	<u>Approved FY 2016-17</u>	<u>Adopted FY 2016-17</u>
Resources						
Beginning Fund Balance	2,161,086	6,829,038	9,185,550	7,244,648	7,344,648	7,305,648
Revenue						
Fees and Charges	333,397	0	0	136	136	136
Interest on Investments	14,384	40,108	20,000	30,000	30,000	30,000
Loan Collections	38,912	38,912	27,239	27,238	27,238	27,238
TIF Debt Proceeds	5,827,668	3,253,658	1,740,000	19,593,000	8,993,000	8,993,000
Miscellaneous	16,933	0	17,000	0	0	0
Property Income	2,136,187	275,589	7,936,062	1,936,062	1,936,062	1,961,895
Reimbursements	55,652	55,857	0	0	0	0
Transfers In	2,721,538	0	0	0	0	0
Total Revenue	11,144,671	3,664,124	9,740,301	21,586,436	10,986,436	11,012,269
Total Resources	13,305,757	10,493,162	18,925,851	28,831,084	18,331,084	18,317,917
Requirements						
Expenditures						
Administration	14,211	29,791	5,740	20,000	20,000	20,000
Economic Development	1,454	526,836	14,732	3,605	3,605	3,605
Housing	859,905	17,080	9,360,000	18,500,000	8,100,000	8,100,000
Infrastructure	4,252,651	240,935	886,318	2,455,831	2,455,831	2,455,831
Property Redevelopment	240,279	306,030	357,476	5,246,646	5,246,646	5,248,307
Total Expenditures	5,368,500	1,120,672	10,624,266	26,226,082	15,826,082	15,827,743
Transfers	1,108,219	186,940	995,937	815,394	815,394	815,394
Contingency	0	0	7,305,648	1,789,608	1,689,608	1,674,780
Ending Balance	6,829,038	9,185,550	0	0	0	0
Total Requirements	13,305,757	10,493,162	18,925,851	28,831,084	18,331,084	18,317,917

Financial Summary

Total Resources and Requirements

<u>River District URA Fund</u>	<u>Actuals FY 2013-14</u>	<u>Actuals FY 2014-15</u>	<u>Revised FY 2015-16</u>	<u>Proposed FY 2016-17</u>	<u>Approved FY 2016-17</u>	<u>Adopted FY 2016-17</u>
Resources						
Beginning Fund Balance	38,290,152	49,258,181	52,655,293	83,072,154	83,072,154	82,465,148
Revenue						
Fees and Charges	425,937	9,567	10,000	7,579	7,579	7,579
Grants - Federal except HCD	0	1,136,210	1,969,511	1,088,734	1,088,734	1,088,734
Interest on Investments	228,884	292,358	200,000	0	200,000	200,000
Loan Collections	272,504	14,814,703	5,359,380	235,823	235,823	235,823
TIF Debt Proceeds	25,044,978	21,491,234	59,916,660	44,247,045	44,047,045	44,053,039
Other Debt Proceeds	0	0	11,497,639	13,327,183	13,327,183	13,342,901
Miscellaneous	253,545	0	4,834	0	0	0
Property Income	3,637,678	3,061,391	9,548,749	6,966,015	6,966,015	6,814,264
Reimbursements	1,063,005	395,953	179,235	0	0	0
Transfers In	0	0	21,440	492,450	492,450	474,360
Total Revenue	30,926,531	41,201,417	88,707,448	66,364,829	66,364,829	66,216,700
Total Resources	69,216,683	90,459,598	141,362,741	149,436,983	149,436,983	148,681,848
Requirements						
Expenditures						
Administration	53,380	69,511	652,317	65,000	65,000	1,307,027
Economic Development	562,024	147,075	772,971	161,227	161,227	161,227
Housing	807,405	13,191,733	7,930,070	21,304,023	21,055,906	21,055,906
Infrastructure	750,941	2,584,940	2,615,958	3,979,475	3,979,475	3,979,475
Property Redevelopment	14,018,768	16,298,527	38,640,718	23,045,309	23,045,309	22,563,068
Debt Service	0	0	0	1,250,028	1,250,028	0
Total Expenditures	16,192,518	32,291,786	50,612,034	49,805,062	49,556,945	49,066,703
Transfers	3,765,984	5,512,520	8,285,559	73,305,475	73,305,475	72,294,346
Contingency	0	0	82,465,148	26,326,446	26,574,563	27,320,799
Ending Balance	49,258,181	52,655,293	0	0	0	0
Total Requirements	69,216,683	90,459,598	141,362,741	149,436,983	149,436,983	148,681,848

Financial Summary
Total Resources and Requirements

<u>South Park Blocks URA Fund</u>	<u>Actuals FY 2013-14</u>	<u>Actuals FY 2014-15</u>	<u>Revised FY 2015-16</u>	<u>Proposed FY 2016-17</u>	<u>Approved FY 2016-17</u>	<u>Adopted FY 2016-17</u>
Resources						
Beginning Fund Balance	9,316,896	7,985,626	8,127,057	8,273,016	8,273,016	8,273,016
Revenue						
Fees and Charges	301	617	300	837	837	837
Interest on Investments	43,223	45,365	10,000	10,000	10,000	10,000
Loan Collections	161,197	253,010	679,654	87,438	87,438	87,438
Miscellaneous	15	20,993	0	0	0	0
Property Income	39,000	24,000	0	0	0	0
Total Revenue	243,736	343,985	689,954	98,275	98,275	98,275
Total Resources	9,560,632	8,329,610	8,817,011	8,371,291	8,371,291	8,371,291
Requirements						
Expenditures						
Administration	11,435	4,422	11,795	5,000	5,000	5,000
Economic Development	320	296	200,100	200,000	200,000	200,000
Housing	1,333,373	0	0	3,105,000	3,105,000	3,105,000
Infrastructure	9,610	148,561	0	0	0	0
Property Redevelopment	81,046	12,745	79,003	52,104	52,104	52,104
Total Expenditures	1,435,784	166,023	290,898	3,362,104	3,362,104	3,362,104
Transfers	139,223	36,530	253,097	305,615	305,615	305,615
Contingency	0	0	8,273,016	4,703,572	4,703,572	4,703,572
Ending Balance	7,985,626	8,127,057	0	0	0	0
Total Requirements	9,560,632	8,329,610	8,817,011	8,371,291	8,371,291	8,371,291

Financial Summary
Total Resources and Requirements

<u>Willamette Industrial URA Fund</u>	<u>Actuals FY 2013-14</u>	<u>Actuals FY 2014-15</u>	<u>Revised FY 2015-16</u>	<u>Proposed FY 2016-17</u>	<u>Approved FY 2016-17</u>	<u>Adopted FY 2016-17</u>
Resources						
Beginning Fund Balance	3,169,284	4,000,757	4,199,836	3,968,232	3,968,232	3,968,232
Revenue						
Interest on Investments	17,167	22,836	10,000	10,000	10,000	10,000
TIF Debt Proceeds	999,600	258,821	0	0	0	0
Total Revenue	1,016,767	281,656	10,000	10,000	10,000	10,000
Total Resources	4,186,051	4,282,414	4,209,836	3,978,232	3,978,232	3,978,232
Requirements						
Expenditures						
Administration	1,569	3,819	8,920	5,718	5,718	5,718
Economic Development	5,848	753	96,059	95,000	95,000	95,000
Property Redevelopment	194	246	20,000	20,000	20,000	20,000
Total Expenditures	7,611	4,818	124,979	120,718	120,718	120,718
Transfers	177,683	77,760	116,625	0	0	0
Contingency	0	0	3,968,232	3,857,514	3,857,514	3,857,514
Ending Balance	4,000,757	4,199,836	0	0	0	0
Total Requirements	4,186,051	4,282,414	4,209,836	3,978,232	3,978,232	3,978,232

Urban Renewal Funds Summary Reports

- Account Summary
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Fund Summary
Account Summary by Appropriation

<u>Airport Way URA Fund</u>	<u>Actuals FY 2013-14</u>	<u>Actuals FY 2014-15</u>	<u>Revised FY 2015-16</u>	<u>Proposed FY 2016-17</u>	<u>Approved FY 2016-17</u>	<u>Adopted FY 2016-17</u>
Administration						
Personnel Services						
Salaries & Wages	113	0	0	0	0	0
FICA	9	0	0	0	0	0
TriMet Payroll Tax	1	0	0	0	0	0
Taxes, Health/Dental Insurance	35	0	0	0	0	0
Life & Disability Insurance	1	0	0	0	0	0
PERS - Employer	7	0	0	0	0	0
PERS - Employer Pickup	7	0	0	0	0	0
Materials and Services						
IGA Prof Services Contracts	0	0	2,875	0	0	0
DMC Admin Services	7,485	3,749	8,920	3,647	3,647	3,647
Bank Fees	350	350	0	0	0	0
Total - Administration	8,007	4,099	11,795	3,647	3,647	3,647
Economic Development						
Personnel Services						
Salaries & Wages	10,014	4,341	10,308	3,613	3,613	3,613
FICA	763	328	0	0	0	0
TriMet Payroll Tax	72	31	0	0	0	0
Taxes, Health/Dental Insurance	1,604	806	4,424	1,570	1,570	1,570
Life & Disability Insurance	48	24	0	0	0	0
PERS - Employer	691	289	0	0	0	0
PERS - Employer Pickup	605	261	0	0	0	0
Workers Comp - Assessment	3	2	0	0	0	0
Workers Comp - Ins Expense	27	10	0	0	0	0
Bus Pass Reimbursement	46	33	0	0	0	0
Materials and Services						
Prof Services Contracts	13,500	250	55,000	55,000	55,000	55,000
Loan Documents	0	21	0	200	200	200
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	0	0	0	200,000	200,000	200,000
Total - Economic Development	27,373	6,397	69,732	260,383	260,383	260,383
Property Redevelopment						
Personnel Services						
Salaries & Wages	12,282	21,341	24,186	21,450	21,450	21,450
FICA	936	1,628	0	0	0	0
TriMet Payroll Tax	88	154	0	0	0	0
Taxes, Health/Dental Insurance	2,353	5,444	10,574	9,053	9,053	9,053
Life & Disability Insurance	65	117	0	0	0	0
PERS - Employer	909	1,304	0	0	0	0
PERS - Employer Pickup	751	1,132	0	0	0	0
Workers Comp - Assessment	4	8	0	0	0	0
Workers Comp - Ins Expense	101	189	0	0	0	0
Bus Pass Reimbursement	34	117	0	0	0	0
Materials and Services						
Prof Services Contracts	0	0	0	1,000	1,000	1,000
Legal Expenses	3,120	10,384	5,000	5,000	5,000	5,000
Printing & Graphics	0	159	0	0	0	0
Advertising & Publ Notices	0	193	0	0	0	0
Loan Documents	56	0	0	0	0	0
Rents/Leases - RE	0	7,768	0	0	0	0
Bldg Repairs & Maint - RE	87,406	61,640	54,000	54,000	54,000	19,000
Ppty Mgmt Operating Exp-RE	0	0	10,000	10,000	10,000	49,000
Property Taxes - RE	10,550	8,897	46,611	9,496	9,496	13,845
Capital Outlay						
Closing Costs	85,787	0	42,349	0	0	0
Prof & Tech Services	38,734	42,189	0	0	0	0

Fund Summary
Account Summary by Appropriation

Airport Way URA Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Environmental Analysis & Remed	0	5,000	0	0	0	0
Demolition & Site Preparation	130,508	0	0	0	0	0
Permits, Review & Fees	14,580	37,508	0	0	0	0
Construction Costs	0	0	80,000	0	0	0
Total - Property Redevelopment	388,264	205,173	272,720	109,999	109,999	118,348
Total Expenditures	423,644	215,669	354,247	374,029	374,029	382,378
Contingency	0	0	4,727,491	4,754,538	4,754,538	4,707,577
Indirect Cost - Admin Allocat	276,111	209,410	580,411	119,950	119,950	119,950
Unappropriated Ending Fund Balance	5,033,626	4,776,522	0	0	0	0
Total Requirements	5,733,381	5,201,601	5,662,149	5,248,517	5,248,517	5,209,905

Fund Summary
Account Summary by Appropriation

Central Eastside URA Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Administration						
Personnel Services						
Salaries & Wages	563	0	0	0	0	0
FICA	54	0	0	0	0	0
TriMet Payroll Tax	5	0	0	0	0	0
Taxes, Health/Dental Insurance	88	0	0	0	0	0
Life & Disability Insurance	4	0	0	0	0	0
PERS - Employer	54	0	0	0	0	0
PERS - Employer Pickup	43	0	0	0	0	0
Workers Comp - Ins Expense	1	0	0	0	0	0
Bus Pass Reimbursement	4	0	0	0	0	0
Materials and Services						
IGA Prof Services Contracts	0	0	0	0	0	0
Advertising & Publ Notices	0	20,240	0	0	0	0
DMC Admin Services	6,760	10,191	8,511	32,404	32,404	32,404
Bank Fees	700	700	0	0	0	0
Total - Administration	8,277	31,132	8,511	32,404	32,404	32,404
Economic Development						
Personnel Services						
Salaries & Wages	32,664	14,002	26,998	21,059	21,059	21,059
FICA	2,486	1,032	0	0	0	0
TriMet Payroll Tax	233	100	0	0	0	0
Taxes, Health/Dental Insurance	6,843	2,609	11,425	9,156	9,156	9,156
Life & Disability Insurance	169	76	0	0	0	0
PERS - Employer	2,240	982	0	0	0	0
PERS - Employer Pickup	1,906	841	0	0	0	0
Workers Comp - Assessment	12	5	0	0	0	0
Workers Comp - Ins Expense	83	32	0	0	0	0
Bus Pass Reimbursement	334	80	0	0	0	0
Materials and Services						
Prof Services Contracts	16,016	0	0	0	0	0
Legal Expenses	200	0	0	0	0	0
Organizational Memberships	0	770	0	0	0	0
Local Travel	3	0	0	0	0	0
Loan Documents	0	773	0	0	0	0
Loan Servicing Costs	411	0	0	0	0	0
Business Meeting Expense	0	125	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	35,648	0	300,000	300,000	300,000	300,000
Grants to Grantees	4,960	0	0	0	0	0
Total - Economic Development	104,208	21,427	338,423	330,215	330,215	330,215
Housing						
Materials and Services						
PHB Project Expenditures-CO/FS	0	0	199,671	3,235,965	3,235,965	3,235,965
PHB Project Expenditures-MS/PS	40,619	29,800	0	0	0	0
Total - Housing	40,619	29,800	199,671	3,235,965	3,235,965	3,235,965
Infrastructure						
Personnel Services						
Salaries & Wages	484	1,379	0	12,343	12,343	12,343
FICA	38	103	0	0	0	0
TriMet Payroll Tax	4	10	0	0	0	0
Taxes, Health/Dental Insurance	106	134	0	5,391	5,391	5,391
Life & Disability Insurance	3	8	0	0	0	0
PERS - Employer	37	114	0	0	0	0
PERS - Employer Pickup	31	81	0	0	0	0
Workers Comp - Ins Expense	2	18	0	0	0	0
Bus Pass Reimbursement	3	4	0	0	0	0

Fund Summary
Account Summary by Appropriation

	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Central Eastside URA Fund						
Materials and Services						
Rents/Leases - RE	0	425	0	0	0	0
Bldg Repairs & Maint - RE	19,913	22,531	47,915	25,000	25,000	25,000
Ppty Mgmt Operating Exp-RE	-454	0	0	0	0	0
Prop Mgmt Fees - RE	-1,077	0	0	0	0	0
Ppty Insurance - RE	-688	1,158	1,500	1,500	1,500	1,500
Property Utilities - RE	-1,063	0	0	0	0	0
Capital Outlay						
Environmental Analysis & Remed	0	0	585	0	0	0
Construction Costs	0	0	0	2,000,000	2,000,000	2,000,000
IGA Infrastructure Constructio	0	0	110,000	1,025,000	1,025,000	1,025,000
Total - Infrastructure	17,340	25,966	160,000	3,069,234	3,069,234	3,069,234
Property Redevelopment						
Personnel Services						
Salaries & Wages	175,568	112,637	94,021	115,893	115,893	115,893
FICA	13,056	8,449	0	0	0	0
TriMet Payroll Tax	1,236	800	0	0	0	0
Taxes, Health/Dental Insurance	28,125	15,652	40,636	50,471	50,471	50,471
Life & Disability Insurance	925	600	0	0	0	0
PERS - Employer	12,603	8,027	0	0	0	0
PERS - Employer Pickup	10,247	6,728	0	0	0	0
Workers Comp - Assessment	58	44	0	0	0	0
Workers Comp - Ins Expense	669	405	0	0	0	0
Bus Pass Reimbursement	912	766	0	0	0	0
Materials and Services						
Prof Services Contracts	62,859	54,092	5,350,000	650,000	650,000	650,000
IGA Prof Services Contracts	41,971	88,794	22,235	0	0	0
Legal Expenses	4,814	0	1,500	0	0	0
General Office Expense	0	7	0	0	0	0
Postage & Delivery	7	10	0	0	0	0
Special Events Expenses	4,213	0	0	0	0	0
Special Event Food Expense	2,000	0	0	0	0	0
Local Travel	17	0	0	0	0	0
Loan Documents	234	0	500	500	500	500
Bldg Repairs & Maint - RE	28,993	11,723	47,200	47,200	47,200	47,200
Ppty Mgmt Operating Exp-RE	14,201	15,568	18,400	18,400	18,400	18,400
Prop Mgmt Fees - RE	4,727	3,650	3,860	3,860	3,860	3,860
Ppty Insurance - RE	2,225	1,082	1,500	1,500	1,500	1,500
Property Utilities - RE	11,635	10,229	6,200	6,200	6,200	6,200
Asset Disposal Costs - RE	5,000	0	0	0	0	0
Software Applications	0	57	0	0	0	0
Training Travel Expenses	286	0	0	0	0	0
Out of Town Travel	4,314	781	0	0	0	0
Business Meeting Expense	186	405	0	0	0	0
Capital Outlay						
Closing Costs	8,700	5,286	0	0	0	0
Prof & Tech Services	13,512	8,651	0	0	0	0
Environmental Analysis & Remed	61,802	77,616	0	0	0	0
Permits, Review & Fees	1,462	19,350	0	0	0	0
Construction Costs	54,800	0	0	0	0	0
LID Special Assessments	24,681	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	114,142	0	600,000	600,000	600,000	600,000
Grants to Grantees	216,897	342,241	425,000	450,000	450,000	450,000
Total - Property Redevelopment	927,075	793,649	6,611,052	1,944,024	1,944,024	1,944,024
Total Expenditures	1,097,518	901,972	7,317,657	8,611,842	8,611,842	8,611,842
Contingency	0	0	13,606,604	8,859,416	8,859,416	8,836,501
Indirect Cost - Admin Allocat	600,125	919,830	577,121	600,782	600,782	600,782
Unappropriated Ending Fund Balance	10,855,541	15,954,751	0	0	0	0

Fund Summary
Account Summary by Appropriation

<u>Central Eastside URA Fund</u>	<u>Actuals FY 2013-14</u>	<u>Actuals FY 2014-15</u>	<u>Revised FY 2015-16</u>	<u>Proposed FY 2016-17</u>	<u>Approved FY 2016-17</u>	<u>Adopted FY 2016-17</u>
Total Requirements	12,553,184	17,776,553	21,501,382	18,072,040	18,072,040	18,049,125

Fund Summary
Account Summary by Appropriation

Convention Center URA Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Administration						
Personnel Services						
Salaries & Wages	55	0	0	0	0	0
FICA	6	0	0	0	0	0
TriMet Payroll Tax	1	0	0	0	0	0
Taxes, Health/Dental Insurance	19	0	0	0	0	0
PERS - Employer	6	0	0	0	0	0
PERS - Employer Pickup	4	0	0	0	0	0
Materials and Services						
IGA Prof Services Contracts	550	1,050	2,875	0	0	0
DMC Admin Services	7,485	3,801	8,920	30,045	30,045	30,045
Bank Fees	875	700	0	0	0	0
Total - Administration	9,001	5,551	11,795	30,045	30,045	30,045
Economic Development						
Personnel Services						
Salaries & Wages	10,159	733	0	4,066	4,066	4,066
FICA	734	55	0	0	0	0
TriMet Payroll Tax	69	5	0	0	0	0
Taxes, Health/Dental Insurance	2,416	122	0	1,704	1,704	1,704
Life & Disability Insurance	63	4	0	0	0	0
PERS - Employer	371	47	0	0	0	0
PERS - Employer Pickup	269	42	0	0	0	0
Workers Comp - Assessment	3	0	0	0	0	0
Workers Comp - Ins Expense	21	1	0	0	0	0
Bus Pass Reimbursement	6	3	0	0	0	0
Materials and Services						
Prof Services Contracts	0	0	0	0	0	0
Legal Expenses	173	414	0	0	0	0
Loan Documents	218	57	2,000	110	110	110
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	117,356	749	0	110,000	110,000	110,000
Total - Economic Development	131,858	2,232	2,000	115,880	115,880	115,880
Housing						
Materials and Services						
PHB Project Expenditures-CO/FS	258,630	310,344	3,770,000	1,710,000	4,080,000	4,080,000
PHB Project Expenditures-MS/PS	410,919	376,032	0	0	0	0
Total - Housing	669,548	686,375	3,770,000	1,710,000	4,080,000	4,080,000
Infrastructure						
Personnel Services						
Salaries & Wages	1,009	4,834	0	0	0	0
FICA	76	365	0	0	0	0
TriMet Payroll Tax	7	35	0	0	0	0
Taxes, Health/Dental Insurance	209	812	0	0	0	0
Life & Disability Insurance	5	26	0	0	0	0
PERS - Employer	67	318	0	0	0	0
PERS - Employer Pickup	60	288	0	0	0	0
Workers Comp - Assessment	0	2	0	0	0	0
Workers Comp - Ins Expense	2	11	0	0	0	0
Bus Pass Reimbursement	4	39	0	0	0	0
Materials and Services						
Prof Services Contracts	3,400	74,043	0	0	0	0
Total - Infrastructure	4,839	80,773	0	0	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	102,638	44,040	103,240	61,794	61,794	61,794
FICA	7,593	3,299	0	0	0	0
TriMet Payroll Tax	720	314	0	0	0	0

Fund Summary
Account Summary by Appropriation

Convention Center URA Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Taxes, Health/Dental Insurance	17,261	6,926	43,986	25,953	25,953	25,953
Life & Disability Insurance	538	223	0	0	0	0
PERS - Employer	7,474	3,144	0	0	0	0
PERS - Employer Pickup	6,089	2,625	0	0	0	0
Workers Comp - Assessment	32	15	0	0	0	0
Workers Comp - Ins Expense	339	158	0	0	0	0
Bus Pass Reimbursement	600	278	0	0	0	0
Materials and Services						
Prof Services Contracts	73,727	74,916	579,383	5,000	5,000	5,000
IGA Prof Services Contracts	100,000	0	0	0	0	0
Legal Expenses	8,422	0	86,000	0	0	0
Printing & Graphics	750	166	0	0	0	0
Postage & Delivery	0	2	0	0	0	0
Insurance	2,799	0	0	0	0	0
Local Travel	4	12	0	0	0	0
Loan Documents	16	0	0	0	0	0
Equip Lease & Rentals - PDC	2,898	0	12,053	0	0	0
Bldg Repairs & Maint - RE	199,846	183,258	235,733	235,733	235,733	154,801
Prop Mgmt Revenue Sharing - RE	143,131	313,241	421,862	421,862	421,862	491,361
Ppty Mgmt Operating Exp-RE	561,235	816,508	797,139	797,139	797,139	1,046,243
Prop Mgmt Fees - RE	103,807	56,119	80,512	80,512	80,512	101,202
Property Taxes - RE	83,066	95,649	89,297	89,297	89,297	92,500
Ppty Insurance - RE	42,584	24,315	20,100	20,100	20,100	19,400
Property Utilities - RE	155,647	170,514	161,379	161,364	161,364	169,825
Out of Town Travel	1,522	1,019	0	0	0	0
Business Meeting Food Expense	140	0	0	0	0	0
Capital Outlay						
Acquisition	0	0	0	5,000,000	5,000,000	5,000,000
Prof & Tech Services	3,450	4,500	30,085	2,500	2,500	2,500
Environmental Analysis & Remed	4,972	0	0	0	0	0
Demolition & Site Preparation	35,000	0	0	0	0	0
LID Special Assessments	124,809	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	0	62,095	4,000,000	0	0	0
Grants to Grantees	54,616	27,782	0	0	0	0
Total - Property Redevelopment	1,845,727	1,891,118	6,660,769	6,901,254	6,901,254	7,170,579
Total Expenditures	2,660,974	2,666,049	10,444,564	8,757,179	11,127,179	11,396,504
Contingency	0	0	32,042,865	1,004,426	1,004,426	1,250,454
Indirect Cost - Admin Allocat	1,468,008	253,410	1,028,793	1,287,005	1,287,005	1,287,005
Operating Transfers Out	0	0	0	30,600,000	30,600,000	30,600,000
Unappropriated Ending Fund Balance	41,234,535	41,116,424	0	0	0	0
Total Requirements	45,363,517	44,035,883	43,516,222	41,648,610	44,018,610	44,533,963

Fund Summary
Account Summary by Appropriation

<u>Downtown Waterfront URA Fund</u>	<u>Actuals FY 2013-14</u>	<u>Actuals FY 2014-15</u>	<u>Revised FY 2015-16</u>	<u>Proposed FY 2016-17</u>	<u>Approved FY 2016-17</u>	<u>Adopted FY 2016-17</u>
Administration						
Personnel Services						
Salaries & Wages	316	0	0	0	0	0
FICA	24	0	0	0	0	0
TriMet Payroll Tax	2	0	0	0	0	0
Life & Disability Insurance	2	0	0	0	0	0
PERS - Employer	27	0	0	0	0	0
PERS - Employer Pickup	19	0	0	0	0	0
Workers Comp - Ins Expense	1	0	0	0	0	0
Bus Pass Reimbursement	3	0	0	0	0	0
Materials and Services						
IGA Prof Services Contracts	0	0	2,875	0	0	0
DMC Admin Services	7,485	3,801	8,920	8,000	8,000	8,000
Bank Fees	525	700	0	0	0	0
Total - Administration	8,404	4,501	11,795	8,000	8,000	8,000
Economic Development						
Personnel Services						
Salaries & Wages	13,939	37,496	43,391	36,697	36,697	36,697
FICA	1,035	2,830	0	0	0	0
TriMet Payroll Tax	97	268	0	0	0	0
Taxes, Health/Dental Insurance	3,363	6,600	18,809	15,947	15,947	15,947
Life & Disability Insurance	82	203	0	0	0	0
PERS - Employer	837	2,710	0	0	0	0
PERS - Employer Pickup	721	2,104	0	0	0	0
Workers Comp - Assessment	5	13	0	0	0	0
Workers Comp - Ins Expense	59	220	0	0	0	0
Bus Pass Reimbursement	81	235	0	0	0	0
Materials and Services						
Prof Services Contracts	0	7,584	0	0	0	0
Legal Expenses	90	0	0	0	0	0
Printing & Graphics	0	34	0	0	0	0
Advertising & Publ Notices	0	189	0	0	0	0
Event Sponsorship	0	175	0	0	0	0
Local Travel	0	13	0	0	0	0
Loan Documents	433	10	100	100	100	100
Bldg Repairs & Maint - PDC	0	690	0	0	0	0
Bldg Repairs & Maint - RE	17,833	38,522	38,500	38,500	38,500	38,500
Property Taxes - RE	0	0	12,454	12,454	12,454	12,454
Capital Outlay						
Prof & Tech Services	10,764	33,566	5,000	0	0	0
Permits, Review & Fees	0	16,171	0	0	0	0
Construction Costs	0	305,962	8,444	0	0	0
Capital Outlay	10,764	355,699	13,444	0	0	0
Financial Assistance						
Loans To Borrowers	87,568	0	100,000	165,000	165,000	165,000
Grants to Grantees	77,636	12,476	65,000	0	0	0
Total - Economic Development	214,541	468,070	291,698	268,698	268,698	268,698
Housing						
Materials and Services						
PHB Project Expenditures-CO/FS	0	0	0	1,971,910	1,971,910	1,971,910
Total - Housing	0	0	0	1,971,910	1,971,910	1,971,910
Infrastructure						
Capital Outlay						
Construction Costs	0	0	500,000	2,500,000	2,500,000	2,500,000
IGA Infrastructure Constructio	0	0	0	0	0	0
Total - Infrastructure	0	0	500,000	2,500,000	2,500,000	2,500,000
Property Redevelopment						
Personnel Services						

Fund Summary
Account Summary by Appropriation

	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
<u>Downtown Waterfront URA Fund</u>						
Salaries & Wages	49,943	103,104	97,695	83,895	83,895	83,895
FICA	3,642	7,642	0	0	0	0
TriMet Payroll Tax	350	736	0	0	0	0
Taxes, Health/Dental Insurance	7,678	16,067	41,634	36,217	36,217	36,217
Life & Disability Insurance	248	536	0	0	0	0
PERS - Employer	3,854	7,750	0	0	0	0
PERS - Employer Pickup	2,856	6,111	0	0	0	0
Workers Comp - Assessment	17	39	0	0	0	0
Workers Comp - Ins Expense	213	444	0	0	0	0
Bus Pass Reimbursement	166	459	0	0	0	0
Materials and Services						
Prof Services Contracts	1,184	4,764	25,000	0	0	0
IGA Prof Services Contracts	42,115	0	0	0	0	0
Legal Expenses	0	0	2,500	2,500	2,500	2,500
Printing & Graphics	0	0	433	0	0	0
General Office Expense	0	34	0	0	0	0
Postage & Delivery	8	5	0	0	0	0
Advertising & Publ Notices	90	1,126	0	0	0	0
Public Meeting Food Expense	0	100	0	0	0	0
Special Event Food Expense	0	1,000	0	0	0	0
Local Travel	6	1	0	0	0	0
Loan Documents	47	56	1,000	2,000	2,000	2,000
Equip Lease & Rentals - PDC	210	0	0	0	0	0
Rents/Leases - RE	74,666	67,578	85,600	85,600	85,600	85,600
Bldg Repairs & Maint - RE	27,117	30,798	20,300	14,300	14,300	14,300
Ppty Mgmt Operating Exp-RE	5,284	4,287	0	0	0	0
Prop Mgmt Fees - RE	7,560	5,607	0	0	0	0
Property Taxes - RE	1,545	1,996	32,469	32,469	32,469	32,469
Ppty Insurance - RE	2,751	3,959	0	0	0	0
Property Utilities - RE	2,164	1,565	700	100	100	100
Software Applications	0	10	0	0	0	0
Out of Town Travel	434	0	0	0	0	0
Business Meeting Expense	0	210	0	0	0	0
Business Meeting Food Expense	114	60	0	0	0	0
Capital Outlay						
Closing Costs	1,983	5,741	10,085	4,200	4,200	4,200
Prof & Tech Services	8,207	9,453	4,000	0	0	0
Environmental Analysis & Remed	46	26,438	10,000	0	0	0
Demolition & Site Preparation	0	0	2,396	500,000	500,000	500,000
Permits, Review & Fees	0	100	0	0	0	0
Financial Assistance						
Loans To Borrowers	0	79,303	3,950,000	8,000,000	8,000,000	8,000,000
Grants to Grantees	27,114	103,635	1,013,000	400,000	400,000	400,000
Total - Property Redevelopment	271,609	490,713	5,296,812	9,161,281	9,161,281	9,161,281
Total Expenditures	494,553	963,283	6,100,305	13,909,889	13,909,889	13,909,889
Contingency	0	0	35,443,061	26,873,264	26,873,264	26,912,264
Indirect Cost - Admin Allocat	580,334	520,410	561,647	476,622	476,622	476,622
Unappropriated Ending Fund Balance	14,416,731	18,955,207	0	0	0	0
Total Requirements	15,491,618	20,438,901	42,105,013	41,259,775	41,259,775	41,298,775

Fund Summary
Account Summary by Appropriation

Education URA Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Administration						
Personnel Services						
Salaries & Wages	0	940	0	0	0	0
FICA	0	71	0	0	0	0
TriMet Payroll Tax	0	7	0	0	0	0
Taxes, Health/Dental Insurance	0	87	0	0	0	0
Life & Disability Insurance	0	5	0	0	0	0
PERS - Employer	0	62	0	0	0	0
PERS - Employer Pickup	0	56	0	0	0	0
Workers Comp - Ins Expense	0	1	0	0	0	0
Materials and Services						
IGA Prof Services Contracts	0	0	1,000,945	0	0	0
Legal Expenses	0	142,690	0	0	0	0
DMC Admin Services	0	3,760	0	0	0	0
Total - Administration	0	147,679	1,000,945	0	0	0
Economic Development						
Personnel Services						
Salaries & Wages	162	0	0	0	0	0
FICA	12	0	0	0	0	0
TriMet Payroll Tax	1	0	0	0	0	0
Taxes, Health/Dental Insurance	25	0	0	0	0	0
Life & Disability Insurance	1	0	0	0	0	0
PERS - Employer	11	0	0	0	0	0
PERS - Employer Pickup	10	0	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Total - Economic Development	222	0	0	0	0	0
Housing						
Materials and Services						
PHB Project Expenditures-MS/PS	82,875	0	0	0	0	0
Total - Housing	82,875	0	0	0	0	0
Infrastructure						
Personnel Services						
Salaries & Wages	124	0	0	0	0	0
FICA	9	0	0	0	0	0
TriMet Payroll Tax	1	0	0	0	0	0
Taxes, Health/Dental Insurance	14	0	0	0	0	0
Life & Disability Insurance	1	0	0	0	0	0
PERS - Employer	10	0	0	0	0	0
PERS - Employer Pickup	7	0	0	0	0	0
Capital Outlay						
IGA Infrastructure Constructio	93,787	939,133	57,225	0	0	0
Total - Infrastructure	93,954	939,133	57,225	0	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	166	57	0	0	0	0
FICA	12	7	0	0	0	0
TriMet Payroll Tax	1	1	0	0	0	0
Taxes, Health/Dental Insurance	21	4	0	0	0	0
Life & Disability Insurance	1	0	0	0	0	0
PERS - Employer	13	8	0	0	0	0
PERS - Employer Pickup	10	6	0	0	0	0
Workers Comp - Ins Expense	0	1	0	0	0	0
Materials and Services						
IGA Prof Services Contracts	25,589	0	0	0	0	0
Bldg Repairs & Maint - RE	1,444	2,213	195	0	0	0
Property Utilities - RE	663	1,564	373	0	0	0
Total - Property Redevelopment	27,920	3,861	568	0	0	0
Total Expenditures	204,971	1,090,674	1,058,738	0	0	0

Fund Summary
Account Summary by Appropriation

Education URA Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Indirect Cost - Admin Allocat	19,393	61,190	0	0	0	0
Operating Transfers Out	0	300,000	0	0	0	0
Unappropriated Ending Fund Balance	796,665	1,056,952	0	0	0	0
Total Requirements	1,021,030	2,508,816	1,058,738	0	0	0

Fund Summary
Account Summary by Appropriation

Gateway Reg Center URA Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Administration						
Personnel Services						
Salaries & Wages	970	0	0	0	0	0
FICA	78	0	0	0	0	0
TriMet Payroll Tax	7	0	0	0	0	0
Taxes, Health/Dental Insurance	213	0	0	0	0	0
Life & Disability Insurance	6	0	0	0	0	0
PERS - Employer	70	0	0	0	0	0
PERS - Employer Pickup	62	0	0	0	0	0
Workers Comp - Ins Expense	2	0	0	0	0	0
Bus Pass Reimbursement	3	0	0	0	0	0
Materials and Services						
IGA Prof Services Contracts	0	0	0	0	0	0
DMC Admin Services	9,713	10,903	7,285	10,000	10,000	10,000
Total - Administration	11,126	10,903	7,285	10,000	10,000	10,000
Economic Development						
Personnel Services						
Salaries & Wages	16,105	14,741	9,887	20,918	20,918	20,918
FICA	1,176	1,103	0	0	0	0
TriMet Payroll Tax	114	105	0	0	0	0
Taxes, Health/Dental Insurance	3,374	3,255	4,284	9,142	9,142	9,142
Life & Disability Insurance	84	78	0	0	0	0
PERS - Employer	1,138	929	0	0	0	0
PERS - Employer Pickup	971	820	0	0	0	0
Workers Comp - Assessment	4	5	0	0	0	0
Workers Comp - Ins Expense	42	35	0	0	0	0
Bus Pass Reimbursement	53	38	0	0	0	0
Materials and Services						
Prof Services Contracts	750	0	40,000	40,000	40,000	40,000
Printing & Graphics	0	69	0	0	0	0
Event Sponsorship	500	0	0	0	0	0
Local Travel	107	77	0	0	0	0
Loan Documents	0	99	100	100	100	100
Business Meeting Food Expense	0	200	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	0	0	300,000	300,000	300,000	300,000
Grants to Grantees	15,000	0	0	0	0	0
Total - Economic Development	39,417	21,555	354,271	370,160	370,160	370,160
Housing						
Materials and Services						
PHB Project Expenditures-CO/FS	638,934	2,627,009	10,300	1,981,978	2,630,466	2,630,466
PHB Project Expenditures-MS/PS	289,036	163,217	168,537	0	0	0
Total - Housing	927,969	2,790,226	178,837	1,981,978	2,630,466	2,630,466
Infrastructure						
Personnel Services						
Salaries & Wages	355	22,159	18,521	9,747	9,747	9,747
FICA	26	1,665	0	0	0	0
TriMet Payroll Tax	2	158	0	0	0	0
Taxes, Health/Dental Insurance	80	3,640	8,121	4,301	4,301	4,301
Life & Disability Insurance	2	120	0	0	0	0
PERS - Employer	30	1,651	0	0	0	0
PERS - Employer Pickup	21	1,324	0	0	0	0
Workers Comp - Assessment	0	9	0	0	0	0
Workers Comp - Ins Expense	1	47	0	0	0	0
Bus Pass Reimbursement	6	175	0	0	0	0
Materials and Services						
Bldg Repairs & Maint - RE	28	0	0	0	0	0

Fund Summary
Account Summary by Appropriation

Gateway Reg Center URA Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Capital Outlay						
IGA Infrastructure Constructio	62,409	97,771	400,000	2,466,438	2,466,438	2,466,438
Total - Infrastructure	62,959	128,719	426,642	2,480,486	2,480,486	2,480,486
Property Redevelopment						
Personnel Services						
Salaries & Wages	40,428	47,857	47,322	66,032	66,032	66,032
FICA	3,049	3,593	0	0	0	0
TriMet Payroll Tax	287	340	0	0	0	0
Taxes, Health/Dental Insurance	8,590	10,119	20,593	29,024	29,024	29,024
Life & Disability Insurance	220	252	0	0	0	0
PERS - Employer	3,286	3,767	0	0	0	0
PERS - Employer Pickup	2,456	2,746	0	0	0	0
Workers Comp - Assessment	13	18	0	0	0	0
Workers Comp - Ins Expense	108	121	0	0	0	0
Bus Pass Reimbursement	336	318	0	0	0	0
Materials and Services						
Prof Services Contracts	63,055	23,037	152,000	101,000	101,000	101,000
IGA Prof Services Contracts	0	2,500	0	0	0	0
Printing & Graphics	432	0	0	0	0	0
General Office Expense	0	30	0	0	0	0
Postage & Delivery	6	2	0	0	0	0
Advertising & Publ Notices	315	1,090	0	0	0	0
Public Meeting Food Expense	1,470	333	0	0	0	0
Local Travel	16	16	0	0	0	0
Loan Documents	0	0	1,000	750	750	750
Bldg Repairs & Maint - RE	3,275	14,789	18,900	14,700	14,700	14,700
Property Utilities - RE	5,056	6,415	6,000	6,550	6,550	6,550
Software Applications	0	11	0	0	0	0
Business Meeting Expense	60	0	0	0	0	0
Business Meeting Food Expense	481	665	0	0	0	0
Capital Outlay						
Prof & Tech Services	0	2,500	0	0	0	0
Financial Assistance						
Loans To Borrowers	0	0	500,000	3,500,000	3,500,000	3,500,000
Grants to Grantees	60,693	105,522	706,000	900,000	900,000	900,000
Technical Assistance Grants	0	117	0	0	0	0
Total - Property Redevelopment	193,632	226,158	1,451,815	4,618,056	4,618,056	4,618,056
Total Expenditures	1,235,104	3,177,561	2,418,850	9,460,680	10,109,168	10,109,168
Contingency	0	0	8,161,453	2,185,530	1,885,530	1,885,530
Indirect Cost - Admin Allocat	774,896	415,950	614,249	711,999	711,999	711,999
Unappropriated Ending Fund Balance	6,387,662	6,358,307	0	0	0	0
Total Requirements	8,397,661	9,951,819	11,194,552	12,358,209	12,706,697	12,706,697

Fund Summary
Account Summary by Appropriation

Interstate Corridor URA Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Administration						
Personnel Services						
Salaries & Wages	1,887	0	0	0	0	0
FICA	145	0	0	0	0	0
TriMet Payroll Tax	14	0	0	0	0	0
Taxes, Health/Dental Insurance	285	0	0	0	0	0
Life & Disability Insurance	10	0	0	0	0	0
PERS - Employer	134	0	0	0	0	0
PERS - Employer Pickup	115	0	0	0	0	0
Workers Comp - Assessment	1	0	0	0	0	0
Workers Comp - Ins Expense	3	0	0	0	0	0
Bus Pass Reimbursement	12	0	0	0	0	0
Materials and Services						
IGA Prof Services Contracts	0	0	2,875	0	0	0
DMC Admin Services	27,535	35,033	31,258	22,532	22,532	22,532
Bank Fees	1,050	1,050	0	0	0	0
Total - Administration	31,190	36,083	34,133	22,532	22,532	22,532
Economic Development						
Personnel Services						
Salaries & Wages	135,669	99,999	78,712	95,219	95,219	95,219
FICA	9,895	7,332	0	0	0	0
TriMet Payroll Tax	949	697	0	0	0	0
Taxes, Health/Dental Insurance	26,563	23,473	33,612	41,484	41,484	41,484
Life & Disability Insurance	703	542	0	0	0	0
PERS - Employer	9,128	6,782	0	0	0	0
PERS - Employer Pickup	7,483	5,893	0	0	0	0
Workers Comp - Assessment	45	39	0	0	0	0
Workers Comp - Ins Expense	338	233	0	0	0	0
Bus Pass Reimbursement	462	499	0	0	0	0
Materials and Services						
Prof Services Contracts	61,688	5,490	101,000	75,000	75,000	75,000
Legal Expenses	19,922	1,492	0	0	0	0
General Office Expense	16	0	0	0	0	0
Postage & Delivery	0	8	0	0	0	0
Advertising & Publ Notices	0	0	5,000	5,000	5,000	5,000
Loan Documents	2,568	1,364	2,000	200	200	200
Software Applications	1,080	0	0	0	0	0
Capital Outlay						
Prof & Tech Services	5,000	0	0	0	0	0
Permits, Review & Fees	0	7,500	0	0	0	0
Capital Outlay	5,000	7,500	0	0	0	0
Financial Assistance						
Loans To Borrowers	317,000	51,416	8,650,000	650,000	650,000	650,000
Grants to Grantees	193,297	48,358	65,000	50,000	50,000	50,000
Total - Economic Development	791,806	261,114	8,935,324	916,903	916,903	916,903
Housing						
Materials and Services						
PHB Project Expenditures-CO/FS	1,876,192	598,725	4,119,669	9,058,948	17,723,948	17,723,948
PHB Project Expenditures-MS/PS	859,099	725,437	1,439,177	0	0	0
Total - Housing	2,735,290	1,324,162	5,558,846	9,058,948	17,723,948	17,723,948
Infrastructure						
Personnel Services						
Salaries & Wages	58,469	32,607	28,080	17,130	17,130	17,130
FICA	4,312	2,475	0	0	0	0
TriMet Payroll Tax	412	234	0	0	0	0
Taxes, Health/Dental Insurance	10,379	5,704	12,127	7,523	7,523	7,523
Life & Disability Insurance	296	171	0	0	0	0
PERS - Employer	4,478	2,608	0	0	0	0

Fund Summary
Account Summary by Appropriation

	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Interstate Corridor URA Fund						
PERS - Employer Pickup	3,488	1,966	0	0	0	0
Workers Comp - Assessment	19	13	0	0	0	0
Workers Comp - Ins Expense	432	165	0	0	0	0
Bus Pass Reimbursement	143	58	0	0	0	0
Materials and Services						
Prof Services Contracts	0	38,275	0	0	0	0
Printing & Graphics	967	371	0	0	0	0
General Office Expense	0	14	0	0	0	0
Public Meeting Expenses	0	367	0	0	0	0
Public Meeting Food Expense	0	702	0	0	0	0
Special Events Expenses	0	200	0	0	0	0
Special Event Food Expense	112	0	0	0	0	0
Local Travel	0	47	0	0	0	0
Bldg Repairs & Maint - RE	5,694	0	0	0	0	0
Property Utilities - RE	154	0	0	0	0	0
Business Meeting Expense	0	65	0	0	0	0
Business Meeting Food Expense	40	349	0	0	0	0
Capital Outlay						
Prof & Tech Services	69,575	23,879	0	0	0	0
Environmental Analysis & Remed	258	0	0	0	0	0
Permits, Review & Fees	2,134	0	0	0	0	0
Construction Costs	2,189,126	127,532	0	0	0	0
Percent for Art Contribution	41,894	-210	0	0	0	0
IGA Infrastructure Other Soft	153,960	0	0	0	0	0
IGA Infrastructure Constructio	217,060	123,682	3,553,000	2,759,830	2,759,830	2,759,830
Total - Infrastructure	2,763,401	361,275	3,593,207	2,784,483	2,784,483	2,784,483
Property Redevelopment						
Personnel Services						
Salaries & Wages	208,053	195,864	237,484	175,839	175,839	175,839
FICA	15,155	14,534	0	0	0	0
TriMet Payroll Tax	1,452	1,397	0	0	0	0
Taxes, Health/Dental Insurance	41,094	38,862	101,356	76,349	76,349	76,349
Life & Disability Insurance	1,082	987	0	0	0	0
PERS - Employer	15,788	15,118	0	0	0	0
PERS - Employer Pickup	12,171	11,555	0	0	0	0
Workers Comp - Assessment	69	74	0	0	0	0
Workers Comp - Ins Expense	1,015	937	0	0	0	0
Bus Pass Reimbursement	1,114	1,096	0	0	0	0
Materials and Services						
Prof Services Contracts	6,033	77,325	130,592	25,000	25,000	25,000
Legal Expenses	20,229	3,780	15,000	0	0	0
Printing & Graphics	392	585	50	0	0	0
General Office Expense	138	91	0	0	0	0
Postage & Delivery	7	21	0	0	0	0
Advertising & Publ Notices	2,205	159	306	0	0	0
Public Meeting Expenses	219	550	0	0	0	0
Public Meeting Food Expense	991	1,404	0	0	0	0
Special Events Expenses	0	1,392	0	0	0	0
Local Travel	116	124	0	0	0	0
Miscellaneous	0	127	0	0	0	0
Loan Documents	244	1,558	2,000	1,877	1,877	1,877
Rents/Leases - RE	0	575	0	0	0	0
Bldg Repairs & Maint - RE	30,700	60,599	35,443	34,110	34,110	36,182
Ppty Mgmt Operating Exp-RE	1,411	768	5,653	5,664	5,664	5,309
Prop Mgmt Fees - RE	9,972	31,201	9,487	9,580	9,580	9,580
Property Taxes - RE	28,207	28,944	39,952	39,952	39,952	40,979
Ppty Insurance - RE	25,916	22,988	20,167	19,539	19,539	17,900
Property Utilities - RE	27,934	30,457	29,763	25,429	25,429	31,709
Asset Disposal Costs - RE	230	0	0	0	0	0

Fund Summary
Account Summary by Appropriation

	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Interstate Corridor URA Fund						
Software Applications	0	14	0	0	0	0
Business Meeting Expense	300	0	0	0	0	0
Business Meeting Food Expense	653	3,687	0	0	0	0
Capital Outlay						
Closing Costs	0	0	5,000	0	0	0
Prof & Tech Services	67,921	84,309	89,000	0	0	0
Environmental Analysis & Remed	11,876	30,349	5,000	0	0	0
Demolition & Site Preparation	36,025	0	100,000	0	0	0
Permits, Review & Fees	6,052	7,328	43,530	0	0	0
Construction Costs	329,714	227,342	525,000	0	0	0
Financial Assistance						
Loans To Borrowers	261,250	6,674	2,000,000	2,261,670	2,261,670	2,261,670
Grants to Grantees	928,415	786,315	1,470,000	1,750,000	1,750,000	1,750,000
Total - Property Redevelopment	2,094,145	1,689,090	4,864,783	4,425,009	4,425,009	4,432,394
Total Expenditures	8,415,832	3,671,725	22,986,293	17,207,875	25,872,875	25,880,260
Contingency	0	0	18,140,851	14,966,870	10,216,870	10,241,604
Indirect Cost - Admin Allocat	2,471,644	1,733,300	1,842,154	2,075,948	2,075,948	2,075,948
Unappropriated Ending Fund Balance	15,550,161	22,486,620	0	0	0	0
Total Requirements	26,437,637	27,891,646	42,969,298	34,250,693	38,165,693	38,197,812

Fund Summary
Account Summary by Appropriation

Lents Town Center URA Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Administration						
Personnel Services						
Salaries & Wages	2,681	0	0	0	0	0
FICA	200	0	0	0	0	0
TriMet Payroll Tax	19	0	0	0	0	0
Taxes, Health/Dental Insurance	464	0	0	0	0	0
Life & Disability Insurance	15	0	0	0	0	0
PERS - Employer	179	0	0	0	0	0
PERS - Employer Pickup	159	0	0	0	0	0
Workers Comp - Assessment	1	0	0	0	0	0
Workers Comp - Ins Expense	4	0	0	0	0	0
Bus Pass Reimbursement	19	0	0	0	0	0
Materials and Services						
IGA Prof Services Contracts	0	0	2,875	0	0	0
Local Travel	5	0	0	0	0	0
DMC Admin Services	17,698	26,854	16,452	20,000	20,000	20,000
Bank Fees	700	700	0	0	0	0
Total - Administration	22,143	27,554	19,327	20,000	20,000	20,000
Economic Development						
Personnel Services						
Salaries & Wages	66,118	30,179	46,305	66,835	66,835	66,835
FICA	4,842	2,262	0	0	0	0
TriMet Payroll Tax	461	214	0	0	0	0
Taxes, Health/Dental Insurance	13,786	6,894	19,865	29,131	29,131	29,131
Life & Disability Insurance	351	153	0	0	0	0
PERS - Employer	4,845	1,923	0	0	0	0
PERS - Employer Pickup	3,885	1,665	0	0	0	0
Workers Comp - Assessment	21	11	0	0	0	0
Workers Comp - Ins Expense	164	73	0	0	0	0
Bus Pass Reimbursement	361	144	0	0	0	0
Materials and Services						
Prof Services Contracts	261,389	9,315	100,000	100,000	100,000	100,000
Publications & Resource Mat'ls	85	0	0	0	0	0
Event Sponsorship	0	1,000	0	0	0	0
Loan Documents	40	177	100	300	300	300
Business Meeting Expense	0	130	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	0	74,260	700,000	700,000	700,000	700,000
Grants to Grantees	15,000	0	0	0	0	0
Total - Economic Development	371,348	128,400	866,270	896,266	896,266	896,266
Housing						
Materials and Services						
PHB Project Expenditures-CO/FS	802,151	843,652	1,202,475	8,553,402	11,953,402	11,953,402
PHB Project Expenditures-MS/PS	573,882	505,591	592,365	0	0	0
Total - Housing	1,376,033	1,349,242	1,794,840	8,553,402	11,953,402	11,953,402
Infrastructure						
Personnel Services						
Salaries & Wages	9,103	5,664	33,464	3,533	3,533	3,533
FICA	668	434	0	0	0	0
TriMet Payroll Tax	63	41	0	0	0	0
Taxes, Health/Dental Insurance	1,848	882	14,619	1,560	1,560	1,560
Life & Disability Insurance	49	28	0	0	0	0
PERS - Employer	703	470	0	0	0	0
PERS - Employer Pickup	535	339	0	0	0	0
Workers Comp - Assessment	3	2	0	0	0	0
Workers Comp - Ins Expense	56	16	0	0	0	0
Bus Pass Reimbursement	63	7	0	0	0	0

Fund Summary
Account Summary by Appropriation

Lents Town Center URA Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Materials and Services						
Prof Services Contracts	5,132	0	0	0	0	0
Printing & Graphics	338	0	0	0	0	0
Special Events Expenses	111	0	0	0	0	0
Bldg Repairs & Maint - PDC	0	0	1,265	0	0	0
Property Utilities - RE	0	0	150	0	0	0
Capital Outlay						
Prof & Tech Services	80	0	200,000	0	0	0
Construction Costs	147,714	3,750	2,500	0	0	0
Percent for Art Contribution	0	0	8,726	0	0	0
IGA Infrastructure Planning	0	107,677	16,334	0	0	0
IGA Infrastructure Constructio	191,092	972,983	765,000	3,090,989	3,090,989	3,090,989
Total - Infrastructure	357,558	1,092,294	1,042,058	3,096,082	3,096,082	3,096,082
Property Redevelopment						
Personnel Services						
Salaries & Wages	193,695	239,561	343,279	202,782	202,782	202,782
FICA	14,448	17,611	0	0	0	0
TriMet Payroll Tax	1,360	1,676	0	0	0	0
Taxes, Health/Dental Insurance	37,576	49,096	103,838	87,719	87,719	87,719
Life & Disability Insurance	1,030	1,215	0	0	0	0
PERS - Employer	14,226	17,212	0	0	0	0
PERS - Employer Pickup	11,329	13,829	0	0	0	0
Workers Comp - Assessment	68	93	0	0	0	0
Workers Comp - Ins Expense	865	966	0	0	0	0
Bus Pass Reimbursement	1,109	1,064	0	0	0	0
Materials and Services						
Prof Services Contracts	127,712	27,456	200,000	200,000	200,000	200,000
IGA Prof Services Contracts	0	2,500	0	0	0	0
Legal Expenses	0	2,813	0	0	0	0
Printing & Graphics	0	69	0	0	0	0
General Office Expense	88	26	0	0	0	0
Postage & Delivery	7	10	0	0	0	0
Advertising & Publ Notices	0	4,280	0	0	0	0
Public Meeting Expenses	200	0	0	0	0	0
Public Meeting Food Expense	220	428	0	0	0	0
Special Events Expenses	162	0	0	0	0	0
Event Sponsorship	0	1,000	0	0	0	0
Local Travel	157	145	0	0	0	0
Loan Documents	40	81	2,000	15,000	15,000	15,000
Rents/Leases - RE	0	2,091	0	0	0	0
Bldg Repairs & Maint - RE	49,724	64,821	72,815	61,984	61,984	75,880
Ppty Mgmt Operating Exp-RE	81	1,271	60	60	60	60
Prop Mgmt Fees - RE	4,950	31,708	44,800	44,800	44,800	6,000
Property Taxes - RE	12,270	12,562	29,793	29,793	29,793	27,400
Ppty Insurance - RE	10,256	8,948	8,451	8,150	8,150	6,650
Property Utilities - RE	23,046	23,552	21,575	21,500	21,500	60,360
Software Applications	49	79	0	0	0	0
Business Meeting Food Expense	822	500	0	0	0	0
Capital Outlay						
Prof & Tech Services	28,385	22,819	9,895	0	0	0
Environmental Analysis & Remed	36,634	25,521	70,992	0	0	0
Permits, Review & Fees	1,613	4,346	0	0	0	0
Construction Costs	123,231	620,690	396,575	0	0	0
Financial Assistance						
Loans To Borrowers	0	905,985	4,500,000	15,500,000	15,500,000	15,500,000
Grants to Grantees	221,957	1,063,504	950,000	1,125,000	1,125,000	1,125,000
Technical Assistance Grants	15,000	7,695	0	0	0	0
Total - Property Redevelopment	932,310	3,177,225	6,754,073	17,296,788	17,296,788	17,306,851
Total Expenditures	3,059,392	5,774,715	10,476,568	29,862,538	33,262,538	33,272,601

Fund Summary
Account Summary by Appropriation

<u>Lents Town Center URA Fund</u>	<u>Actuals FY 2013-14</u>	<u>Actuals FY 2014-15</u>	<u>Revised FY 2015-16</u>	<u>Proposed FY 2016-17</u>	<u>Approved FY 2016-17</u>	<u>Adopted FY 2016-17</u>
Contingency	0	0	17,066,817	217,538	217,538	249,609
Indirect Cost - Admin Allocat	1,813,705	1,247,920	1,500,374	1,824,654	1,824,654	1,824,654
Unappropriated Ending Fund Balance	15,409,526	18,589,745	0	0	0	0
Total Requirements	20,282,623	25,612,380	29,043,759	31,904,730	35,304,730	35,346,864

Fund Summary
Account Summary by Appropriation

<u>NPI URA Fund</u>	<u>Actuals</u> <u>FY 2013-14</u>	<u>Actuals</u> <u>FY 2014-15</u>	<u>Revised</u> <u>FY 2015-16</u>	<u>Proposed</u> <u>FY 2016-17</u>	<u>Approved</u> <u>FY 2016-17</u>	<u>Adopted</u> <u>FY 2016-17</u>
Economic Development						
Capital Outlay						
Prof & Tech Services	0	5,780	0	0	0	0
Capital Outlay	0	5,780	0	0	0	0
Financial Assistance						
Grants to Grantees	50,000	128,678	515,000	915,000	915,000	915,000
Total - Economic Development	50,000	134,458	515,000	915,000	915,000	915,000
Total Expenditures	50,000	134,458	515,000	915,000	915,000	915,000
Contingency	0	0	463,026	264,785	264,785	259,785
Indirect Cost - Admin Allocat	0	0	41,346	96,178	96,178	96,178
Unappropriated Ending Fund Balance	128,000	529,332	0	0	0	0
Total Requirements	178,000	663,790	1,019,372	1,275,963	1,275,963	1,270,963

Fund Summary
Account Summary by Appropriation

North Macadam URA Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Administration						
Personnel Services						
Salaries & Wages	1,498	0	0	0	0	0
FICA	109	0	0	0	0	0
TriMet Payroll Tax	10	0	0	0	0	0
Taxes, Health/Dental Insurance	309	0	0	0	0	0
Life & Disability Insurance	8	0	0	0	0	0
PERS - Employer	112	0	0	0	0	0
PERS - Employer Pickup	86	0	0	0	0	0
Workers Comp - Assessment	1	0	0	0	0	0
Workers Comp - Ins Expense	3	0	0	0	0	0
Bus Pass Reimbursement	2	0	0	0	0	0
Materials and Services						
IGA Prof Services Contracts	0	0	2,875	0	0	0
Advertising & Publ Notices	0	20,240	0	0	0	0
Local Travel	2	0	0	0	0	0
DMC Admin Services	11,369	8,851	2,865	20,000	20,000	20,000
Bank Fees	700	700	0	0	0	0
Total - Administration	14,211	29,791	5,740	20,000	20,000	20,000
Economic Development						
Personnel Services						
Salaries & Wages	1,075	1,294	10,308	2,528	2,528	2,528
FICA	81	96	0	0	0	0
TriMet Payroll Tax	8	9	0	0	0	0
Taxes, Health/Dental Insurance	144	239	4,424	1,077	1,077	1,077
Life & Disability Insurance	5	7	0	0	0	0
PERS - Employer	73	100	0	0	0	0
PERS - Employer Pickup	63	77	0	0	0	0
Workers Comp - Ins Expense	3	3	0	0	0	0
Bus Pass Reimbursement	2	11	0	0	0	0
Capital Outlay						
IGA Infrastructure Constructio	0	525,000	0	0	0	0
Capital Outlay	0	525,000	0	0	0	0
Total - Economic Development	1,454	526,836	14,732	3,605	3,605	3,605
Housing						
Materials and Services						
PHB Project Expenditures-CO/FS	822,816	0	400,000	18,500,000	8,100,000	8,100,000
PHB Project Expenditures-MS/PS	37,089	17,080	0	0	0	0
Capital Outlay						
Environmental Analysis & Remed	0	0	1,260,000	0	0	0
Financial Assistance						
Grants to Grantees	0	0	7,700,000	0	0	0
Total - Housing	859,905	17,080	9,360,000	18,500,000	8,100,000	8,100,000
Infrastructure						
Personnel Services						
Salaries & Wages	18,923	12,048	14,194	4,061	4,061	4,061
FICA	1,418	906	0	0	0	0
TriMet Payroll Tax	133	86	0	0	0	0
Taxes, Health/Dental Insurance	2,255	2,305	6,124	1,770	1,770	1,770
Life & Disability Insurance	103	64	0	0	0	0
PERS - Employer	1,313	805	0	0	0	0
PERS - Employer Pickup	1,133	725	0	0	0	0
Workers Comp - Assessment	6	5	0	0	0	0
Workers Comp - Ins Expense	194	90	0	0	0	0
Bus Pass Reimbursement	194	111	0	0	0	0
Materials and Services						
Prof Services Contracts	0	24,698	0	0	0	0
Legal Expenses	5,640	0	0	0	0	0

Fund Summary
Account Summary by Appropriation

	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
North Macadam URA Fund						
Local Travel	2	6	0	0	0	0
Capital Outlay						
Environmental Analysis & Remed	154,364	50,738	0	0	0	0
Construction Costs	0	0	166,000	0	0	0
IGA Infrastructure Prof Serv	71,732	0	0	0	0	0
IGA Infrastructure Planning	0	0	500,000	0	0	0
IGA Infrastructure Constructio	2,214,839	148,348	200,000	2,450,000	2,450,000	2,450,000
Financial Assistance						
Technical Assistance Grants	1,780,403	0	0	0	0	0
Total - Infrastructure	4,252,651	240,935	886,318	2,455,831	2,455,831	2,455,831
Property Redevelopment						
Personnel Services						
Salaries & Wages	54,171	107,342	146,149	132,925	132,925	132,925
FICA	3,990	7,967	0	0	0	0
TriMet Payroll Tax	377	759	0	0	0	0
Taxes, Health/Dental Insurance	7,994	13,083	62,008	57,696	57,696	57,696
Life & Disability Insurance	280	549	0	0	0	0
PERS - Employer	3,712	7,381	0	0	0	0
PERS - Employer Pickup	3,210	6,410	0	0	0	0
Workers Comp - Assessment	17	36	0	0	0	0
Workers Comp - Ins Expense	240	332	0	0	0	0
Bus Pass Reimbursement	337	634	0	0	0	0
Materials and Services						
Prof Services Contracts	15,348	6,937	4,000	2,500	2,500	2,500
IGA Prof Services Contracts	71,435	43,072	10,640	0	0	0
Legal Expenses	0	54,515	0	0	0	0
Printing & Graphics	18	120	0	0	0	0
Public Meeting Expenses	0	0	0	0	0	0
Event Sponsorship	0	510	0	0	0	0
Local Travel	3	0	0	0	0	0
Loan Documents	500	0	0	0	0	0
Equip Lease & Rentals - PDC	320	0	0	0	0	0
Bldg Repairs & Maint - RE	26,027	28,776	35,922	10,922	10,922	18,626
Ppty Mgmt Operating Exp-RE	4,615	5,193	28,565	28,565	28,565	22,177
Prop Mgmt Fees - RE	6,000	6,000	6,000	6,000	6,000	6,000
Ppty Insurance - RE	2,751	2,878	2,751	0	0	0
Property Utilities - RE	6,946	8,333	8,038	8,038	8,038	8,383
Software Applications	0	57	0	0	0	0
Out of Town Travel	0	1,019	0	0	0	0
Business Meeting Expense	0	45	0	0	0	0
Capital Outlay						
Prof & Tech Services	9,557	4,016	3,403	0	0	0
Environmental Analysis & Remed	149	0	0	0	0	0
Permits, Review & Fees	2,282	66	0	0	0	0
Construction Costs	0	0	50,000	4,500,000	4,500,000	4,500,000
Financial Assistance						
Loans To Borrowers	0	0	0	500,000	500,000	500,000
Grants to Grantees	20,000	0	0	0	0	0
Total - Property Redevelopment	240,279	306,030	357,476	5,246,646	5,246,646	5,248,307
Total Expenditures	5,368,500	1,120,672	10,624,266	26,226,082	15,826,082	15,827,743
Contingency	0	0	7,305,648	1,789,608	1,689,608	1,674,780
Indirect Cost - Admin Allocat	1,108,219	186,940	995,937	815,394	815,394	815,394
Unappropriated Ending Fund Balance	6,829,038	9,185,550	0	0	0	0
Total Requirements	13,305,757	10,493,162	18,925,851	28,831,084	18,331,084	18,317,917

Fund Summary
Account Summary by Appropriation

River District URA Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Administration						
Personnel Services						
Salaries & Wages	998	0	0	0	0	0
FICA	79	0	0	0	0	0
TriMet Payroll Tax	7	0	0	0	0	0
Taxes, Health/Dental Insurance	93	0	0	0	0	0
Life & Disability Insurance	5	0	0	0	0	0
PERS - Employer	76	0	0	0	0	0
PERS - Employer Pickup	62	0	0	0	0	0
Workers Comp - Ins Expense	2	0	0	0	0	0
Bus Pass Reimbursement	4	0	0	0	0	0
Materials and Services						
IGA Prof Services Contracts	360	1,163	10,000	0	0	0
Legal Expenses	4,500	0	0	0	0	0
DMC Admin Services	45,793	66,948	67,435	65,000	65,000	65,000
Bank Fees	1,400	1,400	0	0	0	0
Interest Expense - NonDebt	0	0	574,882	0	0	1,242,027
Total - Administration	53,380	69,511	652,317	65,000	65,000	1,307,027
Economic Development						
Personnel Services						
Salaries & Wages	91,086	57,774	54,560	32,266	32,266	32,266
FICA	6,711	4,365	0	0	0	0
TriMet Payroll Tax	637	414	0	0	0	0
Taxes, Health/Dental Insurance	10,910	9,667	23,311	13,961	13,961	13,961
Life & Disability Insurance	465	304	0	0	0	0
PERS - Employer	7,024	4,338	0	0	0	0
PERS - Employer Pickup	5,234	3,501	0	0	0	0
Workers Comp - Assessment	28	21	0	0	0	0
Workers Comp - Ins Expense	246	165	0	0	0	0
Bus Pass Reimbursement	630	397	0	0	0	0
Materials and Services						
Prof Services Contracts	46,333	27,098	175,000	50,000	50,000	50,000
Legal Expenses	1,420	0	0	0	0	0
Event Sponsorship	0	425	0	0	0	0
Local Travel	10	5	0	0	0	0
Loan Documents	350	0	100	0	0	0
Out of Town Travel	1,317	0	0	0	0	0
Business Meeting Expense	60	0	0	0	0	0
Business Meeting Food Expense	143	0	0	0	0	0
Capital Outlay						
Prof & Tech Services	3,500	0	0	0	0	0
Capital Outlay	3,500	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	338,800	0	500,000	0	0	0
Grants to Grantees	47,120	38,599	20,000	65,000	65,000	65,000
Total - Economic Development	562,024	147,075	772,971	161,227	161,227	161,227
Housing						
Materials and Services						
PHB Project Expenditures-CO/FS	525,813	12,709,801	7,930,070	21,304,023	21,055,906	21,055,906
PHB Project Expenditures-MS/PS	281,592	481,932	0	0	0	0
Total - Housing	807,405	13,191,733	7,930,070	21,304,023	21,055,906	21,055,906
Infrastructure						
Personnel Services						
Salaries & Wages	36,657	30,478	33,347	27,851	27,851	27,851
FICA	2,801	2,286	0	0	0	0
TriMet Payroll Tax	264	216	0	0	0	0
Taxes, Health/Dental Insurance	7,120	5,368	14,370	12,121	12,121	12,121
Life & Disability Insurance	201	161	0	0	0	0

Fund Summary
Account Summary by Appropriation

	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
River District URA Fund						
PERS - Employer	2,638	2,086	0	0	0	0
PERS - Employer Pickup	2,200	1,810	0	0	0	0
Workers Comp - Assessment	12	12	0	0	0	0
Workers Comp - Ins Expense	312	341	0	0	0	0
Bus Pass Reimbursement	208	106	0	0	0	0
Materials and Services						
Prof Services Contracts	28,754	0	0	0	0	0
IGA Prof Services Contracts	1,856	3,425	53,000	0	0	0
Advertising & Publ Notices	340	0	0	0	0	0
Training Expense	0	18	0	0	0	0
Training Travel Expenses	0	16	0	0	0	0
Out of Town Travel	0	972	0	0	0	0
Business Meeting Food Expense	30	0	0	0	0	0
Capital Outlay						
Prof & Tech Services	4,292	1,040,255	1,386,503	0	0	0
Environmental Analysis & Remed	12,950	195,772	0	0	0	0
Permits, Review & Fees	307	0	0	0	0	0
Construction Costs	0	5,000	1,128,738	3,939,503	3,939,503	3,939,503
IGA Infrastructure Constructio	650,000	1,296,619	0	0	0	0
Total - Infrastructure	750,941	2,584,940	2,615,958	3,979,475	3,979,475	3,979,475
Property Redevelopment						
Personnel Services						
Salaries & Wages	258,762	332,503	350,746	380,119	380,119	380,119
FICA	18,905	24,391	0	0	0	0
TriMet Payroll Tax	1,816	2,367	0	0	0	0
Taxes, Health/Dental Insurance	41,847	57,347	148,130	163,717	163,717	163,717
Life & Disability Insurance	1,256	1,688	0	0	0	0
PERS - Employer	18,412	23,144	0	0	0	0
PERS - Employer Pickup	14,386	18,650	0	0	0	0
Workers Comp - Assessment	80	117	0	0	0	0
Workers Comp - Ins Expense	1,659	1,801	0	0	0	0
Bus Pass Reimbursement	1,107	2,056	0	0	0	0
Materials and Services						
Prof Services Contracts	8,162	209,739	587,000	592,000	592,000	592,000
IGA Prof Services Contracts	62,372	128,364	32,772	0	0	0
Legal Expenses	204,402	175,394	218,561	0	0	0
Printing & Graphics	19	72	662	0	0	0
General Office Expense	136	33	50	0	0	0
Postage & Delivery	9	33	0	0	0	0
Advertising & Publ Notices	0	1,302	0	0	0	0
Public Meeting Food Expense	0	100	0	0	0	0
Local Travel	30	40	0	0	0	0
Miscellaneous	710	0	950,000	0	0	0
Loan Documents	291	388	2,500	3,000	3,000	3,000
Bank Fees	0	500	0	0	0	0
Bldg Repairs & Maint - PDC	0	0	5,270	0	0	0
Equip Lease & Rentals - PDC	1,069	0	0	0	0	0
Rents/Leases - RE	9,256	10,329	12,000	12,000	12,000	12,000
Bldg Repairs & Maint - RE	351,522	133,564	94,000	594,000	594,000	641,255
Ppty Mgmt Operating Exp-RE	722,565	1,055,519	1,256,191	1,256,191	1,256,191	774,264
Prop Mgmt Fees - RE	17,815	13,023	14,453	14,453	14,453	14,273
Property Taxes - RE	47,619	21,157	21,605	21,605	21,605	22,350
Ppty Insurance - RE	157,169	139,042	105,000	105,000	105,000	105,000
Property Utilities - RE	274,428	204,134	269,524	269,224	269,224	221,090
Asset Disposal Costs - RE	0	11,842	0	0	0	0
Software Applications	0	10	0	0	0	0
Out of Town Travel	1,736	5,349	955	0	0	0
Business Meeting Food Expense	10	60	0	0	0	0
Capital Outlay						

Fund Summary
Account Summary by Appropriation

River District URA Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Acquisition	0	0	888,871	0	0	0
Closing Costs	10,923	2,477	0	0	0	0
Prof & Tech Services	24,674	62,420	1,275,885	0	0	0
Leasehold Improvements	0	0	181	0	0	0
Environmental Analysis & Remed	274,845	98,647	404,902	0	0	0
Demolition & Site Preparation	0	110,044	3,745,000	3,731,600	3,731,600	3,731,600
Permits, Review & Fees	3,822	9,633	5,000	0	0	0
Construction Costs	0	0	5,500,000	6,573,400	6,573,400	6,573,400
IGA Infrastructure Constructio	0	177,600	1,750,000	3,250,000	3,250,000	3,250,000
LID Special Assessments	22,877	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	1,364,780	12,042,153	3,498,000	5,499,000	5,499,000	5,499,000
Grants to Grantees	10,099,296	1,221,493	17,503,460	580,000	580,000	580,000
Total - Property Redevelopment	14,018,768	16,298,527	38,640,718	23,045,309	23,045,309	22,563,068
Debt Service						
Debt Service - Interest	0	0	0	1,250,028	1,250,028	0
Total - Debt Service	0	0	0	1,250,028	1,250,028	0
Total Expenditures	16,192,518	32,291,786	50,612,034	49,805,062	49,556,945	49,066,703
Contingency	0	0	82,465,148	26,326,446	26,574,563	27,320,799
Indirect Cost - Admin Allocat	3,765,984	5,512,520	5,085,559	4,694,346	4,694,346	4,694,346
Operating Transfers Out	0	0	3,200,000	68,611,129	68,611,129	67,600,000
Unappropriated Ending Fund Balance	49,258,181	52,655,293	0	0	0	0
Total Requirements	69,216,683	90,459,598	141,362,741	149,436,983	149,436,983	148,681,848

Fund Summary
Account Summary by Appropriation

South Park Blocks URA Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Administration						
Materials and Services						
IGA Prof Services Contracts	0	0	2,875	0	0	0
DMC Admin Services	10,735	3,722	8,920	5,000	5,000	5,000
Bank Fees	700	700	0	0	0	0
Total - Administration	11,435	4,422	11,795	5,000	5,000	5,000
Economic Development						
Personnel Services						
Salaries & Wages	215	133	0	0	0	0
FICA	21	10	0	0	0	0
TriMet Payroll Tax	2	1	0	0	0	0
Taxes, Health/Dental Insurance	39	29	0	0	0	0
Life & Disability Insurance	1	1	0	0	0	0
PERS - Employer	24	9	0	0	0	0
PERS - Employer Pickup	17	8	0	0	0	0
Workers Comp - Ins Expense	1	0	0	0	0	0
Materials and Services						
Loan Documents	0	106	100	0	0	0
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	0	0	200,000	200,000	200,000	200,000
Total - Economic Development	320	296	200,100	200,000	200,000	200,000
Housing						
Materials and Services						
PHB Project Expenditures-CO/FS	1,309,463	0	0	3,105,000	3,105,000	3,105,000
PHB Project Expenditures-MS/PS	23,909	0	0	0	0	0
Total - Housing	1,333,373	0	0	3,105,000	3,105,000	3,105,000
Infrastructure						
Personnel Services						
Salaries & Wages	5,647	156	0	0	0	0
FICA	423	12	0	0	0	0
TriMet Payroll Tax	40	1	0	0	0	0
Taxes, Health/Dental Insurance	857	22	0	0	0	0
Life & Disability Insurance	28	1	0	0	0	0
PERS - Employer	373	10	0	0	0	0
PERS - Employer Pickup	338	9	0	0	0	0
Workers Comp - Assessment	2	0	0	0	0	0
Workers Comp - Ins Expense	15	0	0	0	0	0
Bus Pass Reimbursement	45	0	0	0	0	0
Capital Outlay						
IGA Infrastructure Prof Serv	-2,235	0	0	0	0	0
IGA Infrastructure Constructio	4,078	148,348	0	0	0	0
Total - Infrastructure	9,610	148,561	0	0	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	12,477	6,757	20,247	1,465	1,465	1,465
FICA	927	517	0	0	0	0
TriMet Payroll Tax	87	49	0	0	0	0
Taxes, Health/Dental Insurance	1,752	861	8,756	639	639	639
Life & Disability Insurance	64	39	0	0	0	0
PERS - Employer	997	532	0	0	0	0
PERS - Employer Pickup	727	408	0	0	0	0
Workers Comp - Assessment	5	2	0	0	0	0
Workers Comp - Ins Expense	37	30	0	0	0	0
Bus Pass Reimbursement	24	30	0	0	0	0
Materials and Services						
IGA Prof Services Contracts	27,721	0	0	0	0	0
Local Travel	12	8	0	0	0	0

Fund Summary
Account Summary by Appropriation

	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
South Park Blocks URA Fund						
Loan Documents	0	71	0	0	0	0
Bldg Repairs & Maint - RE	0	3,120	0	0	0	0
Capital Outlay						
Permits, Review & Fees	307	322	0	0	0	0
Financial Assistance						
Grants to Grantees	35,909	0	50,000	50,000	50,000	50,000
Total - Property Redevelopment	81,046	12,745	79,003	52,104	52,104	52,104
Total Expenditures	1,435,784	166,023	290,898	3,362,104	3,362,104	3,362,104
Contingency	0	0	8,273,016	4,703,572	4,703,572	4,703,572
Indirect Cost - Admin Allocat	139,223	36,530	253,097	305,615	305,615	305,615
Unappropriated Ending Fund Balance	7,985,626	8,127,057	0	0	0	0
Total Requirements	9,560,632	8,329,610	8,817,011	8,371,291	8,371,291	8,371,291

Fund Summary
Account Summary by Appropriation

<u>Willamette Industrial URA Fund</u>	<u>Actuals FY 2013-14</u>	<u>Actuals FY 2014-15</u>	<u>Revised FY 2015-16</u>	<u>Proposed FY 2016-17</u>	<u>Approved FY 2016-17</u>	<u>Adopted FY 2016-17</u>
Administration						
Materials and Services						
DMC Admin Services	1,569	3,819	8,920	5,718	5,718	5,718
Total - Administration	1,569	3,819	8,920	5,718	5,718	5,718
Economic Development						
Personnel Services						
Salaries & Wages	4,212	541	739	0	0	0
FICA	312	44	0	0	0	0
TriMet Payroll Tax	29	4	0	0	0	0
Taxes, Health/Dental Insurance	695	127	320	0	0	0
Life & Disability Insurance	21	3	0	0	0	0
PERS - Employer	293	16	0	0	0	0
PERS - Employer Pickup	247	14	0	0	0	0
Workers Comp - Assessment	1	0	0	0	0	0
Workers Comp - Ins Expense	11	2	0	0	0	0
Bus Pass Reimbursement	26	2	0	0	0	0
Materials and Services						
Prof Services Contracts	0	0	75,000	75,000	75,000	75,000
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	0	0	20,000	20,000	20,000	20,000
Total - Economic Development	5,848	753	96,059	95,000	95,000	95,000
Property Redevelopment						
Personnel Services						
Salaries & Wages	141	180	0	0	0	0
FICA	11	14	0	0	0	0
TriMet Payroll Tax	1	1	0	0	0	0
Taxes, Health/Dental Insurance	22	27	0	0	0	0
Life & Disability Insurance	1	1	0	0	0	0
PERS - Employer	9	12	0	0	0	0
PERS - Employer Pickup	8	11	0	0	0	0
Materials and Services						
Prof Services Contracts	0	0	20,000	20,000	20,000	20,000
Total - Property Redevelopment	194	246	20,000	20,000	20,000	20,000
Total Expenditures	7,611	4,818	124,979	120,718	120,718	120,718
Contingency	0	0	3,968,232	3,857,514	3,857,514	3,857,514
Indirect Cost - Admin Allocat	177,683	77,760	116,625	0	0	0
Unappropriated Ending Fund Balance	4,000,757	4,199,836	0	0	0	0
Total Requirements	4,186,051	4,282,414	4,209,836	3,978,232	3,978,232	3,978,232



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Enterprise Fund

The Enterprise Fund is comprised of business type activities funded by fees and charges, including non-special revenue revolving loan funds.

- Business Management Fund -
Accounts for resources generated by non-TIF fees and charges including non-TIF property income.
- Enterprise Loans Fund -
Accounts for non-TIF revolving loan funds including the Small Business Loan program and Business Development Loan Fund.
- Enterprise Management Fund -
Accounts for operating revenues and expenditures for the Headwaters Apartments.

Financial Summary
Total Resources and Requirements

<u>Business Mgt Fund</u>	<u>Actuals FY 2013-14</u>	<u>Actuals FY 2014-15</u>	<u>Revised FY 2015-16</u>	<u>Proposed FY 2016-17</u>	<u>Approved FY 2016-17</u>	<u>Adopted FY 2016-17</u>
Resources						
Beginning Fund Balance	115,048	3,157,361	3,121,581	10,379,279	10,379,279	10,379,279
Revenue						
Fees and Charges	5,435	4,201	0	0	0	0
Interest on Investments	17,006	19,212	25,000	69,541	69,541	69,541
Miscellaneous	118,610	-9,566	0	0	0	0
Property Income	5,654,363	0	7,262,500	0	0	0
Reimbursements	19,963	17,202	0	0	0	0
Transfers In	0	15,000	3,200,000	99,211,129	99,211,129	98,200,000
Total Revenue	5,815,377	46,050	10,487,500	99,280,670	99,280,670	98,269,541
Total Resources	5,930,425	3,203,411	13,609,081	109,659,949	109,659,949	108,648,820
Requirements						
Expenditures						
Administration	0	3,953	4,802	0	0	0
Economic Development	6,450	28,572	25,000	0	0	0
Property Redevelopment	45,076	9,248	3,200,000	99,211,129	99,211,129	98,200,000
Total Expenditures	51,526	41,774	3,229,802	99,211,129	99,211,129	98,200,000
Transfers	2,721,538	40,057	21,440	594,960	594,960	576,870
Contingency	0	0	10,357,839	9,853,860	9,853,860	9,871,950
Ending Balance	3,157,361	3,121,581	0	0	0	0
Total Requirements	5,930,425	3,203,411	13,609,081	109,659,949	109,659,949	108,648,820

Financial Summary Five-Year Forecast

Business Management Fund	Revised FY 2015-16	Adopted FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21
Resources						
Beginning Fund Balance	3,121,581	10,379,279	9,853,861	9,534,635	9,136,968	9,064,324
Revenue						
Fees and Charges	0	-	-	-	-	-
Interest on Investments	25,000	69,541	69,066	95,599	91,749	91,149
Other Debt	0	-	-	-	8,000,000	-
Property Sales	7,262,500	-	7,600,000	-	39,900,000	-
Rent and Property Income	0	-	-	900,000	1,800,000	1,800,000
Transfers In	3,200,000	98,200,000	-	-	-	-
Total Revenue	10,487,500	98,269,541	7,669,066	995,599	49,791,749	1,891,149
Total Resources	13,609,081	108,648,820	17,522,927	10,530,234	58,928,717	10,955,473
Requirements						
Economic Development						
Traded Sector						
A00072-Mayor's Business Awards-BMGT	25,000	-	-	-	-	-
Economic Development Total	25,000	-	-	-	-	-
Property Redevelopment						
Real Estate						
A00355-PO Reloc Svc Agreement-BMGT	3,200,000	67,600,000	-	-	-	-
A00449-Convention Center Garage-BMGT	0	30,600,000	-	-	-	-
Property Redevelopment Total	3,200,000	98,200,000	-	-	-	-
Total Program Expenditures	3,225,000	98,200,000	-	-	-	-
Personnel Services	4,802	-	-	-	-	-
Debt Service	0	-	-	-	450,096	900,192
Total Fund Expenditures	3,229,802	98,200,000	-	-	450,096	900,192
Interfund Transfers - Cash Transfers	21,440	576,870	7,988,292	1,393,267	49,414,297	1,178,468
Contingency	10,357,839	9,871,950	9,534,635	9,136,967	9,064,324	8,876,813
Total Fund Requirements	13,609,081	108,648,820	17,522,927	10,530,234	58,928,717	10,955,473

Financial Summary
Total Resources and Requirements

<u>Enterprise Loans Fund</u>	<u>Actuals FY 2013-14</u>	<u>Actuals FY 2014-15</u>	<u>Revised FY 2015-16</u>	<u>Proposed FY 2016-17</u>	<u>Approved FY 2016-17</u>	<u>Adopted FY 2016-17</u>
Resources						
Beginning Fund Balance	1,854,700	3,127,683	3,039,351	2,712,866	3,362,866	3,362,866
Revenue						
City General Fund	0	0	871,000	0	0	0
Fees and Charges	8,447	4,267	16,850	2,483	2,483	2,483
Interest on Investments	10,033	16,291	18,450	8,066	8,066	8,066
Loan Collections	576,610	218,574	194,580	196,721	196,721	196,721
Miscellaneous	55,832	295,881	0	0	0	0
Reimbursements	7	0	0	0	0	0
Transfers In	868,279	173,888	328,203	57,986	57,986	57,986
Total Revenue	1,519,209	708,901	1,429,083	265,256	265,256	265,256
Total Resources	3,373,909	3,836,584	4,468,434	2,978,122	3,628,122	3,628,122
Requirements						
Expenditures						
Administration	0	0	75,892	0	0	0
Economic Development	25,448	383,809	1,012,716	761,595	1,411,595	1,411,595
Housing	18,515	200,444	0	0	0	0
Total Expenditures	43,963	584,254	1,088,608	761,595	1,411,595	1,411,595
Transfers	202,263	212,980	36,822	46,968	46,968	46,968
Contingency	0	0	3,343,004	2,169,559	2,169,559	2,169,559
Ending Balance	3,127,683	3,039,350	0	0	0	0
Total Requirements	3,373,909	3,836,584	4,468,434	2,978,122	3,628,122	3,628,122

Financial Summary
Total Resources and Requirements

<u>Enterprise Mgt Fund</u>	<u>Actuals</u> <u>FY 2013-14</u>	<u>Actuals</u> <u>FY 2014-15</u>	<u>Revised</u> <u>FY 2015-16</u>	<u>Proposed</u> <u>FY 2016-17</u>	<u>Approved</u> <u>FY 2016-17</u>	<u>Adopted</u> <u>FY 2016-17</u>
Resources						
Beginning Fund Balance	83,800	121,779	76,864	0	0	0
Revenue						
Interest on Investments	852	1,023	0	0	0	0
Property Income	1,037,969	1,081,958	1,250,000	1,250,000	1,250,000	1,250,000
Total Revenue	1,038,821	1,082,981	1,250,000	1,250,000	1,250,000	1,250,000
Total Resources	1,122,620	1,204,760	1,326,864	1,250,000	1,250,000	1,250,000
Requirements						
Expenditures						
Housing	1,000,841	1,127,896	1,326,864	1,250,000	1,250,000	1,250,000
Total Expenditures	1,000,841	1,127,896	1,326,864	1,250,000	1,250,000	1,250,000
Ending Balance	121,779	76,864	0	0	0	0
Total Requirements	1,122,620	1,204,760	1,326,864	1,250,000	1,250,000	1,250,000



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Enterprise Fund Summary Reports

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Fund Summary
Account Summary by Appropriation

Business Mgt Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Administration						
Personnel Services						
Salaries & Wages	0	2,810	3,423	0	0	0
FICA	0	213	0	0	0	0
TriMet Payroll Tax	0	20	0	0	0	0
Taxes, Health/Dental Insurance	0	470	1,379	0	0	0
Life & Disability Insurance	0	16	0	0	0	0
PERS - Employer	0	237	0	0	0	0
PERS - Employer Pickup	0	168	0	0	0	0
Workers Comp - Assessment	0	1	0	0	0	0
Workers Comp - Ins Expense	0	6	0	0	0	0
Bus Pass Reimbursement	0	12	0	0	0	0
Total - Administration	0	3,953	4,802	0	0	0
Economic Development						
Personnel Services						
Salaries & Wages	2,159	5,629	0	0	0	0
FICA	163	425	0	0	0	0
TriMet Payroll Tax	15	40	0	0	0	0
Taxes, Health/Dental Insurance	486	1,199	0	0	0	0
Life & Disability Insurance	11	29	0	0	0	0
PERS - Employer	182	432	0	0	0	0
PERS - Employer Pickup	129	337	0	0	0	0
Workers Comp - Assessment	1	2	0	0	0	0
Workers Comp - Ins Expense	5	14	0	0	0	0
Bus Pass Reimbursement	11	31	0	0	0	0
Materials and Services						
Prof Services Contracts	0	0	25,000	0	0	0
IGA Other Costs	0	20,000	0	0	0	0
Special Events Expenses	-10	434	0	0	0	0
Out of Town Travel	3,059	0	0	0	0	0
Business Meeting Food Expense	239	0	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Total - Economic Development	6,450	28,572	25,000	0	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	416	291	0	0	0	0
FICA	32	21	0	0	0	0
TriMet Payroll Tax	3	2	0	0	0	0
Taxes, Health/Dental Insurance	59	55	0	0	0	0
Life & Disability Insurance	2	2	0	0	0	0
PERS - Employer	32	20	0	0	0	0
PERS - Employer Pickup	26	17	0	0	0	0
Workers Comp - Ins Expense	5	3	0	0	0	0
Bus Pass Reimbursement	0	7	0	0	0	0
Materials and Services						
Prof Services Contracts	0	0	0	0	0	0
Insurance	223	0	0	0	0	0
Equip Lease & Rentals - PDC	480	0	0	0	0	0
Bldg Repairs & Maint - RE	20,117	2,776	0	0	0	0
Ppty Mgmt Operating Exp-RE	2,596	0	0	0	0	0
Prop Mgmt Fees - RE	3,165	0	0	0	0	0
Property Taxes - RE	63	0	0	0	0	0
Ppty Insurance - RE	386	0	0	0	0	0
Property Utilities - RE	1,702	1,489	0	0	0	0
Capital Outlay						
Acquisition	0	0	3,200,000	73,611,129	73,611,129	72,600,000
Closing Costs	10,848	-20	0	0	0	0
Prof & Tech Services	2,970	4,586	0	0	0	0

Fund Summary
Account Summary by Appropriation

Business Mgt Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Environmental Analysis & Remed	1,952	0	0	0	0	0
Construction Costs	0	0	0	25,600,000	25,600,000	25,600,000
Total - Property Redevelopment	45,076	9,248	3,200,000	99,211,129	99,211,129	98,200,000
Total Expenditures	51,526	41,774	3,229,802	99,211,129	99,211,129	98,200,000
Contingency	0	0	10,357,839	9,853,860	9,853,860	9,871,950
Indirect Cost - Admin Allocat	0	33,790	0	0	0	0
Loan Repayment - Other Funds	0	0	21,440	594,960	594,960	576,870
Operating Transfers Out	2,721,538	6,267	0	0	0	0
Unappropriated Ending Fund Balance	3,157,361	3,121,581	0	0	0	0
Total Requirements	5,930,425	3,203,411	13,609,081	109,659,949	109,659,949	108,648,820

Fund Summary
Account Summary by Appropriation

Enterprise Loans Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Administration						
Materials and Services						
Training Expense	0	0	75,892	0	0	0
Total - Administration	0	0	75,892	0	0	0
Economic Development						
Personnel Services						
Salaries & Wages	13,415	10,179	7,762	7,587	7,587	7,587
FICA	1,011	756	0	0	0	0
TriMet Payroll Tax	95	72	0	0	0	0
Taxes, Health/Dental Insurance	2,573	1,644	3,167	3,258	3,258	3,258
Life & Disability Insurance	63	51	0	0	0	0
PERS - Employer	1,116	739	0	0	0	0
PERS - Employer Pickup	818	608	0	0	0	0
Workers Comp - Assessment	4	4	0	0	0	0
Workers Comp - Ins Expense	31	21	0	0	0	0
Bus Pass Reimbursement	38	25	0	0	0	0
Materials and Services						
Legal Expenses	3,585	8,850	0	0	0	0
Event Sponsorship	125	0	0	0	0	0
Loan Documents	930	982	2,050	750	750	750
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	1,644	359,878	758,875	750,000	1,400,000	1,400,000
Grants to Grantees	0	0	240,862	0	0	0
Total - Economic Development	25,448	383,809	1,012,716	761,595	1,411,595	1,411,595
Housing						
Materials and Services						
IGA Other Costs	0	0	0	0	0	0
Miscellaneous	0	200,444	0	0	0	0
Loan Documents	500	0	0	0	0	0
Loan Servicing Costs	17,515	0	0	0	0	0
Bank Fees	500	0	0	0	0	0
Total - Housing	18,515	200,444	0	0	0	0
Total Expenditures	43,963	584,254	1,088,608	761,595	1,411,595	1,411,595
Contingency	0	0	3,343,004	2,169,559	2,169,559	2,169,559
Indirect Cost - Admin Allocat	37,495	22,980	36,822	46,968	46,968	46,968
Operating Transfers Out	164,768	190,000	0	0	0	0
Unappropriated Ending Fund Balance	3,127,683	3,039,350	0	0	0	0
Total Requirements	3,373,909	3,836,584	4,468,434	2,978,122	3,628,122	3,628,122

Fund Summary
Account Summary by Appropriation

<u>Enterprise Mgt Fund</u>	<u>Actuals</u> <u>FY 2013-14</u>	<u>Actuals</u> <u>FY 2014-15</u>	<u>Revised</u> <u>FY 2015-16</u>	<u>Proposed</u> <u>FY 2016-17</u>	<u>Approved</u> <u>FY 2016-17</u>	<u>Adopted</u> <u>FY 2016-17</u>
Capital Outlay	0	0	0	0	0	0
Housing						
Materials and Services						
Prof Services Contracts	953,924	1,081,474	50,000	0	0	0
IGA Prof Services Contracts	0	0	1,226,864	1,200,000	1,200,000	1,200,000
Insurance	16,862	0	0	0	0	0
Miscellaneous	-3,629	0	0	0	0	0
Ppty Insurance - RE	33,684	46,422	50,000	50,000	50,000	50,000
Total - Housing	1,000,841	1,127,896	1,326,864	1,250,000	1,250,000	1,250,000
Total Expenditures	1,000,841	1,127,896	1,326,864	1,250,000	1,250,000	1,250,000
Unappropriated Ending Fund Balance	121,779	76,864	0	0	0	0
Total Requirements	1,122,620	1,204,760	1,326,864	1,250,000	1,250,000	1,250,000



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Internal Service Fund

Financial Summary
Total Resources and Requirements

<u>Internal Service Fund</u>	<u>Actuals</u> <u>FY 2013-14</u>	<u>Actuals</u> <u>FY 2014-15</u>	<u>Revised</u> <u>FY 2015-16</u>	<u>Proposed</u> <u>FY 2016-17</u>	<u>Approved</u> <u>FY 2016-17</u>	<u>Adopted</u> <u>FY 2016-17</u>
Resources						
Beginning Fund Balance	251,146	252,404	247,200	248,200	248,200	248,200
Revenue						
Interest on Investments	1,258	1,423	1,000	1,000	1,000	1,000
Total Revenue	1,258	1,423	1,000	1,000	1,000	1,000
Total Resources	252,404	253,827	248,200	249,200	249,200	249,200
Requirements						
Expenditures						
Administration	0	6,627	248,200	249,200	249,200	249,200
Total Expenditures	0	6,627	248,200	249,200	249,200	249,200
Ending Balance	252,404	247,200	0	0	0	0
Total Requirements	252,404	253,827	248,200	249,200	249,200	249,200

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Fund Summary
Account Summary by Appropriation

<u>Internal Service Fund</u>	<u>Actuals</u> <u>FY 2013-14</u>	<u>Actuals</u> <u>FY 2014-15</u>	<u>Revised</u> <u>FY 2015-16</u>	<u>Proposed</u> <u>FY 2016-17</u>	<u>Approved</u> <u>FY 2016-17</u>	<u>Adopted</u> <u>FY 2016-17</u>
Administration						
Materials and Services						
Legal Expenses	0	6,627	248,200	249,200	249,200	249,200
Total - Administration	0	6,627	248,200	249,200	249,200	249,200
Capital Outlay	0	0	0	0	0	0
Total Expenditures	0	6,627	248,200	249,200	249,200	249,200
Unappropriated Ending Fund Balance	252,404	247,200	0	0	0	0
Total Requirements	252,404	253,827	248,200	249,200	249,200	249,200

Special Revenue Funds

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 business 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.
- Other Federal Grants -
Accounts for revenues and expenditures under the Clean Tech Economic Development Administration, the Economic Development Administration Industrial Sites and Revolving Loan, the Environmental Protection Area Brownfield Grant, and Market Development Cooperator Program.

Financial Summary
Total Resources and Requirements

<u>Ambassador Program Fund</u>	<u>Actuals FY 2013-14</u>	<u>Actuals FY 2014-15</u>	<u>Revised FY 2015-16</u>	<u>Proposed FY 2016-17</u>	<u>Approved FY 2016-17</u>	<u>Adopted FY 2016-17</u>
Resources						
Beginning Fund Balance	31,194	33,627	18,680	18,800	18,800	18,800
Revenue						
Interest on Investments	160	111	120	150	150	150
Reimbursements	3,000	0	0	0	0	0
Total Revenue	3,160	111	120	150	150	150
Total Resources	34,354	33,738	18,800	18,950	18,950	18,950
Requirements						
Expenditures						
Economic Development	50	58	18,800	18,950	18,950	18,950
Total Expenditures	50	58	18,800	18,950	18,950	18,950
Transfers	678	15,000	0	0	0	0
Ending Balance	33,627	18,680	0	0	0	0
Total Requirements	34,354	33,738	18,800	18,950	18,950	18,950

Financial Summary
Total Resources and Requirements

<u>Enterprise Zone</u>	<u>Actuals</u> <u>FY 2013-14</u>	<u>Actuals</u> <u>FY 2014-15</u>	<u>Revised</u> <u>FY 2015-16</u>	<u>Proposed</u> <u>FY 2016-17</u>	<u>Approved</u> <u>FY 2016-17</u>	<u>Adopted</u> <u>FY 2016-17</u>
Resources						
Beginning Fund Balance	2,771,448	2,813,810	2,795,279	2,384,923	2,384,923	2,384,923
Revenue						
Fees and Charges	111,365	36,050	235,000	38,000	38,000	38,000
Interest on Investments	12,498	16,652	15,238	7,154	7,154	7,154
Miscellaneous	156,948	312,858	424,053	801,584	801,584	801,584
Total Revenue	280,811	365,560	674,291	846,738	846,738	846,738
Total Resources	3,052,260	3,179,369	3,469,570	3,231,661	3,231,661	3,231,661
Requirements						
Expenditures						
Economic Development	238,450	384,090	1,082,757	1,098,276	1,098,276	1,098,276
Total Expenditures	238,450	384,090	1,082,757	1,098,276	1,098,276	1,098,276
Transfers	0	0	1,890	2,981	2,981	2,981
Contingency	0	0	2,384,923	2,130,404	2,130,404	2,130,404
Ending Balance	2,813,810	2,795,279	0	0	0	0
Total Requirements	3,052,260	3,179,369	3,469,570	3,231,661	3,231,661	3,231,661

Financial Summary
Total Resources and Requirements

<u>HCD Contract Fund</u>	<u>Actuals FY 2013-14</u>	<u>Actuals FY 2014-15</u>	<u>Revised FY 2015-16</u>	<u>Proposed FY 2016-17</u>	<u>Approved FY 2016-17</u>	<u>Adopted FY 2016-17</u>
Resources						
Beginning Fund Balance	312,815	103,000	190,042	0	0	0
Revenue						
Grants - HCD Contract	2,581,125	2,263,169	2,164,772	2,130,224	2,130,224	2,130,224
Interest on Investments	1	42	0	0	0	0
Transfers In	103,000	190,000	0	0	0	0
Total Revenue	2,684,126	2,453,211	2,164,772	2,130,224	2,130,224	2,130,224
Total Resources	2,996,940	2,556,211	2,354,814	2,130,224	2,130,224	2,130,224
Requirements						
Expenditures						
Economic Development	2,484,506	2,263,169	2,164,814	2,130,224	2,130,224	2,130,224
Total Expenditures	2,484,506	2,263,169	2,164,814	2,130,224	2,130,224	2,130,224
Transfers	409,435	103,000	190,000	0	0	0
Ending Balance	103,000	190,042	0	0	0	0
Total Requirements	2,996,940	2,556,211	2,354,814	2,130,224	2,130,224	2,130,224

Financial Summary
Total Resources and Requirements

<u>Other Federal Grants</u>	<u>Actuals</u> <u>FY 2013-14</u>	<u>Actuals</u> <u>FY 2014-15</u>	<u>Revised</u> <u>FY 2015-16</u>	<u>Proposed</u> <u>FY 2016-17</u>	<u>Approved</u> <u>FY 2016-17</u>	<u>Adopted</u> <u>FY 2016-17</u>
Resources						
Beginning Fund Balance	838,992	1,279,347	1,566,925	192,902	192,902	192,902
Revenue						
Fees and Charges	8,488	9,648	10,500	1,564	1,564	1,564
Grants - Federal except HCD	382,862	462,064	90,415	0	0	0
Interest on Investments	3,869	5,856	5,250	200	200	200
Loan Collections	546,752	464,860	166,571	152,719	152,719	152,719
Reimbursements	148,534	96,741	42,529	0	0	0
Total Revenue	1,090,505	1,039,170	315,265	154,483	154,483	154,483
Total Resources	1,929,497	2,318,517	1,882,190	347,385	347,385	347,385
Requirements						
Expenditures						
Economic Development	598,733	710,150	1,643,232	215,362	215,362	215,362
Total Expenditures	598,733	710,150	1,643,232	215,362	215,362	215,362
Transfers	51,417	13,770	46,056	43,241	43,241	43,241
Contingency	0	0	192,902	88,782	88,782	88,782
Ending Balance	1,279,347	1,594,597	0	0	0	0
Total Requirements	1,929,497	2,318,517	1,882,190	347,385	347,385	347,385



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Special Revenue Funds Summary Reports

- Account Summary
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Fund Summary
Account Summary by Appropriation

<u>Ambassador Program Fund</u>	<u>Actuals</u> <u>FY 2013-14</u>	<u>Actuals</u> <u>FY 2014-15</u>	<u>Revised</u> <u>FY 2015-16</u>	<u>Proposed</u> <u>FY 2016-17</u>	<u>Approved</u> <u>FY 2016-17</u>	<u>Adopted</u> <u>FY 2016-17</u>
Economic Development						
Materials and Services						
Event Sponsorship	50	0	18,800	18,950	18,950	18,950
Business Meeting Food Expense	0	58	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Total - Economic Development	50	58	18,800	18,950	18,950	18,950
Total Expenditures	50	58	18,800	18,950	18,950	18,950
Indirect Cost - Admin Allocat	678	0	0	0	0	0
Operating Transfers Out	0	15,000	0	0	0	0
Unappropriated Ending Fund Balance	33,627	18,680	0	0	0	0
Total Requirements	34,354	33,738	18,800	18,950	18,950	18,950

Fund Summary
Account Summary by Appropriation

Enterprise Zone	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Economic Development						
Personnel Services						
Salaries & Wages	45,406	47,197	43,253	65,150	65,150	65,150
FICA	3,429	3,524	0	0	0	0
TriMet Payroll Tax	323	335	0	0	0	0
Taxes, Health/Dental Insurance	7,867	10,754	18,509	28,126	28,126	28,126
Life & Disability Insurance	253	251	0	0	0	0
PERS - Employer	3,031	3,197	0	0	0	0
PERS - Employer Pickup	2,736	2,821	0	0	0	0
Workers Comp - Assessment	16	17	0	0	0	0
Workers Comp - Ins Expense	117	108	0	0	0	0
Bus Pass Reimbursement	12	10	0	0	0	0
Materials and Services						
Prof Services Contracts	135,261	97,787	350,000	550,000	550,000	550,000
Printing & Graphics	0	55	0	0	0	0
Special Events Expenses	0	100	0	0	0	0
Event Sponsorship	0	2,000	5,000	5,000	5,000	5,000
Software Applications	0	0	360	0	0	0
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Grants to Grantees	40,000	91,475	660,635	450,000	450,000	450,000
Technical Assistance Grants	0	124,460	5,000	0	0	0
Total - Economic Development	238,450	384,090	1,082,757	1,098,276	1,098,276	1,098,276
Total Expenditures	238,450	384,090	1,082,757	1,098,276	1,098,276	1,098,276
Contingency	0	0	2,384,923	2,130,404	2,130,404	2,130,404
Indirect Cost - Admin Allocat	0	0	1,890	2,981	2,981	2,981
Unappropriated Ending Fund Balance	2,813,810	2,795,279	0	0	0	0
Total Requirements	3,052,260	3,179,369	3,469,570	3,231,661	3,231,661	3,231,661

Fund Summary
Account Summary by Appropriation

HCD Contract Fund	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Economic Development						
Personnel Services						
Salaries & Wages	41,906	0	0	0	0	0
FICA	2,921	0	0	0	0	0
TriMet Payroll Tax	276	0	0	0	0	0
Taxes, Health/Dental Insurance	8,672	0	0	0	0	0
Life & Disability Insurance	214	0	0	0	0	0
PERS - Employer	2,976	0	0	0	0	0
PERS - Employer Pickup	2,455	0	0	0	0	0
Workers Comp - Assessment	15	0	0	0	0	0
Workers Comp - Ins Expense	112	0	0	0	0	0
Bus Pass Reimbursement	275	0	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Grants to Grantees	2,424,684	2,263,169	2,164,814	2,130,224	2,130,224	2,130,224
Total - Economic Development	2,484,506	2,263,169	2,164,814	2,130,224	2,130,224	2,130,224
Total Expenditures	2,484,506	2,263,169	2,164,814	2,130,224	2,130,224	2,130,224
Indirect Cost - Admin Allocat	97,435	0	0	0	0	0
Operating Transfers Out	312,000	103,000	190,000	0	0	0
Unappropriated Ending Fund Balance	103,000	190,042	0	0	0	0
Total Requirements	2,996,940	2,556,211	2,354,814	2,130,224	2,130,224	2,130,224

Fund Summary
Account Summary by Appropriation

Other Federal Grants	Actuals FY 2013-14	Actuals FY 2014-15	Revised FY 2015-16	Proposed FY 2016-17	Approved FY 2016-17	Adopted FY 2016-17
Economic Development						
Personnel Services						
Salaries & Wages	145,250	119,263	51,355	10,712	10,712	10,712
FICA	10,622	8,875	0	0	0	0
TriMet Payroll Tax	999	839	0	0	0	0
Taxes, Health/Dental Insurance	21,967	17,288	22,016	4,450	4,450	4,450
Life & Disability Insurance	749	639	0	0	0	0
PERS - Employer	9,465	7,922	0	0	0	0
PERS - Employer Pickup	8,496	7,114	0	0	0	0
Workers Comp - Assessment	49	44	0	0	0	0
Workers Comp - Ins Expense	364	274	0	0	0	0
Bus Pass Reimbursement	824	582	0	0	0	0
Materials and Services						
Prof Services Contracts	327,304	357,360	57,461	0	0	0
Printing & Graphics	372	0	0	0	0	0
Publications & Resource Mat'ls	0	4,000	0	0	0	0
Special Events Expenses	0	1,220	0	0	0	0
Event Sponsorship	7,100	6,600	0	0	0	0
Local Travel	0	0	10	0	0	0
Loan Documents	104	1,787	3,000	200	200	200
Interest Expense - NonDebt	1,349	1,732	1,000	0	0	0
Training Travel Expenses	0	0	259	0	0	0
Out of Town Travel	11,634	14,464	8,131	0	0	0
Business Meeting Expense	452	40	0	0	0	0
Business Meeting Food Expense	581	0	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	51,051	160,109	1,500,000	200,000	200,000	200,000
Total - Economic Development	598,733	710,150	1,643,232	215,362	215,362	215,362
Total Expenditures	598,733	710,150	1,643,232	215,362	215,362	215,362
Contingency	0	0	192,902	88,782	88,782	88,782
Indirect Cost - Admin Allocat	51,417	13,770	46,056	43,241	43,241	43,241
Unappropriated Ending Fund Balance	1,279,347	1,594,597	0	0	0	0
Total Requirements	1,929,497	2,318,517	1,882,190	347,385	347,385	347,385



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Urban Renewal Area Five-Year Forecast

Financial Summary Five-Year Forecast

Airport Way URA Fund	Revised FY 2015-16	Adopted FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21
Resources						
Beginning Fund Balance	4,776,522	4,727,491	4,707,577	4,584,450	4,195,066	6,283,276
Revenue						
Fees and Charges	100	830	813	913	362	762
Interest on Investments	10,000	10,000	10,000	10,000	10,000	-
Loan Collections	116,276	86,079	162,606	102,615	72,336	72,336
Property Sales	759,251	385,505	-	-	2,315,844	3,058,371
Rent and Property Income	0	-	-	-	-	-
Total Revenue	885,627	482,414	173,419	113,528	2,398,542	3,131,469
Total Resources	5,662,149	5,209,905	4,880,996	4,697,978	6,593,608	9,414,745
Requirements						
Administration						
A00032-Debt Management-APW	11,795	3,647	3,647	3,647	3,647	3,647
Administration Total	11,795	3,647	3,647	3,647	3,647	3,647
Economic Development						
Traded Sector						
A00062-Cluster Development-APW	25,000	25,000	25,000	25,000	25,000	-
A00383-Lean Manufacturing-APW	30,000	30,000	30,000	30,000	30,000	-
Business Lending						
A00211-BL -General-APW	0	200,200	-	200,200	-	200,200
Economic Development Total	55,000	255,200	55,000	255,200	55,000	200,200
Property Redevelopment						
Real Estate						
A00349-Cascade Station-APW	91,528	59,000	50,651	50,651	50,651	50,651
A00350-Cascade Stn-Prcl G-APW	88,795	8,795	8,795	8,795	8,795	8,795
A00351-Cascade Station-Prcl K-APW	19,000	19,000	-	-	-	-
A00353-Real Estate Mgmt-APW	38,637	1,050	1,050	1,050	1,050	1,050
Property Redevelopment Total	237,960	87,845	60,496	60,496	60,496	60,496
Total Program Expenditures	304,755	346,692	119,143	319,343	119,143	264,343
Personnel Services	49,492	35,686	45,430	46,430	48,106	49,117
Total Fund Expenditures	354,247	382,378	164,573	365,773	167,249	313,460
Interfund Transfers - Indirect Charges	580,411	119,950	131,973	137,139	143,083	147,224
Contingency	4,727,491	4,707,577	4,584,450	4,195,066	6,283,276	8,954,061
Total Fund Requirements	5,662,149	5,209,905	4,880,996	4,697,978	6,593,608	9,414,745

Financial Summary Five-Year Forecast

Central Eastside URA Fund	Revised FY 2015-16	Adopted FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21
Resources						
Beginning Fund Balance	15,954,751	13,606,604	8,836,501	5,488,453	3,615,841	4,244,093
Revenue						
Fees and Charges	800	1,622	1,500	1,200	1,200	1,200
Interest on Investments	10,000	5,000	5,000	5,000	5,000	-
Loan Collections	263,511	124,353	895,134	209,329	349,041	149,777
TIF - Short Term Debt	5,168,320	4,207,546	4,497,375	4,792,665	5,088,959	5,448,819
Rent and Property Income	104,000	104,000	104,000	343,000	98,000	98,000
Total Revenue	5,546,631	4,442,521	5,503,009	5,351,194	5,542,200	5,697,796
Total Resources	21,501,382	18,049,125	14,339,510	10,839,647	9,158,041	9,941,889
Requirements						
Administration						
A00028-Debt Management-CES	8,511	32,404	32,404	32,404	32,404	32,404
Administration Total	8,511	32,404	32,404	32,404	32,404	32,404
Economic Development						
Business Lending						
A00207-BL -General-CES	300,000	300,000	300,000	300,000	300,000	300,000
Economic Development Total	300,000	300,000	300,000	300,000	300,000	300,000
Housing						
A00169-Affordable Housing-CES	199,671	3,235,965	996,899	2,339,220	1,541,970	857,937
A00179-PHB Staff & Admin-CES	0	-	-	-	-	-
Housing Total	199,671	3,235,965	996,899	2,339,220	1,541,970	857,937
Infrastructure						
Parks						
A00236-Lightwater Craft-CES	50,000	26,500	26,500	26,500	26,500	26,500
Transportation						
A00238-District Parking-CES	0	1,500,000	1,500,000	-	-	-
A00421-Trans. Improvements-CES	0	500,000	2,000,000	2,500,000	1,000,000	-
Public Facilities						
A00237-River Access-CES	110,000	40,000	-	-	-	-
A00425-Community Center-CES	0	985,000	-	-	-	-
Infrastructure Total	160,000	3,051,500	3,526,500	2,526,500	1,026,500	26,500
Property Redevelopment						
Real Estate						
A00319-Festival Parking Lot-CES	76,160	76,160	76,160	76,160	76,160	76,160
A00321-Real Estate Mgmt-CES	2,500	1,000	1,000	1,000	1,000	1,000
Commercial Property Lending						
A00364-CPRL-General-CES	600,500	600,500	600,500	600,500	600,500	600,500
Redevelopment Strategy						
A00314-Strategic Site Redev-CES	5,350,000	650,000	2,000,000	-	-	-
A00315-CC 2035-CES	22,235	-	-	-	-	-
Redevelopment Grants						
A00136-DOS-General-CES	100,000	100,000	100,000	100,000	100,000	100,000
A00144-SIP-General-CES	300,000	300,000	300,000	300,000	300,000	300,000
A00419-GFGP-General-CES	25,000	50,000	50,000	50,000	-	-
Property Redevelopment Total	6,476,395	1,777,660	3,127,660	1,127,660	1,077,660	1,077,660
Total Program Expenditures	7,144,577	8,397,529	7,983,463	6,325,784	3,978,534	2,294,501
Personnel Services	173,080	214,313	206,594	211,144	218,766	223,360
Total Fund Expenditures	7,317,657	8,611,842	8,190,057	6,536,928	4,197,300	2,517,861
Interfund Transfers - Indirect Charges	577,121	600,782	661,000	686,878	716,648	737,387
Contingency	13,606,604	8,836,501	5,488,453	3,615,841	4,244,093	6,686,641
Total Fund Requirements	21,501,382	18,049,125	14,339,510	10,839,647	9,158,041	9,941,889

Financial Summary Five-Year Forecast

Convention Center URA Fund	Revised FY 2015-16	Adopted FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21
Resources						
Beginning Fund Balance	41,116,424	32,042,865	1,250,454	2,674,778	419,354	1,297,078
Revenue						
Fees and Charges	1,500	1,931	200	800	500	800
Interest on Investments	30,000	10,000	10,000	5,000	-	-
Loan Collections	351,008	342,114	421,823	1,183,500	834,036	699,347
Property Sales	0	4,500,000	-	-	-	-
Rent and Property Income	2,017,290	7,534,543	2,017,290	2,017,290	2,017,290	2,017,290
Transfers In	0	102,510	7,495,842	900,817	9,289,177	953,348
Total Revenue	2,399,798	12,491,098	9,945,155	4,107,407	12,141,003	3,670,785
Total Resources	43,516,222	44,533,963	11,195,609	6,782,185	12,560,357	4,967,863
Requirements						
Administration						
A00027-Debt Management-CNV	11,795	30,045	30,045	30,045	30,045	30,045
Administration Total	11,795	30,045	30,045	30,045	30,045	30,045
Economic Development						
Business Lending						
A00206-BL -General-CNV	2,000	110,110	110,000	150,150	150,000	150,150
Economic Development Total	2,000	110,110	110,000	150,150	150,000	150,150
Housing						
A00168-Affordable Housing-CNV	3,770,000	4,080,000	4,000,000	-	-	-
Housing Total	3,770,000	4,080,000	4,000,000	-	-	-
Property Redevelopment						
Real Estate						
A00301-Block47-CNV	6,200	6,200	-	-	-	-
A00306-910 NE MLK Building-CNV	18,731	16,600	16,600	16,600	16,600	16,600
A00307-Frmr B&K Car Rental-CNV	10,500	10,500	-	-	-	-
A00309-Inn at Conv Ctr Mgmt-CNV	1,793,173	2,038,682	1,769,357	1,769,357	1,769,357	1,769,357
A00310-Block 49-CNV	100,925	3,350	3,350	3,350	3,350	3,350
A00312-Real Estate Mgmt-CNV	5,000	5,000	5,000	5,000	5,000	5,000
A00427-Shilo Inn-CVN	15,000	-	-	-	-	-
A00437-Hotel Garage-CVN	559,383	-	-	-	-	-
Redevelopment Strategy						
A00298-Eco District-CNV	2,500	2,500	2,500	2,500	-	-
A00299-ConventionCenter Hotel-CNV	4,000,000	-	-	-	-	-
A00303-Rose Qtr Master Plan-CNV	0	5,000,000	2,000,000	4,000,000	9,000,000	-
A00308-Metro Park-CNV	2,131	-	-	-	-	-
A00311-Project Development-CNV	0	-	-	-	-	-
Property Redevelopment Total	6,513,543	7,082,832	3,796,807	5,796,807	10,794,307	1,794,307
Total Program Expenditures	10,297,338	11,302,987	7,936,852	5,977,002	10,974,352	1,974,502
Personnel Services	147,226	93,517	83,979	85,829	88,927	90,794
Total Fund Expenditures	10,444,564	11,396,504	8,020,831	6,062,831	11,063,279	2,065,296
Interfund Transfers - Indirect Charges	1,028,793	1,287,005	500,000	300,000	200,000	100,000
Interfund Transfers - Cash Transfers	0	30,600,000	-	-	-	-
Contingency	32,042,865	1,250,454	2,674,778	419,354	1,297,078	2,802,567
Total Fund Requirements	43,516,222	44,533,963	11,195,609	6,782,185	12,560,357	4,967,863

Financial Summary Five-Year Forecast

<u>Downtown Waterfront URA Fund</u>	<u>Revised FY 2015-16</u>	<u>Adopted FY 2016-17</u>	<u>Forecast FY 2017-18</u>	<u>Forecast FY 2018-19</u>	<u>Forecast FY 2019-20</u>	<u>Forecast FY 2020-21</u>
Resources						
Beginning Fund Balance	18,955,207	35,443,061	26,912,264	18,512,766	10,533,249	4,807,940
Revenue						
Fees and Charges	9,324,659	4,980	5,200	5,188	4,337	4,330
Interest on Investments	30,000	10,000	10,000	-	-	-
Loan Collections	3,748,772	249,899	2,833,775	289,382	27,345	26,047
Property Sales	2,524,000	5,524,000	24,000	24,000	24,000	24,000
Rent and Property Income	62,805	48,835	47,210	45,585	43,960	42,335
Reimbursements	7,459,570	18,000	18,000	18,000	18,000	18,000
Total Revenue	23,149,806	5,855,714	2,938,185	382,155	117,642	114,712
Total Resources	42,105,013	41,298,775	29,850,449	18,894,921	10,650,891	4,922,652
Requirements						
Administration						
A00023-Debt Management-DTW	11,795	8,000	8,000	8,000	8,000	8,000
Administration Total	11,795	8,000	8,000	8,000	8,000	8,000
Economic Development						
Traded Sector						
A00258-Old Town Lofts-Accel	64,398	50,954	50,954	50,954	50,954	50,954
Community Economic Development						
A00083-OT/CT Action Plan-DTW	65,000	65,000	65,000	65,000	-	-
Business Lending						
A00202-BL -General-DTW	100,100	100,100	100,100	100,100	100,100	100,100
Economic Development Total	229,498	216,054	216,054	216,054	151,054	151,054
Housing						
A00164-Affordable Housing-DTW	0	1,971,910	-	-	-	-
Housing Total	0	1,971,910	-	-	-	-
Infrastructure						
Parks						
A00220-Chinese Garden-DTW	638,000	-	-	-	-	-
Transportation						
A00221-District Parking-DTW	500,000	2,500,000	2,000,000	-	-	-
Infrastructure Total	1,138,000	2,500,000	2,000,000	-	-	-
Property Redevelopment						
Real Estate						
A00259-Old Town Lofts-Prkng-DTW	12,179	12,179	12,179	12,179	12,179	12,179
A00260-RiverPlace Marina-DTW	18,000	18,000	18,000	18,000	18,000	18,000
A00261-Block 8 - L-DTW	10,000	-	-	-	-	-
A00262-SW 3rd & Taylor Lot-DTW	14,481	-	-	-	-	-
A00263-One Waterfront South-DTW	35,290	534,890	-	-	-	-
A00264-SW 3rd & Oak-DTW	83,533	74,100	-	-	-	-
Commercial Property Lending						
A00359-CPRL-General-DTW	3,951,000	8,002,000	8,002,000	7,002,000	4,568,867	4,329,867
Redevelopment Strategy						
A00265-Project Development-DTW	20,000	-	-	-	-	-
Redevelopment Grants						
A00389-CLG-General -DTW	100,000	100,000	100,000	100,000	100,000	100,000
A00133-DOS-General-DTW	50,000	50,000	50,000	50,000	50,000	50,000
A00140-SIP-General-DTW	200,000	200,000	200,000	200,000	200,000	200,000
A00443-GFGP-General-DTWF	25,000	50,000	50,000	50,000	-	-
Property Redevelopment Total	4,519,483	9,041,169	8,432,179	7,432,179	4,949,046	4,710,046
Total Program Expenditures	5,898,776	13,737,133	10,656,233	7,656,233	5,108,100	4,869,100
Personnel Services	201,529	172,756	157,055	160,514	166,308	-
Total Fund Expenditures	6,100,305	13,909,889	10,813,288	7,816,747	5,274,408	4,869,100
Interfund Transfers - Indirect Charges	561,647	476,622	524,395	544,925	568,543	-
Contingency	35,443,061	26,912,264	18,512,766	10,533,249	4,807,940	53,552
Total Fund Requirements	42,105,013	41,298,775	29,850,449	18,894,921	10,650,891	4,922,652

Financial Summary Five-Year Forecast

Gateway Reg Center URA Fund	Revised FY 2015-16	Adopted FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21
Resources						
Beginning Fund Balance	6,358,307	8,161,453	1,885,530	1,300,964	2,156,352	3,274,887
Revenue						
Fees and Charges	50	1,764	3,264	3,800	3,430	430
Interest on Investments	20,832	22,444	7,409	5,282	8,325	14,381
Loan Collections	13,815	12,894	12,894	79,931	5,905	5,905
TIF - Short Term Debt	4,797,948	4,508,142	4,372,733	4,426,921	4,995,000	4,995,000
Reimbursements	3,600	-	-	-	-	-
Total Revenue	4,836,245	4,545,244	4,396,300	4,515,934	5,012,660	5,015,716
Total Resources	11,194,552	12,706,697	6,281,830	5,816,898	7,169,012	8,290,603
Requirements						
Administration						
A00031-Debt Management-GTW	7,285	10,000	10,000	10,000	10,000	10,000
Administration Total	7,285	10,000	10,000	10,000	10,000	10,000
Economic Development						
Traded Sector						
A00115-Business Development-GTW	20,000	20,000	20,000	20,000	20,000	20,000
Community Economic Development						
A00123-Community Development-GTW	20,000	20,000	20,000	20,000	20,000	20,000
Business Lending						
A00210-BL -General-GTW	300,100	300,100	300,100	300,200	300,200	200,200
Economic Development Total	340,100	340,100	340,100	340,200	340,200	240,200
Housing						
A00158-Property Management-GTW	1,000	-	-	-	-	-
A00163-Home Buyer Assistance-GTW	9,300	-	-	-	-	-
A00172-Affordable Housing-GTW	0	2,630,466	1,560,698	206,654	400,000	1,606,992
A00182-PHB Staff & Admin-GTW	168,537	-	-	-	-	-
Housing Total	178,837	2,630,466	1,560,698	206,654	400,000	1,606,992
Infrastructure						
Parks						
A00252-Gateway Park Project-GTW	0	1,000,000	-	-	-	-
Transportation						
A00251-GTW Street Improvement-GTW	400,000	1,466,438	-	-	-	-
Infrastructure Total	400,000	2,466,438	-	-	-	-
Property Redevelopment						
Real Estate						
A00344-JJ North Rstrnt Lot-GTW	18,200	16,000	-	-	-	-
A00345-Bingo Site-GTW	6,700	5,250	-	-	-	-
A00348-Real Estate Mgmt-GTW	2,000	1,000	1,000	1,000	1,000	1,000
Commercial Property Lending						
A00367-CPRL-General-GTW	501,000	3,500,750	1,501,500	1,501,500	1,501,500	-
Redevelopment Strategy						
A00343-Commercial Dev-GTW	100,000	-	-	-	-	-
A00346-Project Development-GTW	50,000	100,000	100,000	100,000	100,000	100,000
Redevelopment Grants						
A00132-CLG-General-GTW	175,000	200,000	200,000	200,000	200,000	200,000
A00139-DOS-General-GTW	50,000	75,000	75,000	75,000	75,000	75,000
A00147-SIP-General-GTW	125,000	150,000	150,000	150,000	150,000	150,000
A00151-GFGP-General-GTW	100,000	125,000	125,000	125,000	125,000	125,000
A00152-Commerical Dist Pilot-GTW	256,000	350,000	-	-	-	-
Property Redevelopment Total	1,383,900	4,523,000	2,152,500	2,152,500	2,152,500	651,000
Total Program Expenditures	2,310,122	9,970,004	4,063,298	2,709,354	2,902,700	2,508,192
Personnel Services	108,728	139,164	134,203	137,159	142,110	145,094
Total Fund Expenditures	2,418,850	10,109,168	4,197,501	2,846,513	3,044,810	2,653,286
Interfund Transfers - Indirect Charges	614,249	711,999	783,365	814,033	849,315	873,893
Contingency	8,161,453	1,885,530	1,300,964	2,156,352	3,274,887	4,763,424
Total Fund Requirements	11,194,552	12,706,697	6,281,830	5,816,898	7,169,012	8,290,603

Financial Summary Five-Year Forecast

Interstate Corridor URA Fund	Revised FY 2015-16	Adopted FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21
Resources						
Beginning Fund Balance	22,486,620	18,140,851	10,241,604	2,934,243	1,382,337	12,278,770
Revenue						
Fees and Charges	1,500	4,991	4,498	4,374	4,676	3,468
Interest on Investments	72,914	39,901	41,662	622	812	36,051
Loan Collections	664,611	167,137	309,606	284,737	345,199	103,557
TIF - Short Term Debt	18,981,000	18,981,000	18,958,972	18,665,851	18,981,000	18,981,000
TIF - Long Term Debt	0	-	9,000,000	2,200,000	-	28,954,146
Property Sales	415,000	502,160	-	-	-	-
Rent and Property Income	284,124	290,246	304,209	305,161	306,137	307,138
Reimbursements	63,529	71,526	84,644	85,277	85,930	86,602
Total Revenue	20,482,678	20,056,961	28,703,591	21,546,022	19,723,754	48,471,962
Total Resources	42,969,298	38,197,812	38,945,195	24,480,265	21,106,091	60,750,732
Requirements						
Administration						
A00030-Debt Management-ISC	34,133	22,532	22,532	22,532	22,532	22,532
Administration Total	34,133	22,532	22,532	22,532	22,532	22,532
Economic Development						
Traded Sector						
A00114-Business Development-ISC	5,000	5,000	5,000	5,000	5,000	5,000
A00381-Lean Manufacturing-ISC	50,000	50,000	50,000	50,000	50,000	50,000
Community Economic Development						
A00122-Community Development-ISC	51,000	25,000	25,000	25,000	25,000	25,000
A00106-NPI & Main St Network-ISC	65,000	50,000	50,000	50,000	50,000	50,000
Business Lending						
A00209-BL -General-ISC	8,652,000	650,200	650,200	650,200	650,200	200,200
Economic Development Total	8,823,000	780,200	780,200	780,200	780,200	330,200
Housing						
A00160-Home Repair Projects-ISC	500,000	-	-	-	-	-
A00162-Home Buyer Assistance-ISC	1,000,000	-	-	-	-	-
A00171-Affordable Housing-ISC	1,926,776	17,723,948	28,864,651	16,849,525	2,458,688	13,703,965
A00173-Beech St Apartments-ISC	182,893	-	-	-	-	-
A00181-PHB Staff & Admin-ISC	1,439,177	-	-	-	-	-
A00434-Grant Whse-ISC	510,000	-	-	-	-	-
Housing Total	5,558,846	17,723,948	28,864,651	16,849,525	2,458,688	13,703,965
Infrastructure						
Parks						
A00245-Bridgeton-ISC	0	1,500,000	-	-	-	-
A00247-Small Scale Improv-ISC	603,000	-	-	-	-	-
Transportation						
A00249-Killingsworth Stscape-ISC	2,450,000	500,000	-	-	-	-
A00250-Lombard Investment-ISC	500,000	759,830	1,000,000	-	-	-
Infrastructure Total	3,553,000	2,759,830	1,000,000	-	-	-
Property Redevelopment						
Real Estate						
A00335-Nelson Bldg-Indust-ISC	829,385	80,414	73,029	73,029	73,029	73,029
A00336-Spar-Tek Building-ISC	24,287	24,287	24,287	24,287	24,287	24,287
A00337-Argyle Lot-ISC	6,533	6,700	6,700	6,700	6,700	6,700
A00338-3620 NE MLK Prkng-ISC	15,240	10,066	10,066	10,066	10,066	10,066
A00339-C&M Motors Lot-ISC	12,224	-	-	-	-	-
A00340-Reiss House-ISC	7,392	7,692	-	-	-	-
A00342-Real Estate Mgmt-ISC	15,290	17,500	17,500	17,500	17,500	17,500
Commercial Property Lending						
A00366-CPRL-General-ISC	2,472,000	1,879,172	1,276,275	1,276,275	1,276,275	1,276,275
Redevelopment Strategy						
A00333-MLK Alberta-ISC	50,000	734,375	196,455	199,553	200,858	210,005
A00334-Kenton Redev Dtnw-ISC	88,592	-	-	-	-	-

Financial Summary Five-Year Forecast

Interstate Corridor URA Fund	Revised FY 2015-16	Adopted FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21
A00341-Project Development-ISC	5,000	20,000	20,000	20,000	20,000	20,000
Redevelopment Grants						
A00131-CLG-General-ISC	300,000	700,000	300,000	300,000	300,000	300,000
A00138-DOS-General-ISC	100,000	100,000	100,000	100,000	100,000	100,000
A00146-SIP-General-ISC	500,000	500,000	500,000	500,000	500,000	500,000
A00150-GFGP-General-ISC	100,000	100,000	100,000	100,000	100,000	100,000
Property Redevelopment Total	4,525,943	4,180,206	2,624,312	2,627,410	2,628,715	2,637,862
Total Program Expenditures	22,494,922	25,466,716	33,291,695	20,279,667	5,890,135	16,694,559
Personnel Services	491,371	413,544	435,236	444,821	460,877	470,556
Total Fund Expenditures	22,986,293	25,880,260	33,726,931	20,724,488	6,351,012	17,165,115
Interfund Transfers - Indirect Charges	1,842,154	2,075,948	2,284,021	2,373,440	2,476,309	2,547,970
Contingency	18,140,851	10,241,604	2,934,243	1,382,337	12,278,770	41,037,647
Total Fund Requirements	42,969,298	38,197,812	38,945,195	24,480,265	21,106,091	60,750,732

Financial Summary Five-Year Forecast

Lents Town Center URA Fund	Revised FY 2015-16	Adopted FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21
Resources						
Beginning Fund Balance	18,589,745	17,066,817	249,609	4,057,406	5,500,042	19,567,946
Revenue						
Fees and Charges	50,300	31,211	31,462	3,539	4,107	3,390
Interest on Investments	61,040	51,118	665	1,607	8,938	72,951
Loan Collections	209,149	122,117	172,490	187,830	301,365	158,002
TIF - Short Term Debt	9,990,000	9,990,000	10,989,000	10,087,961	10,304,003	-
TIF - Long Term Debt	0	6,700,000	26,000,000	-	11,989,114	-
Property Sales	0	1,203,000	180,000	-	1,345,000	-
Rent and Property Income	61,025	109,545	58,874	58,874	2	1
Reimbursements	82,500	73,056	81,593	81,593	81,593	81,593
Total Revenue	10,454,014	18,280,047	37,514,084	10,421,404	24,034,122	315,937
Total Resources	29,043,759	35,346,864	37,763,693	14,478,810	29,534,164	19,883,883
Requirements						
Administration						
A00029-Debt Management-LTC	19,327	20,000	20,000	20,000	20,000	20,000
Administration Total	19,327	20,000	20,000	20,000	20,000	20,000
Economic Development						
Traded Sector						
A00113-Business Development-LTC	20,000	20,000	20,000	20,000	20,000	20,000
A00380-Lean Manufacturing-LTC	30,000	30,000	30,000	30,000	30,000	30,000
Community Economic Development						
A00121-Community Development-LTC	50,000	50,000	50,000	50,000	50,000	50,000
Business Lending						
A00208-BL -General-LTC	700,100	700,300	700,300	700,300	700,300	300,300
Economic Development Total	800,100	800,300	800,300	800,300	800,300	400,300
Housing						
A00159-Home Repair Projects-LTC	500,000	-	-	-	-	-
A00161-Home Buyer Assistance-LTC	500,000	-	-	-	-	-
A00170-Affordable Housing-LTC	202,475	11,953,402	13,571,255	3,280,913	4,165,000	4,371,849
A00180-PHB Staff & Admin-LTC	592,365	-	-	-	-	-
Housing Total	1,794,840	11,953,402	13,571,255	3,280,913	4,165,000	4,371,849
Infrastructure						
Parks						
A00239-Walker Stadium-LTC	200,000	-	-	-	-	-
A00240-Leach Botanical Grdns-LTC	41,334	1,890,989	-	-	-	-
Transportation						
A00243-Foster-52nd to 82nd-LTC	740,000	1,200,000	-	-	-	-
A00244-Lents Entryway-LTC	12,641	-	-	-	-	-
Infrastructure Total	993,975	3,090,989	-	-	-	-
Property Redevelopment						
Real Estate						
A00325-Lents Little Lge Fld-LTC	7,375	7,500	7,500	7,500	7,500	-
A00326-Bakery Block-LTC	290,787	106,000	95,937	95,937	95,937	95,937
A00327-LTC II Parking Lot-LTC	7,840	8,200	8,200	8,200	8,200	-
A00328-MetroAuto Whlsl WLot-LTC	66,620	9,500	9,500	-	-	-
A00329-MetroAuto Bldg & Lot-LTC	351	50	50	50	50	50
A00330-ArchctIronPrdctBldg-LTC	212,100	12,100	12,100	12,100	12,100	-
A00332-Real Estate Mgmt-LTC	69,883	33,000	33,000	33,000	33,000	33,000
Commercial Property Lending						
A00365-CPRL-General-LTC	4,502,000	15,515,000	15,515,000	1,001,000	1,001,000	1,001,000
Redevelopment Strategy						
A00323-LTC Town Ctr Redev-LTC	100,000	-	-	-	-	-
A00331-Project Development-LTC	100,000	200,000	150,000	150,000	150,000	150,000
Redevelopment Grants						
A00130-CLG-General-LTC	450,000	250,000	250,000	250,000	250,000	250,000
A00137-DOS-General-LTC	75,000	150,000	150,000	150,000	150,000	150,000

Financial Summary Five-Year Forecast

Lents Town Center URA Fund	Revised FY 2015-16	Adopted FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21
A00145-SIP-General-LTC	300,000	600,000	600,000	600,000	600,000	600,000
A00149-GFGP-General-LTC	125,000	125,000	125,000	125,000	125,000	125,000
Property Redevelopment Total	6,306,956	17,016,350	16,956,287	2,432,787	2,432,787	2,404,987
Total Program Expenditures	9,915,198	32,881,041	31,347,842	6,534,000	7,418,087	7,197,136
Personnel Services	561,370	391,560	350,902	358,630	371,576	379,379
Total Fund Expenditures	10,476,568	33,272,601	31,698,744	6,892,630	7,789,663	7,576,515
Interfund Transfers - Indirect Charges	1,500,374	1,824,654	2,007,543	2,086,138	2,176,555	2,239,541
Contingency	17,066,817	249,609	4,057,406	5,500,042	19,567,946	10,067,827
Total Fund Requirements	29,043,759	35,346,864	37,763,693	14,478,810	29,534,164	19,883,883

Financial Summary Five-Year Forecast

NPI URA Fund	Revised FY 2015-16	Adopted FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21
Resources						
Beginning Fund Balance	529,332	463,026	259,785	410,068	480,775	453,547
Revenue						
Grants - State & Local	330,473	243,799	347,694	494,284	602,846	708,847
Interest on Investments	2,153	672	985	1,416	1,464	1,317
TIF - Short Term Debt	157,414	563,466	597,423	550,746	550,746	550,746
Total Revenue	490,040	807,937	946,102	1,046,446	1,155,056	1,260,910
Total Resources	1,019,372	1,270,963	1,205,887	1,456,514	1,635,831	1,714,457
Requirements						
Economic Development						
Community Economic Development						
A00092-Neighborhood Prosperity-42AV	80,000	80,000	80,000	80,000	80,000	80,000
A00093-Neighborhood Prosperity-CLBV	100,000	125,000	75,000	75,000	100,000	75,000
A00094-Neighborhood Prosperity-PKRS	50,000	70,000	75,000	75,000	100,000	50,000
A00095-Neighborhood Prosperity-RSWD	15,000	240,000	75,000	75,000	100,000	75,000
A00096-Neighborhood Prosperity-DVM	75,000	75,000	75,000	100,000	100,000	100,000
A00097-Neighborhood Prosperity-82DV	50,000	75,000	75,000	100,000	100,000	100,000
A00098-NPI Shared-42AV	60,000	50,000	50,000	75,000	100,000	100,000
A00099-NPI Shared-CLBV	40,000	50,000	50,000	75,000	100,000	100,000
A00100-NPI Shared-PKRS	10,000	20,000	20,000	50,000	50,000	100,000
A00101-NPI Shared-RSWD	0	60,000	50,000	50,000	75,000	100,000
A00102-NPI Shared-DVM	25,000	50,000	50,000	75,000	100,000	100,000
A00103-NPI Shared-82DV	10,000	20,000	15,000	40,000	65,000	75,000
Economic Development Total	515,000	915,000	690,000	870,000	1,070,000	1,055,000
Total Program Expenditures	515,000	915,000	690,000	870,000	1,070,000	1,055,000
Total Fund Expenditures	515,000	915,000	690,000	870,000	1,070,000	1,055,000
Interfund Transfers - Indirect Charges	41,346	96,178	105,819	105,739	112,284	118,515
Contingency	463,026	259,785	410,068	480,775	453,547	540,942
Total Fund Requirements	1,019,372	1,270,963	1,205,887	1,456,514	1,635,831	1,714,457

Financial Summary Five-Year Forecast

North Macadam Fund	Revised FY 2015-16	Adopted FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21
Resources						
Beginning Fund Balance	9,185,550	7,305,648	1,674,780	1,285,784	2,068,509	4,343,883
Revenue						
Fees and Charges	0	136	62	-	-	-
Interest on Investments	20,000	30,000	30,000	30,000	-	-
Loan Collections	27,239	27,238	12,387	-	-	-
TIF - Short Term Debt	1,740,000	6,993,000	8,495,197	8,018,788	8,636,542	9,306,650
TIF - Long Term Debt	0	2,000,000	5,000,000	-	-	5,200,000
Miscellaneous	17,000	-	-	-	-	-
Property Sales	7,700,000	1,700,000	-	-	-	-
Rent and Property Income	236,062	261,895	236,062	236,062	236,062	236,062
Total Revenue	9,740,301	11,012,269	13,773,708	8,284,850	8,872,604	14,742,712
Total Resources	18,925,851	18,317,917	15,448,488	9,570,634	10,941,113	19,086,595
Requirements						
Administration						
A00024-Debt Management-NMC	5,740	20,000	20,000	20,000	20,000	20,000
Administration Total	5,740	20,000	20,000	20,000	20,000	20,000
Housing						
A00165-Affordable Housing-NMC	400,000	8,100,000	11,100,000	150,000	150,000	3,250,000
A00423-Parcel 3-NMC	7,700,000	-	-	-	-	-
A00424-Parcel 3-Remediation-NMC	1,260,000	-	-	-	-	-
Housing Total	9,360,000	8,100,000	11,100,000	150,000	150,000	3,250,000
Infrastructure						
Parks						
A00222-Central Dist Greenway-NMC	0	-	-	-	100,000	8,150,000
Transportation						
A00228-Central Dist Infra-NMC	166,000	-	-	-	-	-
A00231-Bond Avenue-NMC	700,000	2,450,000	1,400,000	3,650,000	-	-
Infrastructure Total	866,000	2,450,000	1,400,000	3,650,000	100,000	8,150,000
Property Redevelopment						
Real Estate						
A00272-South Wtfrnt Lot 3-NMC	8,916	5,616	-	-	-	-
A00273-RiverPlace Prkng -NMC	46,196	47,857	46,196	46,196	46,196	46,196
A00275-Real Estate Mgmt-NMC	81,067	1,713	1,713	1,713	1,713	1,713
Commercial Property Lending						
A00360-CPRL-General-NMC	0	500,000	500,000	500,000	500,000	-
Redevelopment Strategy						
A00267-Lincoln Station-NMC	0	-	-	2,000,000	4,600,000	6,400,000
A00268-Eco District-NMC	2,500	2,500	2,500	2,500	-	-
A00269-CC 2035-NMC	10,640	-	-	-	-	-
A00270-N Distr Partnershp-NMC	0	2,500,000	-	-	-	-
A00422-PSU-Sch of Bus Comm-NMC	0	2,000,000	-	-	-	-
Property Redevelopment Total	149,319	5,057,686	550,409	2,550,409	5,147,909	6,447,909
Total Program Expenditures	10,381,059	15,627,686	13,070,409	6,370,409	5,417,909	17,867,909
Personnel Services	243,207	200,057	195,173	199,471	206,671	211,011
Total Fund Expenditures	10,624,266	15,827,743	13,265,582	6,569,880	5,624,580	18,078,920
Interfund Transfers - Indirect Charges	995,937	815,394	897,123	932,245	972,650	1,000,797
Contingency	7,305,648	1,674,780	1,285,784	2,068,509	4,343,883	6,878
Ending Balance	0	-	1	-	-	-
Total Fund Requirements	18,925,851	18,317,917	15,448,488	9,570,634	10,941,113	19,086,595

Financial Summary Five-Year Forecast

River District URA Fund	Revised FY 2015-16	Adopted FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21
Resources						
Beginning Fund Balance	52,655,293	82,465,148	27,320,799	17,900,648	34,640,158	20,177,482
Revenue						
Fees and Charges	10,000	7,579	11,203	10,244	6,686	2,110
Grants - Federal except HCD	1,969,511	1,088,734	630,248	-	-	-
Interest on Investments	200,000	200,000	-	-	-	-
Loan Collections	5,359,380	235,823	1,040,599	768,830	438,228	457,132
TIF - Short Term Debt	19,948,515	24,447,133	20,017,456	20,680,039	10,637,477	-
TIF - Long Term Debt	39,968,145	19,605,906	-	-	-	204,427
Other Debt	11,497,639	13,342,901	143,950	9,500,000	-	-
Miscellaneous	4,834	-	-	-	-	-
Property Sales	7,142,500	4,500,000	-	4,000,000	-	-
Rent and Property Income	2,406,249	2,314,264	2,466,015	2,466,015	2,466,015	2,466,015
Reimbursements	179,235	-	-	-	-	-
Transfers In	21,440	474,360	474,360	474,360	40,107,030	207,030
Total Revenue	88,707,448	66,216,700	24,783,831	37,899,488	53,655,436	3,336,714
Total Resources	141,362,741	148,681,848	52,104,630	55,800,136	88,295,594	23,514,196
Requirements						
Administration						
A00025-Debt Management-RVD	652,317	1,307,027	65,000	65,000	65,000	65,000
Administration Total	652,317	1,307,027	65,000	65,000	65,000	65,000
Economic Development						
Traded Sector						
A00056-Cluster Development-RVD	50,000	50,000	50,000	50,000	-	-
Community Economic Development						
A00084-OT/CT Action Plan-RVD	145,000	65,000	65,000	65,000	-	-
Business Lending						
A00204-BL -General-RVD	500,100	-	-	-	-	-
Economic Development Total	695,100	115,000	115,000	115,000	-	-
Housing						
A00166-Affordable Housing-RVD	7,930,070	21,055,906	13,003,533	928,468	-	5,500,000
Housing Total	7,930,070	21,055,906	13,003,533	928,468	-	5,500,000
Infrastructure						
Parks						
A00232-Nbrhd Prk(The Fields)-RVD	0	-	-	-	-	-
Transportation						
A00234-Pearl District Cir-RVD	1,128,738	-	-	-	-	-
A00436-District Parking-RVD	0	2,500,000	2,500,000	-	-	-
Public Facilities						
A00233-Union Station Grant-RVD	1,439,503	1,439,503	719,752	-	3,500,000	-
Infrastructure Total	2,568,241	3,939,503	3,219,752	-	3,500,000	-
Property Redevelopment						
Real Estate						
A00278-4th and Burnside-RVD	46,400	-	-	-	-	-
A00283-RD Enviro Reimb-RVD	4,500	-	-	-	-	-
A00285-Block Y-RVD	45,400	45,100	45,100	45,100	45,100	45,100
A00286-Union Station-RVD	1,368,757	892,971	1,363,757	1,363,757	1,363,757	1,363,757
A00287-Grove Hotel-RVD	0	-	-	-	-	-
A00288-Centennial Mills-RVD	10,706,976	9,853,355	48,355	48,355	-	-
A00289-Station Place Lot 5-RVD	204,000	504,000	-	-	-	-
A00290-Station Place Prkng-RVD	424,924	255,356	266,811	266,811	266,811	266,811
A00291-Block R-RVD	9,800	9,800	9,800	9,800	-	-
A00292-One Waterfront North-RVD	8,400	508,400	-	-	-	-
A00293-Old Fire Station Mgmt-RVD	23,000	18,000	-	-	-	-
A00295-Real Estate Mgmt-RVD	10,550	10,250	10,250	10,250	10,250	10,250
A00405-PNCA Contract-RVD	585	-	-	-	-	-
Commercial Property Lending						

Financial Summary Five-Year Forecast

River District URA Fund	Revised FY 2015-16	Adopted FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21
A00361-CPRL-General-RVD	3,500,000	5,502,000	8,502,000	562,604	-	-
Redevelopment Strategy						
A00276-Post Office-RVD	2,192,318	-	-	-	20,795,580	-
A00277-Dtwn Retail Strat-RVD	30,000	30,000	-	-	-	-
A00279-Broadway Corridor-RVD	310,000	590,000	-	-	-	-
A00280-10th & Yamhill Redev-RVD	1,750,000	3,250,000	-	-	-	-
A00281-CC 2035-RVD	32,772	-	-	-	-	-
A00284-Multnomah County-RVD	16,948,460	-	-	9,500,000	-	-
Redevelopment Grants						
A00390-CLG-General-RVD	100,000	100,000	100,000	100,000	100,000	100,000
A00134-DOS-General-RVD	100,000	100,000	100,000	100,000	100,000	-
A00141-SIP-General-RVD	300,000	300,000	300,000	300,000	300,000	-
A00148-GFGP-General-RVD	25,000	50,000	50,000	50,000	-	-
Property Redevelopment Total	38,141,842	22,019,232	10,796,073	12,356,677	22,981,498	1,785,918
Total Program Expenditures	49,987,570	48,436,668	27,199,358	13,465,145	26,546,498	7,350,918
Personnel Services	624,464	630,035	590,529	603,535	625,320	638,452
Debt Service	0	-	1,249,224	1,724,224	35,346,602	-
Total Fund Expenditures	50,612,034	49,066,703	29,039,111	15,792,904	62,518,420	7,989,370
Interfund Transfers - Indirect Charges	5,085,559	4,694,346	5,164,870	5,367,074	5,599,692	5,761,738
Interfund Transfers - Cash Transfers	3,200,000	67,600,000	-	-	-	-
Contingency	82,465,148	27,320,799	17,900,648	34,640,158	20,177,482	9,763,087
Ending Balance	0	-	1	-	-	1
Total Fund Requirements	141,362,741	148,681,848	52,104,630	55,800,136	88,295,594	23,514,196

Financial Summary Five-Year Forecast

<u>South Park Blocks URA Fund</u>	<u>Revised FY 2015-16</u>	<u>Adopted FY 2016-17</u>	<u>Forecast FY 2017-18</u>	<u>Forecast FY 2018-19</u>	<u>Forecast FY 2019-20</u>	<u>Forecast FY 2020-21</u>
Resources						
Beginning Fund Balance	8,127,057	8,273,016	4,703,572	1,605,656	1,311,665	1,116,993
Revenue						
Fees and Charges	300	837	520	713	313	713
Interest on Investments	10,000	10,000	10,000	-	-	-
Loan Collections	679,654	87,438	103,955	62,536	62,536	62,536
Total Revenue	689,954	98,275	114,475	63,249	62,849	63,249
Total Resources	8,817,011	8,371,291	4,818,047	1,668,905	1,374,514	1,180,242
Requirements						
Administration						
A00026-Debt Management-SPB	11,795	5,000	5,000	5,000	5,000	5,000
Administration Total	11,795	5,000	5,000	5,000	5,000	5,000
Economic Development						
Business Lending						
A00205-BL -General-SPB	200,100	200,000	200,200	200,000	200,200	200,000
Economic Development Total	200,100	200,000	200,200	200,000	200,200	200,000
Housing						
A00167-Affordable Housing-SPB	0	3,105,000	2,755,000	-	-	-
Housing Total	0	3,105,000	2,755,000	-	-	-
Property Redevelopment						
Redevelopment Grants						
A00142-SIP-General-SPB	50,000	50,000	50,000	50,000	50,000	50,000
Property Redevelopment Total	50,000	50,000	50,000	50,000	50,000	50,000
Total Program Expenditures	261,895	3,360,000	3,010,200	255,000	255,200	255,000
Personnel Services	29,003	2,104	2,191	2,240	2,321	2,369
Total Fund Expenditures	290,898	3,362,104	3,012,391	257,240	257,521	257,369
Interfund Transfers - Indirect Charges	253,097	305,615	200,000	100,000	-	-
Contingency	8,273,016	4,703,572	1,605,656	1,311,665	1,116,993	922,873
Total Fund Requirements	8,817,011	8,371,291	4,818,047	1,668,905	1,374,514	1,180,242

Financial Summary Five-Year Forecast

<u>Willamette Industrial URA Fund</u>	<u>Revised FY 2015-16</u>	<u>Adopted FY 2016-17</u>	<u>Forecast FY 2017-18</u>	<u>Forecast FY 2018-19</u>	<u>Forecast FY 2019-20</u>	<u>Forecast FY 2020-21</u>
Resources						
Beginning Fund Balance	4,199,836	3,968,232	3,857,514	3,745,631	3,628,722	3,511,770
Revenue						
Interest on Investments	10,000	10,000	10,000	5,000	5,000	5,000
Total Revenue	10,000	10,000	10,000	5,000	5,000	5,000
Total Resources	4,209,836	3,978,232	3,867,514	3,750,631	3,633,722	3,516,770
Requirements						
Administration						
A00033-Debt Management-WLI	8,920	5,718	5,718	5,718	5,718	-
Administration Total	8,920	5,718	5,718	5,718	5,718	-
Economic Development						
Traded Sector						
A00063-Cluster Development-WLI	25,000	25,000	25,000	25,000	25,000	-
A00117-Business Development-WLI	20,000	20,000	20,000	20,000	20,000	-
Business Lending						
A00212-BL -General-WLI	50,000	50,000	50,000	50,000	50,000	-
Economic Development Total	95,000	95,000	95,000	95,000	95,000	-
Property Redevelopment						
Redevelopment Strategy						
A00354-Project Development-WLI	20,000	20,000	20,000	20,000	20,000	-
Property Redevelopment Total	20,000	20,000	20,000	20,000	20,000	-
Total Program Expenditures	123,920	120,718	120,718	120,718	120,718	-
Personnel Services	1,059	-	1,165	1,191	1,234	1,260
Total Fund Expenditures	124,979	120,718	121,883	121,909	121,952	1,260
Interfund Transfers - Indirect Charges	116,625	-	-	-	-	-
Contingency	3,968,232	3,857,514	3,745,631	3,628,722	3,511,770	3,515,510
Total Fund Requirements	4,209,836	3,978,232	3,867,514	3,750,631	3,633,722	3,516,770



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