

Portland Development Commission
PROPOSED BUDGET
FY17-18



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**PORTLAND DEVELOPMENT COMMISSION
FY 2017-18 Proposed Budget**

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Budget Message from Kimberly Branam
Executive Director

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

Portland continues to experience a strong economic recovery from the Great Recession. The unemployment rate in the city fell to 3.4 percent and recent job growth in Portland has exceeded 2.8 percent. Optimism about the economy was marked by a healthy rise in business starts – net new businesses doubled over the previous year. In spite of these indicators of economic growth, many Portlanders, particularly people of color, continue to experience wage stagnation and impediments to wealth creation.

The goal of PDC's 2015-2020 Strategic Plan is to achieve widely shared prosperity among all residents of Portland using PDC's tools for job creation, place-making, and economic opportunity. Given the persistent trends, as we move into year three of the Strategic Plan, PDC is doubling down on the commitment to building an equitable economy by asking the critical question of "who benefits?" in all of the work that we do.

The enclosed fiscal year (FY) 2017-18 Proposed Budget supports PDC's efforts to increase access to high quality employment, build healthy, complete neighborhoods, drive wealth creation with communities of color and low-income neighborhoods and collaborate with partners to ensure an equitable economy.

BUDGET OVERVIEW & HIGHLIGHTS

The enclosed FY 2017-18 Proposed Budget includes 85.5 staff positions and the latest estimates for project and program expenditures that were included in the Requested Budget and more recently updated for changes in PDC and PHB project timing. The Proposed 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, and 3) Updated estimates for loan portfolio and property income revenues.

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

PDC's General Fund request prioritizes resources essential to implement the Strategic Plan focusing on inclusive economic growth. The Proposed Budget includes the Mayor's Proposed Budget recommendations for PDC reductions and add-packages, including implementation of the Healthcare cluster, one-time funding to support the Portland Film Office and new one-time funding to support the Small Business Growth Program. Programs originally included in PDC's Requested Budget, but not included in the Mayor's Proposed Budget include General Fund support for the North/Northeast Community Development Initiative Action Plan, Division Bus Rapid Transit Action Plan, and grants to support the Old Town/Chinatown Action Plan and the Greater Portland 2020 plan implementation.

The FY 2017-18 Proposed Budget includes the implementation of the following urban renewal area (URA) strategies and plans:

- North/Northeast Community Development Initiative: \$32M in remaining Interstate Corridor URA resources;
- Gateway Action Plan: \$35M in investment in the Gateway Regional Center URA;
- Lents Action Plan: \$44M in ongoing and future investment in the Lents Town Center URA;
- Old Town/Chinatown Action Plan: \$52M in investment between River District and Downtown Waterfront URAs; and
- Revised Housing Set Aside Policy providing a total of 45% of all new tax increment financing (TIF) debt proceeds, totaling \$233 million over the next ten years.

BUDGET PROCESS

The PDC FY 2017-18 Proposed Budget, totaling \$220 million in expenditures, was informed by the PDC Strategic Plan and draft FY 2017-18 Agency-Wide Work Plan. PDC reviewed the FY 2017-18 Draft Budget with its Budget Advisory Committee (BAC), a single committee representing a consolidation of members from the previous Central City Budget Advisory Committee and Neighborhood Economic Development Leadership Group Budget Sub-Committee. PDC staff reviewed the FY 2017-18 work plan with the PDC Board at its December 14, 2017 retreat and the draft budget at its January 18, 2017 Budget Work Session. PDC staff also consulted with neighborhood and business district stakeholders to ensure alignment on key urban renewal area (URA) project budget decisions.

As the sunset of specific urban renewal areas draws closer, underscoring TIF limitations to advance critical components of the PDC Strategic Plan, the completion of PDC's **new business plan** becomes more urgent. Currently in draft form, the new plan will ensure PDC optimizes public benefits and financial returns. Over the next five years, 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.

About PDC

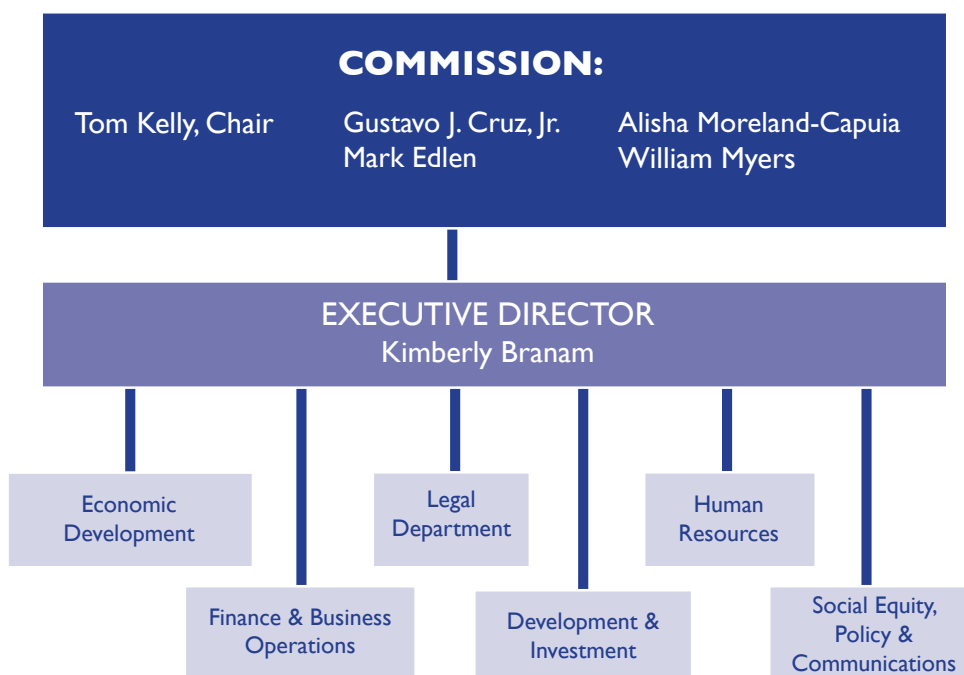
PDC creates economic growth and opportunity for Portland. Our vision is to make Portland one of the most globally competitive, healthy, and equitable cities in the world by investing in job creation, encouraging broad economic prosperity, and fostering great places throughout the city. We aspire to be a workplace of choice with passionate staff excelling in an open and empowering environment and sharing a commitment to our collective success.

Over the past half century, PDC has implemented plans and programs that have changed the face of Portland – making it a better place to live for all Portlanders. PDC uses its resources to focus public attention in specific areas of the city, which helps Portland realize capital projects – parks, streetscape improvements, community centers –that would not happen on their own.

PDC works extensively in Portland’s neighborhoods and in 17 active urban renewal areas to deliver a broad range of neighborhood improvement programs. It also carries out a comprehensive range of economic development programs that support small business, improve access to workforce training, and 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 is committed to growing quality jobs, advancing opportunities for prosperity, creating vibrant neighborhoods and communities, and collaborating with partners to create an equitable city, with prosperity shared by Portlanders of all colors, incomes and neighborhoods.



PDC Commissioners



Tom Kelly
Commission Chair



Gustavo J. Cruz, Jr.
Commissioner



Mark Edlen
Commissioner



Alisha Moreland-Capua
Commissioner



William Myers
Commissioner

PDC Leadership



Kimberly Branam
Executive Director



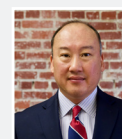
Mayra Arreola
Director - Social
Equity, Policy &
Communications



Faye Brown
Chief Financial Officer

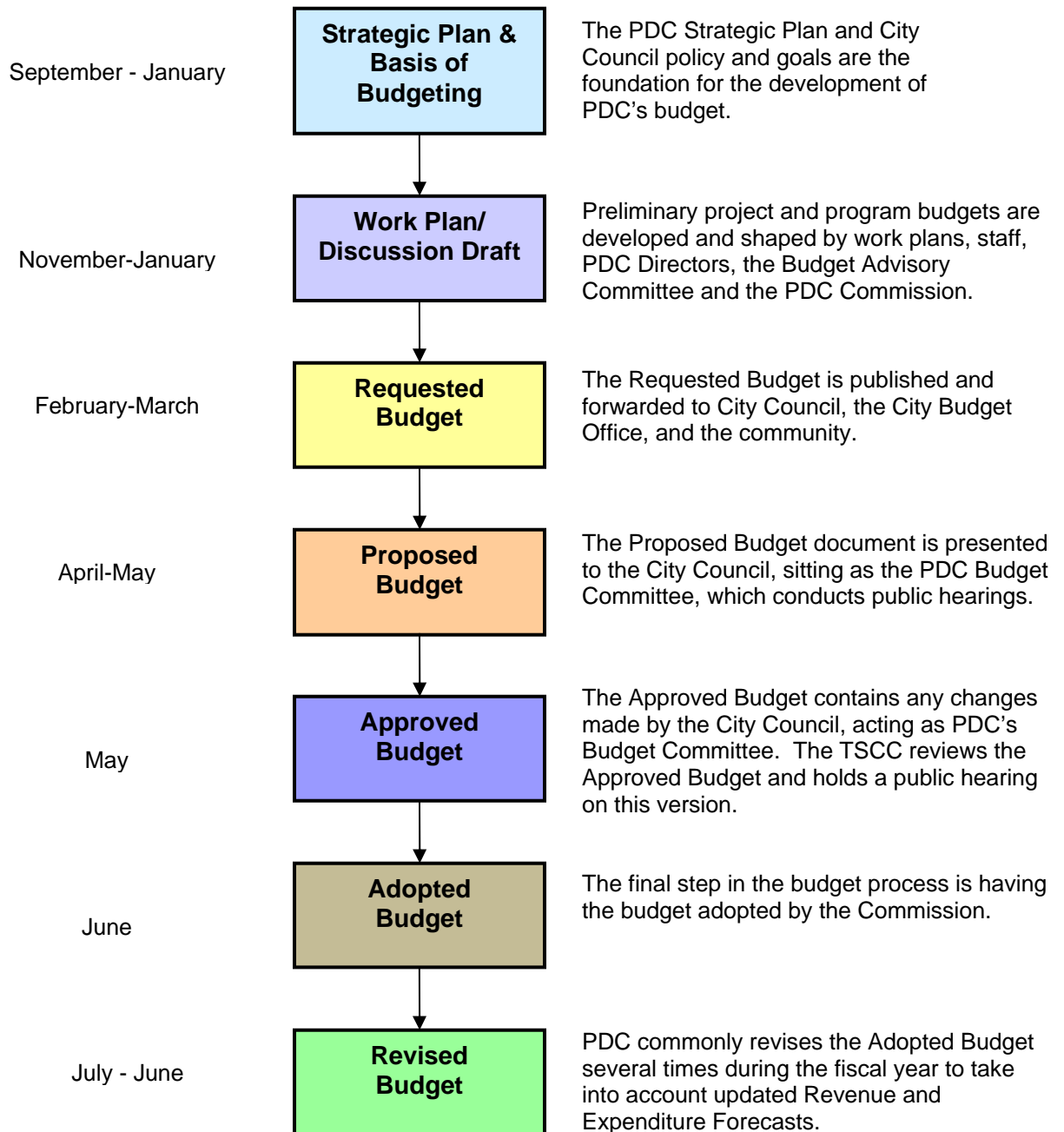


Eric Iverson
General Counsel



Bobby Lee
Director -
Economic
Development

Budget Process

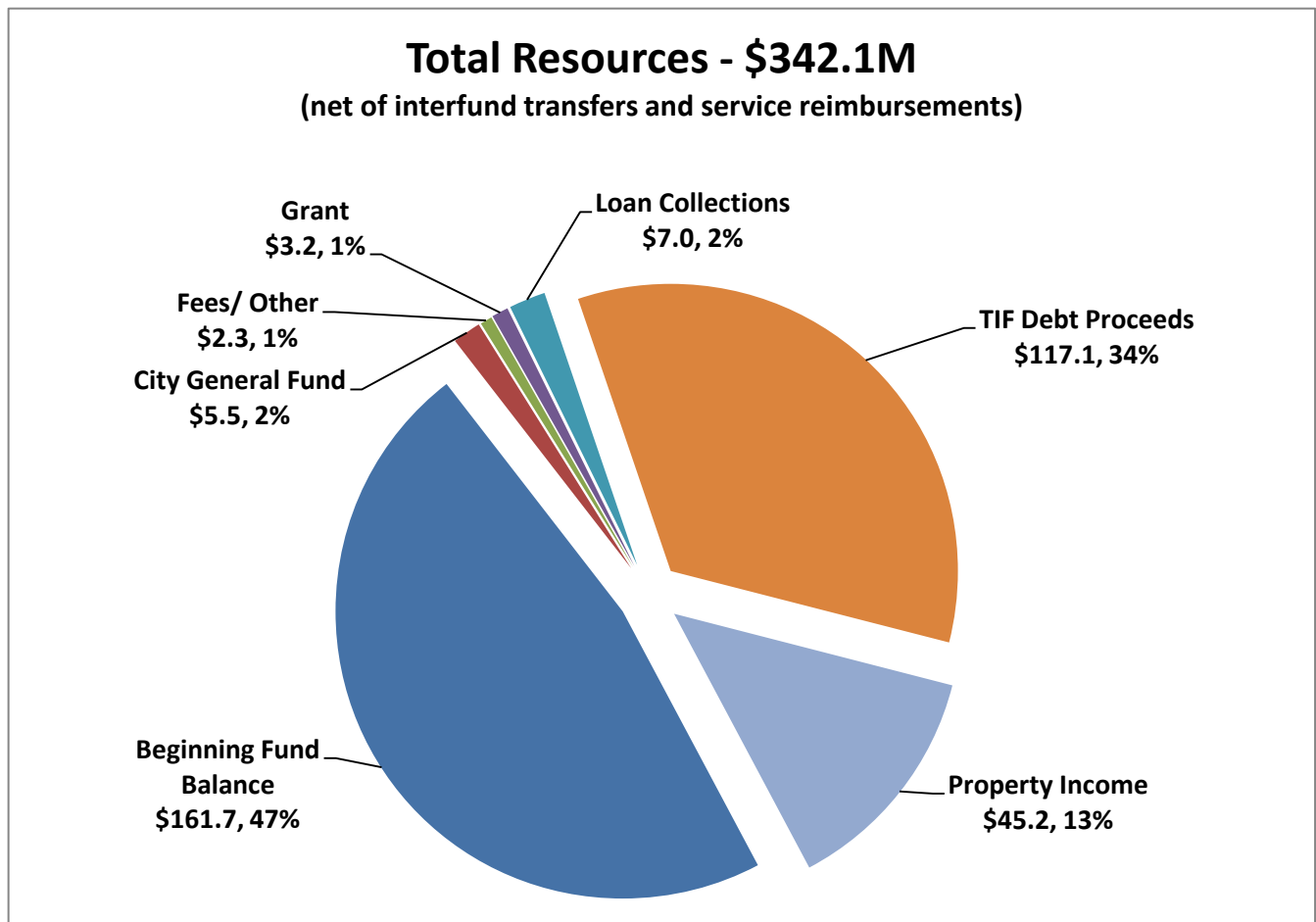


Financial Summary

Financial Summary

Total Resources

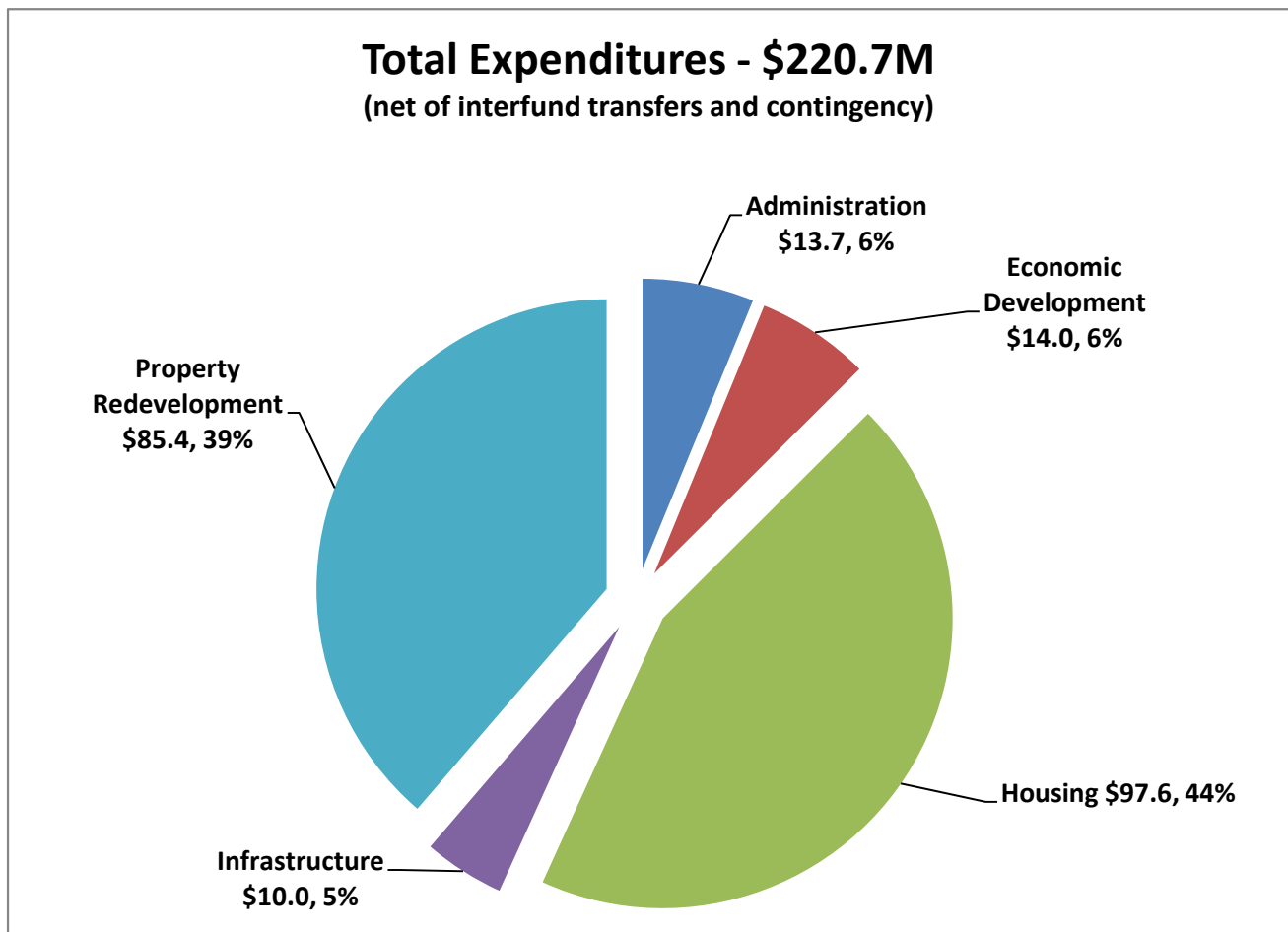
	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Resources						
Beginning Fund Balance	190,817,895	216,837,437	282,047,286	161,730,991	0	0
Revenue						
City General Fund	5,228,187	6,845,492	5,622,466	5,534,110	0	0
Fees and Charges	488,144	21,158,614	14,866,879	75,945	0	0
Grants - Federal except HCD	1,638,378	656,604	1,280,000	640,000	0	0
Grants - HCD Contract	2,263,169	2,131,893	2,130,224	2,087,620	0	0
Grants - State & Local	17,265	924,955	349,071	429,491	0	0
Interest on Investments	1,112,596	1,774,973	1,168,762	830,897	0	0
Loan Collections	23,289,142	14,989,916	25,494,019	6,989,728	0	0
TIF Debt Proceeds	54,233,796	82,062,888	98,535,153	117,123,597	0	0
Other Debt Proceeds	0	6,878,755	17,961,785	0	0	0
Miscellaneous	712,975	667,979	1,105,315	1,004,518	0	0
Property Income	11,292,274	10,663,763	21,728,378	45,248,988	0	0
Reimbursements	640,872	754,021	397,036	407,912	0	0
Service Reimburesments	11,611,800	13,355,092	13,464,206	13,049,162	0	0
Transfers In	685,155	3,669,200	71,625,491	153,769	0	0
Total Revenue	113,213,753	166,534,145	275,728,785	193,575,737	0	0
Total Resources	304,031,648	383,371,582	557,776,071	355,306,728	0	0



Financial Summary

Total Requirements

	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Requirements						
Expenditures						
Administration	12,163,232	14,150,175	13,563,313	13,693,462	0	0
Economic Development	10,955,023	20,286,976	15,254,233	13,973,648	0	0
Housing	20,807,407	14,504,876	56,345,995	97,638,405	0	0
Infrastructure	5,602,596	6,414,413	6,998,796	9,961,405	0	0
Property Redevelopment	25,369,000	30,195,293	219,174,794	85,399,033	0	0
Total Expenditures	74,897,258	85,551,733	311,337,131	220,665,953	0	0
Transfers	12,296,955	17,024,292	85,089,698	13,202,931	0	0
Contingency	0	0	161,349,241	121,437,843	0	0
Ending Balance	216,837,435	280,795,557	0	0	0	0
Total Requirements	304,031,648	383,371,582	557,776,070	355,306,728	0	0



Financial Summary
Total Resources by Account

Total All Funds	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Resources						
Beginning Fund Balance	190,817,895	216,837,437	282,047,286	161,730,991	0	0
Revenue						
City General Fund						
City General Fund	5,228,187	6,845,492	5,622,466	5,534,110	0	0
City General Fund Total	5,228,187	6,845,492	5,622,466	5,534,110	0	0
Federal & Other Grants						
Grants - Federal except HDC	1,638,378	656,604	1,280,000	640,000	0	0
Grants - HCD Contract	2,263,169	2,131,893	2,130,224	2,087,620	0	0
Grants - State & Local	17,265	924,955	349,071	429,491	0	0
Federal & Other Grants Total	3,918,812	3,713,452	3,759,295	3,157,111	0	0
Fees and Charges						
Application Fees and Dues	40,952	270,600	6,688	30,000	0	0
Loan Fees	25,979	74,134	102,275	20,627	0	0
Loan Late Charges	12,193	9,835	8,471	23,643	0	0
Loan NSF Charges	0	0	1,711	1,675	0	0
Other Contracts	409,020	20,804,046	14,747,734	0	0	0
Fees and Charges Total	488,144	21,158,614	14,866,879	75,945	0	0
Interest on Investments						
Interest-All Other	12,385	4,361	493,293	493,293	0	0
Interest-City Investment Pool	1,100,210	1,770,612	675,469	337,604	0	0
Interest on Investments Total	1,112,596	1,774,973	1,168,762	830,897	0	0
Loan Collections						
Loans - Interest Capitalized	156,036	35,942	93,925	97,045	0	0
Loans - Interest Earned	5,034,089	2,554,451	3,136,284	1,039,194	0	0
Loans - Principal Collection	18,099,017	12,399,523	22,263,810	5,853,489	0	0
Loan Collections Total	23,289,142	14,989,916	25,494,019	6,989,728	0	0
Miscellaneous						
Miscellaneous	712,975	667,979	1,105,315	1,004,518	0	0
Miscellaneous Total	712,975	667,979	1,105,315	1,004,518	0	0
Property Income						
Personal Property Sales	1,612	3,247	0	0	0	0
Real Property Sales	4,726,000	3,715,276	16,185,922	39,714,000	0	0
Rent and Property Income	6,564,662	6,945,240	5,542,456	5,534,988	0	0
Property Income Total	11,292,274	10,663,763	21,728,378	45,248,988	0	0
Reimbursements						
Reimbursements	640,872	754,021	397,036	407,912	0	0
Reimbursements - Total	640,872	754,021	397,036	407,912	0	0
Service Reimbursements						
Service Reimbursements	11,611,800	13,355,092	13,464,206	13,049,162	0	0
Service Reimbursements Total	11,611,800	13,355,092	13,464,206	13,049,162	0	0
TIF Proceeds						
Tax Increment - LT Debt Non-Exempt	0	15,490,566	27,000,000	40,200,000	0	0
Tax Increment - ST Debt Non-Exempt	54,233,796	66,572,322	71,535,153	76,923,597	0	0
TIF Proceeds Total	54,233,796	82,062,888	98,535,153	117,123,597	0	0
Other Long Term Debt						
Interim Debt Proceeds	0	6,878,755	17,961,785	0	0	0
Other Long Term Debt	0	6,878,755	17,961,785	0	0	0
Budgeted Transfers						
Budgeted Transfers	685,155	3,669,200	71,625,491	153,769	0	0
Total Budgeted Transfers	685,155	3,669,200	71,625,491	153,769	0	0
Total Revenue	113,213,753	166,534,144	275,728,784	193,575,736	0	0
Total Resources	304,031,649	383,371,581	557,776,070	355,306,728	0	0

Financial Summary

Total Requirements by Account

Total All Funds	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Personnel Services						
Salaries & Wages	8,062,507	8,487,890	8,463,098	8,466,005	0	0
Benefits & Taxes	3,856,063	4,068,320	4,426,948	4,686,666	0	0
Personnel Services Total	11,918,570	12,556,210	12,890,046	13,152,671	0	0
Materials and Services						
Service Contracts						
Prof Services Contracts	3,155,346	4,160,608	3,341,167	4,832,497	0	0
IGA Prof Services Contracts	417,956	1,295,289	569,536	2,629,700	0	0
Temporary Services	65,192	201,999	9,900	21,500	0	0
Legal Expenses	466,032	568,227	418,400	220,861	0	0
Recruitment Services	7,814	4,351	40,000	10,000	0	0
Office Expense						
Printing & Graphics	72,685	56,304	51,850	42,650	0	0
General Office Expense	14,477	15,833	41,300	47,450	0	0
IGA Other Costs	119,889	76,739	94,000	0	0	0
Memberships, Dues, & Certificat	6,689	6,390	1,700	7,554	0	0
Publications & Resource Mat'ls	11,112	7,996	6,100	5,600	0	0
Postage & Delivery	14,382	9,790	15,920	21,220	0	0
Organizational Memberships	55,965	48,575	28,275	29,295	0	0
Public Communications/Marketing						
Advertising & Publ Notices	132,892	77,333	76,750	73,750	0	0
Marketing - Resources Dev	-480	0	0	0	0	0
Public Meeting Expenses	19,912	21,133	52,000	50,000	0	0
Public Meeting Food Expense	4,054	5,567	4,000	1,200	0	0
Special Events Expenses	27,566	120,743	6,500	7,000	0	0
Event Sponsorship	322,733	377,355	256,500	186,520	0	0
Special Event Food Expense	12,263	14,411	5,500	0	0	0
Utilities						
Communication Services	12,490	-3,434	18,180	16,940	0	0
Utilities and Water	2,168	3,533	1,750	0	0	0
Insurance						
Insurance	168,204	256,480	135,000	205,000	0	0
Miscellaneous						
Local Travel	35,472	24,720	27,380	22,930	0	0
Parking	269	519	650	650	0	0
Miscellaneous	202,142	956,095	259,926	9,050	0	0
Loan Processing						
Loan Documents	11,125	16,417	24,277	8,675	0	0
Loan Servicing Costs	0	75	0	0	0	0
Bank Fees and Charges						
DMC Admin Services	181,431	159,482	234,466	222,346	0	0
Bank Fees	7,500	7,017	1,000	0	0	0
Interest Expense - NonDebt	1,732	4,269	372,608	1,114,307	0	0
PDC Managed Prop Exp						
Rents/Leases - Fac	1,217,065	1,215,497	1,055,365	1,140,000	0	0
Bldg Repairs & Maint - PDC	81,391	98,881	122,000	102,000	0	0
Equip Repairs & Maint - PDC	36,244	25,918	45,000	55,000	0	0
Equip Lease & Rentals - PDC	0	12,053	0	0	0	0
Real Property Mgt Exp						
Rents/Leases - RE	88,891	102,970	57,600	17,000	0	0
Bldg Repairs & Maint - RE	688,556	542,641	1,395,762	713,753	0	0
Prop Mgmt Revenue Sharing - RE	313,241	510,597	491,361	491,361	0	0
Ppty Mgmt Operating Exp-RE	1,899,115	2,189,171	1,929,453	2,077,252	0	0
Prop Mgmt Fees - RE	147,308	140,715	140,915	163,075	0	0
Property Taxes - RE	169,206	224,541	264,590	260,454	0	0
Ppty Insurance - RE	260,197	197,408	218,932	152,413	0	0
Property Utilities - RE	461,644	460,361	495,267	478,679	0	0

Financial Summary

Total Requirements by Account

	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Total All Funds						
Asset Disposal Costs - RE	11,842	0	5,000	0	0	0
Non Capital Equipment						
Software Applications	25,905	42,711	38,046	44,830	0	0
Software Maintenance	316,360	390,046	283,350	280,000	0	0
Hosted Services Maintenance	46,463	30,648	56,600	56,600	0	0
Computer Hardware	93,516	56,550	71,000	71,000	0	0
Furniture/Equip <\$5k	5,444	1,827	4,000	2,500	0	0
Training, Travel & Meetings						
Training Expense	68,406	102,244	177,522	193,665	0	0
Training Travel Expenses	38,424	27,683	18,460	13,600	0	0
Out of Town Travel	133,908	111,845	159,620	0	0	0
Business Meeting Expense	26,691	-11,264	7,640	0	0	0
Business Meeting Food Expense	24,722	12,824	9,350	0	0	0
City Charges						
City Overhead Charges	317,152	239,431	391,519	395,569	0	0
PHB Project Expenditures-CO/FS	17,089,530	10,180,462	55,825,609	86,270,181	0	0
PHB Project Expenditures-MS/PS	2,299,088	3,086,639	0	0	0	0
Materials and Services Total	31,409,321	28,486,215	69,358,596	102,765,627	0	0
Capital Outlay						
Fixed Assets						
Acquisition	0	5,014,763	89,240,000	2,000,000	0	0
Closing Costs	13,485	52,157	200,000	0	0	0
Prof & Tech Services	1,497,639	1,378,674	3,432,150	402,500	0	0
Environmental Analysis & Remed	523,691	310,404	293,500	1,260,000	0	0
Demolition & Site Preparation	110,044	7,226,251	3,624,998	0	0	0
Permits, Review & Fees	102,324	8,164	250,000	0	0	0
Construction Costs	1,290,276	909,929	49,845,401	32,921,375	0	0
Percent for Art Contribution	-210	8,726	0	0	0	0
Infrastructure						
IGA Infrastructure Planning	107,677	41,334	0	0	0	0
IGA Infrastructure Other Soft	0	611,168	321,776	0	0	0
IGA Infrastructure Constructio	4,429,485	4,472,525	9,090,007	6,928,965	0	0
Computer Equipment & Software						
Computer Equipment	59,299	108,677	80,000	80,000	0	0
Other Capital Equipment						
Furniture & Equipment	5,799	0	0	0	0	0
LID Special Assessments	13,586	0	0	0	0	0
Capital Outlay Total	8,153,097	20,142,771	156,377,832	43,592,840	0	0
Financial Assistance						
Loans						
Loans To Borrowers	13,743,120	14,681,218	40,922,865	33,020,094	0	0
Grants						
Grants to Grantees	9,511,594	9,531,709	31,048,464	27,338,506	0	0
Technical Assistance Grants	161,556	157,230	739,328	796,215	0	0
Financial Assistance Total	23,416,270	24,370,157	72,710,657	61,154,815	0	0
Total Expenditures	74,897,257	85,555,354	311,337,131	220,665,953	0	0
Transfers						
Indirect Cost - Admin Allocat	11,611,800	13,355,092	13,464,206	13,049,162	0	0
Loans to Other Funds	0	3,025,892	3,000,000	0	0	0
Loan Repayment - Other Funds	0	0	493,293	0	0	0
Operating Transfers Out	685,155	643,308	68,132,199	153,769	0	0
Transfers Total	12,296,955	17,024,292	85,089,698	13,202,931	0	0

Financial Summary
Total Requirements by Account

Total All Funds	<u>Actuals</u> <u>FY 2014-15</u>	<u>Actuals</u> <u>FY 2015-16</u>	<u>Revised</u> <u>FY 2016-17</u>	<u>Proposed</u> <u>FY 2017-18</u>	<u>Approved</u> <u>FY 2017-18</u>	<u>Adopted</u> <u>FY 2017-18</u>
Contingency	0	0	161,349,241	121,437,843	0	0
Unappropriated Ending Fund Balance	216,837,437	280,791,936	0	0	0	0
Total Requirements	304,031,649	383,371,581	557,776,070	355,306,728	0	0

Description of Resources

PDC's operating and capital expenditures are supported by resources described below. Total resources, including Beginning Fund Balance for FY 2017-18, are budgeted at \$355.3 million, a decrease of \$202.5 million from the FY 2016-17 Revised Budget of \$557.8 million. Most of this decrease is due to a decline in beginning fund balance and a decline in interfund transactions from FY 2016-17 rather than net, new resources.

Beginning Fund Balance - The FY 2017-18 Beginning Fund Balance budget is \$161.7 million, a decrease of \$120.3 million from FY 2016-17 Revised Budget of \$282 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 Community Economic Development. PDC is budgeted to receive \$5.5 million in FY 2017-18 to fund general economic development activities. This is a net decrease of \$88 thousand from the FY 2016-17 Revised Budget that takes into account a \$70,000 in ongoing reductions and \$329,000 in new, one-time funding as included in the Mayor's Proposed Budget.

Federal and Other Grants - This revenue category includes three funding sources – Federal except HCD, HCD Contract and State and Local. The overall budget is \$3.2 million in FY 2017-18. Federal except HCD includes Union Station rehabilitation of \$640 thousand. The HCD portion is comprised of Community Development Block Grant funds for Economic Opportunity programs at \$2.1 million. Also included in this budget is the Tax Increment shared revenue that the Neighborhood Prosperity Initiative Districts receive from the State of Oregon and Multnomah County. The total for FY 2017-18 is \$370 thousand.

Program Income - Program income derives from the following sources: Fees and Charges, Interest on Investments, Loan Collections, Miscellaneous, Property Income, and Reimbursements. These funds are used to support development efforts, to provide loans for capital projects, to fund program management in urban renewal

areas, and other activities. Program income received in urban renewal areas is retained within the corresponding urban renewal area and expended on projects in accordance with the City's adopted urban renewal plans. Federal loan collection program income is restricted in expenditure by law.

The program income budget for FY 2017-18 is \$54.6 million, which is a decrease of \$10.2 million from the FY 2016-17 Revised Budget of \$64.8 million. This is largely due to a decrease in loan projections from \$25.5 million in FY 2016-17 to \$7 million in FY 2017-18. Most of this difference is due to loan payoffs in the Oregon Convention Center URA and Lents Town Center URA that occurred in FY 2016-17. There is also a decrease in Fees and Charges from \$14.9 million in FY 2016-17 to \$76 thousand in FY 2017-18. FY 2016-17 included a \$14.5 million participation payment by the Portland Housing Bureau to towards the USPS site. These decreases are partially offset by the increase in projected property sales and revenues from \$21.7 million in FY 2016-17 to \$45.2 million FY 2017-18. Planned property dispositions include One Waterfront Place (River District and Downtown Waterfront) and Parcel 3 in North Macadam.

Service Reimbursements - Includes recovery for administrative expenses for PDC's support departments: Executive, Social Equity, Policy and Communications, 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 million in FY 2017-18 which is a decrease of \$415 thousand from FY 2016-17's revised budget of \$13.5 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 2017-18 was developed in conjunction with the City of Portland using conservative assumptions on tax increment revenue collections and debt service requirements. PDC's FY 2017-18 tax increment debt proceeds of \$117.1 million is estimated to be \$18.6 million higher than the FY 2016-17 Revised Budget of \$98.5 million.

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 2017-18 Budget includes \$76.9 million of du jour, an increase of \$5.4 million from FY 2016-17.

Du jour was collected in seven urban renewal areas in FY 2016-17 – 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.

Most of the increase is related to adjusted estimates in North Macadam 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 2017-18 Budget for long term debt is \$40.2 million, an increase of \$13.2 million from FY 2016-17. 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 will be issued in FY 2017-18 to insure adequate cash is on hand in Interstate Corridor, Lents Town Center and North Macadam to support construction projects underway.

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 12/31/16	Indebtedness Remaining as of 12/31/16	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	\$193.2	\$141.8	\$141.8	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	\$1.2	\$6.3	\$6.3	N/A	803.7
North Macadam	\$288.6	\$157.1	\$131.4	\$131.4	June 2025	447.0
River District	\$489.5	\$361.7	\$127.8	\$127.8	June 2021	314.8
South Park Blocks	\$143.6	\$112.0	\$31.6	\$0.0	July 2008	156.3

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

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

Description of Requirements

PDC's Requirements Budget for FY 2017-18 is \$355.3 million (including \$121.4 million in Contingency and \$13.2 million in interfund transfers), a decrease of \$202.5 million from the previous year.

PDC's Total Expenditure Budget (net of Contingency, Transfers, and Ending Fund Balance) is \$220.7 million, a decrease of \$90.7 million from the prior fiscal year, mostly due to the FY 2016-17 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.

Expenditures by Program Area

The total budget for PDC's Program Areas in FY 2017-18 is \$220.7 million. Total expenditures are budgeted in the five program areas detailed below:

Economic Development – The Economic Development program budget is \$14 million. This category includes business lending, community economic development, traded sector business development, and entrepreneurship programs funded largely by City General Fund, Enterprise Zone and Community Development Block Grant funding. Total spending within program categories have been adjusted from FY 2016-17 based on General Fund reduction and add packages. General Fund add-packages include one-time funding for the Portland Film Office, implementation of the Healthcare cluster package and the Small Business Growth program.

Housing – The Housing program budget is \$97.6 million. These expenditures occur through an intergovernmental agreement with the Portland Housing Bureau and incorporate 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. Year to year changes in budget are related to the timing of project expenditures as provided by the Portland Housing Bureau to PDC to incorporate into the annual budget and Five-Year Forecast.

Infrastructure – The Infrastructure program budget is \$10 million. This category includes all projects and programs that are public infrastructure improvements including parks, public facilities, and transportation. Current projects include transportation improvement projects in Lents and Interstate URAs as well as support for the Leach Botanical Garden in Lents.

Property Redevelopment – The Property Redevelopment program budget is \$85.4 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. Amounts budgeted

decrease \$134 million from FY 2016-17 largely due to the 2016-17 budget including funds for acquisition of the USPS site and Convention Center Hotel Garage.

Administration – The Administration program budget is \$13.7 million. This represents a net increase of \$130 thousand from FY 2016-17 due to adjustments to PDC's personnel budget (COLA/Step increases) offset by decreases to the departmental material and services budgets. This category includes all administrative and internal service functions.

Non-Program Requirements

Non-Departmental requirements are Transfers and Contingency.

Transfers – This category accounts for transfers between funds. There are cash transfers totaling \$13.2 million budgeted for FY 2017-18. 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 \$120 thousand for FY 2017-18. This is a decrease of \$71.9 million from FY 2016-17. FY 2016-17 Revised Budget included a transfer of \$70.6 million from River District URA Fund to the Business Management Fund for final payments related to acquisition of the USPS site.

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 \$161.3 million in FY 2016-17 to \$121.4 million in FY 2017-18 largely due to the programming of existing URA cash resources to fund URA projects and programs.

Financial Summary
Total Requirements by Fund

Total Requirements by Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Requirements						
Expenditures						
Capital Projects						
Airport Way URA Fund	215,669	226,692	413,489	165,153	0	0
Central Eastside URA Fund	901,972	887,021	8,097,560	6,356,352	0	0
Convention Center URA Fund	2,666,049	4,701,861	51,405,894	9,514,379	0	0
Downtown Waterfront URA Fund	963,283	1,384,802	2,747,345	15,765,329	0	0
Education District URA Fund	1,090,674	1,058,738	0	0	0	0
Gateway Reg Center URA Fund	3,177,561	730,742	2,494,725	12,941,960	0	0
Interstate Corridor URA Fund	3,671,725	14,933,893	15,863,881	46,769,632	0	0
Lents Town Center URA Fund	5,774,715	5,861,707	45,171,416	38,283,189	0	0
North Macadam URA Fund	1,120,672	1,617,792	10,029,510	31,574,338	0	0
NPI URA Fund	134,458	226,760	1,035,000	1,040,000	0	0
River District URA Fund	32,291,786	25,244,013	57,956,725	29,195,037	0	0
South Park Blocks URA Fund	166,023	53,299	5,675,258	5,361,918	0	0
Willamette Industrial URA Fund	4,818	7,974	115,718	122,338	0	0
Enterprise Fund						
Business Management Fund	41,774	3,048,607	85,502,000	493,293	0	0
Enterprise Loans Fund	584,254	461,158	1,595,375	610,474	0	0
Enterprise Mgt Fund	1,127,896	1,155,229	32,336	0	0	0
General Fund						
General Fund	17,599,835	20,137,013	19,064,463	18,376,350	0	0
Internal Service Fund						
Risk Mgt Fund	6,627	0	249,200	150,861	0	0
Special Revenue						
Ambassadors Program Fund	58	0	18,950	12,020	0	0
Enterprise Zone Fund	384,090	577,078	921,202	1,569,035	0	0
HCD Contract Fund	2,263,169	2,131,893	2,381,722	2,087,620	0	0
Other Federal Grants Fund	710,150	1,109,081	565,362	276,675	0	0
Total Expenditures	74,897,257	85,555,354	311,337,131	220,665,953	0	0
Transfers	12,296,955	17,024,292	85,089,698	13,202,931	0	0
Contingency	0	0	161,349,241	121,437,843	0	0
Ending Balance	216,837,437	280,791,936	0	0	0	0
Total Requirements	304,031,649	383,371,581	557,776,070	355,306,728	0	0

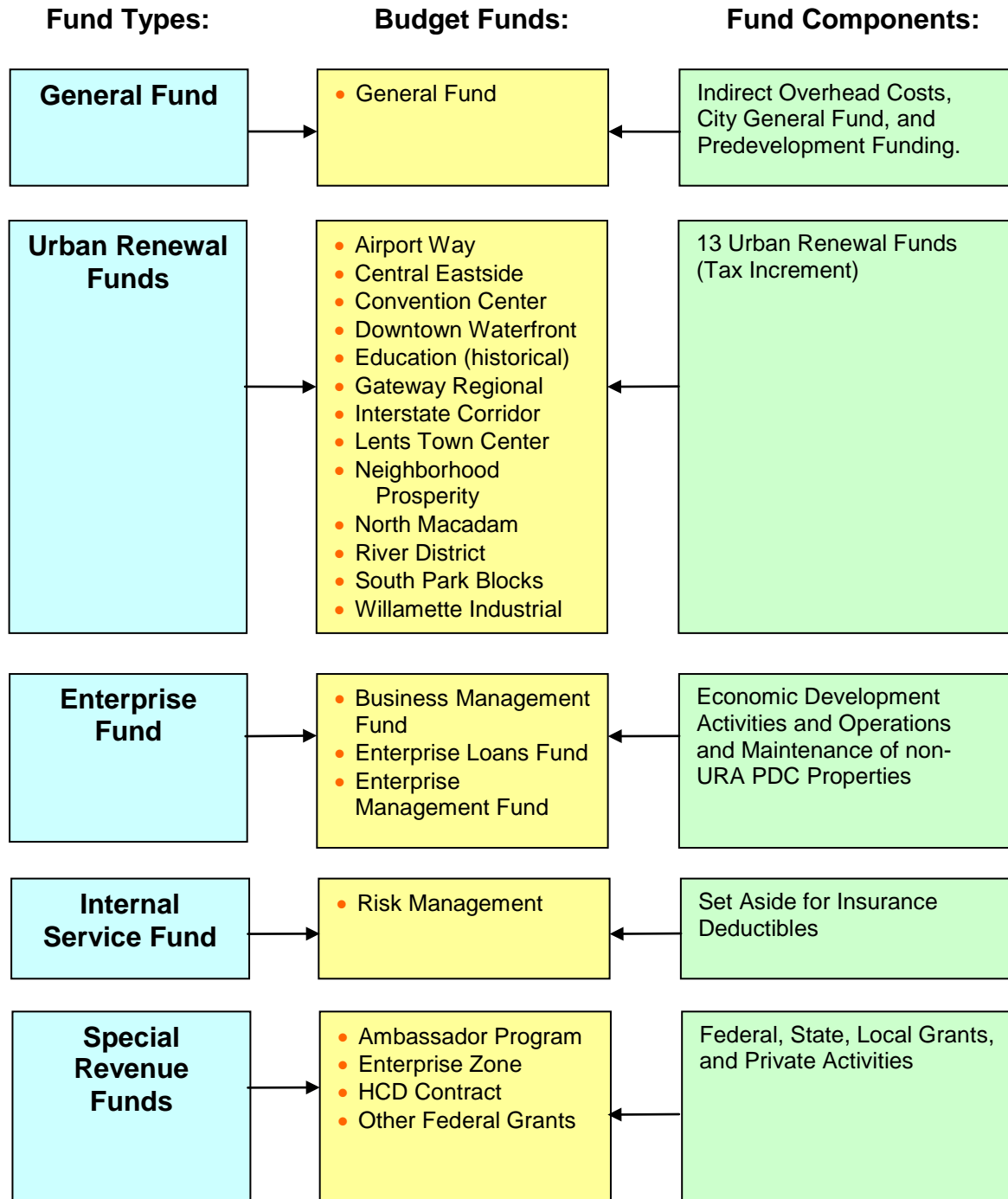
Financial Summary

Total Requirements by Expense Category

Total All Funds	<u>Actuals</u> <u>FY 2014-15</u>	<u>Actuals</u> <u>FY 2015-16</u>	<u>Revised</u> <u>FY 2016-17</u>	<u>Proposed</u> <u>FY 2017-18</u>	<u>Approved</u> <u>FY 2017-18</u>	<u>Adopted</u> <u>FY 2017-18</u>
Requirements by Category						
Expenditures						
Personnel Services	11,918,570	12,556,210	12,890,046	13,152,671	0	0
Materials and Services	31,409,321	28,486,215	69,358,596	102,765,627	0	0
Capital Outlay	8,153,097	20,142,771	156,377,832	43,592,840	0	0
Financial Assistance	23,416,270	24,370,157	72,710,657	61,154,815	0	0
Total Expenditures	74,897,257	85,555,354	311,337,131	220,665,953	0	0
Transfers	12,296,955	17,024,292	85,089,698	13,202,931	0	0
Contingency	0	0	161,349,241	121,437,843	0	0
Ending Balance	216,837,437	280,791,936	0	0	0	0
Total Requirements	304,031,649	383,371,581	557,776,070	355,306,728	0	0

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 budgeted positions for FY 2017-18 are 85.5. All positions are budgeted as full time employee positions, no limited term positions are included in the Proposed Budget.

	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18
Department	Actual	Actual	Revised	Proposed
Urban Development	38.0	38.0	0.0	0.0
Real Estate and Lending	14.0	14.0	0.0	0.0
Opportunities Cooperative	3.0	3.0	0.0	0.0
Communications and Social Equity	6.0	6.0	0.0	0.0
Development and Investment	0.0	0.0	24.0	24.0
Economic Development	0.0	0.0	22.5	22.5
Executive	2.0	2.0	2.0	2.0
Social Equity Policy and Communications	0.0	0.0	10.0	10.0
Legal	4.0	4.0	5.0	5.0
Human Resources	3.0	3.0	2.0	2.0
Finance & Business Operations	23.0	23.0	20.0	20.0
Total	93.0	93.0	85.5	85.5

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

FY 2015-16 – FY 2015-16 included no changes to budgeted positions from FY 2014-15.

FY 2016-17 – The FY 2016-17 Revised Budget recognized a decrease of 7.5 FTE following implementation of the 2015 Early Retirement Incentive Program and reorganization of PDC Departments. Most functions within Urban Redevelopment and Real Estate and Lending Departments were reorganized into the Development and Investment Department and the Economic Development Department. Also, policy and research positions formally included in the Urban Development Department and Opportunities Collaborative Department were transferred to the Social Equity, Policy and Communications Department. The net decrease in positions is consistent with the anticipated reduction in positions that will occur over time through attrition in PDC's long-term financial plan.

FY 2017-18 – The FY 2017-18 Proposed Budget includes total budgeted positions of 85.5 FTE.

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. The FY 2017-18 Proposed Budget does not include limited term positions.

	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18
Department	Actual	Actual	Revised	Proposed
Development and Investment	0.0	0.0	1.0	0.0
Finance & Business Operations	2.0	2.0	0.0	0.0
Total	2.0	2.0	1.0	0.0

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 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Resources						
Beginning Fund Balance	2,042,835	1,762,245	1,433,338	1,409,463	0	0
Revenue						
City General Fund	5,228,187	5,974,492	5,622,466	5,534,110	0	0
Fees and Charges	167,236	76,870	210,330	0	0	0
Grants - Federal except HCD	40,104	0	0	0	0	0
Grants - State & Local	17,265	595,116	59,117	59,117	0	0
Interest on Investments	8,258	12,749	0	0	0	0
Loan Collections	127,254	213,913	195,077	0	0	0
Miscellaneous	57,899	32,765	0	0	0	0
Property Income	187,308	5,517	12,926	12,926	0	0
Reimbursements	4,645	336	72,000	60,000	0	0
Service Reimburesments	11,611,800	13,355,092	13,464,206	13,049,162	0	0
Transfers In	306,267	105	99,438	33,769	0	0
Total Revenue	17,756,223	20,266,954	19,735,560	18,749,084	0	0
Total Resources	19,799,058	22,029,200	21,168,898	20,158,547	0	0
Requirements						
Expenditures						
Administration	11,777,609	12,962,784	12,706,039	12,699,241	0	0
Economic Development	5,466,561	6,837,046	5,825,126	5,392,604	0	0
Housing	90,448	79,234	88,050	0	0	0
Property Redevelopment	265,217	257,949	445,248	284,505	0	0
Total Expenditures	17,599,835	20,137,013	19,064,463	18,376,350	0	0
Transfers	436,978	458,848	579,722	406,504	0	0
Contingency	0	0	1,524,713	1,375,694	0	0
Ending Balance	1,762,245	1,433,339	0	0	0	0
Total Requirements	19,799,058	22,029,200	21,168,898	20,158,547	0	0

FY 2017-18 PDC General Fund Proposed Budget (City General Fund)

Program	FY 2017-18 CAL (Ongoing)	Proposed Budget Reduction Packages	Proposed Budget Add Packages	FY 2017-18 Proposed Budget
NPI and Main Street Network	\$ 806,588	\$ -	\$ -	\$ 806,588
Venture Portland	\$ 326,726	\$ -	\$ 100,000	\$ 426,726
Small & Micro Business Technical Assistance	\$ 948,190	\$ -	\$ -	\$ 948,190
Adult and Youth Workforce EOI	\$ 1,289,994	\$ -	\$ -	\$ 1,289,994
Small Business Working Capital	\$ 51,299	\$ -	\$ -	\$ 51,299
Small Business Growth (one-time)			\$ 87,500	\$ 87,500
Community Economic Development Subtotal	\$ 3,422,799	\$ -	\$ 187,500	\$ 3,610,299
Cluster Development	\$ 1,285,152	\$ (20,000)	\$ -	\$ 1,265,152
Film and Video (one-time)			\$ 142,240	\$ 142,240
Entrepreneurship Support	\$ 566,420	\$ (50,000)		\$ 516,420
Traded Sector Subtotal	\$ 1,851,572	\$ (70,000)	\$ 142,240	\$ 1,923,812
Total General Fund	\$ 5,274,370	\$ (70,000)	\$ 329,740	\$ 5,534,110

General Fund Summary Reports

- Account Summary
-

Fund Summary
Account Summary by Appropriation

General Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Administration						
Personnel Services						
Salaries & Wages	3,716,336	4,039,174	5,345,892	5,334,950	0	0
Salary Decrement Clearing	1,474	364	0	0	0	0
Overtime	3,260	7,727	0	0	0	0
Vacation	574,295	636,922	0	0	0	0
Sick Leave	302,230	288,728	0	0	0	0
National Holiday	294,950	305,726	0	0	0	0
Personal Holiday	89,845	101,265	0	0	0	0
Bereavement Leave	14,941	20,166	0	0	0	0
Jury Duty	2,608	3,897	0	0	0	0
Military Leave	1,474	7,973	0	0	0	0
Compensatory Time	1,385	4,275	0	0	0	0
Management Leave	4,834	6,859	0	0	0	0
FICA	369,370	380,266	0	0	0	0
TriMet Payroll Tax	35,765	37,616	0	0	0	0
Taxes, Health/Dental Insurance	805,311	802,282	3,085,114	3,232,599	0	0
Life & Disability Insurance	25,861	25,370	0	0	0	0
PERS - Employer	356,230	485,708	0	0	0	0
PERS - Employer Pickup	290,488	291,720	0	0	0	0
Workers Comp - Assessment	1,611	1,552	0	0	0	0
Workers Comp - Ins Expense	14,546	13,215	0	0	0	0
Unemployment Expense	57,640	19,013	0	0	0	0
Bus Pass Reimbursement	26,539	30,219	0	0	0	0
Pension Obligation Bond Pmt	623,123	699,093	0	0	0	0
Materials and Services						
Prof Services Contracts	715,729	851,307	884,536	732,938	0	0
IGA Prof Services Contracts	147,088	126,846	137,200	149,700	0	0
Temporary Services	65,192	201,999	9,900	21,500	0	0
Legal Expenses	58,325	174,287	102,200	70,000	0	0
Recruitment Services	7,814	4,351	40,000	10,000	0	0
Printing & Graphics	65,138	49,589	50,650	42,650	0	0
General Office Expense	13,928	14,700	41,300	47,450	0	0
IGA Other Costs	0	35,000	0	0	0	0
Memberships, Dues, & Certificat	6,420	6,140	1,700	7,554	0	0
Publications & Resource Mat'ls	5,759	7,242	6,100	5,600	0	0
Postage & Delivery	14,268	9,246	15,870	21,220	0	0
Organizational Memberships	29,905	30,345	25,775	29,295	0	0
Advertising & Publ Notices	78,885	72,854	71,750	73,750	0	0
Marketing - Resources Dev	-480	0	0	0	0	0
Public Meeting Expenses	18,995	20,533	50,500	50,000	0	0
Public Meeting Food Expense	874	2,432	2,000	1,200	0	0
Special Events Expenses	2,836	7,030	6,500	7,000	0	0
Event Sponsorship	211,844	201,605	179,000	169,500	0	0
Special Event Food Expense	300	12	0	0	0	0
Communication Services	12,320	14,325	18,180	16,940	0	0
Utilities and Water	2,168	3,496	1,750	0	0	0
Insurance	168,204	256,480	135,000	205,000	0	0
Local Travel	34,591	23,582	27,180	22,930	0	0
Parking	269	519	650	650	0	0
Miscellaneous	1,197	5,001	8,470	9,050	0	0
Loan Documents	2,988	4,020	3,000	3,000	0	0
Loan Servicing Costs	0	75	0	0	0	0
DMC Admin Services	0	397	0	0	0	0
Rents/Leases - Fac	1,217,065	1,215,497	1,055,365	1,140,000	0	0
Bldg Repairs & Maint - PDC	80,701	89,297	122,000	102,000	0	0
Equip Repairs & Maint - PDC	36,244	20,496	45,000	55,000	0	0
Bldg Repairs & Maint - RE	490	4,400	0	0	0	0

Fund Summary
Account Summary by Appropriation

	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
General Fund						
Property Utilities - RE	0	2	0	0	0	0
Software Applications	23,875	30,442	38,046	44,830	0	0
Software Maintenance	306,860	390,048	283,350	280,000	0	0
Hosted Services Maintenance	46,463	30,648	56,600	56,600	0	0
Computer Hardware	92,737	56,460	71,000	71,000	0	0
Furniture/Equip <\$5k	5,357	1,827	4,000	2,500	0	0
Training Expense	67,563	99,564	174,422	193,665	0	0
Training Travel Expenses	35,508	20,563	18,460	13,600	0	0
Out of Town Travel	49,700	35,103	28,970	0	0	0
Business Meeting Expense	3,022	3,467	7,090	0	0	0
Business Meeting Food Expense	13,154	8,687	7,850	0	0	0
City Overhead Charges	317,152	239,431	391,519	395,569	0	0
Capital Outlay						
Prof & Tech Services	137,947	275,638	71,650	0	0	0
Environmental Analysis & Remed	0	0	500	0	0	0
Computer Equipment	59,299	108,677	80,000	80,000	0	0
Furniture & Equipment	5,799	0	0	0	0	0
Total - Administration	11,777,609	12,962,784	12,706,039	12,699,241	0	0
Economic Development						
Personnel Services						
Salaries & Wages	1,104,003	1,196,269	1,189,327	955,653	0	0
Overtime	124	206	0	0	0	0
FICA	82,011	87,694	0	0	0	0
TriMet Payroll Tax	7,759	8,413	0	0	0	0
Taxes, Health/Dental Insurance	204,186	216,043	516,494	445,496	0	0
Life & Disability Insurance	5,705	5,759	0	0	0	0
PERS - Employer	76,510	103,272	0	0	0	0
PERS - Employer Pickup	64,683	70,226	0	0	0	0
Workers Comp - Assessment	428	450	0	0	0	0
Workers Comp - Ins Expense	2,480	2,566	0	0	0	0
Bus Pass Reimbursement	6,293	6,537	0	0	0	0
Materials and Services						
Prof Services Contracts	229,956	152,823	299,744	642,059	0	0
Legal Expenses	0	3,702	0	0	0	0
Printing & Graphics	5,847	133	1,200	0	0	0
General Office Expense	112	57	0	0	0	0
IGA Other Costs	99,889	41,739	94,000	0	0	0
Memberships, Dues, & Certificat	176	250	0	0	0	0
Publications & Resource Mat'ls	1,100	479	0	0	0	0
Postage & Delivery	24	512	0	0	0	0
Organizational Memberships	25,230	17,815	2,500	0	0	0
Advertising & Publ Notices	5,189	2,259	0	0	0	0
Public Meeting Food Expense	113	180	0	0	0	0
Special Events Expenses	21,384	104,023	0	0	0	0
Event Sponsorship	99,180	170,250	70,000	0	0	0
Special Event Food Expense	10,963	14,086	0	0	0	0
Communication Services	0	-17,758	0	0	0	0
Local Travel	356	563	0	0	0	0
Miscellaneous	375	0	0	0	0	0
Loan Documents	46	128	0	0	0	0
Software Applications	1,792	11,658	0	0	0	0
Software Maintenance	9,500	-2	0	0	0	0
Computer Hardware	779	90	0	0	0	0
Training Expense	824	2,215	3,000	0	0	0
Training Travel Expenses	2,900	5,862	0	0	0	0
Out of Town Travel	60,605	61,675	110,000	0	0	0
Business Meeting Expense	22,021	-16,016	0	0	0	0
Business Meeting Food Expense	5,889	1,397	0	0	0	0
Capital Outlay	0	0	0	0	0	0

Fund Summary
Account Summary by Appropriation

General Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Financial Assistance						
Loans To Borrowers	500	0	46,220	0	0	0
Grants to Grantees	3,278,346	4,579,700	2,753,313	2,553,181	0	0
Technical Assistance Grants	29,285	1,791	739,328	796,215	0	0
Total - Economic Development	5,466,561	6,837,046	5,825,126	5,392,604	0	0
Housing						
Personnel Services						
Salaries & Wages	6,754	6,776	9,715	0	0	0
FICA	516	561	0	0	0	0
TriMet Payroll Tax	49	53	0	0	0	0
Taxes, Health/Dental Insurance	974	1,307	4,203	0	0	0
Life & Disability Insurance	36	37	0	0	0	0
PERS - Employer	524	822	0	0	0	0
PERS - Employer Pickup	407	450	0	0	0	0
Workers Comp - Assessment	2	3	0	0	0	0
Workers Comp - Ins Expense	61	78	0	0	0	0
Bus Pass Reimbursement	40	39	0	0	0	0
Materials and Services						
Prof Services Contracts	1,200	5,750	0	0	0	0
Loan Documents	559	1,068	0	0	0	0
Bldg Repairs & Maint - RE	28,567	30,045	16,900	0	0	0
Ppty Insurance - RE	9,405	6,957	56,982	0	0	0
Property Utilities - RE	3,392	3,415	250	0	0	0
Capital Outlay						
Prof & Tech Services	10,769	21,814	0	0	0	0
Environmental Analysis & Remed	13,607	58	0	0	0	0
LID Special Assessments	13,586	0	0	0	0	0
Total - Housing	90,448	79,234	88,050	0	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	175,885	140,144	160,821	176,978	0	0
FICA	12,842	9,751	0	0	0	0
TriMet Payroll Tax	1,218	936	0	0	0	0
Taxes, Health/Dental Insurance	39,674	29,418	69,427	82,526	0	0
Life & Disability Insurance	920	689	0	0	0	0
PERS - Employer	12,209	12,337	0	0	0	0
PERS - Employer Pickup	10,260	7,911	0	0	0	0
Workers Comp - Assessment	73	52	0	0	0	0
Workers Comp - Ins Expense	1,461	1,188	0	0	0	0
Bus Pass Reimbursement	985	737	0	0	0	0
Materials and Services						
Prof Services Contracts	6,824	16,600	215,000	25,000	0	0
Legal Expenses	748	34,236	0	0	0	0
General Office Expense	201	163	0	0	0	0
Memberships, Dues, & Certificat	93	0	0	0	0	0
Publications & Resource Mat'ls	253	205	0	0	0	0
Organizational Memberships	60	40	0	0	0	0
Communication Services	170	0	0	0	0	0
Local Travel	32	7	0	0	0	0
Rents/Leases - RE	125	0	0	0	0	0
Bldg Repairs & Maint - RE	369	499	0	0	0	0
Software Applications	0	66	0	0	0	0
Furniture/Equip <\$5k	87	0	0	0	0	0
Out of Town Travel	0	1,504	0	0	0	0
Business Meeting Expense	628	825	0	0	0	0
Business Meeting Food Expense	102	641	0	0	0	0
Total - Property Redevelopment	265,217	257,949	445,248	284,505	0	0
Total Expenditures	17,599,835	20,137,013	19,064,463	18,376,350	0	0
Contingency	0	0	1,524,713	1,375,694	0	0

Fund Summary
Account Summary by Appropriation

General Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Indirect Cost - Admin Allocat	366,090	320,540	362,523	372,735	0	0
Operating Transfers Out	70,888	138,308	217,199	33,769	0	0
Unappropriated Ending Fund Balance	1,762,245	1,433,339	0	0	0	0
Total Requirements	19,799,058	22,029,200	21,168,898	20,158,547	0	0

Urban Renewal Funds

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

- Airport Way Fund
- Central Eastside Fund
- Convention Center Fund
- Downtown Waterfront Fund
- 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

Airport Way URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Resources						
Beginning Fund Balance	5,033,626	4,776,522	4,974,317	5,568,362	0	0
Revenue						
Fees and Charges	228	86	830	813	0	0
Interest on Investments	27,594	37,651	10,000	10,000	0	0
Loan Collections	140,153	188,908	81,654	162,606	0	0
Miscellaneous	0	8,261	0	0	0	0
Property Income	0	759,251	1,035,000	0	0	0
Total Revenue	167,975	994,157	1,127,484	173,419	0	0
Total Resources	5,201,601	5,770,679	6,101,801	5,741,781	0	0
Requirements						
Expenditures						
Administration	4,099	11,024	7,647	3,647	0	0
Economic Development	6,397	9,713	260,183	68,239	0	0
Property Redevelopment	205,173	205,955	145,659	93,267	0	0
Total Expenditures	215,669	226,692	413,489	165,153	0	0
Transfers	209,410	569,670	119,950	111,548	0	0
Contingency	0	0	5,568,362	5,465,080	0	0
Ending Balance	4,776,522	4,974,317	0	0	0	0
Total Requirements	5,201,601	5,770,679	6,101,801	5,741,781	0	0

Financial Summary

Total Resources and Requirements

Central Eastside URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Resources						
Beginning Fund Balance	10,855,541	15,954,751	21,518,339	18,172,492	0	0
Revenue						
Fees and Charges	2,551	1,156	1,040	1,996	0	0
Interest on Investments	69,298	132,098	5,000	5,000	0	0
Loan Collections	2,236,690	1,320,045	184,929	418,693	0	0
TIF Debt Proceeds	2,998,783	5,442,822	5,057,526	5,827,553	0	0
Miscellaneous	11,486	0	0	0	0	0
Property Income	1,599,383	117,204	104,000	104,000	0	0
Reimbursements	2,821	3,745	0	0	0	0
Total Revenue	6,921,013	7,017,070	5,352,495	6,357,242	0	0
Total Resources	17,776,553	22,971,821	26,870,834	24,529,735	0	0
Requirements						
Expenditures						
Administration	31,132	8,308	32,404	32,404	0	0
Economic Development	21,427	44,154	330,215	448,266	0	0
Housing	29,800	103,464	2,663,851	797,951	0	0
Infrastructure	25,966	150,197	654,234	2,032,250	0	0
Property Redevelopment	793,649	580,897	4,416,856	3,045,482	0	0
Total Expenditures	901,972	887,021	8,097,560	6,356,352	0	0
Transfers	919,830	566,460	600,782	528,338	0	0
Contingency	0	0	18,172,492	17,645,044	0	0
Ending Balance	15,954,751	21,518,340	0	0	0	0
Total Requirements	17,776,553	22,971,821	26,870,834	24,529,735	0	0

Financial Summary

Total Resources and Requirements

Convention Center URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Resources						
Beginning Fund Balance	41,234,535	41,116,424	38,400,928	3,525,063	0	0
Revenue						
Fees and Charges	46,018	1,050	3,642	3,350	0	0
Interest on Investments	231,888	301,274	10,000	10,000	0	0
Loan Collections	502,263	524,880	13,915,349	418,693	0	0
Property Income	2,021,179	2,168,892	3,838,043	14,730,043	0	0
Reimbursements	0	0	50,000	0	0	0
Total Revenue	2,801,348	2,996,096	17,817,034	15,162,086	0	0
Total Resources	44,035,883	44,112,521	56,217,962	18,687,149	0	0
Requirements						
Expenditures						
Administration	5,551	8,674	32,045	30,045	0	0
Economic Development	2,232	1,447	115,770	116,620	0	0
Housing	686,375	2,588,943	5,080,000	4,684,168	0	0
Infrastructure	80,773	0	0	0	0	0
Property Redevelopment	1,891,118	2,102,798	46,178,079	4,683,547	0	0
Total Expenditures	2,666,049	4,701,861	51,405,894	9,514,379	0	0
Transfers	253,410	1,009,730	1,287,005	1,270,413	0	0
Contingency	0	0	3,525,063	7,902,357	0	0
Ending Balance	41,116,424	38,400,930	0	0	0	0
Total Requirements	44,035,883	44,112,521	56,217,962	18,687,149	0	0

Financial Summary

Total Resources and Requirements

Downtown Waterfront URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Resources						
Beginning Fund Balance	14,416,731	18,955,207	40,581,897	38,765,995	0	0
Revenue						
Fees and Charges	194,124	16,726,061	42,384	21,906	0	0
Interest on Investments	86,674	262,626	10,000	10,000	0	0
Loan Collections	2,929,233	3,926,138	262,475	2,835,299	0	0
Miscellaneous	22,710	0	0	0	0	0
Property Income	2,780,783	2,591,829	1,062,752	4,571,993	0	0
Reimbursements	8,645	56,117	30,454	29,789	0	0
Total Revenue	6,022,169	23,562,771	1,408,065	7,468,987	0	0
Total Resources	20,438,901	42,517,978	41,989,962	46,234,982	0	0
Requirements						
Expenditures						
Administration	4,501	8,674	9,000	8,000	0	0
Economic Development	468,070	152,644	268,698	241,771	0	0
Housing	0	0	0	971,910	0	0
Property Redevelopment	490,713	1,223,484	2,469,647	14,543,648	0	0
Total Expenditures	963,283	1,384,802	2,747,345	15,765,329	0	0
Transfers	520,410	551,280	476,622	265,646	0	0
Contingency	0	0	38,765,995	30,204,007	0	0
Ending Balance	18,955,207	40,581,896	0	0	0	0
Total Requirements	20,438,901	42,517,978	41,989,962	46,234,982	0	0

Financial Summary
Total Resources and Requirements

Education URA Fund	<u>Actuals</u> <u>FY 2014-15</u>	<u>Actuals</u> <u>FY 2015-16</u>	<u>Revised</u> <u>FY 2016-17</u>	<u>Proposed</u> <u>FY 2017-18</u>	<u>Approved</u> <u>FY 2017-18</u>	<u>Adopted</u> <u>FY 2017-18</u>
Resources						
Beginning Fund Balance	796,665	1,056,952	0	0	0	0
Revenue						
Interest on Investments	5,162	1,786	0	0	0	0
TIF Debt Proceeds	1,706,277	0	0	0	0	0
Miscellaneous	712	0	0	0	0	0
Total Revenue	1,712,151	1,786	0	0	0	0
Total Resources	2,508,816	1,058,738	0	0	0	0
Requirements						
Expenditures						
Administration	147,679	1,000,945	0	0	0	0
Infrastructure	939,133	57,225	0	0	0	0
Property Redevelopment	3,861	568	0	0	0	0
Total Expenditures	1,090,674	1,058,738	0	0	0	0
Transfers	361,190	0	0	0	0	0
Ending Balance	1,056,952	0	0	0	0	0
Total Requirements	2,508,816	1,058,738	0	0	0	0

Financial Summary
Total Resources and Requirements

Gateway Reg Center URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Resources						
Beginning Fund Balance	6,387,662	6,358,307	10,098,914	11,908,507	0	0
Revenue						
Fees and Charges	2,007	35	1,764	104	0	0
Interest on Investments	32,728	56,953	22,444	35,726	0	0
Loan Collections	20,240	19,252	12,894	12,894	0	0
TIF Debt Proceeds	3,498,580	4,998,000	4,979,215	4,650,252	0	0
Property Income	7,554	0	0	0	0	0
Reimbursements	3,048	0	0	0	0	0
Total Revenue	3,564,157	5,074,239	5,016,317	4,698,976	0	0
Total Resources	9,951,819	11,432,547	15,115,231	16,607,483	0	0
Requirements						
Expenditures						
Administration	10,903	6,513	10,000	10,000	0	0
Economic Development	21,555	25,976	378,285	388,508	0	0
Housing	2,790,226	178,837	180,466	2,500,535	0	0
Infrastructure	128,719	220,894	285,048	2,697,294	0	0
Property Redevelopment	226,158	298,523	1,640,926	7,345,623	0	0
Total Expenditures	3,177,561	730,742	2,494,725	12,941,960	0	0
Transfers	415,950	602,890	711,999	652,853	0	0
Contingency	0	0	11,908,507	3,012,670	0	0
Ending Balance	6,358,307	10,098,914	0	0	0	0
Total Requirements	9,951,819	11,432,547	15,115,231	16,607,483	0	0

Financial Summary

Total Resources and Requirements

Interstate Corridor URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Resources						
Beginning Fund Balance	15,550,161	22,486,620	26,176,511	29,209,467	0	0
Revenue						
Fees and Charges	5,009	1,951	4,991	1,854	0	0
Interest on Investments	98,695	152,482	164,901	88,931	0	0
Loan Collections	511,949	543,879	647,961	231,698	0	0
TIF Debt Proceeds	11,495,334	18,992,400	18,981,000	27,981,000	0	0
Property Income	185,414	675,937	767,406	285,731	0	0
Reimbursements	45,083	65,094	71,526	100,530	0	0
Total Revenue	12,341,485	20,431,744	20,637,785	28,689,744	0	0
Total Resources	27,891,646	42,918,364	46,814,296	57,899,211	0	0
Requirements						
Expenditures						
Administration	36,083	28,992	23,532	22,532	0	0
Economic Development	261,114	8,366,686	446,703	411,259	0	0
Housing	1,324,162	2,505,250	10,025,515	37,713,330	0	0
Infrastructure	361,275	2,713,792	224,653	1,300,820	0	0
Property Redevelopment	1,689,090	1,319,173	5,143,478	7,321,691	0	0
Total Expenditures	3,671,725	14,933,893	15,863,881	46,769,632	0	0
Transfers	1,733,300	1,807,960	2,075,948	2,385,536	0	0
Contingency	0	0	28,874,467	8,744,043	0	0
Ending Balance	22,486,620	26,176,511	0	0	0	0
Total Requirements	27,891,646	42,918,364	46,814,296	57,899,211	0	0

Financial Summary

Total Resources and Requirements

Lents Town Center URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Resources						
Beginning Fund Balance	15,409,526	18,589,745	21,849,770	5,936,182	0	0
Revenue						
Fees and Charges	6,622	44,450	82,611	1,586	0	0
Interest on Investments	89,993	146,973	116,118	20,033	0	0
Loan Collections	1,031,301	248,307	8,807,118	1,132,151	0	0
TIF Debt Proceeds	8,996,349	9,996,000	17,990,000	33,689,000	0	0
Miscellaneous	0	649	0	0	0	0
Property Income	67,714	136,194	4,013,579	58,876	0	0
Reimbursements	10,876	21,688	73,056	81,593	0	0
Total Revenue	10,202,855	10,594,261	31,082,482	34,983,239	0	0
Total Resources	25,612,380	29,184,007	52,932,252	40,919,421	0	0
Requirements						
Expenditures						
Administration	27,554	18,281	21,000	20,000	0	0
Economic Development	128,400	188,818	896,266	851,176	0	0
Housing	1,349,242	1,229,666	14,913,471	14,879,706	0	0
Infrastructure	1,092,294	712,139	1,494,058	1,892,286	0	0
Property Redevelopment	3,177,225	3,712,803	27,846,621	20,640,021	0	0
Total Expenditures	5,774,715	5,861,707	45,171,416	38,283,189	0	0
Transfers	1,247,920	1,472,530	1,824,654	1,623,903	0	0
Contingency	0	0	5,936,182	1,012,329	0	0
Ending Balance	18,589,745	21,849,770	0	0	0	0
Total Requirements	25,612,380	29,184,007	52,932,252	40,919,421	0	0

Financial Summary
Total Resources and Requirements

NPI URA Fund	<u>Actuals</u> <u>FY 2014-15</u>	<u>Actuals</u> <u>FY 2015-16</u>	<u>Revised</u> <u>FY 2016-17</u>	<u>Proposed</u> <u>FY 2017-18</u>	<u>Approved</u> <u>FY 2017-18</u>	<u>Adopted</u> <u>FY 2017-18</u>
Resources						
Beginning Fund Balance	128,000	529,332	774,406	468,265	0	0
Revenue						
Grants - State & Local	0	329,839	289,954	370,374	0	0
Interest on Investments	1,030	3,868	672	2,150	0	0
TIF Debt Proceeds	534,760	153,900	559,411	667,594	0	0
Transfers In	0	25,000	0	120,000	0	0
Total Revenue	535,790	512,607	850,037	1,160,118	0	0
Total Resources	663,790	1,041,939	1,624,443	1,628,383	0	0
Requirements						
Expenditures						
Economic Development	134,458	226,760	1,035,000	1,040,000	0	0
Total Expenditures	134,458	226,760	1,035,000	1,040,000	0	0
Transfers	0	40,772	121,178	45,603	0	0
Contingency	0	0	468,265	542,780	0	0
Ending Balance	529,332	774,407	0	0	0	0
Total Requirements	663,790	1,041,939	1,624,443	1,628,383	0	0

Financial Summary

Total Resources and Requirements

North Macadam URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Resources						
Beginning Fund Balance	6,829,038	9,185,550	14,418,546	12,922,460	0	0
Revenue						
Fees and Charges	0	0	136	0	0	0
Interest on Investments	40,108	85,720	30,000	30,000	0	0
Loan Collections	38,912	38,912	27,238	12,387	0	0
TIF Debt Proceeds	3,253,658	6,997,200	8,993,000	14,833,197	0	0
Property Income	275,589	681,762	298,444	9,423,819	0	0
Reimbursements	55,857	24,674	0	0	0	0
Total Revenue	3,664,124	7,828,267	9,348,818	24,299,403	0	0
Total Resources	10,493,162	17,013,817	23,767,364	37,221,864	0	0
Requirements						
Expenditures						
Administration	29,791	5,739	21,000	20,000	0	0
Economic Development	526,836	431	3,605	0	0	0
Housing	17,080	181,404	2,003,000	24,355,818	0	0
Infrastructure	240,935	514,180	2,700,831	1,178,671	0	0
Property Redevelopment	306,030	916,038	5,301,074	6,019,850	0	0
Total Expenditures	1,120,672	1,617,792	10,029,510	31,574,338	0	0
Transfers	186,940	977,480	815,394	859,303	0	0
Contingency	0	0	12,922,460	4,788,222	0	0
Ending Balance	9,185,550	14,418,545	0	0	0	0
Total Requirements	10,493,162	17,013,817	23,767,364	37,221,864	0	0

Financial Summary

Total Resources and Requirements

River District URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Resources						
Beginning Fund Balance	49,258,181	52,655,293	72,512,435	11,930,517	0	0
Revenue						
Fees and Charges	9,567	9,196	7,579	7,812	0	0
Grants - Federal except HCD	1,136,210	593,861	1,280,000	640,000	0	0
Interest on Investments	292,358	390,800	693,293	493,293	0	0
Loan Collections	14,814,703	6,778,042	560,476	976,573	0	0
TIF Debt Proceeds	21,491,234	35,482,566	41,975,000	28,475,000	0	0
Other Debt Proceeds	0	6,878,755	17,961,785	0	0	0
Miscellaneous	0	200,053	0	0	0	0
Property Income	3,061,391	2,417,409	9,597,727	6,733,524	0	0
Reimbursements	395,953	365,787	100,000	136,000	0	0
Transfers In	0	0	493,293	0	0	0
Total Revenue	41,201,417	53,116,470	72,669,153	37,462,202	0	0
Total Resources	90,459,598	105,771,762	145,181,588	49,392,719	0	0
Requirements						
Expenditures						
Administration	69,511	73,591	437,608	686,014	0	0
Economic Development	147,075	149,399	161,227	169,383	0	0
Housing	13,191,733	6,482,849	15,999,306	11,234,987	0	0
Infrastructure	2,584,940	2,045,986	1,639,972	860,084	0	0
Property Redevelopment	16,298,527	16,492,188	39,718,612	16,244,570	0	0
Total Expenditures	32,291,786	25,244,013	57,956,725	29,195,037	0	0
Transfers	5,512,520	8,015,312	75,294,346	4,589,152	0	0
Contingency	0	0	11,930,517	15,608,531	0	0
Ending Balance	52,655,293	72,512,437	0	0	0	0
Total Requirements	90,459,598	105,771,762	145,181,588	49,392,719	0	0

Financial Summary
Total Resources and Requirements

South Park Blocks URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Resources						
Beginning Fund Balance	7,985,626	8,127,057	8,596,326	3,460,773	0	0
Revenue						
Fees and Charges	617	266	837	832	0	0
Interest on Investments	45,365	64,357	10,000	10,000	0	0
Loan Collections	253,010	706,394	87,438	103,956	0	0
TIF Debt Proceeds	0	0	0	1,000,000	0	0
Miscellaneous	20,993	0	0	0	0	0
Property Income	24,000	0	747,045	6,028,076	0	0
Total Revenue	343,985	771,018	845,320	7,142,864	0	0
Total Resources	8,329,610	8,898,075	9,441,646	10,603,637	0	0
Requirements						
Expenditures						
Administration	4,422	8,674	8,120	5,000	0	0
Economic Development	296	4,550	200,000	200,000	0	0
Housing	0	0	5,360,000	500,000	0	0
Infrastructure	148,561	0	0	0	0	0
Property Redevelopment	12,745	40,074	107,138	4,656,918	0	0
Total Expenditures	166,023	53,299	5,675,258	5,361,918	0	0
Transfers	36,530	248,450	305,615	269,250	0	0
Contingency	0	0	3,460,773	4,972,469	0	0
Ending Balance	8,127,057	8,596,326	0	0	0	0
Total Requirements	8,329,610	8,898,075	9,441,646	10,603,637	0	0

Financial Summary
Total Resources and Requirements

Willamette Industrial URA Fund	<u>Actuals</u> <u>FY 2014-15</u>	<u>Actuals</u> <u>FY 2015-16</u>	<u>Revised</u> <u>FY 2016-17</u>	<u>Proposed</u> <u>FY 2017-18</u>	<u>Approved</u> <u>FY 2017-18</u>	<u>Adopted</u> <u>FY 2017-18</u>
Resources						
Beginning Fund Balance	4,000,757	4,199,836	4,108,435	4,002,717	0	0
Revenue						
Interest on Investments	22,836	31,083	10,000	10,000	0	0
TIF Debt Proceeds	258,821	0	0	0	0	0
Total Revenue	281,656	31,083	10,000	10,000	0	0
Total Resources	4,282,414	4,230,919	4,118,435	4,012,717	0	0
Requirements						
Expenditures						
Administration	3,819	7,974	5,718	5,718	0	0
Economic Development	753	0	90,000	90,000	0	0
Property Redevelopment	246	0	20,000	26,620	0	0
Total Expenditures	4,818	7,974	115,718	122,338	0	0
Transfers	77,760	114,510	0	11,937	0	0
Contingency	0	0	4,002,717	3,878,442	0	0
Ending Balance	4,199,836	4,108,435	0	0	0	0
Total Requirements	4,282,414	4,230,919	4,118,435	4,012,717	0	0

Urban Renewal Funds Summary Reports

- Account Summary
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Fund Summary
Account Summary by Appropriation

Airport Way URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Administration						
Materials and Services						
IGA Prof Services Contracts	0	2,875	0	0	0	0
DMC Admin Services	3,749	7,974	7,647	3,647	0	0
Bank Fees	350	175	0	0	0	0
Total - Administration	4,099	11,024	7,647	3,647	0	0
Economic Development						
Personnel Services						
Salaries & Wages	4,341	6,892	3,613	9,038	0	0
FICA	328	514	0	0	0	0
TriMet Payroll Tax	31	49	0	0	0	0
Taxes, Health/Dental Insurance	806	1,166	1,570	4,201	0	0
Life & Disability Insurance	24	34	0	0	0	0
PERS - Employer	289	513	0	0	0	0
PERS - Employer Pickup	261	414	0	0	0	0
Workers Comp - Assessment	2	-4	0	0	0	0
Workers Comp - Ins Expense	10	16	0	0	0	0
Bus Pass Reimbursement	33	42	0	0	0	0
Materials and Services						
Prof Services Contracts	250	0	55,000	55,000	0	0
Loan Documents	21	78	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	0	0	200,000	0	0	0
Total - Economic Development	6,397	9,713	260,183	68,239	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	21,341	12,251	21,450	6,936	0	0
FICA	1,628	875	0	0	0	0
TriMet Payroll Tax	154	84	0	0	0	0
Taxes, Health/Dental Insurance	5,444	1,894	9,053	3,119	0	0
Life & Disability Insurance	117	56	0	0	0	0
PERS - Employer	1,304	1,121	0	0	0	0
PERS - Employer Pickup	1,132	701	0	0	0	0
Workers Comp - Assessment	8	4	0	0	0	0
Workers Comp - Ins Expense	189	68	0	0	0	0
Bus Pass Reimbursement	117	57	0	0	0	0
Materials and Services						
Legal Expenses	10,384	6,420	0	0	0	0
Printing & Graphics	159	0	0	0	0	0
Advertising & Publ Notices	193	0	0	0	0	0
Rents/Leases - RE	7,768	0	0	0	0	0
Bldg Repairs & Maint - RE	61,640	60,810	44,000	65,000	0	0
Ppty Mgmt Operating Exp-RE	0	0	60,000	0	0	0
Property Taxes - RE	8,897	8,000	11,156	18,211	0	0
Capital Outlay						
Closing Costs	0	42,349	0	0	0	0
Prof & Tech Services	42,189	-2,043	0	0	0	0
Environmental Analysis & Remed	5,000	3,439	0	0	0	0
Permits, Review & Fees	37,508	0	0	0	0	0
Construction Costs	0	69,871	0	0	0	0
Total - Property Redevelopment	205,173	205,955	145,659	93,267	0	0
Total Expenditures	215,669	226,692	413,489	165,153	0	0
Contingency	0	0	5,568,362	5,465,080	0	0
Indirect Cost - Admin Allocat	209,410	569,670	119,950	111,548	0	0
Unappropriated Ending Fund Balance	4,776,522	4,974,317	0	0	0	0
Total Requirements	5,201,601	5,770,679	6,101,801	5,741,781	0	0

Fund Summary
Account Summary by Appropriation

Central Eastside URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Administration						
Materials and Services						
Advertising & Publ Notices	20,240	0	0	0	0	0
DMC Admin Services	10,191	7,608	32,404	32,404	0	0
Bank Fees	700	700	0	0	0	0
Total - Administration	31,132	8,308	32,404	32,404	0	0
Economic Development						
Personnel Services						
Salaries & Wages	14,002	20,759	21,059	101,364	0	0
FICA	1,032	1,512	0	0	0	0
TriMet Payroll Tax	100	144	0	0	0	0
Taxes, Health/Dental Insurance	2,609	3,647	9,156	46,902	0	0
Life & Disability Insurance	76	102	0	0	0	0
PERS - Employer	982	1,568	0	0	0	0
PERS - Employer Pickup	841	1,201	0	0	0	0
Workers Comp - Assessment	5	7	0	0	0	0
Workers Comp - Ins Expense	32	45	0	0	0	0
Bus Pass Reimbursement	80	77	0	0	0	0
Materials and Services						
Organizational Memberships	770	335	0	0	0	0
Special Events Expenses	0	9,589	0	0	0	0
Event Sponsorship	0	5,000	0	0	0	0
Loan Documents	773	168	0	0	0	0
Business Meeting Expense	125	0	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	0	0	300,000	300,000	0	0
Total - Economic Development	21,427	44,154	330,215	448,266	0	0
Housing						
Materials and Services						
PHB Project Expenditures-CO/FS	0	257	2,663,851	797,951	0	0
PHB Project Expenditures-MS/PS	29,800	103,207	0	0	0	0
Total - Housing	29,800	103,464	2,663,851	797,951	0	0
Infrastructure						
Personnel Services						
Salaries & Wages	1,379	23,049	12,343	14,871	0	0
FICA	103	1,613	0	0	0	0
TriMet Payroll Tax	10	155	0	0	0	0
Taxes, Health/Dental Insurance	134	3,152	5,391	6,879	0	0
Life & Disability Insurance	8	105	0	0	0	0
PERS - Employer	114	1,762	0	0	0	0
PERS - Employer Pickup	81	1,281	0	0	0	0
Workers Comp - Assessment	0	7	0	0	0	0
Workers Comp - Ins Expense	18	101	0	0	0	0
Bus Pass Reimbursement	4	147	0	0	0	0
Materials and Services						
IGA Prof Services Contracts	0	81,245	0	0	0	0
Rents/Leases - RE	425	3,745	0	0	0	0
Bldg Repairs & Maint - RE	22,531	21,016	95,000	9,000	0	0
Ppty Insurance - RE	1,158	877	1,500	1,500	0	0
Capital Outlay						
Environmental Analysis & Remed	0	11,944	0	0	0	0
Construction Costs	0	0	500,000	2,000,000	0	0
IGA Infrastructure Constructio	0	0	40,000	0	0	0
Total - Infrastructure	25,966	150,197	654,234	2,032,250	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	112,637	106,121	115,893	116,544	0	0

Fund Summary
Account Summary by Appropriation

	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Central Eastside URA Fund						
FICA	8,449	7,670	0	0	0	0
TriMet Payroll Tax	800	732	0	0	0	0
Taxes, Health/Dental Insurance	15,652	15,467	50,471	54,037	0	0
Life & Disability Insurance	600	509	0	0	0	0
PERS - Employer	8,027	9,223	0	0	0	0
PERS - Employer Pickup	6,728	6,147	0	0	0	0
Workers Comp - Assessment	44	38	0	0	0	0
Workers Comp - Ins Expense	405	281	0	0	0	0
Bus Pass Reimbursement	766	775	0	0	0	0
Materials and Services						
Prof Services Contracts	54,092	69,724	50,000	1,500,000	0	0
IGA Prof Services Contracts	88,794	22,130	0	0	0	0
General Office Expense	7	45	0	0	0	0
Publications & Resource Mat'ls	0	35	0	0	0	0
Postage & Delivery	10	0	0	0	0	0
Loan Documents	0	352	500	500	0	0
Bldg Repairs & Maint - RE	11,723	24,135	47,200	195,940	0	0
Ppty Mgmt Operating Exp-RE	15,568	20,572	18,400	18,400	0	0
Prop Mgmt Fees - RE	3,650	4,200	3,860	3,860	0	0
Ppty Insurance - RE	1,082	1,280	1,500	0	0	0
Property Utilities - RE	10,229	6,385	6,200	6,200	0	0
Software Applications	57	0	0	0	0	0
Training Expense	0	233	0	0	0	0
Training Travel Expenses	0	500	0	0	0	0
Out of Town Travel	781	872	0	0	0	0
Business Meeting Expense	405	105	0	0	0	0
Business Meeting Food Expense	0	1	0	0	0	0
Capital Outlay						
Closing Costs	5,286	0	0	0	0	0
Prof & Tech Services	8,651	22,818	2,845,000	0	0	0
Environmental Analysis & Remed	77,616	3,612	0	0	0	0
Permits, Review & Fees	19,350	444	0	0	0	0
Financial Assistance						
Loans To Borrowers	0	0	600,000	600,000	0	0
Grants to Grantees	342,241	256,490	677,832	550,000	0	0
Total - Property Redevelopment	793,649	580,897	4,416,856	3,045,482	0	0
Total Expenditures	901,972	887,021	8,097,560	6,356,352	0	0
Contingency	0	0	18,172,492	17,645,044	0	0
Indirect Cost - Admin Allocat	919,830	566,460	600,782	528,338	0	0
Unappropriated Ending Fund Balance	15,954,751	21,518,340	0	0	0	0
Total Requirements	17,776,553	22,971,821	26,870,834	24,529,735	0	0

Fund Summary
Account Summary by Appropriation

Convention Center URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Administration						
Materials and Services						
IGA Prof Services Contracts	1,050	0	0	0	0	0
DMC Admin Services	3,801	7,974	32,045	30,045	0	0
Bank Fees	700	700	0	0	0	0
Total - Administration	5,551	8,674	32,045	30,045	0	0
Economic Development						
Personnel Services						
Salaries & Wages	733	1,056	4,066	4,519	0	0
FICA	55	76	0	0	0	0
TriMet Payroll Tax	5	8	0	0	0	0
Taxes, Health/Dental Insurance	122	115	1,704	2,100	0	0
Life & Disability Insurance	4	5	0	0	0	0
PERS - Employer	47	122	0	0	0	0
PERS - Employer Pickup	42	63	0	0	0	0
Workers Comp - Ins Expense	1	2	0	0	0	0
Bus Pass Reimbursement	3	0	0	0	0	0
Materials and Services						
Legal Expenses	414	0	0	0	0	0
Loan Documents	57	0	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	749	0	110,000	110,000	0	0
Total - Economic Development	2,232	1,447	115,770	116,620	0	0
Housing						
Materials and Services						
PHB Project Expenditures-CO/FS	310,344	2,405,391	5,080,000	4,684,168	0	0
PHB Project Expenditures-MS/PS	376,032	183,551	0	0	0	0
Total - Housing	686,375	2,588,943	5,080,000	4,684,168	0	0
Infrastructure						
Personnel Services						
Salaries & Wages	4,834	0	0	0	0	0
FICA	365	0	0	0	0	0
TriMet Payroll Tax	35	0	0	0	0	0
Taxes, Health/Dental Insurance	812	0	0	0	0	0
Life & Disability Insurance	26	0	0	0	0	0
PERS - Employer	318	0	0	0	0	0
PERS - Employer Pickup	288	0	0	0	0	0
Workers Comp - Assessment	2	0	0	0	0	0
Workers Comp - Ins Expense	11	0	0	0	0	0
Bus Pass Reimbursement	39	0	0	0	0	0
Materials and Services						
Prof Services Contracts	74,043	0	0	0	0	0
Total - Infrastructure	80,773	0	0	0	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	44,040	73,394	61,794	68,461	0	0
FICA	3,299	5,333	0	0	0	0
TriMet Payroll Tax	314	522	0	0	0	0
Taxes, Health/Dental Insurance	6,926	11,602	25,953	31,497	0	0
Life & Disability Insurance	223	335	0	0	0	0
PERS - Employer	3,144	6,980	0	0	0	0
PERS - Employer Pickup	2,625	4,253	0	0	0	0
Workers Comp - Assessment	15	21	0	0	0	0
Workers Comp - Ins Expense	158	517	0	0	0	0
Bus Pass Reimbursement	278	472	0	0	0	0
Materials and Services						
Prof Services Contracts	74,916	99,246	5,000	5,000	0	0

Fund Summary
Account Summary by Appropriation

	Actuals	Actuals	Revised	Proposed	Approved	Adopted
Convention Center URA Fund	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2017-18	FY 2017-18
Legal Expenses	0	78,711	0	0	0	0
Printing & Graphics	166	0	0	0	0	0
Postage & Delivery	2	0	0	0	0	0
Advertising & Publ Notices	0	61	0	0	0	0
Local Travel	12	3	0	0	0	0
Bldg Repairs & Maint - PDC	0	3,027	0	0	0	0
Equip Lease & Rentals - PDC	0	12,053	0	0	0	0
Bldg Repairs & Maint - RE	183,258	100,324	162,301	148,801	0	0
Prop Mgmt Revenue Sharing - RE	313,241	510,597	491,361	491,361	0	0
Ppty Mgmt Operating Exp-RE	816,508	814,676	1,046,243	1,046,243	0	0
Prop Mgmt Fees - RE	56,119	85,559	101,202	101,202	0	0
Property Taxes - RE	95,649	80,268	92,500	99,194	0	0
Ppty Insurance - RE	24,315	18,287	19,400	19,663	0	0
Property Utilities - RE	170,514	154,936	169,825	169,625	0	0
Out of Town Travel	1,019	0	0	0	0	0
Capital Outlay						
Acquisition	0	0	4,000,000	2,000,000	0	0
Prof & Tech Services	4,500	38,054	302,500	2,500	0	0
Environmental Analysis & Remed	0	2,958	0	0	0	0
Construction Costs	0	0	32,200,000	0	0	0
Financial Assistance						
Loans To Borrowers	62,095	0	7,500,000	500,000	0	0
Grants to Grantees	27,782	608	0	0	0	0
Total - Property Redevelopment	1,891,118	2,102,798	46,178,079	4,683,547	0	0
Total Expenditures	2,666,049	4,701,861	51,405,894	9,514,379	0	0
Contingency	0	0	3,525,063	7,902,357	0	0
Indirect Cost - Admin Allocat	253,410	1,009,730	1,287,005	1,270,413	0	0
Unappropriated Ending Fund Balance	41,116,424	38,400,930	0	0	0	0
Total Requirements	44,035,883	44,112,521	56,217,962	18,687,149	0	0

Fund Summary
Account Summary by Appropriation

Downtown Waterfront URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Administration						
Materials and Services						
DMC Admin Services	3,801	7,974	9,000	8,000	0	0
Bank Fees	700	700	0	0	0	0
Total - Administration	4,501	8,674	9,000	8,000	0	0
Economic Development						
Personnel Services						
Salaries & Wages	37,496	33,291	36,697	29,813	0	0
FICA	2,830	2,419	0	0	0	0
TriMet Payroll Tax	268	231	0	0	0	0
Taxes, Health/Dental Insurance	6,600	4,502	15,947	13,857	0	0
Life & Disability Insurance	203	165	0	0	0	0
PERS - Employer	2,710	3,611	0	0	0	0
PERS - Employer Pickup	2,104	1,914	0	0	0	0
Workers Comp - Assessment	13	12	0	0	0	0
Workers Comp - Ins Expense	220	137	0	0	0	0
Bus Pass Reimbursement	235	242	0	0	0	0
Materials and Services						
Prof Services Contracts	7,584	57,084	0	0	0	0
Printing & Graphics	34	21	0	0	0	0
Advertising & Publ Notices	189	0	0	0	0	0
Event Sponsorship	175	0	0	0	0	0
Special Event Food Expense	0	45	0	0	0	0
Local Travel	13	0	0	0	0	0
Loan Documents	10	18	100	100	0	0
Bldg Repairs & Maint - PDC	690	0	0	0	0	0
Bldg Repairs & Maint - RE	38,522	4,098	50,954	20,000	0	0
Property Taxes - RE	0	12,454	0	13,000	0	0
Capital Outlay						
Prof & Tech Services	33,566	941	0	0	0	0
Permits, Review & Fees	16,171	0	0	0	0	0
Construction Costs	305,962	11,297	0	0	0	0
Capital Outlay	355,699	12,238	0	0	0	0
Financial Assistance						
Loans To Borrowers	0	0	155,000	165,000	0	0
Grants to Grantees	12,476	20,165	10,000	0	0	0
Total - Economic Development	468,070	152,644	268,698	241,771	0	0
Housing						
Materials and Services						
PHB Project Expenditures-CO/FS	0	0	0	971,910	0	0
Total - Housing	0	0	0	971,910	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	103,104	76,492	83,895	78,526	0	0
FICA	7,642	5,551	0	0	0	0
TriMet Payroll Tax	736	539	0	0	0	0
Taxes, Health/Dental Insurance	16,067	12,194	36,217	36,402	0	0
Life & Disability Insurance	536	388	0	0	0	0
PERS - Employer	7,750	7,686	0	0	0	0
PERS - Employer Pickup	6,111	4,388	0	0	0	0
Workers Comp - Assessment	39	29	0	0	0	0
Workers Comp - Ins Expense	444	310	0	0	0	0
Bus Pass Reimbursement	459	453	0	0	0	0
Materials and Services						
Prof Services Contracts	4,764	24,477	0	0	0	0
Legal Expenses	0	4,874	0	0	0	0
Printing & Graphics	0	457	0	0	0	0
General Office Expense	34	0	0	0	0	0

Fund Summary
Account Summary by Appropriation

	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Downtown Waterfront URA Fund						
Postage & Delivery	5	27	0	0	0	0
Advertising & Publ Notices	1,126	0	0	0	0	0
Public Meeting Food Expense	100	0	0	0	0	0
Special Event Food Expense	1,000	0	0	0	0	0
Local Travel	1	0	0	0	0	0
Loan Documents	56	177	0	0	0	0
Rents/Leases - RE	67,578	89,406	45,600	17,000	0	0
Bldg Repairs & Maint - RE	30,798	10,522	14,300	7,721	0	0
Ppty Mgmt Operating Exp-RE	4,287	0	0	0	0	0
Prop Mgmt Fees - RE	5,607	0	0	0	0	0
Property Taxes - RE	1,996	32,469	32,469	2,000	0	0
Ppty Insurance - RE	3,959	0	0	0	0	0
Property Utilities - RE	1,565	278	100	0	0	0
Software Applications	10	0	0	0	0	0
Out of Town Travel	0	695	0	0	0	0
Business Meeting Expense	210	0	0	0	0	0
Business Meeting Food Expense	60	1	0	0	0	0
Capital Outlay						
Closing Costs	5,741	7,317	0	0	0	0
Prof & Tech Services	9,453	4,726	0	0	0	0
Environmental Analysis & Remed	26,438	1,810	0	0	0	0
Demolition & Site Preparation	0	2,396	0	0	0	0
Permits, Review & Fees	100	0	0	0	0	0
Construction Costs	0	0	1,502,000	14,002,000	0	0
Financial Assistance						
Loans To Borrowers	79,303	153,037	0	0	0	0
Grants to Grantees	103,635	782,786	755,066	400,000	0	0
Total - Property Redevelopment	490,713	1,223,484	2,469,647	14,543,648	0	0
Total Expenditures	963,283	1,384,802	2,747,345	15,765,329	0	0
Contingency	0	0	38,765,995	30,204,007	0	0
Indirect Cost - Admin Allocat	520,410	551,280	476,622	265,646	0	0
Unappropriated Ending Fund Balance	18,955,207	40,581,896	0	0	0	0
Total Requirements	20,438,901	42,517,978	41,989,962	46,234,982	0	0

Fund Summary
Account Summary by Appropriation

Education URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Administration						
Personnel Services						
Salaries & Wages	940	0	0	0	0	0
FICA	71	0	0	0	0	0
TriMet Payroll Tax	7	0	0	0	0	0
Taxes, Health/Dental Insurance	87	0	0	0	0	0
Life & Disability Insurance	5	0	0	0	0	0
PERS - Employer	62	0	0	0	0	0
PERS - Employer Pickup	56	0	0	0	0	0
Workers Comp - Ins Expense	1	0	0	0	0	0
Materials and Services						
IGA Prof Services Contracts	0	1,000,945	0	0	0	0
Legal Expenses	142,690	0	0	0	0	0
DMC Admin Services	3,760	0	0	0	0	0
Total - Administration	147,679	1,000,945	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Infrastructure						
Capital Outlay						
IGA Infrastructure Constructio	939,133	57,225	0	0	0	0
Total - Infrastructure	939,133	57,225	0	0	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	57	0	0	0	0	0
FICA	7	0	0	0	0	0
TriMet Payroll Tax	1	0	0	0	0	0
Taxes, Health/Dental Insurance	4	0	0	0	0	0
PERS - Employer	8	0	0	0	0	0
PERS - Employer Pickup	6	0	0	0	0	0
Workers Comp - Ins Expense	1	0	0	0	0	0
Materials and Services						
Bldg Repairs & Maint - RE	2,213	195	0	0	0	0
Property Utilities - RE	1,564	373	0	0	0	0
Total - Property Redevelopment	3,861	568	0	0	0	0
Total Expenditures	1,090,674	1,058,738	0	0	0	0
Indirect Cost - Admin Allocat	61,190	0	0	0	0	0
Operating Transfers Out	300,000	0	0	0	0	0
Unappropriated Ending Fund Balance	1,056,952	0	0	0	0	0
Total Requirements	2,508,816	1,058,738	0	0	0	0

Fund Summary
Account Summary by Appropriation

Gateway Reg Center URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Administration						
Materials and Services						
DMC Admin Services	10,903	6,513	10,000	10,000	0	0
Total - Administration	10,903	6,513	10,000	10,000	0	0
Economic Development						
Personnel Services						
Salaries & Wages	14,741	12,908	20,918	26,105	0	0
FICA	1,103	962	0	0	0	0
TriMet Payroll Tax	105	92	0	0	0	0
Taxes, Health/Dental Insurance	3,255	2,717	9,142	12,303	0	0
Life & Disability Insurance	78	69	0	0	0	0
PERS - Employer	929	1,045	0	0	0	0
PERS - Employer Pickup	820	754	0	0	0	0
Workers Comp - Assessment	5	4	0	0	0	0
Workers Comp - Ins Expense	35	29	0	0	0	0
Bus Pass Reimbursement	38	21	0	0	0	0
Materials and Services						
Prof Services Contracts	0	6,875	48,125	50,000	0	0
Printing & Graphics	69	0	0	0	0	0
Event Sponsorship	0	500	0	0	0	0
Local Travel	77	0	0	0	0	0
Loan Documents	99	0	100	100	0	0
Business Meeting Food Expense	200	0	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	0	0	300,000	300,000	0	0
Total - Economic Development	21,555	25,976	378,285	388,508	0	0
Housing						
Materials and Services						
PHB Project Expenditures-CO/FS	2,627,009	-781	180,466	2,500,535	0	0
PHB Project Expenditures-MS/PS	163,217	179,618	0	0	0	0
Total - Housing	2,790,226	178,837	180,466	2,500,535	0	0
Infrastructure						
Personnel Services						
Salaries & Wages	22,159	14,727	13,297	11,842	0	0
FICA	1,665	1,087	0	0	0	0
TriMet Payroll Tax	158	104	0	0	0	0
Taxes, Health/Dental Insurance	3,640	1,970	5,751	5,452	0	0
Life & Disability Insurance	120	74	0	0	0	0
PERS - Employer	1,651	1,338	0	0	0	0
PERS - Employer Pickup	1,324	862	0	0	0	0
Workers Comp - Assessment	9	6	0	0	0	0
Workers Comp - Ins Expense	47	23	0	0	0	0
Bus Pass Reimbursement	175	84	0	0	0	0
Materials and Services						
Prof Services Contracts	0	34,836	33,182	0	0	0
IGA Prof Services Contracts	0	0	0	80,000	0	0
Capital Outlay						
IGA Infrastructure Other Soft	0	160,124	32,820	0	0	0
IGA Infrastructure Constructio	97,771	5,658	199,998	2,600,000	0	0
Total - Infrastructure	128,719	220,894	285,048	2,697,294	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	47,857	70,146	62,482	174,365	0	0
FICA	3,593	5,186	0	0	0	0
TriMet Payroll Tax	340	494	0	0	0	0
Taxes, Health/Dental Insurance	10,119	15,780	27,574	80,258	0	0
Life & Disability Insurance	252	344	0	0	0	0

Fund Summary
Account Summary by Appropriation

	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Gateway Reg Center URA Fund						
PERS - Employer	3,767	8,072	0	0	0	0
PERS - Employer Pickup	2,746	4,182	0	0	0	0
Workers Comp - Assessment	18	26	0	0	0	0
Workers Comp - Ins Expense	121	154	0	0	0	0
Bus Pass Reimbursement	318	497	0	0	0	0
Materials and Services						
Prof Services Contracts	23,037	47,520	101,000	100,000	0	0
IGA Prof Services Contracts	2,500	0	0	0	0	0
General Office Expense	30	268	0	0	0	0
Postage & Delivery	2	0	0	0	0	0
Advertising & Publ Notices	1,090	1,202	0	0	0	0
Public Meeting Expenses	0	600	0	0	0	0
Public Meeting Food Expense	333	560	0	0	0	0
Local Travel	16	69	0	0	0	0
Loan Documents	0	0	750	0	0	0
Bldg Repairs & Maint - RE	14,789	10,894	14,700	10,000	0	0
Property Utilities - RE	6,415	2,289	6,550	6,000	0	0
Software Applications	11	0	0	0	0	0
Business Meeting Food Expense	665	42	0	0	0	0
Capital Outlay						
Prof & Tech Services	2,500	3,200	0	0	0	0
Financial Assistance						
Loans To Borrowers	0	0	500,000	6,175,000	0	0
Grants to Grantees	105,522	126,996	927,870	800,000	0	0
Technical Assistance Grants	117	0	0	0	0	0
Total - Property Redevelopment	226,158	298,523	1,640,926	7,345,623	0	0
Total Expenditures	3,177,561	730,742	2,494,725	12,941,960	0	0
Contingency	0	0	11,908,507	3,012,670	0	0
Indirect Cost - Admin Allocat	415,950	602,890	711,999	652,853	0	0
Unappropriated Ending Fund Balance	6,358,307	10,098,914	0	0	0	0
Total Requirements	9,951,819	11,432,547	15,115,231	16,607,483	0	0

Fund Summary
Account Summary by Appropriation

Interstate Corridor URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Administration						
Materials and Services						
DMC Admin Services	35,033	27,942	23,532	22,532	0	0
Bank Fees	1,050	1,050	0	0	0	0
Total - Administration	36,083	28,992	23,532	22,532	0	0
Economic Development						
Personnel Services						
Salaries & Wages	99,999	108,270	130,719	109,556	0	0
FICA	7,332	8,191	0	0	0	0
TriMet Payroll Tax	697	785	0	0	0	0
Taxes, Health/Dental Insurance	23,473	22,331	55,984	51,702	0	0
Life & Disability Insurance	542	532	0	0	0	0
PERS - Employer	6,782	9,323	0	0	0	0
PERS - Employer Pickup	5,893	6,388	0	0	0	0
Workers Comp - Assessment	39	39	0	0	0	0
Workers Comp - Ins Expense	233	245	0	0	0	0
Bus Pass Reimbursement	499	502	0	0	0	0
Materials and Services						
Prof Services Contracts	5,490	57,815	0	200,000	0	0
Legal Expenses	1,492	0	0	0	0	0
Publications & Resource Mat'ls	0	35	0	0	0	0
Postage & Delivery	8	0	0	0	0	0
Advertising & Publ Notices	0	0	5,000	0	0	0
Loan Documents	1,364	2,324	200	0	0	0
Equip Repairs & Maint - PDC	0	5,422	0	0	0	0
Business Meeting Food Expense	0	18	0	0	0	0
Capital Outlay						
Permits, Review & Fees	7,500	0	0	0	0	0
Capital Outlay	7,500	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	51,416	8,089,466	194,800	0	0	0
Grants to Grantees	48,358	55,000	60,000	50,000	0	0
Total - Economic Development	261,114	8,366,686	446,703	411,259	0	0
Housing						
Personnel Services						
Salaries & Wages	0	0	0	890	0	0
Taxes, Health/Dental Insurance	0	0	0	416	0	0
Materials and Services						
IGA Prof Services Contracts	0	0	400,000	2,400,000	0	0
PHB Project Expenditures-CO/FS	598,725	1,133,915	9,625,515	35,312,024	0	0
PHB Project Expenditures-MS/PS	725,437	1,371,335	0	0	0	0
Total - Housing	1,324,162	2,505,250	10,025,515	37,713,330	0	0
Infrastructure						
Personnel Services						
Salaries & Wages	32,607	9,058	17,130	9,474	0	0
FICA	2,475	691	0	0	0	0
TriMet Payroll Tax	234	66	0	0	0	0
Taxes, Health/Dental Insurance	5,704	1,368	7,523	4,362	0	0
Life & Disability Insurance	171	38	0	0	0	0
PERS - Employer	2,608	937	0	0	0	0
PERS - Employer Pickup	1,966	563	0	0	0	0
Workers Comp - Assessment	13	3	0	0	0	0
Workers Comp - Ins Expense	165	46	0	0	0	0
Bus Pass Reimbursement	58	28	0	0	0	0
Materials and Services						
Prof Services Contracts	38,275	31,875	0	0	0	0
Printing & Graphics	371	0	0	0	0	0
General Office Expense	14	0	0	0	0	0

Fund Summary
Account Summary by Appropriation

	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Interstate Corridor URA Fund						
Public Meeting Expenses	367	0	0	0	0	0
Public Meeting Food Expense	702	503	0	0	0	0
Special Events Expenses	200	100	0	0	0	0
Local Travel	47	17	0	0	0	0
Business Meeting Expense	65	50	0	0	0	0
Business Meeting Food Expense	349	299	0	0	0	0
Capital Outlay						
Prof & Tech Services	23,879	0	0	0	0	0
Construction Costs	127,532	-995	0	0	0	0
Percent for Art Contribution	-210	0	0	0	0	0
IGA Infrastructure Constructio	123,682	2,669,144	200,000	1,286,985	0	0
Total - Infrastructure	361,275	2,713,792	224,653	1,300,820	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	195,864	226,380	197,139	271,186	0	0
FICA	14,534	16,263	0	0	0	0
TriMet Payroll Tax	1,397	1,558	0	0	0	0
Taxes, Health/Dental Insurance	38,862	43,302	85,049	127,132	0	0
Life & Disability Insurance	987	1,066	0	0	0	0
PERS - Employer	15,118	22,151	0	0	0	0
PERS - Employer Pickup	11,555	12,782	0	0	0	0
Workers Comp - Assessment	74	79	0	0	0	0
Workers Comp - Ins Expense	937	880	0	0	0	0
Bus Pass Reimbursement	1,096	1,623	0	0	0	0
Materials and Services						
Prof Services Contracts	77,325	96,066	315,580	40,000	0	0
Legal Expenses	3,780	16,969	10,000	0	0	0
Printing & Graphics	585	17	0	0	0	0
General Office Expense	91	195	0	0	0	0
Postage & Delivery	21	0	50	0	0	0
Advertising & Publ Notices	159	306	0	0	0	0
Public Meeting Expenses	550	0	1,500	0	0	0
Public Meeting Food Expense	1,404	156	2,000	0	0	0
Special Events Expenses	1,392	0	0	0	0	0
Local Travel	124	229	0	0	0	0
Miscellaneous	127	0	0	0	0	0
Loan Documents	1,558	478	1,877	0	0	0
Bldg Repairs & Maint - PDC	0	270	0	0	0	0
Rents/Leases - RE	575	0	0	0	0	0
Bldg Repairs & Maint - RE	60,599	50,507	37,682	31,997	0	0
Ppty Mgmt Operating Exp-RE	768	563	5,309	192,098	0	0
Prop Mgmt Fees - RE	31,201	9,314	9,580	38,865	0	0
Property Taxes - RE	28,944	39,952	40,979	37,366	0	0
Ppty Insurance - RE	22,988	17,484	17,900	17,100	0	0
Property Utilities - RE	30,457	32,385	33,209	33,209	0	0
Software Applications	14	0	0	0	0	0
Business Meeting Expense	0	200	550	0	0	0
Business Meeting Food Expense	3,687	1,445	1,500	0	0	0
Capital Outlay						
Closing Costs	0	1,991	0	0	0	0
Prof & Tech Services	84,309	42,014	13,000	0	0	0
Environmental Analysis & Remed	30,349	19,905	1,000	0	0	0
Demolition & Site Preparation	0	394	0	0	0	0
Permits, Review & Fees	7,328	4,437	0	0	0	0
Construction Costs	227,342	221,329	609,279	617,375	0	0
Financial Assistance						
Loans To Borrowers	6,674	152	1,926,295	3,842,657	0	0
Grants to Grantees	786,315	436,335	1,834,000	2,072,705	0	0
Total - Property Redevelopment	1,689,090	1,319,173	5,143,478	7,321,691	0	0

Fund Summary
Account Summary by Appropriation

	Actuals	Actuals	Revised	Proposed	Approved	Adopted
Interstate Corridor URA Fund	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2017-18	FY 2017-18
Total Expenditures	3,671,725	14,933,893	15,863,881	46,769,632	0	0
Contingency	0	0	28,874,467	8,744,043	0	0
Indirect Cost - Admin Allocat	1,733,300	1,807,960	2,075,948	2,385,536	0	0
Unappropriated Ending Fund Balance	22,486,620	26,176,511	0	0	0	0
Total Requirements	27,891,646	42,918,364	46,814,296	57,899,211	0	0

Fund Summary
Account Summary by Appropriation

Lents Town Center URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Administration						
Materials and Services						
IGA Prof Services Contracts	0	2,875	0	0	0	0
DMC Admin Services	26,854	14,706	21,000	20,000	0	0
Bank Fees	700	700	0	0	0	0
Total - Administration	27,554	18,281	21,000	20,000	0	0
Economic Development						
Personnel Services						
Salaries & Wages	30,179	26,557	66,835	34,573	0	0
FICA	2,262	1,932	0	0	0	0
TriMet Payroll Tax	214	184	0	0	0	0
Taxes, Health/Dental Insurance	6,894	4,927	29,131	16,302	0	0
Life & Disability Insurance	153	127	0	0	0	0
PERS - Employer	1,923	2,315	0	0	0	0
PERS - Employer Pickup	1,665	1,461	0	0	0	0
Workers Comp - Assessment	11	8	0	0	0	0
Workers Comp - Ins Expense	73	64	0	0	0	0
Bus Pass Reimbursement	144	62	0	0	0	0
Materials and Services						
Prof Services Contracts	9,315	4,500	100,000	100,000	0	0
Event Sponsorship	1,000	0	0	0	0	0
Local Travel	0	12	0	0	0	0
Loan Documents	177	91	300	300	0	0
Business Meeting Expense	130	50	0	0	0	0
Business Meeting Food Expense	0	88	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	74,260	146,439	700,000	700,000	0	0
Total - Economic Development	128,400	188,818	896,266	851,176	0	0
Housing						
Materials and Services						
PHB Project Expenditures-CO/FS	843,652	547,818	14,913,471	14,879,706	0	0
PHB Project Expenditures-MS/PS	505,591	681,848	0	0	0	0
Total - Housing	1,349,242	1,229,666	14,913,471	14,879,706	0	0
Infrastructure						
Personnel Services						
Salaries & Wages	5,664	4,434	3,533	890	0	0
FICA	434	320	0	0	0	0
TriMet Payroll Tax	41	30	0	0	0	0
Taxes, Health/Dental Insurance	882	655	1,560	416	0	0
Life & Disability Insurance	28	18	0	0	0	0
PERS - Employer	470	412	0	0	0	0
PERS - Employer Pickup	339	253	0	0	0	0
Workers Comp - Assessment	2	1	0	0	0	0
Workers Comp - Ins Expense	16	16	0	0	0	0
Bus Pass Reimbursement	7	9	0	0	0	0
Materials and Services						
Utilities and Water	0	37	0	0	0	0
Local Travel	0	16	0	0	0	0
Bldg Repairs & Maint - PDC	0	948	0	0	0	0
Property Utilities - RE	0	1,384	0	0	0	0
Capital Outlay						
Construction Costs	3,750	2,500	0	0	0	0
Percent for Art Contribution	0	8,726	0	0	0	0
IGA Infrastructure Planning	107,677	41,334	0	0	0	0
IGA Infrastructure Other Soft	0	451,044	288,956	0	0	0
IGA Infrastructure Constructio	972,983	200,000	1,200,009	1,890,980	0	0
Total - Infrastructure	1,092,294	712,139	1,494,058	1,892,286	0	0

Fund Summary
Account Summary by Appropriation

	<u>Actuals</u> <u>FY 2014-15</u>	<u>Actuals</u> <u>FY 2015-16</u>	<u>Revised</u> <u>FY 2016-17</u>	<u>Proposed</u> <u>FY 2017-18</u>	<u>Approved</u> <u>FY 2017-18</u>	<u>Adopted</u> <u>FY 2017-18</u>
Lents Town Center URA Fund						
Property Redevelopment						
Personnel Services						
Salaries & Wages	239,561	224,820	252,482	304,361	0	0
FICA	17,611	15,859	0	0	0	0
TriMet Payroll Tax	1,676	1,522	0	0	0	0
Taxes, Health/Dental Insurance	49,096	43,678	108,019	140,373	0	0
Life & Disability Insurance	1,215	1,089	0	0	0	0
PERS - Employer	17,212	17,916	0	0	0	0
PERS - Employer Pickup	13,829	12,679	0	0	0	0
Workers Comp - Assessment	93	80	0	0	0	0
Workers Comp - Ins Expense	966	737	0	0	0	0
Bus Pass Reimbursement	1,064	1,315	0	0	0	0
Materials and Services						
Prof Services Contracts	27,456	29,289	136,500	150,000	0	0
IGA Prof Services Contracts	2,500	0	0	0	0	0
Legal Expenses	2,813	29,293	37,000	0	0	0
Printing & Graphics	69	0	0	0	0	0
General Office Expense	26	190	0	0	0	0
Postage & Delivery	10	0	0	0	0	0
Advertising & Publ Notices	4,280	74	0	0	0	0
Public Meeting Food Expense	428	821	0	0	0	0
Event Sponsorship	1,000	0	2,500	0	0	0
Special Event Food Expense	0	0	5,500	0	0	0
Local Travel	145	144	200	0	0	0
Loan Documents	81	582	16,500	4,000	0	0
Rents/Leases - RE	2,091	0	0	0	0	0
Bldg Repairs & Maint - RE	64,821	89,589	78,380	68,380	0	0
Ppty Mgmt Operating Exp-RE	1,271	45	60	60	0	0
Prop Mgmt Fees - RE	31,708	29,108	6,000	6,000	0	0
Property Taxes - RE	12,562	29,793	27,400	30,597	0	0
Ppty Insurance - RE	8,948	6,830	6,650	6,650	0	0
Property Utilities - RE	23,552	18,053	57,860	54,600	0	0
Asset Disposal Costs - RE	0	0	5,000	0	0	0
Software Applications	79	185	0	0	0	0
Training Expense	0	0	100	0	0	0
Out of Town Travel	0	0	1,700	0	0	0
Business Meeting Food Expense	500	55	0	0	0	0
Capital Outlay						
Prof & Tech Services	22,819	18,370	0	0	0	0
Environmental Analysis & Remed	25,521	22,798	0	0	0	0
Permits, Review & Fees	4,346	0	0	0	0	0
Construction Costs	620,690	167,928	0	0	0	0
Financial Assistance						
Loans To Borrowers	905,985	2,683,757	25,536,770	18,750,000	0	0
Grants to Grantees	1,063,504	266,207	1,568,000	1,125,000	0	0
Technical Assistance Grants	7,695	0	0	0	0	0
Total - Property Redevelopment	3,177,225	3,712,803	27,846,621	20,640,021	0	0
Total Expenditures	5,774,715	5,861,707	45,171,416	38,283,189	0	0
Contingency	0	0	5,936,182	1,012,329	0	0
Indirect Cost - Admin Allocat	1,247,920	1,472,530	1,824,654	1,623,903	0	0
Unappropriated Ending Fund Balance	18,589,745	21,849,770	0	0	0	0
Total Requirements	25,612,380	29,184,007	52,932,252	40,919,421	0	0

Fund Summary
Account Summary by Appropriation

NPI URA Fund	<u>Actuals</u> <u>FY 2014-15</u>	<u>Actuals</u> <u>FY 2015-16</u>	<u>Revised</u> <u>FY 2016-17</u>	<u>Proposed</u> <u>FY 2017-18</u>	<u>Approved</u> <u>FY 2017-18</u>	<u>Adopted</u> <u>FY 2017-18</u>
Economic Development						
Capital Outlay						
Prof & Tech Services	5,780	-5,780	0	0	0	0
Capital Outlay	5,780	-5,780	0	0	0	0
Financial Assistance						
Grants to Grantees	128,678	232,540	1,035,000	1,040,000	0	0
Total - Economic Development	134,458	226,760	1,035,000	1,040,000	0	0
Total Expenditures	134,458	226,760	1,035,000	1,040,000	0	0
Contingency	0	0	468,265	542,780	0	0
Indirect Cost - Admin Allocat	0	40,772	96,178	45,603	0	0
Operating Transfers Out	0	0	25,000	0	0	0
Unappropriated Ending Fund Balance	529,332	774,407	0	0	0	0
Total Requirements	663,790	1,041,939	1,624,443	1,628,383	0	0

Fund Summary
Account Summary by Appropriation

North Macadam URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Administration						
Materials and Services						
IGA Prof Services Contracts	0	2,875	0	0	0	0
Advertising & Publ Notices	20,240	0	0	0	0	0
DMC Admin Services	8,851	2,164	21,000	20,000	0	0
Bank Fees	700	700	0	0	0	0
Total - Administration	29,791	5,739	21,000	20,000	0	0
Economic Development						
Personnel Services						
Salaries & Wages	1,294	316	2,528	0	0	0
FICA	96	13	0	0	0	0
TriMet Payroll Tax	9	2	0	0	0	0
Taxes, Health/Dental Insurance	239	35	1,077	0	0	0
Life & Disability Insurance	7	1	0	0	0	0
PERS - Employer	100	43	0	0	0	0
PERS - Employer Pickup	77	20	0	0	0	0
Workers Comp - Ins Expense	3	1	0	0	0	0
Bus Pass Reimbursement	11	0	0	0	0	0
Capital Outlay						
IGA Infrastructure Constructio	525,000	0	0	0	0	0
Capital Outlay	525,000	0	0	0	0	0
Total - Economic Development	526,836	431	3,605	0	0	0
Housing						
Personnel Services						
Salaries & Wages	0	2,355	0	4,737	0	0
FICA	0	170	0	0	0	0
TriMet Payroll Tax	0	16	0	0	0	0
Taxes, Health/Dental Insurance	0	345	0	2,181	0	0
Life & Disability Insurance	0	9	0	0	0	0
PERS - Employer	0	254	0	0	0	0
PERS - Employer Pickup	0	136	0	0	0	0
Workers Comp - Assessment	0	1	0	0	0	0
Workers Comp - Ins Expense	0	4	0	0	0	0
Bus Pass Reimbursement	0	22	0	0	0	0
Materials and Services						
PHB Project Expenditures-CO/FS	0	0	2,003,000	15,388,900	0	0
PHB Project Expenditures-MS/PS	17,080	178,092	0	0	0	0
Capital Outlay						
Environmental Analysis & Remed	0	0	0	1,260,000	0	0
Financial Assistance						
Grants to Grantees	0	0	0	7,700,000	0	0
Total - Housing	17,080	181,404	2,003,000	24,355,818	0	0
Infrastructure						
Personnel Services						
Salaries & Wages	12,048	3,575	4,061	18,947	0	0
FICA	906	274	0	0	0	0
TriMet Payroll Tax	86	26	0	0	0	0
Taxes, Health/Dental Insurance	2,305	684	1,770	8,723	0	0
Life & Disability Insurance	64	19	0	0	0	0
PERS - Employer	805	277	0	0	0	0
PERS - Employer Pickup	725	219	0	0	0	0
Workers Comp - Assessment	5	1	0	0	0	0
Workers Comp - Ins Expense	90	24	0	0	0	0
Bus Pass Reimbursement	111	32	0	0	0	0
Materials and Services						
Prof Services Contracts	24,698	0	0	0	0	0
Local Travel	6	22	0	0	0	0
Capital Outlay						

Fund Summary
Account Summary by Appropriation

	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
North Macadam URA Fund						
Environmental Analysis & Remed	50,738	8,843	245,000	0	0	0
Permits, Review & Fees	0	184	0	0	0	0
IGA Infrastructure Constructio	148,348	500,000	2,450,000	1,151,000	0	0
Total - Infrastructure	240,935	514,180	2,700,831	1,178,671	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	107,342	96,951	83,225	44,002	0	0
FICA	7,967	7,160	0	0	0	0
TriMet Payroll Tax	759	684	0	0	0	0
Taxes, Health/Dental Insurance	13,083	11,786	37,396	20,128	0	0
Life & Disability Insurance	549	466	0	0	0	0
PERS - Employer	7,381	8,178	0	0	0	0
PERS - Employer Pickup	6,410	5,726	0	0	0	0
Workers Comp - Assessment	36	30	0	0	0	0
Workers Comp - Ins Expense	332	303	0	0	0	0
Bus Pass Reimbursement	634	666	0	0	0	0
Materials and Services						
Prof Services Contracts	6,937	643,778	2,500	2,500	0	0
IGA Prof Services Contracts	43,072	10,640	0	0	0	0
Legal Expenses	54,515	1,792	0	0	0	0
Printing & Graphics	120	0	0	0	0	0
Event Sponsorship	510	0	0	0	0	0
Local Travel	0	18	0	0	0	0
Loan Documents	0	1	0	0	0	0
Bldg Repairs & Maint - RE	28,776	32,660	33,626	15,409	0	0
Ppty Mgmt Operating Exp-RE	5,193	5,931	10,177	31,376	0	0
Prop Mgmt Fees - RE	6,000	5,500	6,000	6,000	0	0
Ppty Insurance - RE	2,878	2,522	2,000	2,500	0	0
Property Utilities - RE	8,333	5,467	8,383	7,935	0	0
Software Applications	57	0	0	0	0	0
Training Expense	0	233	0	0	0	0
Training Travel Expenses	0	500	0	0	0	0
Out of Town Travel	1,019	193	0	0	0	0
Business Meeting Expense	45	0	0	0	0	0
Capital Outlay						
Prof & Tech Services	4,016	5,347	0	0	0	0
Permits, Review & Fees	66	0	0	0	0	0
Construction Costs	0	47,626	3,858,722	2,500,000	0	0
Financial Assistance						
Loans To Borrowers	0	0	500,000	500,000	0	0
Grants to Grantees	0	21,880	759,045	2,890,000	0	0
Total - Property Redevelopment	306,030	916,038	5,301,074	6,019,850	0	0
Total Expenditures	1,120,672	1,617,792	10,029,510	31,574,338	0	0
Contingency	0	0	12,922,460	4,788,222	0	0
Indirect Cost - Admin Allocat	186,940	977,480	815,394	859,303	0	0
Unappropriated Ending Fund Balance	9,185,550	14,418,545	0	0	0	0
Total Requirements	10,493,162	17,013,817	23,767,364	37,221,864	0	0

Fund Summary
Account Summary by Appropriation

River District URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Administration						
Materials and Services						
IGA Prof Services Contracts	1,163	12,086	0	0	0	0
DMC Admin Services	66,948	60,280	65,000	65,000	0	0
Bank Fees	1,400	1,225	0	0	0	0
Interest Expense - NonDebt	0	0	372,608	621,014	0	0
Total - Administration	69,511	73,591	437,608	686,014	0	0
Economic Development						
Personnel Services						
Salaries & Wages	57,774	35,818	32,266	37,121	0	0
FICA	4,365	2,688	0	0	0	0
TriMet Payroll Tax	414	257	0	0	0	0
Taxes, Health/Dental Insurance	9,667	5,754	13,961	17,262	0	0
Life & Disability Insurance	304	183	0	0	0	0
PERS - Employer	4,338	3,775	0	0	0	0
PERS - Employer Pickup	3,501	2,141	0	0	0	0
Workers Comp - Assessment	21	13	0	0	0	0
Workers Comp - Ins Expense	165	93	0	0	0	0
Bus Pass Reimbursement	397	278	0	0	0	0
Materials and Services						
Prof Services Contracts	27,098	62,779	35,000	50,000	0	0
Legal Expenses	0	1,843	0	0	0	0
Event Sponsorship	425	0	0	0	0	0
Special Event Food Expense	0	45	0	0	0	0
Local Travel	5	0	0	0	0	0
Loan Documents	0	91	0	0	0	0
Business Meeting Expense	0	55	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Grants to Grantees	38,599	33,587	80,000	65,000	0	0
Total - Economic Development	147,075	149,399	161,227	169,383	0	0
Housing						
Materials and Services						
PHB Project Expenditures-CO/FS	12,709,801	6,093,862	15,999,306	11,234,987	0	0
PHB Project Expenditures-MS/PS	481,932	388,987	0	0	0	0
Total - Housing	13,191,733	6,482,849	15,999,306	11,234,987	0	0
Infrastructure						
Personnel Services						
Salaries & Wages	30,478	30,311	27,851	40,935	0	0
FICA	2,286	2,218	0	0	0	0
TriMet Payroll Tax	216	211	0	0	0	0
Taxes, Health/Dental Insurance	5,368	4,913	12,121	19,149	0	0
Life & Disability Insurance	161	151	0	0	0	0
PERS - Employer	2,086	2,327	0	0	0	0
PERS - Employer Pickup	1,810	1,753	0	0	0	0
Workers Comp - Assessment	12	11	0	0	0	0
Workers Comp - Ins Expense	341	361	0	0	0	0
Bus Pass Reimbursement	106	49	0	0	0	0
Materials and Services						
IGA Prof Services Contracts	3,425	0	0	0	0	0
Training Expense	18	0	0	0	0	0
Training Travel Expenses	16	0	0	0	0	0
Out of Town Travel	972	0	0	0	0	0
Capital Outlay						
Prof & Tech Services	1,040,255	867,972	0	0	0	0
Environmental Analysis & Remed	195,772	95,211	0	0	0	0
Construction Costs	5,000	0	1,600,000	800,000	0	0
IGA Infrastructure Constructio	1,296,619	1,040,498	0	0	0	0

Fund Summary
Account Summary by Appropriation

	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
River District URA Fund						
Total - Infrastructure	2,584,940	2,045,986	1,639,972	860,084	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	332,503	384,328	380,119	403,150	0	0
FICA	24,391	28,186	0	0	0	0
TriMet Payroll Tax	2,367	2,729	0	0	0	0
Taxes, Health/Dental Insurance	57,347	60,720	163,717	185,496	0	0
Life & Disability Insurance	1,688	1,823	0	0	0	0
PERS - Employer	23,144	36,866	0	0	0	0
PERS - Employer Pickup	18,650	22,676	0	0	0	0
Workers Comp - Assessment	117	129	0	0	0	0
Workers Comp - Ins Expense	1,801	1,957	0	0	0	0
Bus Pass Reimbursement	2,056	2,596	0	0	0	0
Materials and Services						
Prof Services Contracts	209,739	581,226	590,000	400,000	0	0
IGA Prof Services Contracts	128,364	32,772	0	0	0	0
Legal Expenses	175,394	216,085	20,000	0	0	0
Printing & Graphics	72	6,087	0	0	0	0
General Office Expense	33	214	0	0	0	0
Postage & Delivery	33	0	0	0	0	0
Advertising & Publ Notices	1,302	538	0	0	0	0
Public Meeting Food Expense	100	915	0	0	0	0
Local Travel	40	28	0	0	0	0
Miscellaneous	0	951,000	0	0	0	0
Loan Documents	388	566	0	0	0	0
Bank Fees	500	0	0	0	0	0
Bldg Repairs & Maint - PDC	0	5,339	0	0	0	0
Rents/Leases - RE	10,329	9,820	12,000	0	0	0
Bldg Repairs & Maint - RE	133,564	102,598	800,719	141,505	0	0
Ppty Mgmt Operating Exp-RE	1,055,519	1,347,384	789,264	789,075	0	0
Prop Mgmt Fees - RE	13,023	7,035	14,273	7,148	0	0
Property Taxes - RE	21,157	21,605	60,086	60,086	0	0
Ppty Insurance - RE	139,042	107,860	113,000	105,000	0	0
Property Utilities - RE	204,134	235,393	212,890	201,110	0	0
Asset Disposal Costs - RE	11,842	0	0	0	0	0
Software Applications	10	0	0	0	0	0
Out of Town Travel	5,349	3,672	0	0	0	0
Business Meeting Food Expense	60	150	0	0	0	0
Capital Outlay						
Acquisition	0	1,988,871	0	0	0	0
Closing Costs	2,477	500	200,000	0	0	0
Prof & Tech Services	62,420	61,853	200,000	400,000	0	0
Environmental Analysis & Remed	98,647	139,826	47,000	0	0	0
Demolition & Site Preparation	110,044	7,223,461	3,624,998	0	0	0
Permits, Review & Fees	9,633	3,099	0	0	0	0
Construction Costs	0	390,374	9,575,400	13,002,000	0	0
IGA Infrastructure Constructio	177,600	0	5,000,000	0	0	0
Financial Assistance						
Loans To Borrowers	12,042,153	2,209,523	0	0	0	0
Grants to Grantees	1,221,493	302,383	17,915,146	550,000	0	0
Total - Property Redevelopment	16,298,527	16,492,188	39,718,612	16,244,570	0	0
Total Expenditures	32,291,786	25,244,013	57,956,725	29,195,037	0	0
Contingency	0	0	11,930,517	15,608,531	0	0
Indirect Cost - Admin Allocat	5,512,520	4,989,420	4,694,346	4,589,152	0	0
Loans to Other Funds	0	3,025,892	3,000,000	0	0	0
Operating Transfers Out	0	0	67,600,000	0	0	0
Unappropriated Ending Fund Balance	52,655,293	72,512,437	0	0	0	0
Total Requirements	90,459,598	105,771,762	145,181,588	49,392,719	0	0

Fund Summary
Account Summary by Appropriation

South Park Blocks URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Administration						
Materials and Services						
DMC Admin Services	3,722	7,974	7,120	5,000	0	0
Bank Fees	700	700	1,000	0	0	0
Total - Administration	4,422	8,674	8,120	5,000	0	0
Economic Development						
Personnel Services						
Salaries & Wages	133	0	0	0	0	0
FICA	10	0	0	0	0	0
TriMet Payroll Tax	1	0	0	0	0	0
Taxes, Health/Dental Insurance	29	0	0	0	0	0
Life & Disability Insurance	1	0	0	0	0	0
PERS - Employer	9	0	0	0	0	0
PERS - Employer Pickup	8	0	0	0	0	0
Materials and Services						
Loan Documents	106	0	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	0	0	200,000	200,000	0	0
Grants to Grantees	0	4,550	0	0	0	0
Total - Economic Development	296	4,550	200,000	200,000	0	0
Housing						
Materials and Services						
PHB Project Expenditures-CO/FS	0	0	5,360,000	500,000	0	0
Total - Housing	0	0	5,360,000	500,000	0	0
Infrastructure						
Personnel Services						
Salaries & Wages	156	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	22	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	9	0	0	0	0	0
Capital Outlay						
IGA Infrastructure Constructio	148,348	0	0	0	0	0
Total - Infrastructure	148,561	0	0	0	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	6,757	4,297	6,499	4,737	0	0
FICA	517	288	0	0	0	0
TriMet Payroll Tax	49	27	0	0	0	0
Taxes, Health/Dental Insurance	861	979	639	2,181	0	0
Life & Disability Insurance	39	18	0	0	0	0
PERS - Employer	532	314	0	0	0	0
PERS - Employer Pickup	408	231	0	0	0	0
Workers Comp - Assessment	2	2	0	0	0	0
Workers Comp - Ins Expense	30	10	0	0	0	0
Bus Pass Reimbursement	30	29	0	0	0	0
Materials and Services						
Local Travel	8	0	0	0	0	0
Loan Documents	71	0	0	0	0	0
Bldg Repairs & Maint - RE	3,120	0	0	0	0	0
Capital Outlay						
Permits, Review & Fees	322	0	0	0	0	0
Financial Assistance						
Grants to Grantees	0	33,880	100,000	4,650,000	0	0
Total - Property Redevelopment	12,745	40,074	107,138	4,656,918	0	0

Fund Summary
Account Summary by Appropriation

South Park Blocks URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Total Expenditures	166,023	53,299	5,675,258	5,361,918	0	0
Contingency	0	0	3,460,773	4,972,469	0	0
Indirect Cost - Admin Allocat	36,530	248,450	305,615	269,250	0	0
Unappropriated Ending Fund Balance	8,127,057	8,596,326	0	0	0	0
Total Requirements	8,329,610	8,898,075	9,441,646	10,603,637	0	0

Fund Summary
Account Summary by Appropriation

Willamette Industrial URA Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Administration						
Materials and Services						
DMC Admin Services	3,819	7,974	5,718	5,718	0	0
Total - Administration	3,819	7,974	5,718	5,718	0	0
Economic Development						
Personnel Services						
Salaries & Wages	541	0	0	0	0	0
FICA	44	0	0	0	0	0
TriMet Payroll Tax	4	0	0	0	0	0
Taxes, Health/Dental Insurance	127	0	0	0	0	0
Life & Disability Insurance	3	0	0	0	0	0
PERS - Employer	16	0	0	0	0	0
PERS - Employer Pickup	14	0	0	0	0	0
Workers Comp - Ins Expense	2	0	0	0	0	0
Bus Pass Reimbursement	2	0	0	0	0	0
Materials and Services						
Prof Services Contracts	0	0	70,000	70,000	0	0
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	0	0	20,000	20,000	0	0
Total - Economic Development	753	0	90,000	90,000	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	180	0	0	4,519	0	0
FICA	14	0	0	0	0	0
TriMet Payroll Tax	1	0	0	0	0	0
Taxes, Health/Dental Insurance	27	0	0	2,100	0	0
Life & Disability Insurance	1	0	0	0	0	0
PERS - Employer	12	0	0	0	0	0
PERS - Employer Pickup	11	0	0	0	0	0
Materials and Services						
Prof Services Contracts	0	0	20,000	20,000	0	0
Total - Property Redevelopment	246	0	20,000	26,620	0	0
Total Expenditures	4,818	7,974	115,718	122,338	0	0
Contingency	0	0	4,002,717	3,878,442	0	0
Indirect Cost - Admin Allocat	77,760	114,510	0	11,937	0	0
Unappropriated Ending Fund Balance	4,199,836	4,108,435	0	0	0	0
Total Requirements	4,282,414	4,230,919	4,118,435	4,012,717	0	0

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

Business Mgt Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Resources						
Beginning Fund Balance	3,157,361	3,121,581	7,161,488	6,585,736	0	0
Revenue						
Fees and Charges	4,201	4,004,634	14,500,000	0	0	0
Interest on Investments	19,212	39,895	69,541	69,066	0	0
Miscellaneous	-9,566	8,106	250,000	0	0	0
Property Income	0	0	0	3,300,000	0	0
Reimbursements	17,202	9,988	0	0	0	0
Transfers In	15,000	3,025,892	70,600,000	0	0	0
Total Revenue	46,050	7,088,515	85,419,541	3,369,066	0	0
Total Resources	3,203,411	10,210,096	92,581,029	9,954,802	0	0
Requirements						
Expenditures						
Administration	3,953	0	0	0	0	0
Economic Development	28,572	142	12,000	0	0	0
Property Redevelopment	9,248	3,044,844	85,490,000	493,293	0	0
Total Expenditures	41,774	3,044,986	85,502,000	493,293	0	0
Transfers	40,057	0	493,293	0	0	0
Contingency	0	0	6,585,736	9,461,508	0	0
Ending Balance	3,121,581	7,165,110	0	0	0	0
Total Requirements	3,203,411	10,210,096	92,581,029	9,954,802	0	0

Financial Summary
Total Resources and Requirements

Enterprise Loans Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Resources						
Beginning Fund Balance	3,127,683	3,039,350	5,127,860	4,213,542	0	0
Revenue						
City General Fund	0	871,000	0	0	0	0
Fees and Charges	4,267	13,562	2,483	4,018	0	0
Interest on Investments	16,291	22,439	8,066	21,236	0	0
Loan Collections	218,574	245,550	284,716	475,552	0	0
Miscellaneous	295,881	0	0	0	0	0
Reimbursements	0	164,807	0	0	0	0
Transfers In	173,888	328,203	432,760	0	0	0
Total Revenue	708,901	1,645,561	728,025	500,806	0	0
Total Resources	3,836,584	4,684,911	5,855,885	4,714,347	0	0
Requirements						
Expenditures						
Economic Development	383,809	461,158	1,595,375	610,474	0	0
Housing	200,444	0	0	0	0	0
Total Expenditures	584,254	461,158	1,595,375	610,474	0	0
Transfers	212,980	351,250	46,968	168,307	0	0
Contingency	0	0	4,213,542	3,935,565	0	0
Ending Balance	3,039,350	3,872,503	0	0	0	0
Total Requirements	3,836,584	4,684,911	5,855,885	4,714,347	0	0

Financial Summary
Total Resources and Requirements

Enterprise Mgt Fund	<u>Actuals</u> <u>FY 2014-15</u>	<u>Actuals</u> <u>FY 2015-16</u>	<u>Revised</u> <u>FY 2016-17</u>	<u>Proposed</u> <u>FY 2017-18</u>	<u>Approved</u> <u>FY 2017-18</u>	<u>Adopted</u> <u>FY 2017-18</u>
Resources						
Beginning Fund Balance	121,779	76,864	32,113	0	0	0
Revenue						
Interest on Investments	1,023	710	223	0	0	0
Property Income	1,081,958	1,109,768	0	0	0	0
Total Revenue	1,082,981	1,110,478	223	0	0	0
Total Resources	1,204,760	1,187,342	32,336	0	0	0
Requirements						
Expenditures						
Housing	1,127,896	1,155,229	32,336	0	0	0
Total Expenditures	1,127,896	1,155,229	32,336	0	0	0
Ending Balance	76,864	32,113	0	0	0	0
Total Requirements	1,204,760	1,187,342	32,336	0	0	0

Enterprise Fund Summary Reports

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Fund Summary
Account Summary by Appropriation

Business Mgt Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Administration						
Personnel Services						
Salaries & Wages	2,810	0	0	0	0	0
FICA	213	0	0	0	0	0
TriMet Payroll Tax	20	0	0	0	0	0
Taxes, Health/Dental Insurance	470	0	0	0	0	0
Life & Disability Insurance	16	0	0	0	0	0
PERS - Employer	237	0	0	0	0	0
PERS - Employer Pickup	168	0	0	0	0	0
Workers Comp - Assessment	1	0	0	0	0	0
Workers Comp - Ins Expense	6	0	0	0	0	0
Bus Pass Reimbursement	12	0	0	0	0	0
Total - Administration	3,953	0	0	0	0	0
Economic Development						
Personnel Services						
Salaries & Wages	5,629	0	12,000	0	0	0
FICA	425	0	0	0	0	0
TriMet Payroll Tax	40	0	0	0	0	0
Taxes, Health/Dental Insurance	1,199	0	0	0	0	0
Life & Disability Insurance	29	0	0	0	0	0
PERS - Employer	432	0	0	0	0	0
PERS - Employer Pickup	337	0	0	0	0	0
Workers Comp - Assessment	2	0	0	0	0	0
Workers Comp - Ins Expense	14	0	0	0	0	0
Bus Pass Reimbursement	31	0	0	0	0	0
Materials and Services						
IGA Other Costs	20,000	0	0	0	0	0
Special Events Expenses	434	0	0	0	0	0
Special Event Food Expense	0	142	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Total - Economic Development	28,572	142	12,000	0	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	291	0	0	0	0	0
FICA	21	0	0	0	0	0
TriMet Payroll Tax	2	0	0	0	0	0
Taxes, Health/Dental Insurance	55	1	0	0	0	0
Life & Disability Insurance	2	0	0	0	0	0
PERS - Employer	20	0	0	0	0	0
PERS - Employer Pickup	17	0	0	0	0	0
Workers Comp - Ins Expense	3	0	0	0	0	0
Bus Pass Reimbursement	7	0	0	0	0	0
Materials and Services						
Interest Expense - NonDebt	0	0	0	493,293	0	0
Bldg Repairs & Maint - RE	2,776	0	0	0	0	0
Property Utilities - RE	1,489	0	0	0	0	0
Capital Outlay						
Acquisition	0	3,025,892	85,240,000	0	0	0
Closing Costs	-20	0	0	0	0	0
Prof & Tech Services	4,586	18,950	0	0	0	0
Permits, Review & Fees	0	0	250,000	0	0	0
Total - Property Redevelopment	9,248	3,044,844	85,490,000	493,293	0	0
Total Expenditures	41,774	3,044,986	85,502,000	493,293	0	0
Contingency	0	0	6,585,736	9,461,508	0	0
Indirect Cost - Admin Allocat	33,790	0	0	0	0	0
Loan Repayment - Other Funds	0	0	493,293	0	0	0
Operating Transfers Out	6,267	0	0	0	0	0
Unappropriated Ending Fund Balance	3,121,581	7,165,110	0	0	0	0

Fund Summary
Account Summary by Appropriation

Business Mgt Fund	<u>Actuals</u> <u>FY 2014-15</u>	<u>Actuals</u> <u>FY 2015-16</u>	<u>Revised</u> <u>FY 2016-17</u>	<u>Proposed</u> <u>FY 2017-18</u>	<u>Approved</u> <u>FY 2017-18</u>	<u>Adopted</u> <u>FY 2017-18</u>
Total Requirements	3,203,411	10,210,096	92,581,029	9,954,802	0	0

Fund Summary
Account Summary by Appropriation

Enterprise Loans Fund	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Economic Development						
Personnel Services						
Salaries & Wages	10,179	5,938	7,587	1,780	0	0
FICA	756	430	0	0	0	0
TriMet Payroll Tax	72	41	0	0	0	0
Taxes, Health/Dental Insurance	1,644	955	3,258	833	0	0
Life & Disability Insurance	51	27	0	0	0	0
PERS - Employer	739	496	0	0	0	0
PERS - Employer Pickup	608	344	0	0	0	0
Workers Comp - Assessment	4	2	0	0	0	0
Workers Comp - Ins Expense	21	21	0	0	0	0
Bus Pass Reimbursement	25	14	0	0	0	0
Materials and Services						
Legal Expenses	8,850	0	0	0	0	0
Loan Documents	982	1,439	750	425	0	0
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	359,878	450,635	1,583,780	607,437	0	0
Grants to Grantees	0	815	0	0	0	0
Total - Economic Development	383,809	461,158	1,595,375	610,474	0	0
Housing						
Materials and Services						
Miscellaneous	200,444	0	0	0	0	0
Total - Housing	200,444	0	0	0	0	0
Total Expenditures	584,254	461,158	1,595,375	610,474	0	0
Contingency	0	0	4,213,542	3,935,565	0	0
Indirect Cost - Admin Allocat	22,980	36,250	46,968	48,307	0	0
Operating Transfers Out	190,000	315,000	0	120,000	0	0
Unappropriated Ending Fund Balance	3,039,350	3,872,503	0	0	0	0
Total Requirements	3,836,584	4,684,911	5,855,885	4,714,347	0	0

Fund Summary
Account Summary by Appropriation

Enterprise Mgt Fund	<u>Actuals</u> <u>FY 2014-15</u>	<u>Actuals</u> <u>FY 2015-16</u>	<u>Revised</u> <u>FY 2016-17</u>	<u>Proposed</u> <u>FY 2017-18</u>	<u>Approved</u> <u>FY 2017-18</u>	<u>Adopted</u> <u>FY 2017-18</u>
Capital Outlay	0	0	0	0	0	0
Housing						
Materials and Services						
Prof Services Contracts	1,081,474	1,114,768	0	0	0	0
IGA Prof Services Contracts	0	0	32,336	0	0	0
Bldg Repairs & Maint - RE	0	350	0	0	0	0
Ppty Insurance - RE	46,422	35,311	0	0	0	0
Capital Outlay						
Prof & Tech Services	0	4,800	0	0	0	0
Total - Housing	1,127,896	1,155,229	32,336	0	0	0
Total Expenditures	1,127,896	1,155,229	32,336	0	0	0
Unappropriated Ending Fund Balance	76,864	32,113	0	0	0	0
Total Requirements	1,204,760	1,187,342	32,336	0	0	0

Internal Service Fund

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

Financial Summary
Total Resources and Requirements

Internal Service Fund	<u>Actuals</u> <u>FY 2014-15</u>	<u>Actuals</u> <u>FY 2015-16</u>	<u>Revised</u> <u>FY 2016-17</u>	<u>Proposed</u> <u>FY 2017-18</u>	<u>Approved</u> <u>FY 2017-18</u>	<u>Adopted</u> <u>FY 2017-18</u>
Resources						
Beginning Fund Balance	252,404	247,200	249,061	150,861	0	0
Revenue						
Interest on Investments	1,423	1,861	1,000	0	0	0
Total Revenue	1,423	1,861	1,000	0	0	0
Total Resources	253,827	249,061	250,061	150,861	0	0
Requirements						
Expenditures						
Administration	6,627	0	249,200	150,861	0	0
Total Expenditures	6,627	0	249,200	150,861	0	0
Contingency	0	0	861	0	0	0
Ending Balance	247,200	249,061	0	0	0	0
Total Requirements	253,827	249,061	250,061	150,861	0	0

Internal Service Fund Summary Reports

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Fund Summary
Account Summary by Appropriation

Internal Service Fund	<u>Actuals</u> <u>FY 2014-15</u>	<u>Actuals</u> <u>FY 2015-16</u>	<u>Revised</u> <u>FY 2016-17</u>	<u>Proposed</u> <u>FY 2017-18</u>	<u>Approved</u> <u>FY 2017-18</u>	<u>Adopted</u> <u>FY 2017-18</u>
Administration						
Materials and Services						
Legal Expenses	6,627	0	249,200	150,861	0	0
Total - Administration	6,627	0	249,200	150,861	0	0
Capital Outlay	0	0	0	0	0	0
Total Expenditures	6,627	0	249,200	150,861	0	0
Contingency	0	0	861	0	0	0
Unappropriated Ending Fund Balance	247,200	249,061	0	0	0	0
Total Requirements	253,827	249,061	250,061	150,861	0	0

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

Ambassador Program Fund	<u>Actuals</u> <u>FY 2014-15</u>	<u>Actuals</u> <u>FY 2015-16</u>	<u>Revised</u> <u>FY 2016-17</u>	<u>Proposed</u> <u>FY 2017-18</u>	<u>Approved</u> <u>FY 2017-18</u>	<u>Adopted</u> <u>FY 2017-18</u>
Resources						
Beginning Fund Balance	33,627	18,680	18,820	12,020	0	0
Revenue						
Interest on Investments	111	140	150	0	0	0
Total Revenue	111	140	150	0	0	0
Total Resources	33,738	18,820	18,970	12,020	0	0
Requirements						
Expenditures						
Economic Development	58	0	18,950	12,020	0	0
Total Expenditures	58	0	18,950	12,020	0	0
Transfers	15,000	0	0	0	0	0
Contingency	0	0	20	0	0	0
Ending Balance	18,680	18,820	0	0	0	0
Total Requirements	33,738	18,820	18,970	12,020	0	0

Financial Summary
Total Resources and Requirements

Enterprise Zone	<u>Actuals</u> <u>FY 2014-15</u>	<u>Actuals</u> <u>FY 2015-16</u>	<u>Revised</u> <u>FY 2016-17</u>	<u>Proposed</u> <u>FY 2017-18</u>	<u>Approved</u> <u>FY 2017-18</u>	<u>Adopted</u> <u>FY 2017-18</u>
Resources						
Beginning Fund Balance	2,813,810	2,795,279	2,927,846	2,872,820	0	0
Revenue						
Fees and Charges	36,050	270,600	6,688	30,000	0	0
Interest on Investments	16,652	22,790	7,154	12,895	0	0
Miscellaneous	312,858	418,145	855,315	1,004,518	0	0
Total Revenue	365,560	711,534	869,157	1,047,413	0	0
Total Resources	3,179,369	3,506,814	3,797,003	3,920,233	0	0
Requirements						
Expenditures						
Economic Development	384,090	577,078	921,202	1,569,035	0	0
Total Expenditures	384,090	577,078	921,202	1,569,035	0	0
Transfers	0	1,890	2,981	14,638	0	0
Contingency	0	0	2,872,820	2,336,560	0	0
Ending Balance	2,795,279	2,927,845	0	0	0	0
Total Requirements	3,179,369	3,506,814	3,797,003	3,920,233	0	0

Financial Summary
Total Resources and Requirements

HCD Contract Fund	<u>Actuals</u> <u>FY 2014-15</u>	<u>Actuals</u> <u>FY 2015-16</u>	<u>Revised</u> <u>FY 2016-17</u>	<u>Proposed</u> <u>FY 2017-18</u>	<u>Approved</u> <u>FY 2017-18</u>	<u>Adopted</u> <u>FY 2017-18</u>
Resources						
Beginning Fund Balance	103,000	190,042	290,042	0	0	0
Revenue						
Grants - HCD Contract	2,263,169	2,131,893	2,130,224	2,087,620	0	0
Interest on Investments	42	0	0	0	0	0
Property Income	0	0	251,456	0	0	0
Transfers In	190,000	290,000	0	0	0	0
Total Revenue	2,453,211	2,421,893	2,381,680	2,087,620	0	0
Total Resources	2,556,211	2,611,935	2,671,722	2,087,620	0	0
Requirements						
Expenditures						
Economic Development	2,263,169	2,131,893	2,130,266	2,087,620	0	0
Property Redevelopment	0	0	251,456	0	0	0
Total Expenditures	2,263,169	2,131,893	2,381,722	2,087,620	0	0
Transfers	103,000	190,000	290,000	0	0	0
Ending Balance	190,042	290,042	0	0	0	0
Total Requirements	2,556,211	2,611,935	2,671,722	2,087,620	0	0

Financial Summary
Total Resources and Requirements

Other Federal Grants	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Resources						
Beginning Fund Balance	1,279,347	1,594,597	795,894	615,749	0	0
Revenue						
Fees and Charges	9,648	8,698	1,564	1,674	0	0
Grants - Federal except HCD	462,064	62,743	0	0	0	0
Interest on Investments	5,856	6,718	200	2,567	0	0
Loan Collections	464,860	235,694	426,694	209,226	0	0
Reimbursements	96,741	41,785	0	0	0	0
Total Revenue	1,039,170	355,637	428,458	213,467	0	0
Total Resources	2,318,517	1,950,235	1,224,352	829,216	0	0
Requirements						
Expenditures						
Economic Development	710,150	1,109,081	565,362	276,675	0	0
Total Expenditures	710,150	1,109,081	565,362	276,675	0	0
Transfers	13,770	45,260	43,241	0	0	0
Contingency	0	0	615,749	552,541	0	0
Ending Balance	1,594,597	795,894	0	0	0	0
Total Requirements	2,318,517	1,950,235	1,224,352	829,216	0	0

Special Revenue Funds Summary Reports

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Fund Summary
Account Summary by Appropriation

Other Federal Grants	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Economic Development						
Personnel Services						
Salaries & Wages	119,263	64,931	10,712	18,036	0	0
FICA	8,875	4,845	0	0	0	0
TriMet Payroll Tax	839	463	0	0	0	0
Taxes, Health/Dental Insurance	17,288	9,130	4,450	8,388	0	0
Life & Disability Insurance	639	331	0	0	0	0
PERS - Employer	7,922	5,050	0	0	0	0
PERS - Employer Pickup	7,114	3,823	0	0	0	0
Workers Comp - Assessment	44	23	0	0	0	0
Workers Comp - Ins Expense	274	140	0	0	0	0
Bus Pass Reimbursement	582	271	0	0	0	0
Materials and Services						
Prof Services Contracts	357,360	57,460	0	0	0	0
Legal Expenses	0	15	0	0	0	0
Publications & Resource Mat'ls	4,000	0	0	0	0	0
Postage & Delivery	0	6	0	0	0	0
Organizational Memberships	0	40	0	0	0	0
Special Events Expenses	1,220	0	0	0	0	0
Event Sponsorship	6,600	0	0	0	0	0
Local Travel	0	10	0	0	0	0
Miscellaneous	0	94	0	0	0	0
Loan Documents	1,787	4,837	200	250	0	0
Bank Fees	0	367	0	0	0	0
Interest Expense - NonDebt	1,732	647	0	0	0	0
Training Travel Expenses	0	259	0	0	0	0
Out of Town Travel	14,464	8,131	0	0	0	0
Business Meeting Expense	40	0	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	160,109	948,209	550,000	250,000	0	0
Total - Economic Development	710,150	1,109,081	565,362	276,675	0	0
Total Expenditures	710,150	1,109,081	565,362	276,675	0	0
Contingency	0	0	615,749	552,541	0	0
Indirect Cost - Admin Allocat	13,770	45,260	43,241	0	0	0
Unappropriated Ending Fund Balance	1,594,597	795,894	0	0	0	0
Total Requirements	2,318,517	1,950,235	1,224,352	829,216	0	0

Fund Summary
Account Summary by Appropriation

HCD Contract Fund	<u>Actuals</u> <u>FY 2014-15</u>	<u>Actuals</u> <u>FY 2015-16</u>	<u>Revised</u> <u>FY 2016-17</u>	<u>Proposed</u> <u>FY 2017-18</u>	<u>Approved</u> <u>FY 2017-18</u>	<u>Adopted</u> <u>FY 2017-18</u>
Economic Development						
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Grants to Grantees	2,263,169	2,131,893	2,130,266	2,087,620	0	0
Total - Economic Development	2,263,169	2,131,893	2,130,266	2,087,620	0	0
Property Redevelopment						
Materials and Services						
Miscellaneous	0	0	251,456	0	0	0
Total - Property Redevelopment	0	0	251,456	0	0	0
Total Expenditures	2,263,169	2,131,893	2,381,722	2,087,620	0	0
Operating Transfers Out	103,000	190,000	290,000	0	0	0
Unappropriated Ending Fund Balance	190,042	290,042	0	0	0	0
Total Requirements	2,556,211	2,611,935	2,671,722	2,087,620	0	0

Fund Summary
Account Summary by Appropriation

Enterprise Zone	Actuals FY 2014-15	Actuals FY 2015-16	Revised FY 2016-17	Proposed FY 2017-18	Approved FY 2017-18	Adopted FY 2017-18
Economic Development						
Personnel Services						
Salaries & Wages	47,197	41,997	65,150	47,143	0	0
FICA	3,524	3,027	0	0	0	0
TriMet Payroll Tax	335	289	0	0	0	0
Taxes, Health/Dental Insurance	10,754	9,375	28,126	21,892	0	0
Life & Disability Insurance	251	196	0	0	0	0
PERS - Employer	3,197	3,062	0	0	0	0
PERS - Employer Pickup	2,821	2,402	0	0	0	0
Workers Comp - Assessment	17	14	0	0	0	0
Workers Comp - Ins Expense	108	88	0	0	0	0
Bus Pass Reimbursement	10	4	0	0	0	0
Materials and Services						
Prof Services Contracts	97,787	114,810	380,000	690,000	0	0
Printing & Graphics	55	0	0	0	0	0
Advertising & Publ Notices	0	40	0	0	0	0
Special Events Expenses	100	0	0	0	0	0
Event Sponsorship	2,000	0	5,000	5,000	0	0
Special Event Food Expense	0	81	0	0	0	0
Software Applications	0	360	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Financial Assistance						
Grants to Grantees	91,475	245,895	442,926	805,000	0	0
Technical Assistance Grants	124,460	155,438	0	0	0	0
Total - Economic Development	384,090	577,078	921,202	1,569,035	0	0
Total Expenditures	384,090	577,078	921,202	1,569,035	0	0
Contingency	0	0	2,872,820	2,336,560	0	0
Indirect Cost - Admin Allocat	0	1,890	2,981	14,638	0	0
Unappropriated Ending Fund Balance	2,795,279	2,927,845	0	0	0	0
Total Requirements	3,179,369	3,506,814	3,797,003	3,920,233	0	0

Fund Summary
Account Summary by Appropriation

Ambassador Program Fund	<u>Actuals</u> <u>FY 2014-15</u>	<u>Actuals</u> <u>FY 2015-16</u>	<u>Revised</u> <u>FY 2016-17</u>	<u>Proposed</u> <u>FY 2017-18</u>	<u>Approved</u> <u>FY 2017-18</u>	<u>Adopted</u> <u>FY 2017-18</u>
Economic Development						
Materials and Services						
Event Sponsorship	0	0	0	12,020	0	0
Out of Town Travel	0	0	18,950	0	0	0
Business Meeting Food Expense	58	0	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Total - Economic Development	58	0	18,950	12,020	0	0
Total Expenditures	58	0	18,950	12,020	0	0
Contingency	0	0	20	0	0	0
Operating Transfers Out	15,000	0	0	0	0	0
Unappropriated Ending Fund Balance	18,680	18,820	0	0	0	0
Total Requirements	33,738	18,820	18,970	12,020	0	0

Five-Year Forecast

Urban Renewal, General Fund, and Business Management Fund Five-Year Budget Projections.

Financial Summary Five-Year Forecast

Airport Way URA Fund	Revised FY 2016-17	Proposed FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21	Forecast FY 2021-22
Resources						
Beginning Fund Balance	4,974,317	5,568,362	5,465,080	4,959,625	6,932,162	9,489,020
Revenue						
Fees and Charges	830	813	913	362	762	-
Interest on Investments	10,000	10,000	10,000	10,000	-	-
Loan Collections	81,654	162,606	102,615	72,336	72,336	-
Property Sales	1,035,000	-	-	2,315,844	3,058,371	-
Total Revenue	1,127,484	173,419	113,528	2,398,542	3,131,469	-
Total Resources	6,101,801	5,741,781	5,578,608	7,358,167	10,063,631	9,489,020
Requirements						
Administration						
A00024-Debt Management-NMC	2,000	-	-	-	-	-
A00032-Debt Management-APW	5,647	3,647	3,647	3,647	3,647	-
Administration Total	7,647	3,647	3,647	3,647	3,647	-
Economic Development						
Traded Sector						
A00062-Cluster Development-APW	25,000	25,000	25,000	25,000	-	-
A00383-Lean Manufacturing-APW	30,000	30,000	30,000	30,000	-	-
Business Lending						
A00211-BL -General-APW	200,000	-	200,000	-	200,000	-
Economic Development Total	255,000	55,000	255,000	55,000	200,000	-
Property Redevelopment						
Real Estate						
A00349-Cascade Station-APW	7,311	7,311	7,311	7,311	7,311	7,311
A00350-Cascade Stn-Prcl G-APW	32,795	29,300	29,300	29,300	29,300	29,300
A00351-Cascade Station-Prcl K-APW	23,000	-	-	-	-	-
A00353-Real Estate Mgmt-APW	52,050	46,600	46,600	46,600	46,600	46,600
Property Redevelopment Total	115,156	83,211	83,211	83,211	83,211	83,211
Total Program Expenditures	377,803	141,858	341,858	141,858	286,858	83,211
Personnel Services	35,686	23,295	27,467	28,379	28,801	29,213
Total Fund Expenditures	413,489	165,153	369,325	170,237	315,659	112,424
Interfund Transfers - Indirect Charges	119,950	111,548	249,658	255,769	258,952	263,550
Contingency	5,568,362	5,465,080	4,959,625	6,932,162	9,489,020	9,113,046
Total Fund Requirements	6,101,801	5,741,781	5,578,608	7,358,167	10,063,631	9,489,020

Financial Summary Five-Year Forecast

Central Eastside URA Fund	Revised FY 2016-17	Proposed FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21	Forecast FY 2021-22
Resources						
Beginning Fund Balance	21,518,339	18,172,492	17,645,044	11,980,751	10,489,531	8,586,751
Revenue						
Fees and Charges	1,040	1,996	1,674	2,424	1,198	818
Interest on Investments	5,000	5,000	5,000	5,000	-	-
Loan Collections	184,929	418,693	959,778	759,343	624,654	624,654
TIF - Short Term Debt	5,057,526	5,827,553	6,395,789	6,664,952	2,897,100	-
Rent and Property Income	104,000	104,000	104,000	104,000	104,000	104,000
Total Revenue	5,352,495	6,357,242	7,466,241	7,535,719	3,626,952	729,472
Total Resources	26,870,834	24,529,735	25,111,286	19,516,470	14,116,483	9,316,223
Requirements						
Administration						
A00028-Debt Management-CES	32,404	32,404	32,404	32,404	32,404	-
Administration Total	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	2,663,851	797,951	3,189,220	1,541,970	857,937	442,418
Housing Total	2,663,851	797,951	3,189,220	1,541,970	857,937	442,418
Infrastructure						
Parks						
A00236-Lightwater Craft-CES	96,500	10,500	10,500	10,500	10,500	10,500
Transportation						
A00421-Trans. Improvements-CES	500,000	2,000,000	2,500,000	1,000,000	-	-
Public Facilities						
A00237-River Access-CES	40,000	-	-	-	-	-
A00425-Community Center-CES	0	-	985,000	-	-	-
Infrastructure Total	636,500	2,010,500	3,495,500	1,010,500	10,500	10,500
Property Redevelopment						
Real Estate						
A00319-Festival Parking Lot-CES	76,160	218,400	74,560	74,560	74,560	74,560
A00321-Real Estate Mgmt-CES	1,000	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	-
Redevelopment Strategy						
A00313-ODOT Blocks-CES	2,845,000	5,000	-	-	-	-
A00314-Strategic Site Redev-CES	50,000	1,500,000	3,827,500	3,827,500	2,000,000	2,000,000
Redevelopment Grants						
A00136-DOS-General-CES	12,000	-	-	-	-	-
A00144-SIP-General-CES	147,334	-	-	-	-	-
A00500-Prosperity Investment Program (PIP) Grant-CES	418,498	450,000	450,000	450,000	450,000	450,000
A00520-CLG-General-CES	100,000	100,000	100,000	100,000	100,000	100,000
Property Redevelopment Total	4,250,492	2,874,900	5,053,560	5,053,560	3,226,060	2,625,560
Total Program Expenditures	7,883,247	6,015,755	12,070,684	7,938,434	4,426,901	3,378,478
Personnel Services	214,313	340,597	310,877	321,199	325,976	330,643
Total Fund Expenditures	8,097,560	6,356,352	12,381,561	8,259,633	4,752,877	3,709,121
Interfund Transfers - Indirect Charges	600,782	528,338	748,974	767,306	776,855	790,650
Contingency	18,172,492	17,645,044	11,980,751	10,489,531	8,586,751	4,816,453
Total Fund Requirements	26,870,834	24,529,735	25,111,286	19,516,470	14,116,483	9,316,223

Financial Summary Five-Year Forecast

Convention Center URA Fund	Revised FY 2016-17	Proposed FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21	Forecast FY 2021-22
Resources						
Beginning Fund Balance	38,400,928	3,525,063	7,902,357	3,718,296	3,340,966	3,811,040
Revenue						
Fees and Charges	3,642	3,350	7,678	6,074	4,998	4,998
Interest on Investments	10,000	10,000	5,000	-	-	-
Loan Collections	13,915,349	418,693	959,778	759,343	624,654	624,654
Other Debt	0	-	-	8,000,000	-	-
Property Sales	1,300,000	12,200,000	-	-	-	-
Rent and Property Income	2,538,043	2,530,043	3,936,627	5,413,540	5,485,628	5,559,517
Reimbursements	50,000	-	-	-	-	-
Total Revenue	17,817,034	15,162,086	4,909,083	14,178,957	6,115,280	6,189,169
Total Resources	56,217,962	18,687,149	12,811,440	17,897,253	9,456,246	10,000,209
Requirements						
Administration						
A00027-Debt Management-CNV	31,045	30,045	30,045	30,045	30,045	-
A00028-Debt Management-CES	1,000	-	-	-	-	-
Administration Total	32,045	30,045	30,045	30,045	30,045	-
Economic Development						
Business Lending						
A00206-BL -General-CNV	110,000	110,000	150,000	150,000	150,000	-
Economic Development Total	110,000	110,000	150,000	150,000	150,000	-
Housing						
A00168-Affordable Housing-CNV	5,080,000	4,684,168	-	-	-	-
Housing Total	5,080,000	4,684,168	-	-	-	-
Infrastructure						
Transportation						
A00521-Sullivan's Crossing Bridge-CNV	0	-	1,000,000	1,000,000	-	-
Infrastructure Total	0	-	1,000,000	1,000,000	-	-
Property Redevelopment						
Real Estate						
A00301-Block47-CNV	6,200	-	-	-	-	-
A00306-910 NE MLK Building-CNV	16,600	16,600	16,600	16,600	16,600	16,600
A00307-Frmr B&K Car Rental-CNV	15,000	10,500	-	-	-	-
A00309-Inn at Conv Ctr Mgmt-CNV	2,038,682	2,045,639	2,045,639	2,045,639	2,045,639	2,045,639
A00310-Block 49-CNV	6,350	3,350	480,431	980,079	1,560,887	1,580,880
A00312-Real Estate Mgmt-CNV	5,000	5,000	5,000	5,000	5,000	-
Commercial Property Lending						
A00363-CPRL-General-CNV	7,500,000	500,000	500,000	200,000	200,000	200,000
Redevelopment Strategy						
A00298-Eco District-CNV	2,500	2,500	2,500	-	-	-
A00303-Rose Qtr Master Plan-CNV	0	-	250,000	500,000	1,000,000	1,000,000
A00311-Project Development-CNV	4,000,000	2,000,000	4,000,000	9,000,000	-	-
A00437-Hotel Garage-CVN	32,500,000	-	-	-	-	-
Property Redevelopment Total	46,090,332	4,583,589	7,300,170	12,747,318	4,828,126	4,843,119
Total Program Expenditures	51,312,377	9,407,802	8,480,215	13,927,363	5,008,171	4,843,119
Personnel Services	93,517	106,577	113,614	117,386	119,132	120,837
Total Fund Expenditures	51,405,894	9,514,379	8,593,829	14,044,749	5,127,303	4,963,956
Interfund Transfers - Indirect Charges	1,287,005	1,270,413	499,316	511,537	517,903	527,100
Contingency	3,525,063	7,902,357	3,718,296	3,340,966	3,811,040	4,509,153
Total Fund Requirements	56,217,962	18,687,149	12,811,440	17,897,253	9,456,246	10,000,209

Financial Summary Five-Year Forecast

Downtown Waterfront URA Fund	Revised FY 2016-17	Proposed FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21	Forecast FY 2021-22
Resources						
Beginning Fund Balance	40,581,897	38,765,995	30,204,007	14,863,857	8,312,139	1,990,660
Revenue						
Fees and Charges	42,384	21,906	1,110	290	290	276
Interest on Investments	10,000	10,000	-	-	-	-
Loan Collections	262,475	2,835,299	230,488	36,299	36,299	34,534
Property Sales	1,048,000	4,524,000	24,000	24,000	24,000	24,000
Rent and Property Income	14,752	47,993	8,100	6,300	4,500	2,700
Reimbursements	30,454	29,789	29,789	29,789	29,789	29,789
Total Revenue	1,408,065	7,468,987	293,487	96,678	94,878	91,299
Total Resources	41,989,962	46,234,982	30,497,494	14,960,535	8,407,017	2,081,959
Requirements						
Administration						
A00023-Debt Management-DTW	9,000	8,000	8,000	8,000	8,000	-
Administration Total	9,000	8,000	8,000	8,000	8,000	-
Economic Development						
Traded Sector						
A00108-Business Development-DTW	10,000	-	-	-	-	-
A00258-Old Town Lofts-Accel	50,954	33,000	20,000	20,000	20,000	20,000
Community Economic Development						
A00083-OT/CT Action Plan-DTW	55,000	65,000	65,000	-	-	-
Business Lending						
A00202-BL -General-DTW	100,100	100,100	100,100	100,100	100,100	-
Economic Development Total	216,054	198,100	185,100	120,100	120,100	20,000
Housing						
A00164-Affordable Housing-DTW	0	971,910	1,000,000	-	-	-
Housing Total	0	971,910	1,000,000	-	-	-
Property Redevelopment						
Real Estate						
A00259-Old Town Lofts-Prkng-DTW	5,479	4,721	4,721	3,721	3,721	3,721
A00260-RiverPlace Marina-DTW	18,000	17,000	17,000	17,000	17,000	17,000
A00263-One Waterfront South-DTW	34,890	5,000	-	-	-	-
A00264-SW 3rd & Oak-DTW	34,100	-	-	-	-	-
Commercial Property Lending						
A00359-CPRL-General-DTW	0	-	-	5,568,867	5,329,867	-
Redevelopment Strategy						
A00522-OT/CT Investment & Parking-DTW	1,502,000	14,002,000	13,502,000	-	-	-
Redevelopment Grants						
A00389-CLG-General -DTW	287,601	100,000	100,000	100,000	100,000	-
A00140-SIP-General-DTW	142,465	-	-	-	-	-
A00443-GFGP-General-DTWF	25,000	-	-	-	-	-
A00495-Prosperity Investment Program (PIP) Grant-DTW	300,000	300,000	300,000	300,000	300,000	-
Property Redevelopment Total	2,349,535	14,428,721	13,923,721	5,989,588	5,750,588	20,721
Total Program Expenditures	2,574,589	15,606,731	15,116,821	6,117,688	5,878,688	40,721
Personnel Services	172,756	158,598	142,329	147,055	149,242	151,379
Total Fund Expenditures	2,747,345	15,765,329	15,259,150	6,264,743	6,027,930	192,100
Interfund Transfers - Indirect Charges	476,622	265,646	374,487	383,653	388,427	395,325
Contingency	38,765,995	30,204,007	14,863,857	8,312,139	1,990,660	1,494,534
Total Fund Requirements	41,989,962	46,234,982	30,497,494	14,960,535	8,407,017	2,081,959

Financial Summary Five-Year Forecast

Gateway Regional Center URA Fund	Revised FY 2016-17	Proposed FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21	Forecast FY 2021-22
Resources						
Beginning Fund Balance	10,098,914	11,908,507	3,012,670	2,438,819	3,929,783	4,107,965
Revenue						
Fees and Charges	1,764	104	640	48	48	48
Interest on Investments	22,444	35,726	9,837	8,058	12,469	12,940
Loan Collections	12,894	12,894	79,931	5,905	5,905	5,905
TIF - Short Term Debt	4,979,215	4,650,252	4,540,314	4,995,000	4,995,000	4,995,000
TIF - Long Term Debt	0	-	-	-	-	16,073,195
Total Revenue	5,016,317	4,698,976	4,630,722	5,009,011	5,013,422	21,087,088
Total Resources	15,115,231	16,607,483	7,643,392	7,447,830	8,943,205	25,195,053
Requirements						
Administration						
A00031-Debt Management-GTW	10,000	10,000	10,000	10,000	10,000	10,000
Administration Total	10,000	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
A00382-Lean Manufacturing-GTW	8,125	10,000	10,000	10,000	10,000	10,000
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	300,200	300,200	200,200	200,200
Economic Development Total	348,225	350,100	350,200	350,200	250,200	250,200
Housing						
A00172-Affordable Housing-GTW	180,466	2,500,535	1,906,654	200,000	1,606,992	3,682,875
Housing Total	180,466	2,500,535	1,906,654	200,000	1,606,992	3,682,875
Infrastructure						
Parks						
A00252-Gateway Park Project-GTW	0	1,000,000	-	-	-	-
Transportation						
A00251-GTW Street Improvement-GTW	266,000	1,680,000	-	-	-	-
Infrastructure Total	266,000	2,680,000	-	-	-	-
Property Redevelopment						
Real Estate						
A00344-JJ North Rstrnt Lot-GTW	16,000	16,000	16,000	16,000	16,000	16,000
A00345-Bingo Site-GTW	5,250	-	-	-	-	-
A00348-Real Estate Mgmt-GTW	1,000	-	-	-	-	-
Commercial Property Lending						
A00367-CPRL-General-GTW	500,750	1,400,000	1,501,500	1,501,500	1,501,500	1,501,500
A00526-Halsey 106 CPRL-GTW	0	4,775,000	-	-	-	-
Redevelopment Strategy						
A00343-Commercial Dev-GTW	50,000	-	-	-	-	-
A00346-Project Development-GTW	50,000	100,000	100,000	100,000	100,000	100,000
Redevelopment Grants						
A00132-CLG-General-GTW	292,870	200,000	200,000	200,000	200,000	200,000
A00139-DOS-General-GTW	12,000	-	-	-	-	-
A00147-SIP-General-GTW	20,000	-	-	-	-	-
A00151-GFGP-General-GTW	3,000	-	-	-	-	-
A00152-Commerical Dist Pilot-GTW	250,000	250,000	-	-	-	-
A00503-Prosperity Investment Program (PIP) Grant-GTW	350,000	350,000	350,000	350,000	350,000	350,000
Property Redevelopment Total	1,550,870	7,091,000	2,167,500	2,167,500	2,167,500	2,167,500
Total Program Expenditures	2,355,561	12,631,635	4,434,354	2,727,700	4,034,692	6,110,575
Personnel Services	139,164	310,325	146,075	150,925	153,170	155,362
Total Fund Expenditures	2,494,725	12,941,960	4,580,429	2,878,625	4,187,862	6,265,937
Interfund Transfers - Indirect Charges	711,999	652,853	624,145	639,422	647,379	658,875
Contingency	11,908,507	3,012,670	2,438,819	3,929,783	4,107,965	18,270,241
Total Fund Requirements	15,115,231	16,607,483	7,643,392	7,447,830	8,943,205	25,195,053

Financial Summary Five-Year Forecast

Interstate URA Fund	Revised FY 2016-17	Proposed FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21	Forecast FY 2021-22
Resources						
Beginning Fund Balance	26,176,511	29,209,467	8,744,043	1,274,639	7,943,222	30,963,698
Revenue						
Fees and Charges	4,991	1,854	1,510	2,128	534	236
Interest on Investments	164,901	88,931	27,454	5,269	25,495	94,772
Loan Collections	647,961	231,698	188,870	265,989	66,762	29,517
TIF - Short Term Debt	18,981,000	18,981,000	18,981,000	18,981,000	18,981,000	-
TIF - Long Term Debt	0	9,000,000	5,253,240	-	26,387,990	-
Property Sales	502,160	-	-	-	-	-
Rent and Property Income	265,246	285,731	334,457	362,893	391,977	366,544
Reimbursements	71,526	100,530	101,100	111,767	123,057	113,609
Total Revenue	20,637,785	28,689,744	24,887,631	19,729,046	45,976,815	604,678
Total Resources	46,814,296	57,899,211	33,631,674	21,003,685	53,920,037	31,568,376
Requirements						
Administration						
A00030-Debt Management-ISC	23,532	22,532	22,532	22,532	22,532	22,532
Administration Total	23,532	22,532	22,532	22,532	22,532	22,532
Economic Development						
Traded Sector						
A00114-Business Development-ISC	5,000	-	-	-	-	-
Community Economic Development						
A00122-Community Development-ISC	0	200,000	200,000	200,000	200,000	200,000
A00106-NPI & Main St Network-ISC	60,000	50,000	50,000	50,000	50,000	50,000
Business Lending						
A00209-BL -General-ISC	195,000	-	-	-	-	-
Economic Development Total	260,000	250,000	250,000	250,000	250,000	250,000
Housing						
A00171-Affordable Housing-ISC	9,625,515	35,312,024	21,815,413	3,858,688	11,553,965	8,950,000
A00516-N/NE Middle Inc Hsg-ISC	400,000	2,400,000	1,800,000	400,000	-	-
Housing Total	10,025,515	37,712,024	23,615,413	4,258,688	11,553,965	8,950,000
Infrastructure						
Transportation						
A00249-Killingsworth Stscape-ISC	200,000	60,000	-	-	-	-
A00250-Lombard Investment-ISC	0	1,226,985	-	-	1,000,000	-
Infrastructure Total	200,000	1,286,985	-	-	1,000,000	-
Property Redevelopment						
Real Estate						
A00335-Nelson Bldg-Indust-ISC	700,693	73,029	73,029	73,029	73,029	73,029
A00336-Spar-Tek Building-ISC	73,287	25,400	25,400	25,400	25,400	25,400
A00337-Argyle Lot-ISC	6,700	6,700	6,700	6,700	6,700	6,700
A00338-3620 NE MLK Prkng-ISC	12,066	11,566	11,566	11,566	11,566	11,566
A00340-Reiss House-ISC	8,692	-	-	-	-	-
A00342-Real Estate Mgmt-ISC	15,500	17,500	17,500	17,500	17,500	17,500
Commercial Property Lending						
A00366-CPRL-General-ISC	1,879,172	2,492,657	1,942,657	1,950,000	3,500,000	1,300,000
A00527-CPRL-PIP Match-ISC	0	1,350,000	1,350,000	1,350,000	1,350,000	550,000
Redevelopment Strategy						
A00333-MLK Alberta-ISC	311,180	996,520	230,138	200,858	210,005	227,575
A00341-Project Development-ISC	20,000	-	-	-	-	-
A00515-MLK Heritage Markers-ISC	0	250,000	-	-	-	-
Redevelopment Grants						
A00131-CLG-General-ISC	760,000	500,000	500,000	500,000	500,000	500,000
A00138-DOS-General-ISC	24,000	-	-	-	-	-
A00146-SIP-General-ISC	350,000	-	-	-	-	-
A00502-Prosperity Investment Program (PIP) Grant-ISC	700,000	1,200,000	1,200,000	1,200,000	1,200,000	500,000
Property Redevelopment Total	4,861,290	6,923,372	5,356,990	5,335,053	6,894,200	3,211,770
Total Program Expenditures	15,370,337	46,194,913	29,244,935	9,866,273	19,720,697	12,434,302
Personnel Services	493,544	574,719	677,936	700,445	710,864	721,040
Total Fund Expenditures	15,863,881	46,769,632	29,922,871	10,566,718	20,431,561	13,155,342
Interfund Transfers - Indirect Charges	2,075,948	2,385,536	2,434,164	2,493,745	2,524,778	2,569,611
Contingency	28,874,467	8,744,043	1,274,639	7,943,222	30,963,698	15,843,422
Total Fund Requirements	46,814,296	57,899,211	33,631,674	21,003,685	53,920,037	31,568,376

Financial Summary Five-Year Forecast

Lents Town Center URA Fund	Revised FY 2016-17	Proposed FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21	Forecast FY 2021-22
Resources						
Beginning Fund Balance	21,849,770	5,936,182	1,012,329	3,344,838	15,464,318	2,161,895
Revenue						
Fees and Charges	82,611	1,586	1,757	3,120	1,399	1,338
Interest on Investments	116,118	20,033	24,939	32,243	68,908	29,305
Loan Collections	8,807,118	1,132,151	146,424	259,959	116,595	7,611,469
TIF - Short Term Debt	9,990,000	10,989,000	10,989,000	10,989,000	-	-
TIF - Long Term Debt	8,000,000	22,700,000	-	14,104,430	-	-
Property Sales	3,902,233	-	-	-	-	-
Rent and Property Income	111,346	58,876	58,876	58,877	58,875	58,875
Reimbursements	73,056	81,593	81,593	81,593	81,593	81,593
Total Revenue	31,082,482	34,983,239	11,302,589	25,529,222	327,370	7,782,580
Total Resources	52,932,252	40,919,421	12,314,918	28,874,060	15,791,688	9,944,475
Requirements						
Administration						
A00029-Debt Management-LTC	21,000	20,000	20,000	20,000	20,000	20,000
Administration Total	21,000	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	700,300	700,300	700,300	700,300	300,300	300,300
Economic Development Total	800,300	800,300	800,300	800,300	400,300	400,300
Housing						
A00170-Affordable Housing-LTC	14,913,471	14,879,706	3,290,913	2,665,000	3,259,718	356,876
Housing Total	14,913,471	14,879,706	3,290,913	2,665,000	3,259,718	356,876
Infrastructure						
Parks						
A00240-Leach Botanical Grdns-LTC	9	1,890,980	-	-	-	-
Transportation						
A00243-Foster-52nd to 82nd-LTC	1,488,956	-	-	-	-	-
Infrastructure Total	1,488,965	1,890,980	-	-	-	-
Property Redevelopment						
Real Estate						
A00325-Lents Little Lge Fld-LTC	7,500	7,500	7,500	7,500	-	-
A00326-Bakery Block-LTC	106,000	95,937	95,936	95,936	95,936	95,936
A00327-LTC II Parking Lot-LTC	8,200	8,200	-	-	-	-
A00328-MetroAuto Whlsl WLot-LTC	9,500	9,500	-	-	-	-
A00329-MetroAuto Bldg & Lot-LTC	50	50	50	50	50	50
A00330-ArchctIronPrdctBldg-LTC	12,100	12,100	12,100	12,100	12,100	12,100
A00332-Real Estate Mgmt-LTC	33,000	33,000	33,000	33,000	33,000	33,000
A00509-91st and Foster	2,000	-	-	-	-	-
Commercial Property Lending						
A00365-CPRL-General-LTC	25,551,770	18,754,000	1,001,000	6,001,000	6,001,000	1,001,000
Redevelopment Strategy						
A00323-LTC Town Ctr Redev-LTC	80,000	-	-	-	-	-
A00331-Project Development-LTC	108,000	150,000	150,000	150,000	150,000	150,000
Redevelopment Grants						
A00130-CLG-General-LTC	405,000	250,000	250,000	250,000	250,000	250,000
A00137-DOS-General-LTC	28,000	-	-	-	-	-
A00145-SIP-General-LTC	260,000	-	-	-	-	-
A00501-Prosperity Investment Program (PIP) Grant-LTC	875,000	875,000	875,000	875,000	875,000	875,000
Property Redevelopment Total	27,486,120	20,195,287	2,424,586	7,424,586	7,417,086	2,417,086
Total Program Expenditures	44,709,856	37,786,273	6,535,799	10,909,886	11,097,104	3,194,262
Personnel Services	461,560	496,916	686,676	709,475	720,028	730,336
Total Fund Expenditures	45,171,416	38,283,189	7,222,475	11,619,361	11,817,132	3,924,598
Interfund Transfers - Indirect Charges	1,824,654	1,623,903	1,747,605	1,790,381	1,812,661	1,844,849
Contingency	5,936,182	1,012,329	3,344,838	15,464,318	2,161,895	4,175,029
Total Fund Requirements	52,932,252	40,919,421	12,314,918	28,874,060	15,791,688	9,944,475

Financial Summary Five-Year Forecast

NPI URA Fund	Revised FY 2016-17	Proposed FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21	Forecast FY 2021-22
Resources						
Beginning Fund Balance	774,406	468,265	542,780	701,739	854,212	939,681
Revenue						
Grants - State & Local	289,954	370,374	543,504	653,041	670,544	333,168
Interest on Investments	672	2,150	3,047	3,602	4,573	5,129
TIF - Short Term Debt	559,411	667,594	556,668	556,668	556,668	377,496
Transfers In	0	120,000	-	-	-	-
Total Revenue	850,037	1,160,118	1,103,219	1,213,311	1,231,785	715,793
Total Resources	1,624,443	1,628,383	1,645,999	1,915,050	2,085,997	1,655,474
Requirements						
Economic Development						
Community Economic Development						
A00092-Neighborhood Prosperity-42AV	80,000	200,000	80,000	80,000	80,000	-
A00093-Neighborhood Prosperity-CLBV	200,000	100,000	75,000	75,000	75,000	40,000
A00094-Neighborhood Prosperity-PKRS	70,000	75,000	75,000	100,000	100,000	100,000
A00095-Neighborhood Prosperity-RSWD	240,000	75,000	75,000	100,000	75,000	75,000
A00096-Neighborhood Prosperity-DVM	75,000	75,000	100,000	100,000	100,000	100,000
A00097-Neighborhood Prosperity-82DV	75,000	170,000	80,000	80,000	80,000	80,000
A00484-NPI Shared-42AV	50,000	90,000	90,000	90,000	90,000	35,000
A00486-NPI Shared-CLBV	75,000	75,000	75,000	100,000	100,000	60,000
A00487-NPI Shared-PKRS	30,000	40,000	50,000	50,000	100,000	100,000
A00488-NPI Shared-RSWD	60,000	60,000	60,000	75,000	100,000	100,000
A00489-NPI Shared-DVM	50,000	50,000	75,000	75,000	100,000	100,000
A00490-NPI Shared-82DV	30,000	30,000	40,000	65,000	75,000	75,000
Economic Development Total	1,035,000	1,040,000	875,000	990,000	1,075,000	865,000
Total Program Expenditures	1,035,000	1,040,000	875,000	990,000	1,075,000	865,000
Total Fund Expenditures	1,035,000	1,040,000	875,000	990,000	1,075,000	865,000
Interfund Transfers - Indirect Charges	96,178	45,603	37,448	38,366	38,844	39,533
Interfund Transfers - Cash Transfers	25,000	-	31,812	32,472	32,472	23,244
Contingency	468,265	542,780	701,739	854,212	939,681	727,697
Total Fund Requirements	1,624,443	1,628,383	1,645,999	1,915,050	2,085,997	1,655,474

Financial Summary Five-Year Forecast

North Macadam URA Fund	Revised FY 2016-17	Proposed FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21	Forecast FY 2021-22
Resources						
Beginning Fund Balance	14,418,546	12,922,460	4,788,222	4,009,689	6,537,065	5,394,949
Revenue						
Fees and Charges	136	-	-	-	-	-
Interest on Investments	30,000	30,000	30,000	-	-	-
Loan Collections	27,238	12,387	-	-	-	-
TIF - Short Term Debt	6,993,000	9,833,197	8,369,980	8,883,179	9,378,895	14,183,828
TIF - Long Term Debt	2,000,000	5,000,000	-	-	5,200,000	-
Property Sales	0	9,161,924	-	-	-	-
Rent and Property Income	298,444	261,895	261,895	261,895	261,895	261,895
Total Revenue	9,348,818	24,299,403	8,661,875	9,145,074	14,840,790	14,445,723
Total Resources	23,767,364	37,221,864	13,450,098	13,154,764	21,377,855	19,840,673
Requirements						
Administration						
A00024-Debt Management-NMC	21,000	20,000	20,000	20,000	20,000	20,000
Administration Total	21,000	20,000	20,000	20,000	20,000	20,000
Housing						
A00165-Affordable Housing-NMC	2,003,000	15,388,900	2,050,000	150,000	150,000	250,000
A00423-Parcel 3-NMC	0	7,700,000	-	-	-	-
A00424-Parcel 3-Remediation-NMC	0	1,260,000	-	-	-	-
Housing Total	2,003,000	24,348,900	2,050,000	150,000	150,000	250,000
Infrastructure						
Parks						
A00510-District Partner Greenway-NMC	240,000	-	-	100,000	8,150,000	3,475,000
Transportation						
A00228-Central Dist Infra-NMC	5,000	-	-	-	-	-
A00231-Bond Avenue-NMC	2,450,000	1,151,000	3,650,000	-	-	-
Infrastructure Total	2,695,000	1,151,000	3,650,000	100,000	8,150,000	3,475,000
Property Redevelopment						
Real Estate						
A00272-South Wtrfrnt Lot 3-NMC	5,616	5,000	-	-	-	-
A00273-RiverPlace Prkng -NMC	47,857	51,507	51,507	51,507	51,507	51,507
A00275-Real Estate Mgmt-NMC	6,713	6,713	6,713	6,713	6,713	6,713
Commercial Property Lending						
A00360-CPRL-General-NMC	500,000	500,000	500,000	500,000	-	-
A00519-Jasmine Block-NMC	747,045	2,890,000	-	-	-	-
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	-	-	-
A00270-N Distr Partnershp-NMC	2,500,000	2,500,000	-	-	-	-
A00422-PSU-Sch of Bus Comm-NMC	1,358,722	-	-	-	-	-
Redevelopment Grants						
A00418-SIP-General-NMC	12,000	-	-	-	-	-
Property Redevelopment Total	5,180,453	5,955,720	2,560,720	5,158,220	6,458,220	58,220
Total Program Expenditures	9,899,453	31,475,620	8,280,720	5,428,220	14,778,220	3,803,220
Personnel Services	130,057	98,718	161,057	166,404	168,879	171,297
Total Fund Expenditures	10,029,510	31,574,338	8,441,777	5,594,624	14,947,099	3,974,517
Interfund Transfers - Indirect Charges	815,394	859,303	998,631	1,023,075	1,035,806	1,054,199
Contingency	12,922,460	4,788,222	4,009,689	6,537,065	5,394,949	14,811,956
Total Fund Requirements	23,767,364	37,221,864	13,450,098	13,154,764	21,377,855	19,840,673

Note: Project A00270-N Distr Partnership for \$2.5 million is currently included in both FY 2016-17 Revised Budget and FY 2017-18 Proposed Budget due to project timing. Total project authority is limited to \$2.5 million.

Financial Summary Five-Year Forecast

River District URA Fund	Revised FY 2016-17	Proposed FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21	Forecast FY 2021-22
Resources						
Beginning Fund Balance	72,512,435	11,930,517	15,608,531	21,867,608	20,324,817	14,281,899
Revenue						
Fees and Charges	7,579	7,812	6,002	3,380	3,578	3,616
Grants - Federal except HCD	1,280,000	640,000	-	-	-	-
Interest on Investments	693,293	493,293	493,293	225,963	225,963	225,963
Loan Collections	560,476	976,573	750,288	422,454	447,308	451,938
TIF - Short Term Debt	24,975,000	24,975,000	24,975,000	14,298,103	-	-
TIF - Long Term Debt	17,000,000	3,500,000	-	8,000,000	3,832,216	-
Other Debt	17,961,785	-	9,500,000	-	-	-
Property Sales	7,400,028	4,500,000	-	-	-	-
Rent and Property Income	2,197,699	2,233,524	2,222,124	2,187,924	2,187,924	2,187,924
Reimbursements	100,000	136,000	136,000	100,000	100,000	100,000
Transfers In	493,293	-	-	39,900,000	-	-
Total Revenue	72,669,153	37,462,202	38,082,707	65,137,824	6,796,989	2,969,441
Total Resources	145,181,588	49,392,719	53,691,238	87,005,432	27,121,806	17,251,340
Requirements						
Administration						
A00025-Debt Management-RVD	437,608	686,014	1,266,919	35,178,202	65,000	-
Administration Total	437,608	686,014	1,266,919	35,178,202	65,000	-
Economic Development						
Traded Sector						
A00056-Cluster Development-RVD	35,000	50,000	50,000	-	-	-
Community Economic Development						
A00084-OT/CT Action Plan-RVD	65,000	65,000	65,000	-	-	-
Business Lending						
A00204-BL -General-RVD	15,000	-	-	-	-	-
Economic Development Total	115,000	115,000	115,000	-	-	-
Housing						
A00166-Affordable Housing-RVD	15,999,306	11,234,987	6,805,180	-	5,500,000	-
Housing Total	15,999,306	11,234,987	6,805,180	-	5,500,000	-
Infrastructure						
Public Facilities						
A00233-Union Station Grant-RVD	1,600,000	800,000	-	3,500,000	-	-
Infrastructure Total	1,600,000	800,000	-	3,500,000	-	-
Property Redevelopment						
Real Estate						
A00278-4th and Burnside-RVD	47,000	11,000	-	-	-	-
A00285-Block Y-RVD	45,100	25,249	25,249	25,249	25,249	25,249
A00286-Union Station-RVD	892,971	922,707	922,707	922,707	922,707	922,707
A00288-Centennial Mills-RVD	10,246,753	33,024	33,024	33,024	33,024	33,024
A00289-Station Place Lot 5-RVD	904,000	-	-	-	-	-
A00290-Station Place Prkng-RVD	263,356	253,444	253,444	253,444	253,444	253,444
A00291-Block R-RVD	9,800	9,800	9,800	9,800	9,800	9,800
A00292-One Waterfront North-RVD	7,400	8,200	-	-	-	-
A00293-Old Fire Station Mgmt-RVD	218,000	418,000	18,000	18,000	18,000	18,000
A00295-Real Estate Mgmt-RVD	13,250	-	-	-	-	-
Redevelopment Strategy						
A00276-Post Office-RVD	20,000	-	-	20,795,580	-	-
A00277-Dtwn Retail Strat-RVD	30,000	-	-	-	-	-
A00279-Broadway Corridor-RVD	590,000	400,000	-	-	-	-
A00280-10th & Yamhill Redev-RVD	5,000,000	22,500	45,000	45,000	45,000	45,000
A00284-Multnomah County-RVD	16,948,460	-	9,500,000	-	-	-
A00517-OT/CT Investment & Parking-RVD	3,002,000	13,002,000	7,062,604	-	-	-
Redevelopment Grants						
A00390-CLG-General-RVD	311,219	100,000	100,000	100,000	100,000	-
A00134-DOS-General-RVD	24,000	-	-	-	-	-
A00141-SIP-General-RVD	106,266	-	-	-	-	-
A00148-GFGP-General-RVD	45,201	-	-	-	-	-
A00497-Prosperity Investment Program (PIP) Grant-RVD	450,000	450,000	450,000	450,000	450,000	450,000
Property Redevelopment Total	39,174,776	15,655,924	18,419,828	22,652,804	1,857,224	1,757,224
Total Program Expenditures	57,326,690	28,491,925	26,606,927	61,331,006	7,422,224	1,757,224

**Financial Summary
Five-Year Forecast**

River District URA Fund	Revised FY 2016-17	Proposed FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21	Forecast FY 2021-22
Personnel Services	630,035	703,112	598,032	617,888	627,079	636,056
Total Fund Expenditures	57,956,725	29,195,037	27,204,959	61,948,894	8,049,303	2,393,280
Interfund Transfers - Indirect Charges	4,694,346	4,589,152	4,618,670	4,731,721	4,790,604	4,875,672
Interfund Transfers - Cash Transfers	70,600,000	-	-	-	-	-
Contingency	11,930,517	15,608,531	21,867,608	20,324,817	14,281,899	9,982,387
Total Fund Requirements	145,181,588	49,392,719	53,691,238	87,005,432	27,121,806	17,251,340

Financial Summary Five-Year Forecast

South Park Blocks URA Fund	Revised FY 2016-17	Proposed FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20	Forecast FY 2020-21	Forecast FY 2021-22
Resources						
Beginning Fund Balance	8,596,326	3,460,773	4,972,469	4,636,744	4,297,561	3,956,534
Revenue						
Fees and Charges	837	832	500	500	500	2,734
Interest on Investments	10,000	10,000	-	-	-	-
Loan Collections	87,438	103,956	62,536	62,536	62,536	341,853
TIF - Short Term Debt	0	1,000,000	-	-	-	-
Property Sales	747,045	6,028,076	-	-	-	-
Total Revenue	845,320	7,142,864	63,036	63,036	63,036	344,587
Total Resources	9,441,646	10,603,637	5,035,505	4,699,780	4,360,597	4,301,121
Requirements						
Administration						
A00026-Debt Management-SPB	8,120	5,000	5,000	5,000	5,000	25,000
Administration Total	8,120	5,000	5,000	5,000	5,000	25,000
Economic Development						
Business Lending						
A00205-BL -General-SPB	200,000	200,000	200,000	200,000	200,000	1,000,000
Economic Development Total	200,000	200,000	200,000	200,000	200,000	1,000,000
Housing						
A00167-Affordable Housing-SPB	5,360,000	500,000	-	-	-	-
Housing Total	5,360,000	500,000	-	-	-	-
Property Redevelopment						
Real Estate						
A00296-PSU Carpool Lot-SPB	0	4,600,000	-	-	-	-
Redevelopment Grants						
A00498-Prosperity Investment Program (PIP) Grant-SPB	100,000	50,000	50,000	50,000	50,000	50,000
Property Redevelopment Total	100,000	4,650,000	50,000	50,000	50,000	50,000
Total Program Expenditures	5,668,120	5,355,000	255,000	255,000	255,000	1,075,000
Personnel Services	7,138	6,918	6,450	6,546	6,639	6,731
Total Fund Expenditures	5,675,258	5,361,918	261,450	261,546	261,639	1,081,731
Interfund Transfers - Indirect Charges	305,615	269,250	137,312	140,673	142,423	144,952
Contingency	3,460,773	4,972,469	4,636,744	4,297,561	3,956,534	3,074,439
Total Fund Requirements	9,441,646	10,603,637	5,035,505	4,699,780	4,360,597	4,301,121

Financial Summary Five-Year Forecast

<u>Willamette Industrial URA Fund</u>	<u>Revised FY 2016-17</u>	<u>Proposed FY 2017-18</u>	<u>Forecast FY 2018-19</u>	<u>Forecast FY 2019-20</u>	<u>Forecast FY 2020-21</u>	<u>Forecast FY 2021-22</u>
Resources						
Beginning Fund Balance	4,108,435	4,002,717	3,878,442	3,755,242	3,631,735	3,623,788
Revenue						
Interest on Investments	10,000	10,000	5,000	5,000	5,000	-
Total Revenue	10,000	10,000	5,000	5,000	5,000	-
Total Resources	4,118,435	4,012,717	3,883,442	3,760,242	3,636,735	3,623,788
Requirements						
Administration						
A00033-Debt Management-WLI	5,718	5,718	5,718	5,718	-	-
Administration Total	5,718	5,718	5,718	5,718	-	-
Economic Development						
Traded Sector						
A00063-Cluster Development-WLI	20,000	20,000	20,000	20,000	-	-
A00117-Business Development-WLI	20,000	20,000	20,000	20,000	-	-
Business Lending						
A00212-BL -General-WLI	50,000	50,000	50,000	50,000	-	-
Economic Development Total	90,000	90,000	90,000	90,000	-	-
Property Redevelopment						
Redevelopment Strategy						
A00354-Project Development-WLI	20,000	20,000	20,000	20,000	-	-
Property Redevelopment Total	20,000	20,000	20,000	20,000	-	-
Total Program Expenditures	115,718	115,718	115,718	115,718	-	-
Personnel Services	0	6,620	-	-	-	-
Total Fund Expenditures	115,718	122,338	115,718	115,718	-	-
Interfund Transfers - Indirect Charges	0	11,937	12,483	12,788	12,948	13,177
Contingency	4,002,717	3,878,442	3,755,242	3,631,735	3,623,788	3,610,610
Total Fund Requirements	4,118,435	4,012,717	3,883,442	3,760,242	3,636,735	3,623,788