



PROSPER
PORTLAND

ADOPTED BUDGET

FY 2025-26

Adopted Budget FY 2025-26



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**Prosper Portland
FY 2025-26 Adopted Budget**

TABLE OF CONTENTS

	Page
<u>EXECUTIVE DIRECTOR'S MESSAGE</u>	
Executive Director's Message	5
<u>ABOUT PROSPER PORTLAND</u>	
About Prosper Portland	8
Budget Process.....	9
Community Budget Committee Requested Budget Letter.....	10
<u>FINANCIAL SUMMARY</u>	
Total Resources	13
Total Requirements	14
Total Resources by Account	15
Total Requirements by Account	16
Total Requirements by Fund	19
Account Summary by Expense Category.....	20
Forecast Discussion.....	21
Description of Resources.....	22
Description of Requirements.....	27
Risks to the Forecast	28
Prosper Portland's Fund Structure.....	30
Description of Prosper Portland's Fund Structure	31
<u>STAFFING</u>	
Staffing Summary	32
<u>FUND SUMMARIES</u>	
General Fund	34
Total Resources and Requirements	36
Account Summary by Appropriation.....	37
Tax Increment Financing Funds	41
82 nd Avenue	46
Airport Way	47
Central Eastside Corridor.....	48
Central Eastside	49
Convention Center	50
Cully	51
Downtown Waterfront.....	52
East 205	53
Gateway Regional Center	54
Interstate Corridor.....	55
Lents Town Center	56
Lloyd-Holladay	57
Neighborhood Prosperity Initiative.....	58
North Macadam	59
River District.....	60
South Park Blocks.....	61
Sumner, Parkrose, Argay, Columbia Corridor.....	62
Westside	63

**Prosper Portland
FY 2025-26 Adopted Budget**

Willamette Industrial.....	64
Account Summary by Appropriation.....	65
Enterprise Fund	90
Strategic Investment Fund	91
Business Management Fund	92
Account Summary by Appropriation.....	93
Internal Service Fund	96
Total Resources and Requirements	97
Account Summary by Appropriation.....	98
Special Revenue Funds.....	100
ACT Fund	101
Ambassador Program	102
ARPA Fund.....	103
COEP Fund.....	104
Enterprise Zone.....	105
HCD Contract Fund	106
Other Federal Grants	107
Portland Clean Energy Fund.....	108
Account Summary by Program	109
Five-Year Forecast.....	118
82 nd Avenue TIF Fund	119
Central Eastside Corridor TIF Fund	120
Central Eastside TIF Fund.....	121
Convention Center TIF Fund	122
Cully TIF Fund	123
Downtown Waterfront TIF Fund.....	124
East 205 TIF Fund.....	125
Gateway Regional Center TIF Fund.....	126
Interstate Corridor TIF Fund	127
Lents Town Center TIF Fund.....	128
Lloyd-Holladay TIF Fund.....	129
North Macadam TIF Fund.....	130
River District TIF Fund.....	131
Sumner, Parkrose, Argay, Columbia Corridor TIF Fund.....	132
Westside TIF Fund.....	133
Willamette Industrial TIF Fund.....	134
General Fund.....	135
Strategic Investment Fund	137

Budget Message from Shea Flaherty Betin

Interim Executive Director

To Members of the Prosper Portland Board of Commissioners and Portland City Council:

Prosper Portland focuses on creating economic growth and opportunity toward a future in which Portland is more globally competitive, equitable, and prosperous. [Advance Portland: A Call to Action for Inclusive Economic Growth](#), adopted by City Council in April 2023, establishes a focused plan to collectively deliver inclusive and sustainable economic growth. Shortly after adoption of Advance Portland, the Prosper Portland Board of Commissioners approved an update to the agency's Financial Sustainability Plan to i) adjust for impacts of the COVID pandemic and ii) incorporate budgetary changes tied to the conclusion of most tax increment finance (TIF) districts between 2020 and 2025 and return of funds to the City. The updated Financial Sustainability Plan provides a clear path toward funding the programs, priorities, and policies necessary to implement elements of Advance Portland being led by Prosper Portland.

Prosper Portland's fiscal year (FY) 2025-26 Adopted Budget prioritizes continued implementation of Advance Portland and alignment with the 2023 Financial Sustainability Plan. The inclusion of returning TIF General Fund resources together with existing ongoing General Fund, Community Development Block Grant (CDBG), and Cannabis Tax Funds provides the foundation to support operations as the current generation of TIF districts conclude; expands programming to launch the Office of Small Business; and broadens citywide lending programs to meet the needs of small businesses and to develop new middle-income housing development. Approved reductions included in this budget align with the Mayor's Proposed Budget and will result in a \$3.7 million reduction in ongoing resources with \$2 million being replaced on a one-time basis.

In FY 2025-26, Prosper Portland will also fully implement new loan, grant and technical assistance programs using Portland Clean Energy Fund (PCEF) to support small businesses and commercial development that further both Advance Portland and the Climate Investment Plan priorities.

The FY 2025-26 Adopted Budget deploys the final resources for projects and programs in concluding TIF districts while working with stakeholders to develop and bring to City Council Action Plans for the six new TIF districts to support Inclusive development and affordable housing resources in the Central City and East Portland for the next 30 years.

FY 2025-26 BUDGET OVERVIEW

Prosper Portland's FY 2025-26 Adopted Budget totals \$193 million in expenditures and 105 positions, constant with FY 2024-25. The Adopted Budget is currently balanced using 1) the latest updates on projects and programs and resources from TIF district community action plans, 2) constrained General Fund, Recreational Cannabis Tax Funds, and CDBG funds 3) the Returning TIF Decision Package, and 4) updated estimates for loan portfolio and property income revenues.

In total, the budget includes \$13.1 million in ongoing, one-time, and Returning TIF General Fund resources, \$3.1 million in Recreational Cannabis Tax Fund resources, \$124.2 million for TIF district spending and \$54 million in federal grant and other resources.

The FY 2025-26 Adopted Budget continues the financial realignment to the agency's Financial Sustainability Plan that is supported by the City General Fund, six newly adopted TIF Districts, and financial investments by the Strategic Investment Fund. General Fund programming, while reduced by the Mayor's Proposed Budget,

continues to provide funding for Citywide Economic Development programs, including operational capacity that leverages small business and commercial property lending outside of TIF Districts through the Strategic Investment Fund. The approved ongoing General Fund reduction equate to a 26% cut in ongoing resources or 50% reduction in the original \$8 million of returning TIF Funds identified to support Citywide Economic Development via the 2023 Returning TIF Budget Note. While \$2 million of the ongoing cut is restored with one-time resources, the expiration of these resources at the end of next year will drastically reduce programming for Workforce and Small Business Support.

FY 2025-26 BUDGET ALIGNMENT TO ADVANCE PORTLAND

Prosper Portland's General Fund, Cannabis Tax Fund, CDBG, and Enterprise Zone Funds, provide critical citywide resources to work toward the goals of Advance Portland. In total, \$20 million of these resources are aligned to the Advance Portland objectives in the following ways:

- **Propel Inclusive Economic Growth & Innovation** through traded sector business retention, expansion, and recruitment, Enterprise Zones, international trade development, and film recruitment and navigation through the Office of Events and Film.
- **Support BIPOC Entrepreneurs to Start, Scale and Innovate** through creating the new Office of Small Business (which includes and builds on the Small Business Hub and Inclusive Business Resource Network), Reimagine Oregon Economic Opportunity Grant Fund, Mercatus BIPOC Business Registry, small business repair and stabilization grants, and My People's Market.
- **Foster a Vibrant Central City & Neighborhood Commercial Districts** through the Neighborhood Prosperity Network, support for neighborhood business districts, funding to explore new TIF districts in East Portland and the Central City, events navigation and activations through the Office of Events and Film and creating affordable ground commercial space at The Fairfield.
- **Connect Portlanders to High Quality Jobs** through youth and adult workforce development programs serving culturally and geographically diverse populations across Portland, via partnership with Worksystems Inc, and via initiatives like Portland Means Progress.

TIF districts will support a variety of projects and programs to continue implementation of district Action Plans and programs. Two existing districts, Gateway and Cully, will continue to receive new tax increment proceeds. Several districts including Interstate, North Macadam and the amended Central Eastside and Lents district have residual resources programmed towards final commitments. Six newly adopted TIF Districts are planned to receive the first year of TIF proceeds in FY 2025-26. TIF district resources and action plans are aligned to the Advance Portland objectives in the following ways:

- **Foster a Vibrant Central City** through the Old Town Action Plan; Broadway Corridor; OMSI Master Plan; and South Waterfront/North Macadam TIF district investments in infrastructure to unlock new mixed-use, mixed-income development. The three newly adopted Central City TIF Districts now have assembled committees to develop the inaugural 5-year Action Plans for City Council approval in 2026.
- **Foster Vibrant Neighborhood Commercial Districts** through the N/NE Community Development Initiative Action Plan and the Williams & Russell project; the Lents Action Plan and related development at SE 92nd and Harold; the Gateway Action Plan and anticipated infrastructure improvements and related development at NE 102nd and Pacific; as well as community livability grants and small business grants and loans along key corridors. The Cully Action Plan will be completed and launched. The three newly adopted East Portland TIF Districts will soon have assembled committees to

develop the inaugural 5-year Action Plans for City Council approval in 2026.

- **Support BIPOC Entrepreneurs to Start, Scale and Innovate** through business lending programs which can be scaled citywide through the Strategic Investment Fund as TIF districts close out; affordable commercial tenanting at projects like The Nick Fish, Lents Commons, Alberta Commons, and the Fairfield; via small business grants, and investments of the Construction Equity Fund.
- **Connecting Portlanders to High Quality Jobs** through major projects like infrastructure improvements and affordable housing development at Broadway Corridor and other public private partnerships, traded sector business loans and grants for capital improvements in key job centers like the Central Eastside, and longer-term impacts through the Construction Equity Fund and related outcomes.

BUDGET PROCESS

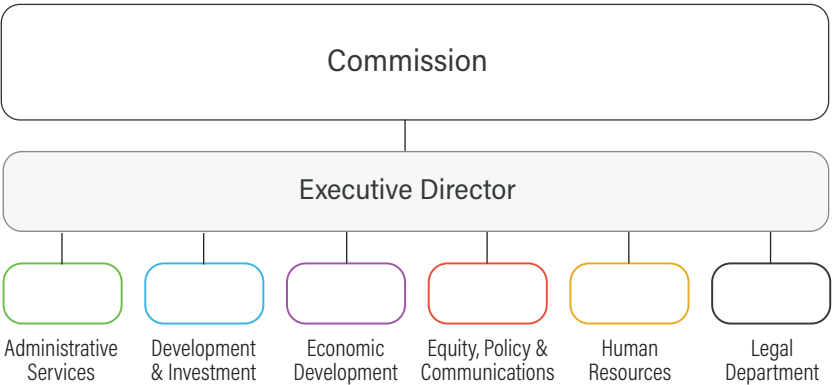
Prosper Portland staff reviewed the FY 2025-26 Draft Budget with its 15-member Community Budget Committee (CBC), which met four times over the course of the budget cycle and whose members represent a diverse array of geographic, industry-sector and community stakeholders. The Prosper Portland Board held a work session on January 30, 2025, to review General Fund programming and TIF district spending plans that were incorporated into the Requested Budget. The Requested Budget became part of the overall Requested Budget submitted by the Community and Economic Development Service Area alongside the budgets for the Bureau of Planning and Sustainability, Portland Housing Bureau, and Portland Permitting and Development. Staff also reviewed specific TIF district Requested Budgets with community and neighborhood organizations to receive input. The CBC letter and a summary of TIF district budget outreach is included in the Budget Process section of the Adopted Budget. These partnerships will continue to shape economic development priorities in FY 2025-26.

About Prosper Portland

Prosper Portland 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.

Guided by Advance Portland, a citywide strategic plan for inclusive economic development, Prosper Portland 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.

The agency uses its resources to focus public attention in specific areas of the city, which helps Portland realize capital projects, commercial growth, and small business expansion within 13 tax increment finance districts. It also carries out a comprehensive range of economic development programs that support small business, improve access to workforce training, manage events and activations, and create jobs for all Portland residents across the city. The agency 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.



Commissioners



Gustavo J. Cruz, Jr.
Commission Chair



Marcelino Alvarez
Commissioner



Felisa Hagins
Commissioner



Michi Slick
Commissioner

Leadership



Lisa Abuaf
Interim Executive Director



Tony Barnes
Chief Financial Officer



Andrew Fitzpatrick
Interim Director of
Economic Development



Stephon Kibs
Director of Human Resources



Amy Nagy
Interim Director of
Development & Investment

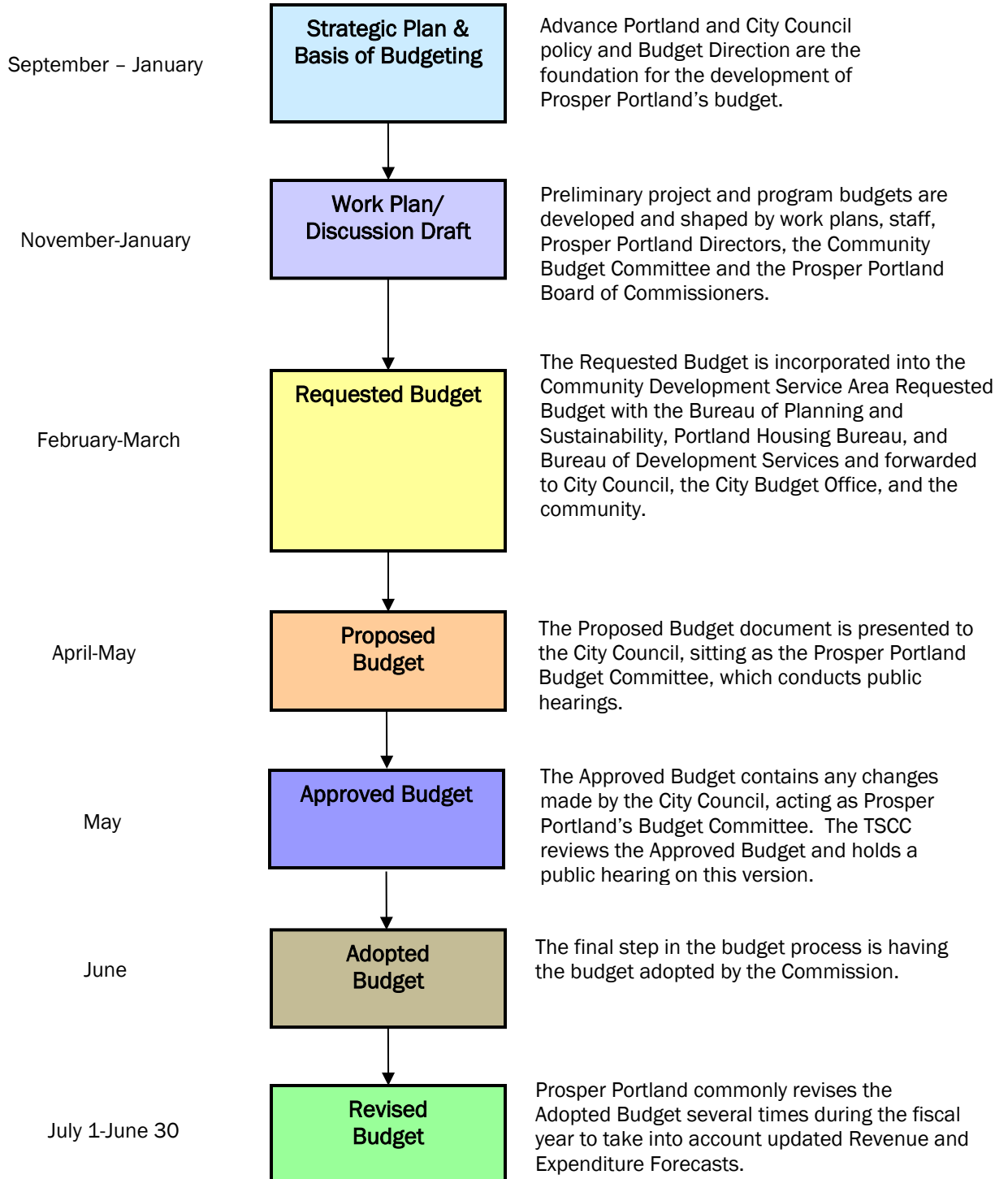


Chabre Vickers
Director of Equity, Policy
& Communications



Hope Whitney
General Counsel

Budget Process



Committee Members

Bryson Davis Williams &
Russell Project Working
Group

Carolyn Holcomb Central
Eastside Industrial Council

Corky Collier Columbia
Corridor Association

Erica Bjerning Foster Powell
Business Association

James Paulson
Worksystems, Inc.

James Taylor N/NE
Leadership Committee

Justice Rajee
Reimagine Oregon

Kari Naone TIE Oregon

Michael Harrison Oregon
Health & Science University

Oscar Arana Native
American Youth and Family
Center

Owen Ronchelli Go Lloyd

Prashanth Arulsakaran Old
Town Community
Association

Stephen Green Better
Portland

Thad Fisco Portland
Kettleworks

February 13, 2025

Shea Flaherty Betin
Interim Executive Director
Prosper Portland

We, the members of the Prosper Portland Community Budget Committee (Committee), are pleased to submit this letter to accompany submission of the Prosper Portland Requested Budget for fiscal year (FY) 2025-26.

Process

The Committee met four times from December 2024 through January 2025 to discuss priorities for the upcoming fiscal year and the City's budget guidance. Like last year, budget guidance this cycle required us to focus solely on reductions to base budgets and ongoing program offers.

Proposed Budget Cuts

Staff shared Mayor Wheeler's budget direction and the Committee understands the direction and implications of the potentially ten percent cut (\$1.47 million) to Prosper Portland's ongoing General Fund budget. Staff presented options that included a \$650 thousand reallocation of General Fund staff using planned investment returns from the Strategic Investment Fund paired with a \$822 thousand reduction to program delivery. Reallocation of staff to the Strategic Investment Fund reduce any contingency to help with longer-term operating funding needs and carries some risk since funding is dependent upon loan activity. Staff prepared the following scenarios for consideration of the \$822 thousand reduction:

- Scenario A: Proportional Cut across all General Fund programs
- Scenario B: Higher Focused Reduction to Commercial District Support; refocuses internal Prosper Portland capacity to deliver district supports
- Scenario C: Focused Reduction to Workforce Development; smaller reductions to Community Based District Support & Inclusive Entrepreneurship

The Committee encouraged staff to provide additional detail on each scenario that, to the extent possible, would create an "apples to apples" comparison of impacts from each scenario, including impacts to historically marginalized communities.

After discussing the scenarios over the course of two meetings, the Committee broadly supported Scenario B, which is further summarized as follows:

- No impact to Business Advancement/Traded Sector Work and Goals
- Removes Venture Portland funding; refocuses internal Prosper Portland capacity to deliver district supports
- Reduces administrative capacity for Inclusive Business Resource Network Community of Practice meetings
- Serves approximately 100 fewer workforce development participants
- Provides minor funding for contracts / grants for Office of Events & Activities and Office of Small Business

It should be noted that support for Scenario B was not unanimous, as one Committee member serves on Venture Portland's board and abstained from scenario deliberations. The Committee also urged Prosper Portland staff to directly communicate with Venture Portland so that the organization's leadership is aware of the Committee's recommendation, which is the same as staff's.

Tax Increment Finance Budgets

The Committee understands that most of the legacy tax increment finance (TIF) budgets are guided by community action plans that have set budget allocations in accordance with local priorities, including the Old Town Action Plan, Lents Action Plan, Gateway Action Plan, and North/Northeast Community Development Initiative. Staff also noted that while resources from the six newly approved districts will begin accruing in FY 2025-26, they will be meager and staff will spend most of next fiscal year convening committees to draft action plans and consider Affordable Housing Set Aside allocations on a district-by-district basis.

From February through March, Prosper Portland relationship managers will partner with Committee members who represent geographic constituencies to discuss TIF district budget priorities and will report out on community feedback to this Committee and at the City Council work session in March.

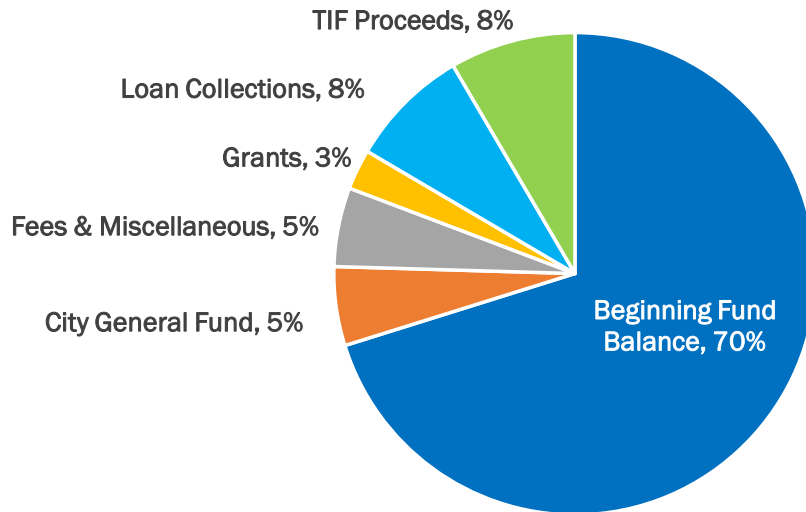
We thank you for the opportunity to comment.

Financial Summary

Financial Summary Total Resources

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Total All Funds						
Resources						
Beginning Fund Balance	339,244,477	351,172,662	361,974,564	216,461,660	216,461,660	213,938,600
Revenue						
City General Fund & Cannabis Fund	16,735,217	18,505,836	24,486,220	16,174,862	16,174,862	16,174,862
Fees and Charges	11,354,468	3,816,063	13,551,140	16,084,195	16,084,195	16,084,195
Grants - Federal except HCD	5,505,030	6,775,692	2,746,906	0	0	0
Grants - HCD Contract	2,384,022	2,262,907	2,180,932	2,148,627	2,148,627	2,169,719
Grants - State & Local	68,375	121,243	6,889,270	6,080,000	6,080,000	6,080,000
Interest on Investments	5,349,017	10,037,599	8,785,197	4,913,757	4,913,757	4,913,757
Loan Collections	3,033,857	2,079,717	2,649,473	4,278,852	4,278,852	4,278,852
TIF Debt Proceeds	56,887,187	57,787,138	61,437,452	25,668,589	25,668,589	25,668,589
Miscellaneous	539,790	1,086,804	540,000	50,000	50,000	50,000
Property Income	5,887,205	7,022,993	9,090,869	15,016,154	15,016,154	15,016,154
Reimbursements	635,846	1,622,141	509,044	497,288	497,288	497,288
Service Reimbursements	14,915,400	17,467,564	11,261,859	12,963,813	12,963,813	12,963,813
Transfers In	7,947,172	72,429,942	42,519,285	26,009,761	26,009,761	29,059,761
Total Revenue	131,242,586	201,015,639	186,647,647	129,885,898	129,885,898	132,956,990
Total Resources	470,487,063	552,188,301	548,622,211	346,347,558	346,347,558	346,895,590

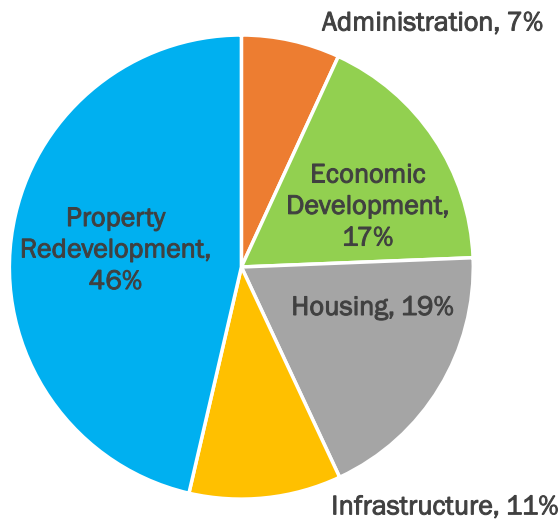
Total Resources - \$305M (net of transfers and service reimbursements)



Financial Summary Total Requirements

Total All Funds	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Requirements						
Expenditures						
Administration	14,886,995	17,067,378	14,417,167	13,226,213	13,226,213	13,226,213
Economic Development	25,328,336	34,653,798	40,813,671	30,398,325	33,398,325	33,674,241
Housing	15,865,684	15,316,123	50,544,314	35,997,147	35,997,147	35,997,147
Infrastructure	497,331	756,092	21,642,832	20,400,555	20,400,555	20,400,555
Property Redevelopment	35,812,201	35,245,293	149,797,640	89,188,846	89,188,846	89,274,717
Debt Service	4,061,276	0	0	0	0	0
Total Expenditures	96,451,823	103,038,684	277,215,624	189,211,086	192,211,086	192,572,873
Transfers	22,862,574	89,897,506	53,781,144	38,973,574	38,973,574	42,023,574
Contingency	0	0	217,284,666	13,148,404	13,148,404	13,186,410
Reserved For Future Expenditures	0	0	0	105,014,494	102,014,494	99,112,733
Ending Balance	351,172,666	359,252,111	340,777	0	0	0
Total Requirements	470,487,063	552,188,301	548,622,211	346,347,558	346,347,558	346,895,590

Total Expenditures - \$193M



Financial Summary
Total Resources by Account

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Total All Funds						
Resources						
Beginning Fund Balance	339,244,477	351,172,662	361,974,564	216,461,660	216,461,660	213,938,600
Revenue						
City General Fund						
City General Fund & Cannabis Fund	16,735,217	18,505,836	24,486,220	16,174,862	16,174,862	16,174,862
City General Fund Total	16,735,217	18,505,836	24,486,220	16,174,862	16,174,862	16,174,862
Federal & Other Grants						
Grants - Federal except HDC	5,505,030	6,775,692	2,746,906	0	0	0
Grants - HCD Contract	2,384,022	2,262,907	2,180,932	2,148,627	2,148,627	2,169,719
Grants - State & Local	68,375	121,243	6,889,270	6,080,000	6,080,000	6,080,000
Federal & Other Grants Total	7,957,427	9,159,843	11,817,108	8,228,627	8,228,627	8,249,719
Fees and Charges						
Application Fees and Dues	28,000	100,011	15,000	15,000	15,000	15,000
Loan Fees	44,917	140,307	0	0	0	0
Loan Late Charges	26,993	31,907	0	0	0	0
Loan NSF Charges	1,169	-1,165	0	0	0	0
Other Contracts	11,253,389	3,545,003	13,536,140	16,069,195	16,069,195	16,069,195
Fees and Charges Total	11,354,468	3,816,063	13,551,140	16,084,195	16,084,195	16,084,195
Interest on Investments						
Interest-All Other	-5,370	17,309	0	0	0	0
Interest-City Investment Pool	5,354,387	10,020,290	8,785,197	4,913,757	4,913,757	4,913,757
Interest on Investments Total	5,349,017	10,037,599	8,785,197	4,913,757	4,913,757	4,913,757
Loan Collections						
Loans - Interest Earned	851,816	766,794	906,580	876,826	876,826	876,826
Loans - Principal Collection	2,182,041	1,312,923	1,742,893	3,402,026	3,402,026	3,402,026
Loan Collections Total	3,033,857	2,079,717	2,649,473	4,278,852	4,278,852	4,278,852
Miscellaneous						
Miscellaneous	189,790	1,086,804	540,000	50,000	50,000	50,000
WTHP Penalty	350,000	0	0	0	0	0
Miscellaneous Total	539,790	1,086,804	540,000	50,000	50,000	50,000
Property Income						
CAM Reimbursement	242,936	433,322	337,130	321,985	321,985	321,985
Tax Recovery	31,520	21,390	74,000	70,711	70,711	70,711
Insurance Recovery	89,494	75,928	77,765	84,443	84,443	84,443
Real Property Sales	169,004	2,500	3,185,708	8,810,000	8,810,000	8,810,000
Property sale principal, contract	44,857	42,565	43,640	44,744	44,744	44,744
Property sale interest, contract	23,682	20,702	19,626	18,522	18,522	18,522
Lease Rent	1,506,013	4,617,354	2,635,361	2,780,334	2,780,334	2,780,334
Lease Rent Abatements	682,951	-777,675	-5,946	-57,240	-57,240	-57,240
Permit Rent	19,374	38,752	42,068	42,068	42,068	42,068
Parking - Monthly	797,540	663,677	689,643	851,329	851,329	851,329
Parking - Daily	2,347,947	2,388,401	2,318,433	2,419,027	2,419,027	2,419,027
Property Mgmt Misc Income	295,837	26,717	162,336	107,370	107,370	107,370
Property Income Total	6,251,155	7,553,633	9,579,764	15,493,293	15,493,293	15,493,293
Reimbursements						
Reimbursements	271,896	1,091,501	20,149	20,149	20,149	20,149
Reimbursements - Total	271,896	1,091,501	20,149	20,149	20,149	20,149
Service Reimbursements						
Service Reimbursements	14,915,400	17,467,564	11,261,859	12,963,813	12,963,813	12,963,813
Service Reimbursements Total	14,915,400	17,467,564	11,261,859	12,963,813	12,963,813	12,963,813
TIF Proceeds						
Tax Increment - LT Debt Exempt	1,436,566	0	0	0	0	0
Tax Increment - LT Debt Non-Exempt	0	0	31,965,452	8,314,469	8,314,469	8,314,469
Tax Increment - ST Debt Non-Exempt	55,450,621	57,787,138	29,472,000	17,354,120	17,354,120	17,354,120
TIF Proceeds Total	56,887,187	57,787,138	61,437,452	25,668,589	25,668,589	25,668,589
Other Long Term Debt						
Budgeted Transfers						
Budgeted Transfers	7,947,172	72,429,942	42,519,285	26,009,761	26,009,761	29,059,761
Total Budgeted Transfers	7,947,172	72,429,942	42,519,285	26,009,761	26,009,761	29,059,761
Total Revenue	131,242,586	201,015,640	186,647,647	129,885,898	129,885,898	132,956,990
Total Resources	470,487,063	552,188,302	548,622,211	346,347,558	346,347,558	346,895,590

Financial Summary
Total Requirements by Account

Total All Funds	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Personnel Services						
Salaries & Wages	10,854,750	12,617,901	13,887,563	14,115,331	14,115,331	14,158,288
Benefits & Taxes	5,760,548	6,840,728	8,350,281	9,027,972	9,027,972	9,027,972
Personnel Services Total	16,615,298	19,458,630	22,237,844	23,143,303	23,143,303	23,186,260
Materials and Services						
Service Contracts						
Prof Services Contracts	2,710,184	3,349,876	24,709,384	27,207,020	27,207,020	25,817,020
Language Services	15,043	53,272	0	3,000	3,000	3,000
IGA Prof Services Contracts	16,176,225	15,676,924	50,653,939	35,971,545	35,971,545	35,971,545
Temporary Services	272,550	23,537	0	0	0	0
Legal Expenses	138,819	181,482	1,376,015	27,000	27,000	27,000
Recruitment Services	101,534	54,055	173,000	65,000	65,000	65,000
Office Expense						
Printing & Graphics	38,267	15,973	18,850	17,800	17,800	17,800
General Office Expense	20,330	7,442	12,440	13,440	13,440	13,440
IGA Other Costs	0	0	853,860	0	0	0
Memberships, Dues, & Certificat	16,338	10,650	23,965	14,965	14,965	14,965
Publications & Resource Mat'ls	25,234	31,878	22,993	25,000	25,000	25,000
Postage & Delivery	10,250	7,415	10,589	10,475	10,475	10,475
Organizational Memberships	26,248	13,024	17,240	17,200	17,200	17,200
Public Communications/Marketing						
Advertising & Publ Notices	494,949	132,784	84,000	84,000	84,000	84,000
Marketing - Resources Dev	7,519	4,244	2,094	17,794	17,794	17,794
Public Meeting Expenses	24,296	33,047	30,000	32,000	32,000	32,000
Public Meeting Food Expense	1,082	7,635	1,000	1,000	1,000	1,000
Special Events Expenses	472,859	316,304	10,271	11,386	11,386	11,386
Event Sponsorship	333,147	319,618	220,890	193,000	193,000	193,000
Special Event Food Expense	19,677	32,327	9,045	8,480	8,480	8,480
Utilities						
Communication Services	125,235	101,794	91,078	98,633	98,633	98,633
Utilities and Water	293,407	370,326	336,690	333,359	333,359	333,359
Gas	61,637	98,997	50,343	50,142	50,142	50,142
Electric	249,963	313,794	301,077	245,584	245,584	245,584
Garbage	39,034	79,598	62,335	58,800	58,800	58,800
Insurance						
Claims Expense	5,000	0	0	0	0	0
Insurance	63,082	387,434	453,023	500,000	500,000	500,000
Miscellaneous						
Affinity Group Support	3,100	3,051	10,000	10,000	10,000	10,000
Local Travel	4,514	2,818	3,750	4,890	4,890	4,890
Parking	19,321	19,586	25,910	40,870	40,870	40,870
Miscellaneous	32,428	11,374	12,550	12,550	12,550	12,550
Loan Processing						
Loan Documents	6,362	21,739	2,600	2,300	2,300	2,300
Loan Servicing Costs	85	0	0	0	0	0
Bank Fees and Charges						
DMC Admin Services	160,183	230,336	184,580	274,900	274,900	274,900
Bank Fees	4,577	2,730	10,000	35,000	35,000	35,000
Prosper Portland Mgd Prop Exp						
Rents/Leases - Fac	1,025,863	1,265,325	1,076,657	1,098,622	1,098,622	1,098,622
Furniture Maintenance	100	0	0	0	0	0
Bldg Repairs & Maint - Prosper Portland	994,488	1,184,106	606,941	349,829	349,829	349,829
Security	1,648,677	1,820,475	1,359,722	846,601	846,601	846,601
Janitorial	-514,537	138,320	134,501	130,800	130,800	130,800
Equip Repairs & Maint - Prosper Portland	30,271	0	10,000	15,000	15,000	15,000
Building Repairs	132,064	69,621	288,890	260,000	260,000	260,000
Equip Lease & Rentals - Prosper Portland	0	0	106,681	0	0	0
Coffee/Water	9,069	22,201	10,000	10,000	10,000	10,000
Plant Care	3,222	3,237	7,100	7,100	7,100	7,100
Graffiti	5,015	6,306	8,280	8,280	8,280	8,280
Pest Control	7,920	5,731	5,558	3,980	3,980	3,980
Fencing	8,423	9,977	57,976	33,376	33,376	33,376
Vehicles Maintenance - Prosper Portland	448	50	950	730	730	730
Landscaping	160,584	185,304	205,688	130,544	130,544	130,544
Real Property Mgt Exp						
Rents/Leases - RE	0	417,673	15,000	0	0	0
Bldg Repairs & Maint - RE	679,417	0	0	0	0	0
CAM Expense - RE	52,303	75,360	242,280	244,280	244,280	244,280
Prop Mgmt Fees - RE	426,083	412,931	397,000	431,810	431,810	431,810
Employee Gross Payroll - RE	2,096,293	2,218,211	1,769,392	1,716,111	1,716,111	1,716,111

Financial Summary
Total Requirements by Account

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Total All Funds						
Employee Payroll Tax - RE	89,327	63,769	85,000	85,000	85,000	85,000
Property Taxes - RE	444,735	422,280	361,295	372,738	372,738	372,738
Property Mgmt Legal Expense - RE	275	1,038	970	0	0	0
Ppty Insurance - RE	746,516	1,170,147	1,268,599	1,144,786	1,144,786	1,144,786
Property Utilities - RE	21,472	0	0	0	0	0
Administrative Expense - RE	151,069	126,410	135,445	131,665	131,665	131,665
Asset Disposal Costs - RE	0	0	743,046	788,046	788,046	788,046
HOA Dues- RE	98,996	115,806	160,239	169,465	169,465	169,465
Parking Equipment Expense - RE	44,729	27,113	28,023	43,250	43,250	43,250
Property Mgmt Advertising & Marketing	165,882	155,747	176,666	2,182,885	2,182,885	2,182,885
Broker Fee - RE	54,864	32,168	113,000	47,000	47,000	47,000
Appraisal - RE	19,300	17,600	22,800	755,150	755,150	755,150
Property Management - Bad Debt RE	-968	0	0	0	0	0
Property Mgmt Miscellaneous Expense	356,027	742,751	273,405	284,824	284,824	284,824
Non Capital Equipment						
Software Applications	113,351	207,763	213,600	252,000	252,000	252,000
Software Maintenance	242,385	81,807	252,750	202,000	202,000	202,000
Hosted Services Maintenance	81,272	141,005	105,900	132,900	132,900	132,900
Computer Hardware	145,700	35,081	170,000	151,000	151,000	151,000
Furniture/Equip <\$5k	2,851	20,023	32,500	7,500	7,500	7,500
Training, Travel & Meetings						
Training Expense	38,601	49,724	110,094	104,750	104,750	104,750
Organizational Training	96,285	102,955	132,000	108,000	108,000	108,000
Training Travel Expenses	17,904	14,336	3,200	4,450	4,450	4,450
Out of Town Travel	62,161	42,041	9,500	10,750	10,750	10,750
Business Meeting Expense	3,822	2,960	3,150	1,750	1,750	1,750
Business Meeting Food Expense	8,866	6,414	3,300	2,250	2,250	2,250
Stipends	17,214	21,153	13,000	17,500	17,500	17,500
City Charges						
City Overhead Charges	428,493	171,787	705,000	638,000	638,000	638,000
Materials and Services Total	32,189,311	33,521,770	91,198,609	78,311,855	78,311,855	76,921,855
Capital Outlay						
Fixed Assets						
Acquisition	500,000	0	12,456,135	11,000,000	11,000,000	11,000,000
Prof & Tech Services	719,366	332,374	326,192	434,500	434,500	434,500
Leasehold Improvements	18,921	0	1,097,594	0	0	0
Tenant Improvements	469,276	517,637	301,123	75,000	75,000	75,000
Environmental Analysis & Remed	970,641	88,747	578,413	0	0	0
Demolition & Site Preparation	15,729,184	15,495,899	500,000	4,750,856	4,750,856	4,750,856
Permits, Review & Fees	178,716	58,318	771,766	750,555	750,555	750,555
Construction Costs	19,188	29,532	42,150,586	1,750,000	1,750,000	1,750,000
DEQ	0	2,134	0	0	0	0
Environmental Professional Services	127,576	10,740	995	0	0	0
Engineering	5,076	79,687	7,380	0	0	0
Architecture	19,827	85,437	13,000	0	0	0
Survey	0	12,912	0	0	0	0
Special Inspections	12,603	4,632	0	0	0	0
Infrastructure						
IGA Infrastructure Prof Serv	300,000	0	0	0	0	0
IGA Infrastructure Other Soft	40,128	0	0	0	0	0
IGA Infrastructure Constructio	491,707	0	0	11,900,000	11,900,000	11,900,000
Computer Equipment & Software						
Computer Equipment	131,834	160,666	0	0	0	0
System Software Applications	400	0	0	0	0	0
Other Capital Equipment						
Furniture & Equipment	0	20,154	100,000	0	0	0
Capital Outlay Total	19,734,443	16,898,868	58,303,184	30,660,911	30,660,911	30,660,911
Financial Assistance						
Loans						
Loans To Borrowers	1,954,894	3,393,935	58,959,499	24,614,869	24,614,869	26,014,869
Grants						
Grants to Grantees	18,539,913	18,755,233	43,015,751	32,208,298	35,208,298	35,517,128
Technical Assistance Grants	3,356,688	11,010,273	3,400,737	221,850	221,850	221,850
Regional Strategies Grants	0	0	100,000	50,000	50,000	50,000
Financial Assistance Total	23,851,495	33,159,441	105,475,987	57,095,017	60,095,017	61,803,847
Debt Service						
Debt Service - Principal	4,000,000	0	0	0	0	0
Debt Service - Interest	61,276	0	0	0	0	0
Debt Service Total	4,061,276	0	0	0	0	0

Financial Summary
Total Requirements by Account

	<u>Actuals</u> <u>FY 2022-23</u>	<u>Actuals</u> <u>FY 2023-24</u>	<u>Revised</u> <u>FY 2024-25</u>	<u>Proposed</u> <u>FY 2025-26</u>	<u>Approved</u> <u>FY 2025-26</u>	<u>Adopted</u> <u>FY 2025-26</u>
Total All Funds						
Total Expenditures	96,451,823	103,038,708	277,215,624	189,211,086	192,211,086	192,572,873
Transfers						
Indirect Cost - Admin Allocat	14,915,401	17,467,564	11,261,859	12,963,813	12,963,813	12,963,813
Operating Transfers Out	7,947,173	72,429,942	42,519,285	26,009,761	26,009,761	29,059,761
Transfers Total	22,862,574	89,897,506	53,781,144	38,973,574	38,973,574	42,023,574
Contingency	0	0	217,284,666	13,148,404	13,148,404	13,186,410
Reserved For Future Expenditures	0	0	0	105,014,494	102,014,494	99,112,733
Unappropriated Ending Fund Balance	351,172,666	359,252,087	340,777	0	0	0
Total Requirements	470,487,063	552,188,302	548,622,211	346,347,558	346,347,558	346,895,590

Financial Summary
Total Requirements by Fund

Total Requirements by Fund	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Requirements						
Expenditures						
Capital Projects						
82nd Ave TIF Fund	0	0	0	655,491	655,491	655,491
Airport Way TIF Fund	184,284	180,927	138,692	0	0	0
Central Eastside Corridor TIF Fund	0	0	0	114,940	114,940	114,940
Central Eastside TIF Fund	1,131,932	1,796,697	18,554,180	5,873,364	5,873,364	5,873,364
Convention Center TIF Fund	4,201,626	4,500,432	5,413,250	1,985,581	1,985,581	1,985,581
Cully TIF Fund	0	63,937	818,288	1,182,300	1,182,300	1,182,300
Downtown Waterfront TIF Fund	4,635,079	644,151	5,841,891	0	0	0
East 205 TIF Fund	0	0	0	1,099,280	1,099,280	1,099,280
Gateway Reg Center TIF Fund	1,331,505	1,191,091	23,845,453	21,787,253	21,787,253	21,832,440
Interstate Corridor TIF Fund	11,613,818	11,807,125	49,317,956	35,515,242	35,515,242	35,515,242
Lents Town Center TIF Fund	2,536,600	2,625,178	18,170,624	1,899,110	1,899,110	1,974,933
LLoyd-Holladay TIF Fund	0	0	0	226,487	226,487	226,487
North Macadam TIF Fund	799,082	2,577,324	22,701,061	40,452,673	40,452,673	40,452,673
NPI TIF Fund	302,021	964,719	0	0	0	0
River District TIF Fund	24,485,457	23,533,178	42,291,294	1,001,593	1,001,593	1,001,593
South Park Blocks TIF Fund	411,464	252,500	72,488	0	0	0
Summer, Parkrose, Argay, Columbia Corridor TIF Fund	0	0	0	461,986	461,986	461,986
Westside TIF Fund	0	0	0	11,820,683	11,820,683	11,822,913
Willamette Industrial TIF Fund	10,743	3,749	4,018,722	104,960	104,960	104,960
Enterprise Fund						
Business Management Fund	918,998	457,404	1,962,850	0	0	0
Strategic Investment Fund	472,441	3,182,999	21,955,193	13,503,614	16,503,614	16,573,614
General Fund						
General Fund	32,160,942	37,458,952	39,883,123	28,456,227	28,456,227	28,625,228
Internal Service Fund						
Special Revenue						
Affordable Commerical Tenanting Fund	0	0	501,321	15,691	15,691	15,691
Ambassadors Program Fund	0	312	13,000	0	0	0
American Rescue Plan Act Fund	5,258,857	6,532,825	2,730,088	0	0	0
Community Opportunities & Enhancements Program Fund	1,702,219	1,983,623	2,542,092	2,209,942	2,209,942	2,209,942
Enterprise Zone Fund	801,852	545,919	1,112,077	1,623,064	1,623,064	1,633,064
HCD Contract Fund	2,381,017	2,262,851	2,181,347	2,148,627	2,148,627	2,169,719
Other Federal Grants Fund	1,111,886	472,817	7,195,261	6,300,300	6,300,300	6,300,300
Portland Clean Energy Fund	0	0	5,955,373	10,772,678	10,772,678	10,741,132
Total Expenditures	96,451,823	103,038,708	277,215,624	189,211,086	192,211,086	192,572,873
Transfers	22,862,574	89,897,506	53,781,144	38,973,574	38,973,574	42,023,574
Contingency	0	0	217,284,666	13,148,404	13,148,404	13,186,410
Reserved for Future Expenditures	0	0	0	105,014,494	102,014,494	99,112,733
Ending Balance	351,172,666	359,252,087	340,777	0	0	0
Total Requirements	470,487,063	552,188,302	548,622,211	346,347,558	346,347,558	346,895,590

Financial Summary**Total Requirements by Expense Category**

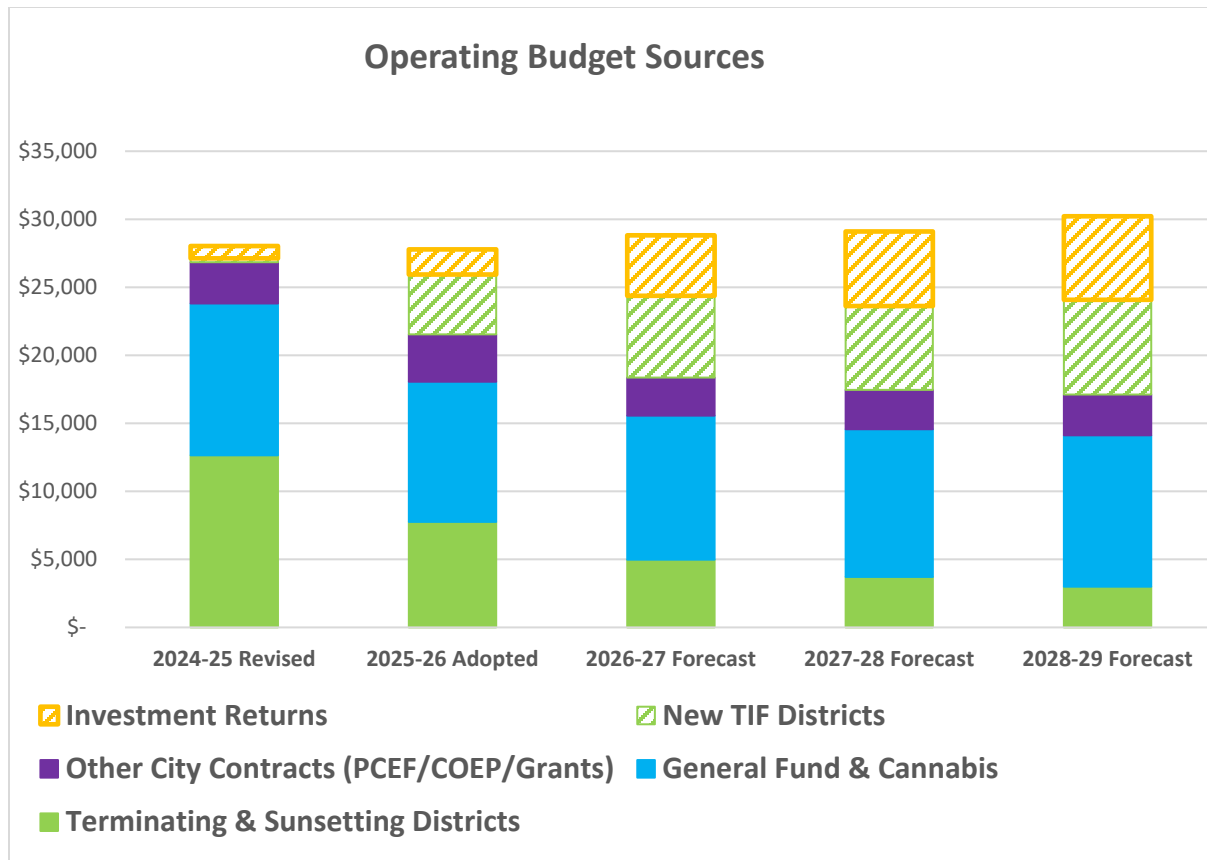
Total All Funds	Actuals <u>FY 2022-23</u>	Actuals <u>FY 2023-24</u>	Revised <u>FY 2024-25</u>	Proposed <u>FY 2025-26</u>	Approved <u>FY 2025-26</u>	Adopted <u>FY 2025-26</u>
Expenditures						
Personnel Services	16,615,298	19,458,630	22,237,844	23,143,303	23,143,303	23,186,260
Materials and Services	32,189,311	33,521,770	91,198,609	78,311,855	78,311,855	76,921,855
Capital Outlay	19,734,443	16,898,868	58,303,184	30,660,911	30,660,911	30,660,911
Financial Assistance	23,851,495	33,159,441	105,475,987	57,095,017	60,095,017	61,803,847
Debt Service	4,061,276	0	0	0	0	0
Total Expenditures	96,451,823	103,038,708	277,215,624	189,211,086	192,211,086	192,572,873
Transfers	22,862,574	89,897,506	53,781,144	38,973,574	38,973,574	42,023,574
Contingency	0	0	217,284,666	13,148,404	13,148,404	13,186,410
Reserved for Future Expenditures	0	0	0	105,014,494	102,014,494	99,112,733
Ending Balance	351,172,666	359,252,087	340,777	0	0	0
Total Requirements	470,487,063	552,188,302	548,622,211	346,347,558	346,347,558	346,895,590

Prosper Portland Five-Year Forecast

Prosper Portland's budget and forecast is guided by its [Financial Sustainability Plan](#) that was adopted by the Prosper Portland Board in 2023. The Financial Sustainability Plan is a 10-year plan that outlines how Prosper Portland can sustain operations and programs to support implementation of Advance Portland long-term as older TIF districts expire. The Plan includes four components (1) optimizing both public benefits and financial return of the remaining tax increment funds and existing real estate assets (2) securing additional public funding to support economic and community development programs, (3) partnering with public agencies to deliver real estate development activities that achieve public priorities, and (4) seeking additional revenues for capital and operations by leveraging core expertise. In the two years since adoption of the plan, the board and city council have approved measures through increased General Fund and adoption of seven new TIF districts that largely support increased public funding. The FY 2025-26 Adopted Budget and forecast focuses on investment of remaining TIF district resources from sunseting districts as well as investment of the Strategic Investment Fund, providing small business assistance, commercial loans and resources to support real estate investments that will help sustain the agency while providing access to capital citywide.

Prosper Portland's forecast shows tax increment revenue declining as existing districts reach maximum indebtedness and new TIF districts take time to build tax increment, constrained General Fund and Cannabis funds growing at 2.5%, loan repayments based on a discounted value of principal and interest repayments, and other assumptions as discussed below. New TIF resources in the later part of the five-year forecast include conservative projections for each of the six new TIF districts, as well as the remaining resources available in Gateway and the continuation of growth in Cully. The forecast also includes remaining resources in sunseting districts including Central Eastside, Lents, and Interstate where resources are dedicated to final district commitments.

Expenditures are held as relatively constant with staff levels staying flat, economic development activities staying relatively flat and capital projects aligning with TIF receipts. Additional resources will need to be generated from Strategic Investment Fund (SIF) returns and new TIF districts starting in FY 2025-26 to support status quo level of operations in accordance with the Financial Sustainability Plan, as shown in the graph below.



The housing forecast includes the Housing Set Aside resources in new TIF districts as well as Cully and Gateway.

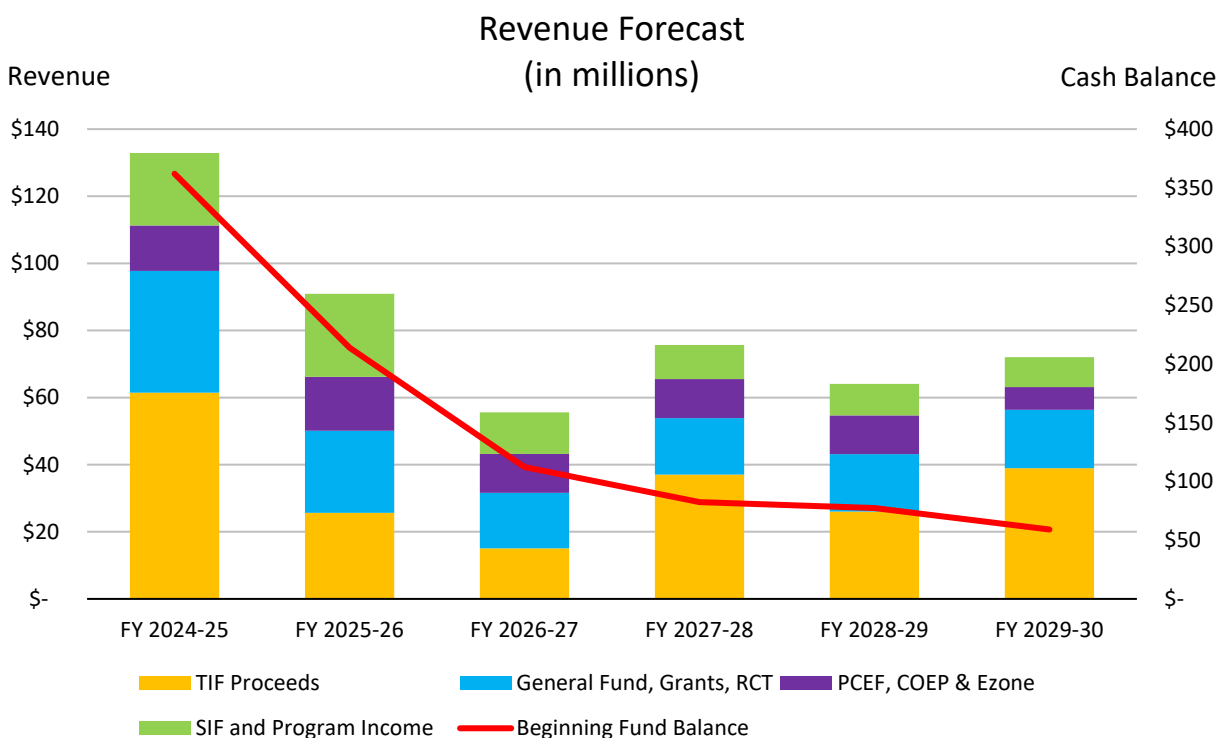
The contingency serves as the agency’s rolling ending fund balance for several operating and reserve funds and is mostly used for cash flow purposes.

The Reserved for Future Expenditures category is funding that is dedicated to forecasted projects and programs in the TIF district action plans, as well as funding in SIF programmed for loans and real estate projects, key to the financial sustainability of Prosper Portland.

Revenue Assumptions

Prosper Portland’s operating and capital expenditures are supported by resources described below. In summary, cash balances largely from existing TIF districts will be spent down over the forecast period on action plan commitments while new TIF proceeds will not be realized until assessed value from those districts increases over time. General Fund, Cannabis and various fees and charges are anticipated to be flat. Program income from loans and property is anticipated to decrease as loans are repaid and property is sold. New loan and project returns are anticipated but will not be incorporated into the budget and forecast until those loans and investments occur. The FY 2025-26 Adopted Budget includes approximately \$42

million less in total revenue net of service reimbursements and transfers, mostly due to TIF resources declining and General Fund one-time funding being spent out in FY 2024-25.



Beginning Fund (Cash) Balance - The FY 2025-26 beginning fund balance budget is \$214 million, a decrease of \$148 million from FY 2024-25 Revised Budget of \$362 million. The bulk of Prosper Portland’s beginning fund balances are in TIF district capital funds. The net proceeds from TIF are spent over multiple years on identified projects and programs. Beginning fund balance continues to decline in forecast years as projects in sunseting TIF districts are completed.

City General Fund - This revenue category includes both City of Portland General Fund resources as well as Recreational Cannabis Tax (RCT) resources, both of which Prosper Portland relies heavily on to fund economic development activities outside of TIF districts, and without the limitations that accompany TIF.

Ongoing programmatic funding provided by General Fund and RCT includes business advancement through traded sector growth, the Inclusive Business Resource Network (IBRN), Neighborhood Prosperity Network, community-based district support, Office of Small Business, Office of Events and Film, and workforce development.

Ongoing General Fund and RCT funds are forecasted to grow at 2.5% year over year. RCT funds have been especially volatile, with a 22% cut in FY 2024-25 and a one-time cut in FY 2025-26.

Prosper Portland saw a 25% cut to its ongoing General Funds in the Adopted FY 2025-26 Budget. \$2 million (14% of Prosper Portland's General Fund) was added back as one-time funding for FY 2025-26. The decline in General Funds and RCT will impact Prosper Portland's ability to deliver on economic development programs that support small businesses and Portland's workforce. These resources make up about 21% of Prosper Portland's 5-year revenue forecast, net of service reimbursements and transfers in.

Fees and charges include contracts for the Portland Clean Energy Fund (PCEF) and Community Opportunities and Enhancements Program (COEP), as well as Enterprise Zone revenue collection. PCEF is an intergovernmental agreement (IGA) and funds are already encumbered for Prosper Portland to spend out, therefore there is little risk to this line item. COEP is an annual IGA and there is uncertainty on how much funding will be allocated to Prosper Portland in the future. Enterprise Zone is a tax abatement program wherein Prosper Portland collects a fee from businesses participating in the program. Given the uncertainty around Portland's ability to attract new businesses and foster existing businesses, the revenue projections in this program are extremely conservative. Business and personal tax laws, media representation of Portland and other external sources directly impact this tax abatement program. Fees and charges make up about 16% of Prosper Portland's 5-year revenue forecast, net of service reimbursements and transfers in.

Federal and Other Grants - This revenue category includes Community Development Block Grant (CDBG) received via an IGA with the Portland Housing Bureau and other federal, state, and local grants, which make up 4% of resources in Prosper Portland's 5-year revenue forecast, net of service reimbursements.

With the spenddown of American Rescue Plan Act (ARPA) funds in FY 2024-25, the only remaining federal grant is the Community Development Block Grant (CDBG) funds for economic opportunity programs. These resources support community economic development activities focused on workforce development and small business technical assistance through IBRN. CDBG is projected to decline every year; however given the uncertainty of federal grant programs, this may not be a reliable source in the near future. The forecast includes \$2.2 million next fiscal year declining to \$1.8 million in FY 2029-30.

Also included in this category is a one-time grant from the State of Oregon to support redevelopment projects in downtown and central eastside.

Program Income - Program income derives from the following sources: interest on investments, loan collections, property income, and reimbursements; and makes up 18% of Prosper Portland forecasted resources, net of service reimbursements and transfers in. These funds are used to support TIF district development efforts, fund program management in TIF districts, provide for citywide investments through the Strategic Investment Fund and provide for general operations. Program income received in TIF districts is retained within the corresponding district and expended on projects in accordance with the city's adopted district plans. Federal loan collection program income is restricted in expenditure by law.

Loan revenue projections include a loan allowance for doubtful accounts, assessed on a loan-by-loan basis. Loan interest projections in SIF are meant to help fund operations of Prosper Portland, so if fewer loans get funded or if loans go uncollected, this will put additional pressure on Prosper Portland's operating budget and ability to fund current staffing levels.

Property income projections are based on active leases and historical performance for parking revenue and other activities. Prosper Portland holds and manages a variety of properties to meet both economic development and redevelopment goals ranging from commercial tenant space, parking facilities, vacant land held for redevelopment, as well as one hotel, the Inn at Convention Center originally planned for redevelopment. Income from property declined significantly during the COVID19 pandemic and has gradually improved in the last three years. Property held for economic development activity such as commercial space at Lents Commons and Alberta Commons include modest levels of income projected in the five-year forecast while property held for redevelopment (Including 92nd Harold in Lents; USPS in River District) generally do not have any income included in the forecast. Income projections from parking facilities and the Inn at Convention Center include modest forecasts based on recent performance. The forecast removes income from assets planned for disposition in the forecast period such as the Inn at Convention Center.

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 TIF districts. 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). Prosper Portland receives the net proceeds of these debt obligations, after payment of issuance costs and required reserves, to use on eligible projects within designated districts.

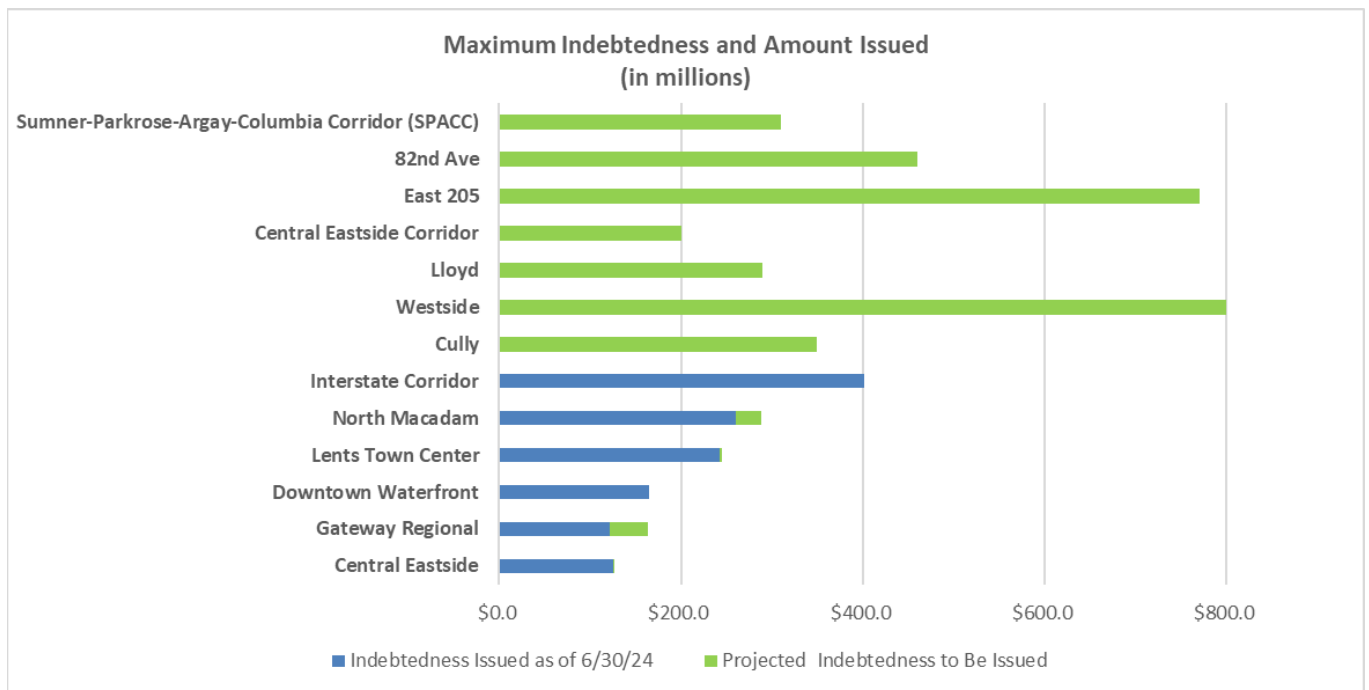
The forecast is developed in conjunction with the City of Portland using conservative assumptions on tax increment revenue collections and debt service requirements. TIF resources make up about 41% of Prosper Portland's 5-year revenue forecast, net of service reimbursements and transfers in. New TIF growth is estimated at between 1% and 3% depending on the location of the district, lower percentages for central city and higher percentages for East Portland. This is in large part due to the uncertainty around the real estate market in downtown Portland, as market values for commercial type properties in the central city decrease, Measure 5 compression increases and limits overall assessed value growth. While these are more conservative estimates, there is risk that values come in even lower in FY 2025-26. Given these slow growth projections, investments in the six new TIF districts for the first five years are limited.

Short Term (S-T) Debt – Short-term ("du jour") debt is overnight borrowing used to make tax increment revenues available to Prosper Portland that are in excess of amounts necessary for debt service on outstanding TIF district bonds or other indebtedness. The forecast

includes short term debt for each of the six new districts, as well as final debt proceeds in North Macadam and the continued drawdown in Gateway and Cully.

Long Term (L-T) Debt – Gateway bond proceeds that have been issued but are held by the City of Portland until eligible project costs are incurred and drawdowns on the bonds are requested. It's anticipated that there will be sufficient project costs incurred in FY 2025-26 to support the drawdown. Cully also includes projected long-term debt in the five-year forecast. No other long-term debt is anticipated to be issued until after the current five-year forecast for the six new districts.

Each TIF district 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. A TIF district's maximum indebtedness represents the principal amount of indebtedness that may be issued for a given district 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 district. Most active and sunseting districts have issued most or all of maximum indebtedness. Newly established districts are estimated to reach maximum indebtedness over a 30-year period.



Service Reimbursements - Include recovery for administrative expenses for Prosper Portland's support departments: Executive; Equity, Policy and Communications; Legal; and Administrative Services. The costs are allocated to operating department funds, which reimburse the general fund for their share of the costs.

Expenditure Assumptions

Prosper Portland's budget is appropriated by program area. Total expenditures are budgeted in the five program areas detailed below.

Administration - The administration program budget includes approximately 32 of Prosper Portland's budgeted 104 positions in FY 2025-26, the PERS pension obligation bond, and other agency-wide overhead expenditures such as Prosper Portland's office lease, hardware and software systems and insurance.

Economic Development - The economic development program budget includes business lending, community economic development, workforce development, business advancement and entrepreneurship programs funded by the Strategic Investment Fund, General Fund, Enterprise Zone, Community Development Block Grant funds, Recreational Cannabis Tax funds and other intergovernmental agreements. As discussed in the revenue section, with declining General Fund, CDBG and RCT funds, as well as ARPA funding expiring, economic development activities will be severely impacted over the forecast years unless additional resources are allocated. FY 2025-26 programmed expenditures decreased by about \$7 million from the previous year, in large part due to expiring one-time General Funds. About 38 FTE are budgeted to this appropriation category.

Housing - These expenditures occur through an IGA with Portland Housing Bureau (PHB) and incorporate amendments to the Housing Set Aside policy adopted by City Council in 2015 that dedicate 45% of all new TIF debt proceeds to affordable housing. Year over year changes in budget are related to the timing of project expenditures and the availability of TIF. Programmed expenditures for FY 2025-26 are \$15 million less largely due to the expiration of TIF districts and new districts having minimal resources.

Infrastructure - The infrastructure program budget includes all projects and programs that are public infrastructure improvements related to parks, public facilities, and transportation. Forecasted projects include funding for transportation improvements in Central Eastside, Gateway, North Macadam and Broadway Corridor, as well as greenway improvements in North Macadam.

Property Redevelopment - The property redevelopment program budget is comprised of commercial property redevelopment, commercial real estate lending, property management activities, and community redevelopment grants. Projects include ongoing predevelopment costs for the former US Post Office site and Broadway Corridor, funding for an IGA with Portland State University in the North Macadam district, and ongoing action plan investments for loans, grants and predevelopment work in Interstate and Gateway. The budget includes ongoing property management costs across Prosper Portland held properties including the Convention Center Garage, Inn at Convention Center, Station Place Garage, and Union Station. Property management expenditure assumptions for some assets (including Inn at the Convention Center) are removed from the forecast based on estimated timing of disposition.

Also included in this section are General Fund and Strategic Investment Fund allocations for small business lending, commercial lending, and middle-income housing lending programs. About 34 FTE are budgeted to this appropriation category. \$61 million less is budgeted here for FY 2025-26, which will partially be adjusted in the fall budget revision when project expenses are carried over from the previous year. Other changes are related to TIF spenddown in expiring districts and one-time General Fund projects.

Non-Program Requirements

Non-Departmental requirements are transfers and contingency.

Transfers - This category accounts for transfers between funds. Transfers are comprised 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

Contingency - This is budgeted to cover unanticipated requirements and for cash flow purposes. Most of the contingency is in the Business Management Fund. Contingency is maintained in the Business Management Fund to support the ability to manage cash flow in other funds via short-term interfund loans and provide for a general cash reserve.

Reserved For Future Expenditures – This category is decreasing largely due to the decreased beginning fund balance and the spending of TIF cash resources to fund projects and programs. The five-year forecast for each TIF district illustrates how reserves are budgeted between FY 2025-26 and FY 2029-30. Most of the FY 2025-26 reserves are spent down by FY 2029-30, however higher reserve amounts are maintained in several funds that have ongoing projects and programs past the five-year forecast (e.g. Convention Center, Interstate, Lents, River District, Westside, Strategic Investment Fund).

Risks to the Forecast and Confidence Level

Risks to the forecast include both revenue and expenditure assumption risks.

Revenue risks include:

TIF proceeds: Moderate risk for lower assessed value growth in five-year forecast for new central city districts. The Westside TIF district includes a 1% assessed value growth assumption; Lloyd and Central Eastside Corridor include a 2% growth assumption. 3% growth assumptions used for neighborhood districts.

Fees and Charges: Low risk based on established contracts and funding agreements.

Loan program income: Low risk based on loan discount/allowance already included in forecast and level of forecast revenue.

Property income: Low risk based on current performance trend and relative amount of forecasted revenue.

Expenditure Risk:

Personnel: Moderate, longer-term risk for personnel costs due to potential higher than forecast increases in health premiums as well as higher actuarially determined PERS rates in FY 2027-28 and FY 2028-29. Higher rates may put pressure on overall staffing and operating levels.

Prosper Portland has one union, which is under contract through the end of FY 2026-27 after which the contract will be renegotiated. Changes in overall compensation from the current contract may put pressure on overall staffing and operating levels.

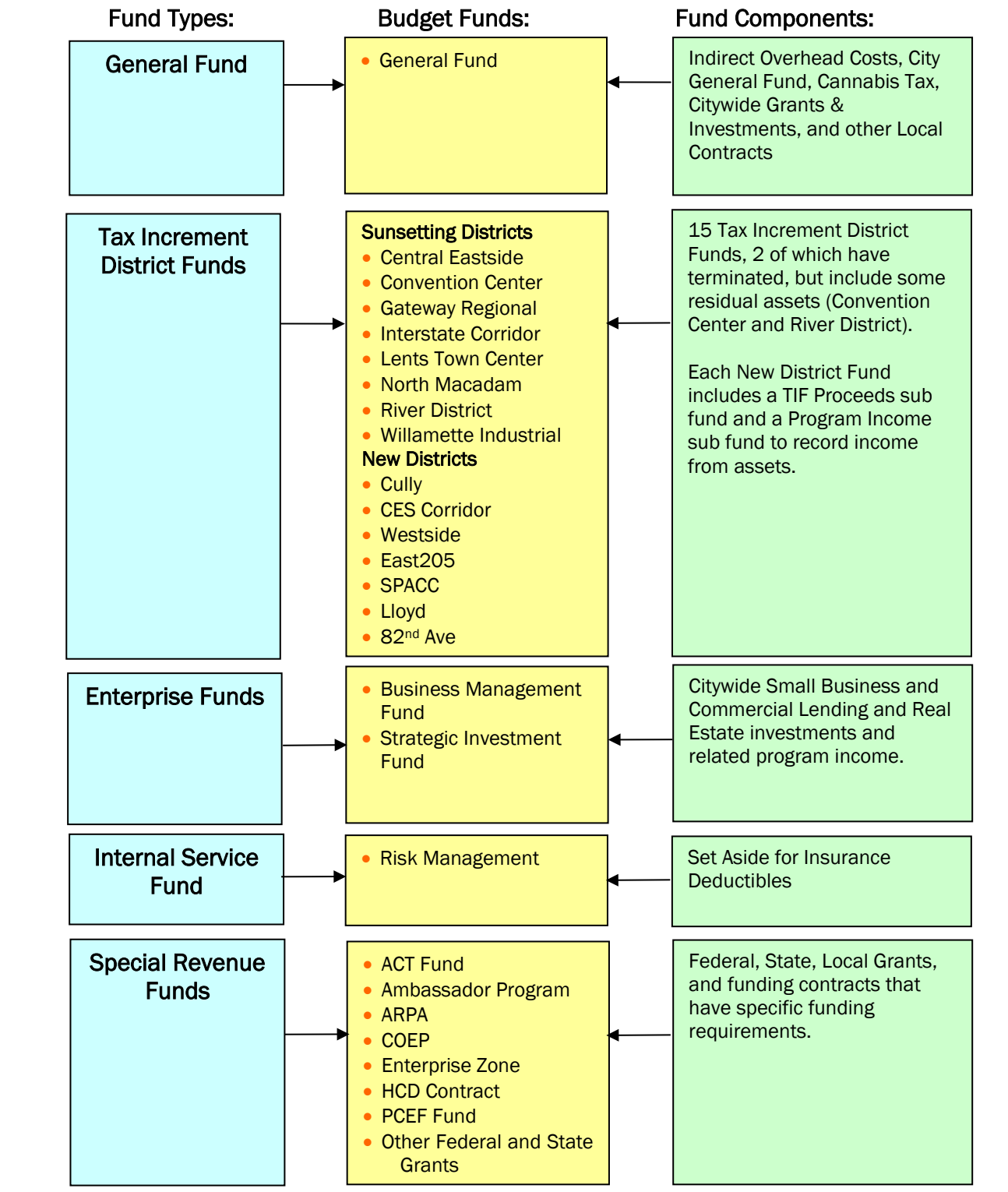
The operating budget does not include the FY 2025-26 level of personnel (102 positions) through the five-year forecast since the forecast does not include return assumptions for planned Strategic Investment Fund and other TIF district investments, that will be necessary to maintain operations as planned for in the Financial Sustainability Plan. Ability to maintain 102 FTE through the duration of the forecast will depend on realizing income projections from investments and will be reconciled in future forecasts.

Planned TIF district projects and programs: Low risk to overall resource availability for remaining resources in sunseting districts; however, higher inflation and interest rates may inflate project costs for loans, grants and other capital projects, resulting in reduced capacity for projects and programs.

External partner staffing and overhead expenditures have increased over the past couple of years, on par with inflation. With these increases and funding sources staying relatively flat, fewer small businesses and workforce participants are served per dollar spent. Levels seem to have stabilized, making this risk low in the near term.

Prosper Portland's Fund Structure

Prosper Portland has 5 Fund Types and
27 Active Budget Funds



Description of Prosper Portland's Fund Structure

Prosper Portland has 27 active budget funds. Within each budget fund, Prosper Portland 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 Prosper Portland'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 and Recreational Cannabis Tax Fund are budgeted here.

Tax Increment District Funds - These funds are used to manage the finances of Prosper Portland'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. Several of the funds will be closing as districts are completed, however, the budget will continue to show the funds with historical actuals.

Enterprise Funds - The Enterprise Fund accounts for economic development and development activities that are operational in nature and outside of TIF district funds. Most activity is within the Strategic Investment Fund which includes small business and commercial property lending programs.

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 - Prosper Portland's Special Revenue Funds include the following: ACT (Affordable Commercial Tenanting), Ambassador Program, ARPA (American Rescue Plan Act), COEP (Community Opportunities and Enhancements Program), Enterprise Zone, HCD (Housing and Community Development), PCEF (Portland Clean Energy Fund), 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.

Staffing Summary

The FY 2025-26 Adopted Budget includes a total of 104.5 positions. 99 positions are full time employee positions, and 5.5 positions are limited term equivalent.

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Department	Revised	Revised	Revised	Adopted
Development and Investment	25.0	25.0	28.0	33.0
Economic Development	17.0	18.0	26.0	26.0
Executive	2.0	2.0	2.0	2.0
Equity, Policy & Communications	10.0	11.0	12.0	12.0
Legal	5.0	5.0	5.0	5.0
Administrative Services Department	19.0	20.0	20.0	21.0
Total	78.0	81.0	93.0	99.0

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

FY 2023-24 - Positions budgeted for FY 2023-24 increased to 81 FTE, with additional positions in the Economic Development, Equity, Policy and Communications and the Administrative Services Department. Position changes were mostly related to transition of cannabis funding from the Office of Civic Life to Prosper Portland. The additional position in the Administrative Services Department also performs work for the Equity, Policy and Communications Department supporting the Reimagine Oregon program.

FY 2024-25 – Positions budgeted for FY 2024-25 increased to 93 FTE as a result of returning TIF resources to support the Small Business Office, the conversion of several limited term positions to full time positions and additional ongoing General Fund resources added in the Mayor’s Proposed Budget to support the large real estate development outside of TIF districts.

FY 2025-26 – Positions budgeted for the FY 2025-26 Adopted Budget increase to 99 FTE as a result of new TIF resources to support the district planning process and conversion of several limited term positions to full time positions.

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. Prosper Portland’s policy is to fill LTE positions for initiatives that have clear end-dates for specific work. This allows for flexibility in meeting workload demands while managing long-term staffing costs. The FY 2025-26 Adopted Budget includes 5.5 positions:

- 3 positions in Development and Investment. Positions will support Portland Clean Energy Fund (PCEF) programming for small business grants and commercial retrofit loans through the Property Fit program.

Staffing

- Economic Development includes 2 LTE positions. Positions are supporting PCEF small business technical assistance and the COEP program.
- 0.5 positions in Equity, Policy and Communications. This position will continue to support the Reimagine Oregon grant program.

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Department	Revised	Revised	Revised	Adopted
Development and Investment	5.0	5.0	4.0	3.0
Equity Policy & Communications	0.0	1.0	1.0	0.5
Administrative Services Department	2.0	1.0	1.0	0.0
Economic Development	9.0	8.0	3.0	2.0
Total	16.0	15.0	9.0	5.5

General Fund

The general fund is composed of sub-funds that do not have the geographic and program restrictions of the tax increment district funds. These sub-funds are the City General Fund, Citywide Grants & Investments Fund, Grant Offset Fund, Indirect Fund, Local Contracts Fund, and the Predevelopment Fund.

General Fund & Recreational Cannabis Tax

Program Offers	FY 2024-25 Ongoing Funds*	General Fund	RCT	FY 2025-26 Adopted Budget
Business Advancement	2,722,417	2,638,867	-	2,638,867
Entrepreneurship & Community Ec Dev				
Community-Based District Support	1,741,702	1,363,461	-	1,363,461
Inclusive Entrepreneurship	3,801,702	2,525,070	1,049,994	3,575,064
Office of Small Business	1,053,042	1,083,580		1,083,580
Workforce Development	1,735,989	1,586,333	-	1,586,333
ECED Subtotal	8,332,435	6,558,444	1,049,994	7,608,438
Office of Events & Film	1,219,539	1,147,199	56,080	1,203,279
Development & Investment				
Small Business & Middle-Income Housing				
Financial Assistance	2,281,385	2,022,545	-	2,022,545
Small Business Tenanting & Leasing	862,138	687,140	-	687,140
Development & Investment Subtotal	3,143,523	2,709,685	-	2,709,685
Reimagine Oregon	2,044,761	-	2,014,593	2,014,593
Total	17,462,675	13,054,195	3,120,667	16,174,862

*These figures include \$2 million that was removed as ongoing in FY 2025-26 and converted to one-time funds that will expire in June 2026, requiring a reduction of \$2 million in one or more programs. The resulting ongoing General Fund allocation for FY 2025-26 is \$11,054,195.

Fund Summary
Total Resources and Requirements

General Fund	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Resources						
Beginning Fund Balance	1,604,287	2,014,870	5,204,307	3,255,765	3,255,765	3,255,765
Revenue						
City General Fund & Cannabis Fund	16,735,217	18,505,836	24,486,220	16,174,862	16,174,862	16,174,862
Fees and Charges	333,670	1,088,843	2,041,524	585,060	585,060	585,060
Grants - State & Local	68,375	121,243	889,270	80,000	80,000	80,000
Interest on Investments	-9,997	23,621	79,738	48,117	48,117	48,117
Miscellaneous	187,705	500,958	540,000	50,000	50,000	50,000
Reimbursements	236,332	10,000	0	0	0	0
Service Reimbursements	14,915,400	17,467,564	11,261,859	12,963,813	12,963,813	12,963,813
Transfers In	464,323	4,100,000	5,363,636	450,000	450,000	3,500,000
Total Revenue	32,931,025	41,818,065	44,662,247	30,351,852	30,351,852	33,401,852
Total Resources	34,535,312	43,832,935	49,866,554	33,607,617	33,607,617	36,657,617
Requirements						
Expenditures						
Administration	14,665,719	16,755,607	13,133,908	12,956,313	12,956,313	12,956,313
Economic Development	12,199,979	18,933,306	18,993,935	11,878,798	11,878,798	12,047,799
Property Redevelopment	5,295,244	1,770,015	7,755,280	3,621,116	3,621,116	3,621,116
Total Expenditures	32,160,942	37,458,928	39,883,123	28,456,227	28,456,227	28,625,228
Transfers	359,499	1,167,598	5,904,660	5,151,208	5,151,208	7,984,201
Contingency	0	0	4,078,771	182	182	48,188
Ending Balance	2,014,871	5,206,409	0	0	0	0
Total Requirements	34,535,312	43,832,935	49,866,554	33,607,617	33,607,617	36,657,617

General Fund Summary Reports

- Account Summary
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Fund Summary
Account Summary by Appropriation

General Fund	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Administration						
Personnel Services						
Salaries & Wages	5,105,613	6,055,174	4,133,398	4,624,954	4,624,954	4,624,954
Overtime	2,354	4,678	0	0	0	0
Vacation	827,586	776,507	0	0	0	0
Sick Leave	244,340	337,159	0	0	0	0
Paid Parental Leave	17,578	25,773	0	0	0	0
National Holiday	578,820	704,939	0	0	0	0
Personal Holiday	128,555	137,353	0	0	0	0
Bereavement Leave	15,327	23,313	0	0	0	0
Jury Duty	8,103	2,295	0	0	0	0
Military Leave	38,710	42,280	0	0	0	0
FICA	514,359	585,588	0	0	0	0
TriMet Payroll Tax	54,251	64,887	0	0	0	0
Taxes, Health/Dental Insurance	770,115	928,177	2,080,671	2,522,140	2,522,140	2,522,140
Health & Dental - Retirees	48,907	14,439	0	0	0	0
Life & Disability Insurance	12,832	14,742	0	0	0	0
PERS - Employer	772,265	769,111	0	0	0	0
PERS - Employer Pickup	753,499	1,196,780	0	0	0	0
Workers Comp - Assessment	13,597	28,020	0	0	0	0
Workers Comp - Ins Expense	7,000	6,409	0	0	0	0
Unemployment Expense	10,500	45,447	0	0	0	0
Bus Pass Reimbursement	3,991	8,993	0	0	0	0
Pension Obligation Bond Pmt	1,088,968	1,132,517	1,177,000	1,225,000	1,225,000	1,225,000
Materials and Services						
Prof Services Contracts	327,127	674,155	1,418,715	451,000	451,000	451,000
Language Services	0	937	0	3,000	3,000	3,000
IGA Prof Services Contracts	185,351	185,351	165,875	222,875	222,875	222,875
Temporary Services	202,557	12,077	0	0	0	0
Legal Expenses	39,416	11,578	112,000	22,000	22,000	22,000
Recruitment Services	101,534	54,055	173,000	65,000	65,000	65,000
Printing & Graphics	9,187	11,688	18,850	17,800	17,800	17,800
General Office Expense	19,665	6,728	12,440	13,440	13,440	13,440
Memberships, Dues, & Certificat	7,739	10,000	23,965	14,965	14,965	14,965
Publications & Resource Mat'ls	20,337	24,254	22,993	25,000	25,000	25,000
Postage & Delivery	9,536	6,969	10,575	10,475	10,475	10,475
Organizational Memberships	13,628	12,024	16,240	16,200	16,200	16,200
Advertising & Publ Notices	69,409	77,951	84,000	84,000	84,000	84,000
Marketing - Resources Dev	1,295	0	2,094	17,794	17,794	17,794
Public Meeting Expenses	23,856	26,903	30,000	32,000	32,000	32,000
Public Meeting Food Expense	0	240	1,000	1,000	1,000	1,000
Special Events Expenses	15,951	9,553	10,271	11,386	11,386	11,386
Event Sponsorship	176,403	168,565	220,890	193,000	193,000	193,000
Special Event Food Expense	5,575	9,092	9,045	8,480	8,480	8,480
Communication Services	19,453	22,216	24,320	25,590	25,590	25,590
Insurance	61,312	377,541	453,023	500,000	500,000	500,000
Local Travel	1,816	1,167	3,750	4,890	4,890	4,890
Parking	19,070	18,385	25,910	40,870	40,870	40,870
Miscellaneous	16,434	9,914	12,550	12,550	12,550	12,550
Loan Documents	1,418	821	500	1,000	1,000	1,000
DMC Admin Services	18,154	24,141	10,000	5,000	5,000	5,000
Bank Fees	-12	155	10,000	35,000	35,000	35,000
Rents/Leases - Fac	824,134	1,092,828	878,589	900,554	900,554	900,554
Furniture maintenance	100	0	0	0	0	0
Bldg Repairs & Maint - Prosper Portland	0	0	1,000	6,000	6,000	6,000
Equip Repairs & Maint - Prosper Portland	30,271	0	10,000	15,000	15,000	15,000
Coffee/Water	9,069	22,201	10,000	10,000	10,000	10,000
Plant Care	3,222	3,237	5,000	5,000	5,000	5,000
Rents/Leases - RE	0	1	0	0	0	0
CAM Expense	0	15,417	180,000	180,000	180,000	180,000
Ppty Insurance - RE	22,133	0	0	0	0	0
Software Applications	89,749	191,101	213,600	251,500	251,500	251,500
Software Maintenance	242,005	81,441	252,750	202,000	202,000	202,000
Hosted Services Maintenance	79,904	137,086	105,900	132,900	132,900	132,900
Computer Hardware	145,700	35,081	170,000	151,000	151,000	151,000
Furniture/Equip <\$5k	2,851	20,023	32,500	7,500	7,500	7,500
Training Expense	31,587	34,503	105,094	99,750	99,750	99,750
Organizational Training	96,285	102,955	132,000	108,000	108,000	108,000
Training Travel Expenses	7,590	8,059	3,200	4,450	4,450	4,450
Out of Town Travel	8,893	9,202	9,500	10,750	10,750	10,750
Business Meeting Expense	2,092	1,212	3,150	1,750	1,750	1,750

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
General Fund						
Business Meeting Food Expense	709	2,365	3,300	2,250	2,250	2,250
Stipends	1,100	1,200	13,000	7,500	7,500	7,500
Affinity Group Support	3,100	3,051	10,000	10,000	10,000	10,000
City Overhead Charges	428,493	171,787	705,000	638,000	638,000	638,000
Capital Outlay						
Prof & Tech Services	121,017	1,000	27,250	6,000	6,000	6,000
Computer Equipment	131,834	160,666	0	0	0	0
System Software Applications	400	0	0	0	0	0
Furniture & Equipment	0	154	0	0	0	0
Total - Administration	14,665,719	16,755,607	13,133,908	12,956,313	12,956,313	12,956,313
Economic Development						
Personnel Services						
Salaries & Wages	1,524,954	1,647,856	3,841,365	2,817,372	2,817,372	2,720,133
Overtime	517	2,302	0	0	0	0
FICA	113,015	123,423	0	0	0	0
TriMet Payroll Tax	11,945	13,117	0	0	0	0
Taxes, Health/Dental Insurance	177,475	183,053	1,978,650	1,551,583	1,551,583	1,498,539
Life & Disability Insurance	3,112	3,425	0	0	0	0
PERS - Employer	116,108	105,891	0	0	0	0
PERS - Employer Pickup	218,254	278,868	0	0	0	0
Workers Comp - Assessment	3,505	6,512	0	0	0	0
Workers Comp - Ins Expense	1,726	1,416	0	0	0	0
Bus Pass Reimbursement	1,017	1,151	0	0	0	0
Materials and Services						
Prof Services Contracts	1,670,792	1,869,586	2,848,628	2,710,568	2,710,568	1,310,568
Language Services	2,764	13,908	0	0	0	0
Temporary Services	49,555	11,460	0	0	0	0
Legal Expenses	1,666	0	0	0	0	0
Printing & Graphics	25,267	1,629	0	0	0	0
General Office Expense	665	190	0	0	0	0
Memberships, Dues, & Certificat	7,833	600	0	0	0	0
Publications & Resource Mat'ls	4,447	7,624	0	0	0	0
Postage & Delivery	543	30	0	0	0	0
Organizational Memberships	12,536	330	500	500	500	500
Advertising & Publ Notices	171,483	37,390	0	0	0	0
Marketing - Resources Dev	6,224	3,130	0	0	0	0
Public Meeting Expenses	0	5,950	0	0	0	0
Public Meeting Food Expense	43	1,259	0	0	0	0
Special Events Expenses	213,514	117,337	0	0	0	0
Event Sponsorship	156,744	148,053	0	0	0	0
Special Event Food Expense	10,806	18,182	0	0	0	0
Communication Services	19,820	9,202	0	0	0	0
Insurance	1,417	9,893	0	0	0	0
Local Travel	427	1,604	0	0	0	0
Parking	220	1,196	0	0	0	0
Miscellaneous	0	1,460	0	0	0	0
Loan Documents	18	70	500	500	500	500
Bldg Repairs & Maint - Prosper Portland	0	845	0	0	0	0
Software Applications	13,235	10,821	0	0	0	0
Software Maintenance	144	114	0	0	0	0
Hosted Services Maintenance	900	3,919	0	0	0	0
Training Expense	4,073	4,689	0	0	0	0
Training Travel Expenses	10,314	6,277	0	0	0	0
Out of Town Travel	52,208	32,839	0	0	0	0
Business Meeting Expense	1,480	1,748	0	0	0	0
Business Meeting Food Expense	6,299	1,741	0	0	0	0
Stipends	4,313	12,203	0	0	0	0
Capital Outlay						
Permits, Review & Fees	0	18,156	0	0	0	0
Loans To Borrowers	0	0	400,000	0	0	1,400,000
Grants to Grantees	6,835,024	6,617,252	7,615,268	4,716,656	4,716,656	5,035,940
Technical Assistance Grants	743,577	7,595,605	2,309,024	81,619	81,619	81,619
Total - Economic Development	12,199,979	18,933,306	18,993,935	11,878,798	11,878,798	12,047,799
Property Redevelopment						
Personnel Services						
Salaries & Wages	408,019	655,717	1,481,232	961,689	961,689	961,689
FICA	29,949	48,548	0	0	0	0
TriMet Payroll Tax	3,173	5,197	0	0	0	0
Taxes, Health/Dental Insurance	61,003	97,265	763,308	527,448	527,448	527,448
Life & Disability Insurance	887	1,384	0	0	0	0
PERS - Employer	38,014	61,585	0	0	0	0
PERS - Employer Pickup	54,725	94,408	0	0	0	0

Fund Summary
Account Summary by Appropriation

	Actuals	Actuals	Revised	Proposed	Approved	Adopted
	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>FY 2025-26</u>	<u>FY 2025-26</u>
General Fund						
Workers Comp - Assessment	975	2,583	0	0	0	0
Workers Comp - Ins Expense	946	1,209	0	0	0	0
Bus Pass Reimbursement	34	605	0	0	0	0
Materials and Services						
Prof Services Contracts	3,379	256,285	2,274,097	15,479	15,479	15,479
Language Services	4,844	13,988	0	0	0	0
IGA Prof Services Contracts	37,600	106,400	0	0	0	0
Temporary Services	20,438	0	0	0	0	0
Legal Expenses	0	0	0	5,000	5,000	5,000
Printing & Graphics	0	190	0	0	0	0
General Office Expense	0	107	0	0	0	0
Memberships, Dues, & Certificat	333	0	0	0	0	0
Publications & Resource Mat'ls	150	0	0	0	0	0
Postage & Delivery	19	10	0	0	0	0
Organizational Memberships	36	340	500	500	500	500
Advertising & Publ Notices	39	1,030	0	0	0	0
Public Meeting Expenses	0	139	0	0	0	0
Public Meeting Food Expense	0	3,173	0	0	0	0
Special Events Expenses	0	350	0	0	0	0
Special Event Food Expense	0	600	0	0	0	0
Local Travel	2,160	0	0	0	0	0
Parking	15	0	0	0	0	0
Loan Documents	18	187	500	500	500	500
HOA Dues	145	0	0	0	0	0
Software Applications	360	324	0	500	500	500
Software Maintenance	236	0	0	0	0	0
Hosted Services Maintenance	216	0	0	0	0	0
Training Expense	0	10,414	0	0	0	0
Out of Town Travel	720	0	0	0	0	0
Business Meeting Food Expense	0	55	0	0	0	0
Capital Outlay						
Prof & Tech Services	1,294	2,843	0	0	0	0
Demolition & Site Preparation	3,500,000	0	0	0	0	0
Construction Costs	0	0	900,000	0	0	0
Financial Assistance						
Grants to Grantees	94,751	370,083	1,371,524	2,110,000	2,110,000	2,110,000
Technical Assistance Grants	1,030,766	35,000	964,119	0	0	0
Total - Property Redevelopment	5,295,244	1,770,015	7,755,280	3,621,116	3,621,116	3,621,116
Total Expenditures	32,160,942	37,458,928	39,883,123	28,456,227	28,456,227	28,625,228
Contingency	0	0	4,078,771	182	182	48,188
Indirect Cost - Admin Allocat	359,499	428,949	3,804,660	5,151,208	5,151,208	4,934,201
Operating Transfers Out	0	738,649	2,100,000	0	0	3,050,000
Unappropriated Ending Fund Balance	2,014,871	5,206,409	0	0	0	0
Total Requirements	34,535,312	43,832,935	49,866,554	33,607,617	33,607,617	36,657,617

Tax Increment District Funds

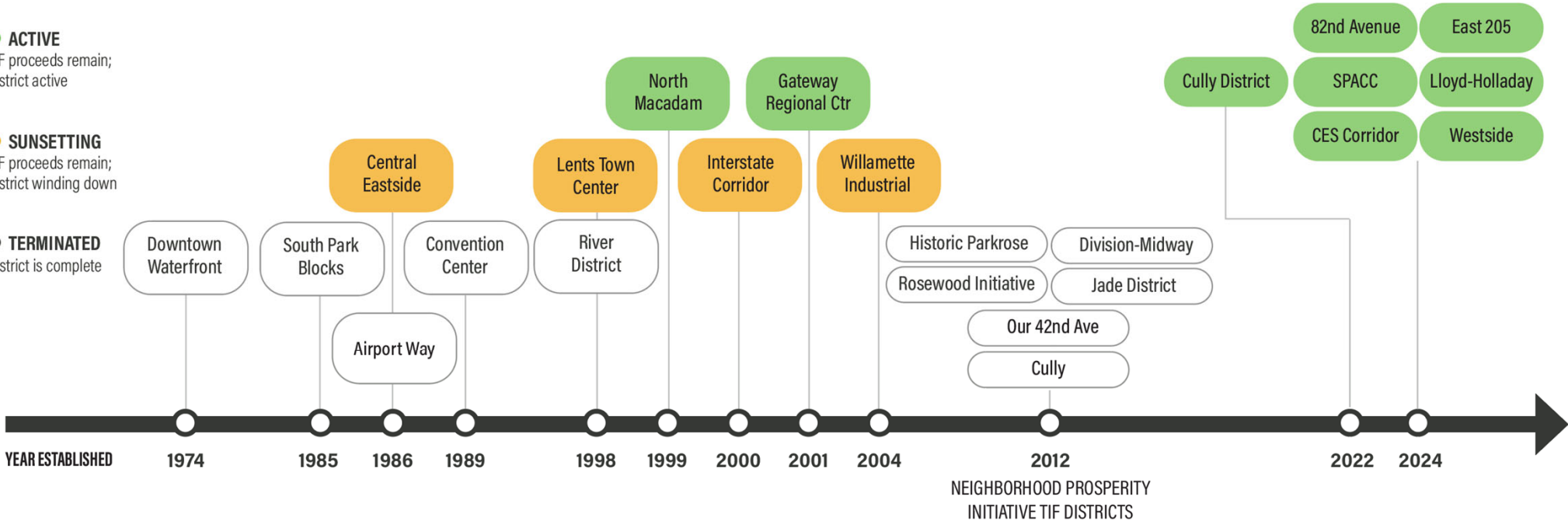
The capital project funds listed below account for the activities associated with the respective Tax Increment District.

- 82nd Avenue Fund
- Airport Way Fund
- Central Eastside Corridor Fund
- Central Eastside Fund
- Convention Center Fund
- Cully Fund
- Downtown Waterfront Fund
- East 205 Fund
- Gateway Regional Center Fund
- Interstate Corridor Fund
- Lents Town Center Fund
- Neighborhood Prosperity Initiative Fund
- Lloyd-Holladay Fund
- North Macadam Fund
- River District Fund
- South Park Blocks
- Sumner-Parkrose-Argay-Columbia Corridor (SPACC) Fund
- Westside Fund
- Willamette Industrial Fund

Portland TIF Districts Status

District Status

- **ACTIVE**
TIF proceeds remain;
district active
- **SUNSETTING**
TIF proceeds remain;
district winding down
- **TERMINATED**
District is complete



TIF District Action Plans

Each TIF district is guided by an action plan which provides information on the area including the legal boundaries, goals and objectives, project activities, and expiration dates. Each plan is approved by the Prosper Portland Board of Commissioners and by the Portland City Council.



**\$57M Commitment
(2014)**

*Neighborhood Investment
Business Vitality
District Livability*



**\$36M Commitment
(2014)**

*Lents Town Center
West Foster
Commercial Corridors
Affordable Housing
Industrial & Open Space*



**\$32M Commitment
(2017)**

+\$19.3M additional resources
*Promote Property Ownership
Business Ownership and Growth
New/Existing Homeowners
Advance Community Livability
Cultural Biz Hub(s)*



**\$65M Commitment
(2024)**

*Inclusive Economic Growth &
Celebrating our Diverse
Business Community
Activate a Livable Gateway
Housing Production &
Opportunity*

TIF District Financial Programs



Grant Programs

Prosperity Investment Program small business grants up to \$50K to \$75K

Community Livability Grants for anchor nonprofits, up to \$300,000

Affordable Commercial Tenanting (ACT) Grant generally equal to the rent discount for tenant improvements, up to \$300,000



Loan Programs

Commercial Property Redevelopment Loans

Tenant Improvements, Renovation, New Construction

Predevelopment, Construction, Permanent Financing

Property & Business Owners



TIF District Development Investments

\$24M

extension of
NW Johnson
and NW
Kearney, from
NW 9th Avenue
to Union
Station



Broadway Corridor

\$115M

development cost across
multiple projects:
homeownership,
affordable rental &
Black Business Hub



Williams & Russell

159

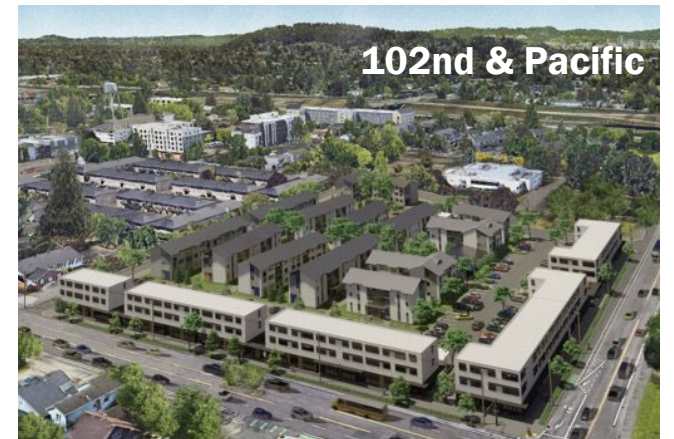
mixed-income
housing units



92nd & Harold

10+

acre acquisition for
new development &
new/improved East
Portland streets for
future growth by David
Douglas School
District & private
multifamily
development



102nd & Pacific

Fund Summary**Total Resources and Requirements**

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
82nd Ave TIF Fund						
Resources						
Revenue						
Interest on Investments	0	0	0	905	905	905
TIF Debt Proceeds	0	0	0	899,086	899,086	899,086
Total Revenue	0	0	0	899,991	899,991	899,991
Total Resources	0	0	0	899,991	899,991	899,991
Requirements						
Expenditures						
Administration	0	0	0	5,000	5,000	5,000
Economic Development	0	0	0	246,053	246,053	246,053
Housing	0	0	0	373,354	373,354	373,354
Property Redevelopment	0	0	0	31,084	31,084	31,084
Total Expenditures	0	0	0	655,491	655,491	655,491
Transfers	0	0	0	183,286	183,286	183,286
Reserved For Future Expenditures	0	0	0	61,214	61,214	61,214
Ending Balance	0	0	0	0	0	0
Total Requirements	0	0	0	899,991	899,991	899,991

Fund Summary**Total Resources and Requirements**

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Airport Way TIF Fund						
Resources						
Beginning Fund Balance	5,495,256	5,210,694	5,073,216	0	0	0
Revenue						
Fees and Charges	0	2,427	0	0	0	0
Interest on Investments	87,140	153,267	72,626	0	0	0
Loan Collections	121,482	117,181	126,840	0	0	0
Property Income	39,000	60,000	0	0	0	0
Total Revenue	247,622	332,874	199,466	0	0	0
Total Resources	5,742,878	5,543,569	5,272,682	0	0	0
Requirements						
Expenditures						
Administration	0	842	0	0	0	0
Economic Development	126	20,558	138,692	0	0	0
Property Redevelopment	184,158	159,527	0	0	0	0
Total Expenditures	184,284	180,927	138,692	0	0	0
Transfers	347,900	289,426	5,133,990	0	0	0
Ending Balance	5,210,694	5,073,216	0	0	0	0
Total Requirements	5,742,878	5,543,569	5,272,682	0	0	0

Fund Summary**Total Resources and Requirements**

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Central Eastside Corridor TIF Fund						
Resources						
Revenue						
Interest on Investments	0	0	0	54	54	54
TIF Debt Proceeds	0	0	0	191,927	191,927	191,927
Total Revenue	0	0	0	191,981	191,981	191,981
Total Resources	0	0	0	191,981	191,981	191,981
Requirements						
Expenditures						
Administration	0	0	0	5,000	5,000	5,000
Economic Development	0	0	0	86,463	86,463	86,463
Housing	0	0	0	23,477	23,477	23,477
Total Expenditures	0	0	0	114,940	114,940	114,940
Transfers	0	0	0	73,409	73,409	73,409
Reserved For Future Expenditures	0	0	0	3,632	3,632	3,632
Ending Balance	0	0	0	0	0	0
Total Requirements	0	0	0	191,981	191,981	191,981

Fund Summary

Total Resources and Requirements

Central Eastside TIF Fund	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Resources						
Beginning Fund Balance	38,637,261	36,459,596	24,340,596	8,104,218	8,104,218	8,104,218
Revenue						
Fees and Charges	6,498	830	0	0	0	0
Interest on Investments	621,928	857,636	276,690	133,984	133,984	133,984
Loan Collections	127,264	175,961	191,148	191,877	191,877	191,877
TIF Debt Proceeds	0	0	2,405,862	0	0	0
Miscellaneous	1,093	130	0	0	0	0
Property Income	68,306	88,988	44,146	2,450,229	2,450,229	2,450,229
Transfers In	11,478	0	71,208	0	0	0
Total Revenue	836,567	1,123,545	2,989,054	2,776,090	2,776,090	2,776,090
Total Resources	39,473,828	37,583,141	27,329,650	10,880,308	10,880,308	10,880,308
Requirements						
Expenditures						
Administration	12,026	8,006	9,500	9,600	9,600	9,600
Economic Development	461,875	35,801	966,699	250,000	250,000	250,000
Housing	50,230	113,906	4,990,948	1,851,905	1,851,905	1,851,905
Infrastructure	0	0	10,900,100	0	0	0
Property Redevelopment	607,801	1,638,984	1,686,933	3,761,859	3,761,859	3,761,859
Total Expenditures	1,131,932	1,796,697	18,554,180	5,873,364	5,873,364	5,873,364
Transfers	1,882,300	11,445,848	671,252	4,044,884	4,044,884	4,044,884
Contingency	0	0	8,104,218	0	0	0
Reserved For Future Expenditures	0	0	0	962,060	962,060	962,060
Ending Balance	36,459,596	24,340,596	0	0	0	0
Total Requirements	39,473,828	37,583,141	27,329,650	10,880,308	10,880,308	10,880,308

Fund Summary

Total Resources and Requirements

Convention Center TIF Fund	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Resources						
Beginning Fund Balance	4,152,103	3,312,588	3,449,764	1,059,098	1,059,098	1,059,098
Revenue						
Fees and Charges	12,316	21,979	0	0	0	0
Interest on Investments	43,198	94,442	48,307	21,739	21,739	21,739
Loan Collections	538,612	382,779	338,923	321,866	321,866	321,866
Miscellaneous	0	30	0	0	0	0
Property Income	3,244,871	3,455,333	2,966,959	1,315,400	1,315,400	1,315,400
Reimbursements	67,114	379,025	51,882	52,000	52,000	52,000
Transfers In	0	800,000	0	0	0	0
Total Revenue	3,906,111	5,133,589	3,406,071	1,711,005	1,711,005	1,711,005
Total Resources	8,058,214	8,446,177	6,855,835	2,770,103	2,770,103	2,770,103
Requirements						
Expenditures						
Administration	15,494	842	2,500	2,500	2,500	2,500
Economic Development	1,035	0	20,284	0	0	0
Property Redevelopment	4,185,097	4,499,590	5,390,466	1,983,081	1,983,081	1,983,081
Total Expenditures	4,201,626	4,500,432	5,413,250	1,985,581	1,985,581	1,985,581
Transfers	544,000	495,981	383,487	372,616	372,616	372,616
Contingency	0	0	1,059,098	0	0	0
Reserved For Future Expenditures	0	0	0	411,906	411,906	411,906
Ending Balance	3,312,588	3,449,764	0	0	0	0
Total Requirements	8,058,214	8,446,177	6,855,835	2,770,103	2,770,103	2,770,103

Fund Summary

Total Resources and Requirements

Cully TIF Fund	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Resources						
Beginning Fund Balance	0	0	81,298	322,586	322,586	322,586
Revenue						
Interest on Investments	0	844	2,055	24,880	24,880	24,880
TIF Debt Proceeds	0	144,392	1,222,000	2,400,449	2,400,449	2,400,449
Total Revenue	0	145,236	1,224,055	2,425,329	2,425,329	2,425,329
Total Resources	0	145,236	1,305,353	2,747,915	2,747,915	2,747,915
Requirements						
Expenditures						
Administration	0	0	4,910	7,000	7,000	7,000
Economic Development	0	38,862	198,072	301,463	301,463	301,463
Housing	0	18,834	532,142	723,837	723,837	723,837
Property Redevelopment	0	6,241	83,164	150,000	150,000	150,000
Total Expenditures	0	63,937	818,288	1,182,300	1,182,300	1,182,300
Transfers	0	0	164,479	204,681	204,681	204,681
Contingency	0	0	322,586	0	0	0
Reserved For Future Expenditures	0	0	0	1,360,934	1,360,934	1,360,934
Ending Balance	0	81,298	0	0	0	0
Total Requirements	0	145,236	1,305,353	2,747,915	2,747,915	2,747,915

Fund Summary

Total Resources and Requirements

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Downtown Waterfront TIF Fund						
Resources						
Beginning Fund Balance	37,704,434	32,033,581	26,105,511	199,227	199,227	199,227
Revenue						
Interest on Investments	551,562	803,865	126,528	3,715	3,715	3,715
Loan Collections	20,410	20,700	26,278	0	0	0
TIF Debt Proceeds	0	0	5,016,500	0	0	0
Property Income	96,873	72,405	2,008	0	0	0
Reimbursements	9,881	36,000	20,149	0	0	0
Total Revenue	678,726	932,970	5,191,463	3,715	3,715	3,715
Total Resources	38,383,160	32,966,551	31,296,974	202,942	202,942	202,942
Requirements						
Expenditures						
Administration	20,350	842	0	0	0	0
Economic Development	59,026	29,284	0	0	0	0
Infrastructure	0	0	364,000	0	0	0
Property Redevelopment	494,427	614,025	5,477,891	0	0	0
Debt Service	4,061,276	0	0	0	0	0
Total Expenditures	4,635,079	644,151	5,841,891	0	0	0
Transfers	1,714,500	6,216,889	25,255,856	150,778	150,778	150,778
Contingency	0	0	199,227	0	0	0
Reserved For Future Expenditures	0	0	0	52,164	52,164	52,164
Ending Balance	32,033,581	26,105,511	0	0	0	0
Total Requirements	38,383,160	32,966,551	31,296,974	202,942	202,942	202,942

Fund Summary**Total Resources and Requirements**

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
East 205 TIF Fund						
Resources						
Revenue						
Interest on Investments	0	0	0	255	255	255
TIF Debt Proceeds	0	0	0	1,459,859	1,459,859	1,459,859
Total Revenue	0	0	0	1,460,114	1,460,114	1,460,114
Total Resources	0	0	0	1,460,114	1,460,114	1,460,114
Requirements						
Expenditures						
Administration	0	0	0	5,000	5,000	5,000
Economic Development	0	0	0	459,416	459,416	459,416
Housing	0	0	0	634,864	634,864	634,864
Total Expenditures	0	0	0	1,099,280	1,099,280	1,099,280
Transfers	0	0	0	343,607	343,607	343,607
Reserved For Future Expenditures	0	0	0	17,227	17,227	17,227
Ending Balance	0	0	0	0	0	0
Total Requirements	0	0	0	1,460,114	1,460,114	1,460,114

Fund Summary

Total Resources and Requirements

Gateway Reg Center TIF Fund	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Resources						
Beginning Fund Balance	17,986,237	20,476,684	22,480,399	25,059,865	25,059,865	25,059,865
Revenue						
Fees and Charges	1,150	4,310	0	0	0	0
Interest on Investments	304,786	612,575	674,412	597,788	597,788	597,788
Loan Collections	133,058	118,243	118,241	112,327	112,327	112,327
TIF Debt Proceeds	3,848,952	4,097,935	26,250,000	12,268,255	12,268,255	12,268,255
Property Income	48,324	85,753	86,087	115,622	115,622	115,622
Reimbursements	4,582	9,927	9,163	26,335	26,335	26,335
Total Revenue	4,340,852	4,928,742	27,137,903	13,120,327	13,120,327	13,120,327
Total Resources	22,327,089	25,405,426	49,618,302	38,180,192	38,180,192	38,180,192
Requirements						
Expenditures						
Administration	10,981	25,499	44,800	45,000	45,000	45,000
Economic Development	40,665	30,659	549,980	216,657	216,657	216,657
Housing	731,773	86,768	2,589,198	5,051,831	5,051,831	5,051,831
Infrastructure	3,563	0	1,750,390	1,750,000	1,750,000	1,750,000
Property Redevelopment	544,523	1,048,164	18,911,085	14,723,765	14,723,765	14,768,952
Total Expenditures	1,331,505	1,191,091	23,845,453	21,787,253	21,787,253	21,832,440
Transfers	518,900	1,733,937	712,984	1,002,516	1,002,516	1,042,800
Contingency	0	0	25,059,865	0	0	0
Reserved For Future Expenditures	0	0	0	15,390,423	15,390,423	15,304,952
Ending Balance	20,476,684	22,480,399	0	0	0	0
Total Requirements	22,327,089	25,405,426	49,618,302	38,180,192	38,180,192	38,180,192

Fund Summary

Total Resources and Requirements

Interstate Corridor TIF Fund	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Resources						
Beginning Fund Balance	70,563,882	85,920,833	95,816,060	50,773,394	50,773,394	50,773,394
Revenue						
Fees and Charges	5,205	497	0	0	0	0
Interest on Investments	1,203,368	2,443,862	2,874,482	981,394	981,394	981,394
Loan Collections	95,537	181,711	96,000	44,430	44,430	44,430
TIF Debt Proceeds	26,992,652	28,820,274	2,543,090	0	0	0
Miscellaneous	312	0	0	0	0	0
Property Income	443,108	286,999	375,517	386,731	386,731	386,731
Reimbursements	189,287	138,710	143,411	147,594	147,594	147,594
Total Revenue	28,929,469	31,872,053	6,032,500	1,560,149	1,560,149	1,560,149
Total Resources	99,493,351	117,792,885	101,848,560	52,333,543	52,333,543	52,333,543
Requirements						
Expenditures						
Administration	93,585	162,013	208,679	69,800	69,800	69,800
Economic Development	439,057	358,911	988,942	1,725,403	1,725,403	1,725,403
Housing	8,313,783	9,343,682	22,316,692	19,589,352	19,589,352	19,589,352
Property Redevelopment	2,767,393	1,942,519	25,803,643	14,130,687	14,130,687	14,130,687
Total Expenditures	11,613,818	11,807,125	49,317,956	35,515,242	35,515,242	35,515,242
Transfers	1,958,700	10,169,701	1,757,210	1,184,039	1,184,039	1,184,039
Contingency	0	0	50,773,394	0	0	0
Reserved For Future Expenditures	0	0	0	15,634,262	15,634,262	15,634,262
Ending Balance	85,920,833	95,816,060	0	0	0	0
Total Requirements	99,493,351	117,792,885	101,848,560	52,333,543	52,333,543	52,333,543

Fund Summary

Total Resources and Requirements

Lents Town Center TIF Fund	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Resources						
Beginning Fund Balance	32,073,536	45,064,074	24,351,820	8,080,636	8,080,636	8,080,636
Revenue						
Fees and Charges	573	1,083	0	0	0	0
Interest on Investments	602,639	780,536	730,555	168,758	168,758	168,758
Loan Collections	924,860	303,700	574,910	219,588	219,588	219,588
TIF Debt Proceeds	14,995,918	2,235,873	0	0	0	0
Property Income	123,502	43,502	1,885,708	0	0	0
Reimbursements	23,424	4,834	38,882	40,801	40,801	40,801
Total Revenue	16,670,916	3,369,527	3,230,055	429,147	429,147	429,147
Total Resources	48,744,452	48,433,602	27,581,875	8,509,783	8,509,783	8,509,783
Requirements						
Expenditures						
Administration	23,956	54,905	6,900	0	0	0
Economic Development	33,222	25,012	268,523	173,839	173,839	249,662
Housing	1,764,234	1,775,601	2,839,047	1,479,084	1,479,084	1,479,084
Infrastructure	340	0	0	0	0	0
Property Redevelopment	714,848	769,660	15,056,154	246,187	246,187	246,187
Total Expenditures	2,536,600	2,625,178	18,170,624	1,899,110	1,899,110	1,974,933
Transfers	1,143,778	21,456,604	1,330,615	1,272,006	1,272,006	1,338,870
Contingency	0	0	8,080,636	2,000,000	2,000,000	2,000,000
Reserved For Future Expenditures	0	0	0	3,338,667	3,338,667	3,195,980
Ending Balance	45,064,074	24,351,820	0	0	0	0
Total Requirements	48,744,452	48,433,602	27,581,875	8,509,783	8,509,783	8,509,783

Fund Summary**Total Resources and Requirements**

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
LLoyd-Holladay TIF Fund						
Resources						
Revenue						
Interest on Investments	0	0	0	5,110	5,110	5,110
TIF Debt Proceeds	0	0	0	282,121	282,121	282,121
Transfers In	0	0	0	372,616	372,616	372,616
Total Revenue	0	0	0	659,847	659,847	659,847
Total Resources	0	0	0	659,847	659,847	659,847
Requirements						
Expenditures						
Administration	0	0	0	5,000	5,000	5,000
Economic Development	0	0	0	102,582	102,582	102,582
Housing	0	0	0	68,220	68,220	68,220
Property Redevelopment	0	0	0	50,685	50,685	50,685
Total Expenditures	0	0	0	226,487	226,487	226,487
Transfers	0	0	0	87,587	87,587	87,587
Reserved For Future Expenditures	0	0	0	345,773	345,773	345,773
Ending Balance	0	0	0	0	0	0
Total Requirements	0	0	0	659,847	659,847	659,847

Fund Summary**Total Resources and Requirements**

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
NPI TIF Fund						
Resources						
Beginning Fund Balance	1,305,663	955,547	0	0	0	0
Revenue						
Interest on Investments	18,086	26,443	0	0	0	0
TIF Debt Proceeds	15,712	0	0	0	0	0
Transfers In	1,000	0	0	0	0	0
Total Revenue	34,798	26,443	0	0	0	0
Total Resources	1,340,461	981,990	0	0	0	0
Requirements						
Expenditures						
Economic Development	302,021	964,719	0	0	0	0
Total Expenditures	302,021	964,719	0	0	0	0
Transfers	82,892	17,206	0	0	0	0
Ending Balance	955,548	65	0	0	0	0
Total Requirements	1,340,461	981,990	0	0	0	0

Fund Summary

Total Resources and Requirements

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
North Macadam TIF Fund						
Resources						
Beginning Fund Balance	37,953,811	47,600,615	47,365,108	49,808,514	49,808,514	49,808,514
Revenue						
Interest on Investments	678,435	1,001,236	1,265,347	990,483	990,483	990,483
TIF Debt Proceeds	11,033,953	22,488,665	24,000,000	7,184,130	7,184,130	7,184,130
Property Income	234,898	213,308	188,407	189,407	189,407	189,407
Total Revenue	11,947,286	23,703,209	25,453,754	8,364,020	8,364,020	8,364,020
Total Resources	49,901,097	71,303,824	72,818,862	58,172,534	58,172,534	58,172,534
Requirements						
Expenditures						
Administration	25,998	55,447	105,970	106,000	106,000	106,000
Economic Development	0	0	0	102,301	102,301	102,301
Housing	115,508	1,481,714	14,500,020	5,827,810	5,827,810	5,827,810
Infrastructure	492,890	750,566	1,577,792	11,900,000	11,900,000	11,900,000
Property Redevelopment	164,686	289,597	6,517,279	22,516,562	22,516,562	22,516,562
Total Expenditures	799,082	2,577,324	22,701,061	40,452,673	40,452,673	40,452,673
Transfers	1,501,400	21,361,392	309,287	505,701	505,701	505,701
Contingency	0	0	49,808,514	0	0	0
Reserved For Future Expenditures	0	0	0	17,214,160	17,214,160	17,214,160
Ending Balance	47,600,615	47,365,108	0	0	0	0
Total Requirements	49,901,097	71,303,824	72,818,862	58,172,534	58,172,534	58,172,534

Fund Summary

Total Resources and Requirements

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
River District TIF Fund						
Resources						
Beginning Fund Balance	61,511,730	44,021,189	35,081,594	20,839,534	20,839,534	20,839,534
Revenue						
Fees and Charges	8,567,786	2,245	0	0	0	0
Grants - Federal except HCD	85,689	0	0	0	0	0
Interest on Investments	855,922	1,294,281	1,052,448	344,607	344,607	344,607
Loan Collections	112,948	127,723	143,899	2,296,038	2,296,038	2,296,038
Miscellaneous	680	1,375	0	0	0	0
Property Income	1,423,020	2,557,073	3,385,351	936,000	936,000	936,000
Reimbursements	14,671	906,926	225,320	0	0	0
Transfers In	0	15,334,134	27,295,856	0	0	0
Total Revenue	11,060,716	20,223,756	32,102,874	3,576,645	3,576,645	3,576,645
Total Resources	72,572,446	64,244,945	67,184,468	24,416,179	24,416,179	24,416,179
Requirements						
Expenditures						
Administration	7,422	873	0	0	0	0
Economic Development	85,403	2,820	1,201,229	0	0	0
Housing	4,490,156	2,495,619	2,703,779	0	0	0
Infrastructure	538	5,526	1,050,550	555	555	555
Property Redevelopment	19,901,938	21,028,340	37,335,736	1,001,038	1,001,038	1,001,038
Total Expenditures	24,485,457	23,533,178	42,291,294	1,001,593	1,001,593	1,001,593
Transfers	4,065,800	5,630,174	4,053,640	20,935,697	20,935,697	20,935,697
Contingency	0	0	20,839,534	0	0	0
Reserved For Future Expenditures	0	0	0	2,478,889	2,478,889	2,478,889
Ending Balance	44,021,189	35,081,594	0	0	0	0
Total Requirements	72,572,446	64,244,945	67,184,468	24,416,179	24,416,179	24,416,179

Fund Summary**Total Resources and Requirements**

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
South Park Blocks TIF Fund						
Resources						
Beginning Fund Balance	2,556,559	1,965,129	574,767	0	0	0
Revenue						
Interest on Investments	34,817	29,386	8,733	0	0	0
Loan Collections	52,617	48,384	223,579	0	0	0
Total Revenue	87,434	77,770	232,312	0	0	0
Total Resources	2,643,993	2,042,898	807,079	0	0	0
Requirements						
Expenditures						
Administration	11,464	2,500	0	0	0	0
Housing	400,000	0	72,488	0	0	0
Property Redevelopment	0	250,000	0	0	0	0
Total Expenditures	411,464	252,500	72,488	0	0	0
Transfers	267,400	1,215,631	734,591	0	0	0
Ending Balance	1,965,129	574,767	0	0	0	0
Total Requirements	2,643,993	2,042,898	807,079	0	0	0

Fund Summary**Total Resources and Requirements**

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Sumner, Parkrose, Argay, Columbia Corridor TIF Fund						
Resources						
Revenue						
Interest on Investments	0	0	0	1	1	1
TIF Debt Proceeds	0	0	0	581,395	581,395	581,395
Total Revenue	0	0	0	581,396	581,396	581,396
Total Resources	0	0	0	581,396	581,396	581,396
Requirements						
Expenditures						
Administration	0	0	0	5,000	5,000	5,000
Economic Development	0	0	0	104,290	104,290	104,290
Housing	0	0	0	252,583	252,583	252,583
Property Redevelopment	0	0	0	100,113	100,113	100,113
Total Expenditures	0	0	0	461,986	461,986	461,986
Transfers	0	0	0	119,313	119,313	119,313
Reserved For Future Expenditures	0	0	0	97	97	97
Ending Balance	0	0	0	0	0	0
Total Requirements	0	0	0	581,396	581,396	581,396

Fund Summary**Total Resources and Requirements**

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Westside TIF Fund						
Resources						
Revenue						
Fees and Charges	0	0	0	1,085,000	1,085,000	1,085,000
Interest on Investments	0	0	0	269,884	269,884	269,884
TIF Debt Proceeds	0	0	0	401,367	401,367	401,367
Property Income	0	0	0	8,056,206	8,056,206	8,056,206
Reimbursements	0	0	0	230,558	230,558	230,558
Transfers In	0	0	0	21,086,475	21,086,475	21,086,475
Total Revenue	0	0	0	31,129,490	31,129,490	31,129,490
Total Resources	0	0	0	31,129,490	31,129,490	31,129,490
Requirements						
Expenditures						
Administration	0	0	0	5,000	5,000	5,000
Economic Development	0	0	0	111,934	111,934	111,934
Housing	0	0	0	120,830	120,830	120,830
Infrastructure	0	0	0	750,000	750,000	750,000
Property Redevelopment	0	0	0	10,832,919	10,832,919	10,835,149
Total Expenditures	0	0	0	11,820,683	11,820,683	11,822,913
Transfers	0	0	0	1,046,690	1,046,690	1,046,690
Reserved For Future Expenditures	0	0	0	18,262,117	18,262,117	18,259,887
Ending Balance	0	0	0	0	0	0
Total Requirements	0	0	0	31,129,490	31,129,490	31,129,490

Fund Summary**Total Resources and Requirements**

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Willamette Industrial TIF Fund						
Resources						
Beginning Fund Balance	4,380,502	4,443,027	4,405,601	493,727	493,727	493,727
Revenue						
Interest on Investments	73,268	135,986	132,168	12,248	12,248	12,248
Total Revenue	73,268	135,986	132,168	12,248	12,248	12,248
Total Resources	4,453,770	4,579,013	4,537,769	505,975	505,975	505,975
Requirements						
Expenditures						
Economic Development	0	0	0	30,000	30,000	30,000
Property Redevelopment	10,743	3,749	4,018,722	74,960	74,960	74,960
Total Expenditures	10,743	3,749	4,018,722	104,960	104,960	104,960
Transfers	0	169,663	25,320	65,931	65,931	65,931
Contingency	0	0	493,727	0	0	0
Reserved For Future Expenditures	0	0	0	335,084	335,084	335,084
Ending Balance	4,443,027	4,405,601	0	0	0	0
Total Requirements	4,453,770	4,579,013	4,537,769	505,975	505,975	505,975

Tax Increment Funds Summary Reports

- Account Summary
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Fund Summary
Account Summary by Appropriation

82nd Ave TIF Fund	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Administration						
Materials and Services						
DMC Admin Services	0	0	0	5,000	5,000	5,000
Total - Administration	0	0	0	5,000	5,000	5,000
Economic Development						
Personnel Services						
Salaries & Wages	0	0	0	114,198	114,198	114,198
Taxes, Health/Dental Insurance	0	0	0	63,105	63,105	63,105
Materials and Services						
Prof Services Contracts	0	0	0	68,750	68,750	68,750
Total - Economic Development	0	0	0	246,053	246,053	246,053
Housing						
Materials and Services						
Prof Services Contracts	0	0	0	56,250	56,250	56,250
IGA Prof Services Contracts	0	0	0	317,104	317,104	317,104
Total - Housing	0	0	0	373,354	373,354	373,354
Property Redevelopment						
Personnel Services						
Salaries & Wages	0	0	0	20,007	20,007	20,007
Taxes, Health/Dental Insurance	0	0	0	11,077	11,077	11,077
Total - Property Redevelopment	0	0	0	31,084	31,084	31,084
Total Expenditures	0	0	0	655,491	655,491	655,491
Indirect Cost - Admin Allocat	0	0	0	183,286	183,286	183,286
Reserved for Future Expenditures	0	0	0	61,214	61,214	61,214
Total Requirements	0	0	0	899,991	899,991	899,991

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Airport Way TIF Fund						
Administration						
Materials and Services						
IGA Prof Services Contracts	0	842	0	0	0	0
Total - Administration	0	842	0	0	0	0
Economic Development						
Personnel Services						
Salaries & Wages	88	1,990	0	0	0	0
FICA	6	150	0	0	0	0
TriMet Payroll Tax	1	16	0	0	0	0
Taxes, Health/Dental Insurance	9	224	0	0	0	0
Life & Disability Insurance	0	4	0	0	0	0
PERS - Employer	5	137	0	0	0	0
PERS - Employer Pickup	17	365	0	0	0	0
Workers Comp - Assessment	0	8	0	0	0	0
Materials and Services						
Prof Services Contracts	0	4,000	50,000	0	0	0
Postage & Delivery	0	19	0	0	0	0
Local Travel	0	7	0	0	0	0
Loan Documents	0	648	0	0	0	0
Loans To Borrowers	0	12,991	88,692	0	0	0
Total - Economic Development	126	20,558	138,692	0	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	10,678	22,196	0	0	0	0
FICA	814	1,697	0	0	0	0
TriMet Payroll Tax	85	180	0	0	0	0
Taxes, Health/Dental Insurance	111	56	0	0	0	0
Life & Disability Insurance	26	47	0	0	0	0
PERS - Employer	2,784	6,342	0	0	0	0
PERS - Employer Pickup	196	160	0	0	0	0
Workers Comp - Assessment	37	91	0	0	0	0
Workers Comp - Ins Expense	12	15	0	0	0	0
Materials and Services						
Utilities and Water	849	656	0	0	0	0
Bldg Repairs & Maint - Prosper Portland	6,975	5,185	0	0	0	0
Security	11,270	6,816	0	0	0	0
Landscaping	23,714	16,116	0	0	0	0
Prop Mgmt Fees - RE	18,000	14,500	0	0	0	0
Property Taxes - RE	15,187	19,269	0	0	0	0
Administrative Expense	129	125	0	0	0	0
HOA Dues	53,163	53,163	0	0	0	0
Capital Outlay						
Survey	0	12,912	0	0	0	0
IGA Infrastructure Other Soft	40,128	0	0	0	0	0
Total - Property Redevelopment	184,158	159,527	0	0	0	0
Total Expenditures	184,284	180,927	138,692	0	0	0
Indirect Cost - Admin Allocat	347,900	289,426	0	0	0	0
Operating Transfers Out	0	0	5,133,990	0	0	0
Unappropriated Ending Fund Balance	5,210,694	5,073,216	0	0	0	0
Total Requirements	5,742,878	5,543,569	5,272,682	0	0	0

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Central Eastside Corridor TIF Fund						
Administration						
Materials and Services						
DMC Admin Services	0	0	0	5,000	5,000	5,000
Total - Administration	0	0	0	5,000	5,000	5,000
Economic Development						
Personnel Services						
Salaries & Wages	0	0	0	53,324	53,324	53,324
Taxes, Health/Dental Insurance	0	0	0	30,139	30,139	30,139
Materials and Services						
Prof Services Contracts	0	0	0	3,000	3,000	3,000
Total - Economic Development	0	0	0	86,463	86,463	86,463
Housing						
Materials and Services						
Prof Services Contracts	0	0	0	23,477	23,477	23,477
Total - Housing	0	0	0	23,477	23,477	23,477
Total Expenditures	0	0	0	114,940	114,940	114,940
Indirect Cost - Admin Allocat	0	0	0	73,409	73,409	73,409
Reserved for Future Expenditures	0	0	0	3,632	3,632	3,632
Total Requirements	0	0	0	191,981	191,981	191,981

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Central Eastside TIF Fund						
Administration						
Materials and Services						
IGA Prof Services Contracts	539	851	0	0	0	0
DMC Admin Services	11,104	6,955	9,500	9,600	9,600	9,600
Bank Fees	383	200	0	0	0	0
Total - Administration	12,026	8,006	9,500	9,600	9,600	9,600
Economic Development						
Personnel Services						
Salaries & Wages	15,365	3,422	74,851	0	0	0
FICA	1,139	261	0	0	0	0
TriMet Payroll Tax	120	28	0	0	0	0
Taxes, Health/Dental Insurance	1,214	252	38,903	0	0	0
Life & Disability Insurance	23	7	0	0	0	0
PERS - Employer	678	205	0	0	0	0
PERS - Employer Pickup	2,074	684	0	0	0	0
Workers Comp - Assessment	37	14	0	0	0	0
Workers Comp - Ins Expense	17	2	0	0	0	0
Materials and Services						
Prof Services Contracts	29,511	30,910	52,945	0	0	0
Postage & Delivery	10	0	0	0	0	0
Local Travel	58	0	0	0	0	0
Loan Documents	1,629	16	0	0	0	0
Loans To Borrowers	410,000	0	800,000	200,000	200,000	200,000
Technical Assistance Grants	0	0	0	50,000	50,000	50,000
Total - Economic Development	461,875	35,801	966,699	250,000	250,000	250,000
Housing						
Materials and Services						
IGA Prof Services Contracts	50,230	113,906	4,990,948	1,851,905	1,851,905	1,851,905
Total - Housing	50,230	113,906	4,990,948	1,851,905	1,851,905	1,851,905
Infrastructure						
Capital Outlay						
Construction Costs	0	0	10,900,100	0	0	0
Total - Infrastructure	0	0	10,900,100	0	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	41,136	113,451	250,740	359,465	359,465	359,465
FICA	3,006	8,406	0	0	0	0
TriMet Payroll Tax	326	913	0	0	0	0
Taxes, Health/Dental Insurance	5,162	10,911	131,847	203,194	203,194	203,194
Life & Disability Insurance	65	221	0	0	0	0
PERS - Employer	2,595	6,640	0	0	0	0
PERS - Employer Pickup	5,750	16,395	0	0	0	0
Workers Comp - Assessment	70	433	0	0	0	0
Workers Comp - Ins Expense	57	105	0	0	0	0
Bus Pass Reimbursement	2	22	0	0	0	0
Materials and Services						
Prof Services Contracts	23,787	718	0	0	0	0
Legal Expenses	0	0	222	0	0	0
Postage & Delivery	0	0	14	0	0	0
Utilities and Water	4,415	9,697	11,538	11,038	11,038	11,038
Electric	7,939	115	629	629	629	629
Loan Documents	53	0	0	0	0	0
Bldg Repairs & Maint - Prosper Portland	17,771	299,176	6,641	4,711	4,711	4,711
Security	17,323	3,085	1,446	0	0	0
Pest Control	753	1,048	1,089	1,089	1,089	1,089
Fencing	3,870	3,690	4,752	2,376	2,376	2,376
Landscaping	11,190	19,574	43,860	2,800	2,800	2,800
Rents/Leases - RE	0	417,672	0	0	0	0
Prop Mgmt Fees - RE	0	5,250	13,590	22,770	22,770	22,770
Employee Gross Payroll	23,222	6,193	3,470	0	0	0
Property Taxes - RE	0	0	14,444	14,444	14,444	14,444
Ppty Insurance - RE	10,626	8,958	5,249	6,415	6,415	6,415
Administrative Expense	12,428	4,654	4,568	4,568	4,568	4,568
HOA Dues	373	2,076	2,143	1,143	1,143	1,143
Parking Equipment Expense	18,248	8,755	9,000	9,000	9,000	9,000
Property Mgmt Advertising & Marketing	750	0	13	2,006,863	2,006,863	2,006,863
Broker Fee	0	0	66,000	0	0	0
Appraisal	7,250	7,000	10,000	754,850	754,850	754,850
Property Mgmt Miscellaneous Expense	21,337	10,796	6,504	6,504	6,504	6,504
Capital Outlay						
Prof & Tech Services	0	71,208	0	0	0	0
Permits, Review & Fees	16,653	11,925	0	0	0	0
Financial Assistance						
Grants to Grantees	351,644	589,898	1,099,174	350,000	350,000	350,000
Total - Property Redevelopment	607,801	1,638,984	1,686,933	3,761,859	3,761,859	3,761,859
Total Expenditures	1,131,932	1,796,697	18,554,180	5,873,364	5,873,364	5,873,364
Contingency	0	0	8,104,218	0	0	0
Indirect Cost - Admin Allocat	1,882,300	1,745,848	671,252	494,884	494,884	494,884
Operating Transfers Out	0	9,700,000	0	3,550,000	3,550,000	3,550,000
Reserved for Future Expenditures	0	0	0	962,060	962,060	962,060

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Central Eastside TIF Fund	36,459,596	24,340,596	0	0	0	0
Unappropriated Ending Fund Balance						
Total Requirements	39,473,828	37,583,141	27,329,650	10,880,308	10,880,308	10,880,308

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Convention Center TIF Fund						
Administration						
Materials and Services						
IGA Prof Services Contracts	699	842	0	0	0	0
DMC Admin Services	14,412	0	2,500	2,500	2,500	2,500
Bank Fees	383	0	0	0	0	0
Total - Administration	15,494	842	2,500	2,500	2,500	2,500
Economic Development						
Personnel Services						
Salaries & Wages	844	0	13,281	0	0	0
FICA	64	0	0	0	0	0
TriMet Payroll Tax	7	0	0	0	0	0
Taxes, Health/Dental Insurance	63	0	7,003	0	0	0
Life & Disability Insurance	4	0	0	0	0	0
PERS - Employer	13	0	0	0	0	0
PERS - Employer Pickup	39	0	0	0	0	0
Workers Comp - Assessment	1	0	0	0	0	0
Total - Economic Development	1,035	0	20,284	0	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	55,020	85,420	138,513	0	0	0
FICA	4,144	6,463	0	0	0	0
TriMet Payroll Tax	436	685	0	0	0	0
Taxes, Health/Dental Insurance	7,348	10,156	72,110	0	0	0
Life & Disability Insurance	115	180	0	0	0	0
PERS - Employer	7,979	11,421	0	0	0	0
PERS - Employer Pickup	3,998	8,099	0	0	0	0
Workers Comp - Assessment	156	345	0	0	0	0
Workers Comp - Ins Expense	83	128	0	0	0	0
Bus Pass Reimbursement	0	15	0	0	0	0
Materials and Services						
Prof Services Contracts	55,249	18,395	115,000	0	0	0
Legal Expenses	0	960	0	0	0	0
Printing & Graphics	0	848	0	0	0	0
Memberships, Dues, & Certificat	0	50	0	0	0	0
Advertising & Publ Notices	318	41	0	0	0	0
Communication Services	58,336	36,048	53,503	46,800	46,800	46,800
Utilities and Water	74,721	121,266	83,582	66,000	66,000	66,000
Gas	16,085	14,695	12,000	12,000	12,000	12,000
Electric	115,933	137,319	167,224	55,200	55,200	55,200
Garbage	27,737	35,739	22,800	22,800	22,800	22,800
Rents/Leases - Fac	5,865	5,865	5,865	0	0	0
Bldg Repairs & Maint - Prosper Portland	435,153	122,096	126,102	31,920	31,920	31,920
Security	73,478	89,516	34,110	20,000	20,000	20,000
Janitorial	45,265	46,872	58,000	52,800	52,800	52,800
Building Repairs	113,790	-5,276	224,540	100,000	100,000	100,000
Pest Control	2,362	745	0	0	0	0
Landscaping	3,942	635	1,000	0	0	0
Prop Mgmt Fees - RE	216,350	242,279	202,000	132,000	132,000	132,000
Employee Gross Payroll	1,752,668	1,712,569	1,496,659	755,926	755,926	755,926
Employee Payroll Tax	89,040	63,769	85,000	85,000	85,000	85,000
Property Taxes - RE	126,929	109,559	70,428	60,800	60,800	60,800
Property Mgmt Legal Expense	275	11	0	0	0	0
Ppty Insurance - RE	382,752	541,113	574,046	166,135	166,135	166,135
Property Utilities - RE	-1,727	0	0	0	0	0
Administrative Expense	89,854	84,645	96,412	91,200	91,200	91,200
HOA Dues	7,778	10,151	10,493	0	0	0
Parking Equipment Expense	4,851	1,958	0	0	0	0
Property Mgmt Advertising & Marketing	160,136	151,320	176,011	176,000	176,000	176,000
Property Mgt Expense - Bad Debt - RE	-968	0	0	0	0	0
Appraisal	0	10,000	0	0	0	0
Property Mgmt Miscellaneous Expense	202,885	612,628	147,654	95,000	95,000	95,000
Capital Outlay						
Prof & Tech Services	34,261	118,385	0	13,500	13,500	13,500
Leasehold Improvements	0	0	1,097,594	0	0	0
Environmental Analysis & Remed	0	2,017	0	0	0	0
Permits, Review & Fees	0	681	0	0	0	0
Engineering	0	4,341	0	0	0	0
Architecture	12,500	85,437	13,000	0	0	0
Financial Assistance						
Grants to Grantees	0	0	306,820	0	0	0
Total - Property Redevelopment	4,185,097	4,499,590	5,390,466	1,983,081	1,983,081	1,983,081
Total Expenditures	4,201,626	4,500,432	5,413,250	1,985,581	1,985,581	1,985,581
Contingency	0	0	1,059,098	0	0	0
Indirect Cost - Admin Allocat	544,000	495,981	312,279	0	0	0
Operating Transfers Out	0	0	71,208	372,616	372,616	372,616
Reserved for Future Expenditures	0	0	0	411,906	411,906	411,906
Unappropriated Ending Fund Balance	3,312,588	3,449,764	0	0	0	0
Total Requirements	8,058,214	8,446,177	6,855,835	2,770,103	2,770,103	2,770,103

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Cully TIF Fund						
Administration						
Materials and Services						
DMC Admin Services	0	0	4,910	7,000	7,000	7,000
Total - Administration	0	0	4,910	7,000	7,000	7,000
Economic Development						
Personnel Services						
Salaries & Wages	0	10,147	52,154	150,085	150,085	150,085
FICA	0	755	0	0	0	0
TriMet Payroll Tax	0	80	0	0	0	0
Taxes, Health/Dental Insurance	0	2,050	27,168	82,628	82,628	82,628
Life & Disability Insurance	0	21	0	0	0	0
PERS - Employer	0	1,758	0	0	0	0
PERS - Employer Pickup	0	1,056	0	0	0	0
Workers Comp - Assessment	0	41	0	0	0	0
Workers Comp - Ins Expense	0	12	0	0	0	0
Materials and Services						
Prof Services Contracts	0	17,542	118,750	68,750	68,750	68,750
Language Services	0	3,766	0	0	0	0
Public Meeting Expenses	0	31	0	0	0	0
Public Meeting Food Expense	0	856	0	0	0	0
Special Event Food Expense	0	747	0	0	0	0
Total - Economic Development	0	38,862	198,072	301,463	301,463	301,463
Housing						
Materials and Services						
Prof Services Contracts	0	14,353	56,250	56,250	56,250	56,250
Language Services	0	3,081	0	0	0	0
IGA Prof Services Contracts	0	0	475,892	667,587	667,587	667,587
Public Meeting Expenses	0	25	0	0	0	0
Public Meeting Food Expense	0	763	0	0	0	0
Special Event Food Expense	0	611	0	0	0	0
Total - Housing	0	18,834	532,142	723,837	723,837	723,837
Property Redevelopment						
Personnel Services						
Salaries & Wages	0	4,409	27,609	0	0	0
FICA	0	332	0	0	0	0
TriMet Payroll Tax	0	35	0	0	0	0
Taxes, Health/Dental Insurance	0	563	14,689	0	0	0
Life & Disability Insurance	0	5	0	0	0	0
PERS - Employer	0	200	0	0	0	0
PERS - Employer Pickup	0	672	0	0	0	0
Workers Comp - Assessment	0	18	0	0	0	0
Workers Comp - Ins Expense	0	7	0	0	0	0
Financial Assistance						
Loans To Borrowers	0	0	40,866	50,000	50,000	50,000
Grants to Grantees	0	0	0	100,000	100,000	100,000
Total - Property Redevelopment	0	6,241	83,164	150,000	150,000	150,000
Total Expenditures	0	63,937	818,288	1,182,300	1,182,300	1,182,300
Contingency	0	0	322,586	0	0	0
Indirect Cost - Admin Allocat	0	0	164,479	204,681	204,681	204,681
Reserved for Future Expenditures	0	0	0	1,360,934	1,360,934	1,360,934
Unappropriated Ending Fund Balance	0	81,298	0	0	0	0
Total Requirements	0	145,236	1,305,353	2,747,915	2,747,915	2,747,915

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Downtown Waterfront TIF Fund						
Administration						
Materials and Services						
IGA Prof Services Contracts	924	842	0	0	0	0
DMC Admin Services	19,043	0	0	0	0	0
Bank Fees	383	0	0	0	0	0
Total - Administration	20,350	842	0	0	0	0
Economic Development						
Personnel Services						
Salaries & Wages	32,070	20,652	0	0	0	0
FICA	2,245	1,417	0	0	0	0
TriMet Payroll Tax	250	166	0	0	0	0
Taxes, Health/Dental Insurance	2,906	1,606	0	0	0	0
Life & Disability Insurance	61	34	0	0	0	0
PERS - Employer	2,662	1,312	0	0	0	0
PERS - Employer Pickup	5,249	3,979	0	0	0	0
Workers Comp - Assessment	59	66	0	0	0	0
Workers Comp - Ins Expense	45	22	0	0	0	0
Materials and Services						
Prof Services Contracts	8,555	0	0	0	0	0
Printing & Graphics	986	0	0	0	0	0
Special Events Expenses	1,385	0	0	0	0	0
Special Event Food Expense	2,200	0	0	0	0	0
Insurance	353	0	0	0	0	0
Loan Documents	0	29	0	0	0	0
Total - Economic Development	59,026	29,284	0	0	0	0
Infrastructure						
Materials and Services						
Prof Services Contracts	0	0	364,000	0	0	0
Total - Infrastructure	0	0	364,000	0	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	64,598	86,320	0	0	0	0
FICA	4,691	6,536	0	0	0	0
TriMet Payroll Tax	489	692	0	0	0	0
Taxes, Health/Dental Insurance	9,044	11,264	0	0	0	0
Life & Disability Insurance	138	182	0	0	0	0
PERS - Employer	5,051	5,740	0	0	0	0
PERS - Employer Pickup	10,202	13,693	0	0	0	0
Workers Comp - Assessment	136	345	0	0	0	0
Workers Comp - Ins Expense	92	59	0	0	0	0
Bus Pass Reimbursement	17	31	0	0	0	0
Materials and Services						
Legal Expenses	0	2,062	0	0	0	0
Utilities and Water	8,716	9,419	11,293	0	0	0
Loan Documents	27	441	0	0	0	0
Rents/Leases - Fac	19,562	0	20,149	0	0	0
Bldg Repairs & Maint - Prosper Portland	362	1,803	814	0	0	0
Prop Mgmt Fees - RE	9,100	6,500	1,950	0	0	0
Employee Gross Payroll	5,588	8,940	2,820	0	0	0
Property Taxes - RE	0	589	0	0	0	0
Ppty Insurance - RE	2,948	2,456	834	0	0	0
Administrative Expense	5,096	4,434	1,092	0	0	0
HOA Dues	1,287	2,969	1,167	0	0	0
Parking Equipment Expense	3,500	2,500	750	0	0	0
Property Mgmt Miscellaneous Expense	1,383	1,317	282	0	0	0
Capital Outlay						
Prof & Tech Services	0	9,800	0	0	0	0
Financial Assistance						
Loans To Borrowers	0	0	4,698,000	0	0	0
Grants to Grantees	342,400	435,932	738,740	0	0	0
Total - Property Redevelopment	494,427	614,025	5,477,891	0	0	0
Debt Service						
Debt Service - Principal	4,000,000	0	0	0	0	0
Debt Service - Interest	61,276	0	0	0	0	0
Total - Debt Service	4,061,276	0	0	0	0	0
Total Expenditures	4,635,079	644,151	5,841,891	0	0	0
Contingency	0	0	199,227	0	0	0
Indirect Cost - Admin Allocat	1,714,500	1,882,755	0	0	0	0
Operating Transfers Out	0	4,334,134	25,255,856	150,778	150,778	150,778
Reserved for Future Expenditures	0	0	0	52,164	52,164	52,164
Unappropriated Ending Fund Balance	32,033,581	26,105,511	0	0	0	0
Total Requirements	38,383,160	32,966,551	31,296,974	202,942	202,942	202,942

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
East 205 TIF Fund						
Administration						
Materials and Services						
DMC Admin Services	0	0	0	5,000	5,000	5,000
Total - Administration	0	0	0	5,000	5,000	5,000
Economic Development						
Personnel Services						
Salaries & Wages	0	0	0	250,214	250,214	250,214
Taxes, Health/Dental Insurance	0	0	0	140,452	140,452	140,452
Materials and Services						
Prof Services Contracts	0	0	0	68,750	68,750	68,750
Total - Economic Development	0	0	0	459,416	459,416	459,416
Housing						
Materials and Services						
Prof Services Contracts	0	0	0	56,250	56,250	56,250
IGA Prof Services Contracts	0	0	0	578,614	578,614	578,614
Total - Housing	0	0	0	634,864	634,864	634,864
Total Expenditures	0	0	0	1,099,280	1,099,280	1,099,280
Indirect Cost - Admin Allocat	0	0	0	343,607	343,607	343,607
Reserved for Future Expenditures	0	0	0	17,227	17,227	17,227
Total Requirements	0	0	0	1,460,114	1,460,114	1,460,114

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Gateway Reg Center TIF Fund						
Administration						
Materials and Services						
IGA Prof Services Contracts	508	960	0	0	0	0
DMC Admin Services	10,465	23,940	44,800	45,000	45,000	45,000
Bank Fees	8	600	0	0	0	0
Total - Administration	10,981	25,499	44,800	45,000	45,000	45,000
Economic Development						
Personnel Services						
Salaries & Wages	13,754	12,581	14,609	128,969	128,969	128,969
FICA	1,040	932	0	0	0	0
TriMet Payroll Tax	108	101	0	0	0	0
Taxes, Health/Dental Insurance	2,948	2,802	7,704	72,688	72,688	72,688
Life & Disability Insurance	29	27	0	0	0	0
PERS - Employer	832	736	0	0	0	0
PERS - Employer Pickup	2,520	2,447	0	0	0	0
Workers Comp - Assessment	26	52	0	0	0	0
Workers Comp - Ins Expense	20	15	0	0	0	0
Materials and Services						
Prof Services Contracts	18,498	9,996	30,004	0	0	0
Postage & Delivery	0	10	0	0	0	0
Local Travel	10	8	0	0	0	0
Loan Documents	0	954	0	0	0	0
Business Meeting Food Expense	880	0	0	0	0	0
Loans To Borrowers	0	0	497,663	0	0	0
Technical Assistance Grants	0	0	0	15,000	15,000	15,000
Total - Economic Development	40,665	30,659	549,980	216,657	216,657	216,657
Housing						
Materials and Services						
IGA Prof Services Contracts	731,773	86,768	2,589,198	5,051,831	5,051,831	5,051,831
Total - Housing	731,773	86,768	2,589,198	5,051,831	5,051,831	5,051,831
Infrastructure						
Personnel Services						
Salaries & Wages	2,285	0	257	0	0	0
FICA	173	0	0	0	0	0
TriMet Payroll Tax	19	0	0	0	0	0
Taxes, Health/Dental Insurance	512	0	133	0	0	0
Life & Disability Insurance	5	0	0	0	0	0
PERS - Employer	175	0	0	0	0	0
PERS - Employer Pickup	387	0	0	0	0	0
Workers Comp - Assessment	5	0	0	0	0	0
Workers Comp - Ins Expense	2	0	0	0	0	0
Capital Outlay						
Construction Costs	0	0	1,750,000	1,750,000	1,750,000	1,750,000
Total - Infrastructure	3,563	0	1,750,390	1,750,000	1,750,000	1,750,000
Property Redevelopment						
Personnel Services						
Salaries & Wages	185,302	183,246	333,419	590,741	590,741	635,145
FICA	13,769	13,574	0	0	0	0
TriMet Payroll Tax	1,459	1,469	0	0	0	0
Taxes, Health/Dental Insurance	28,409	30,746	171,077	347,416	347,416	348,199
Life & Disability Insurance	376	382	0	0	0	0
PERS - Employer	10,042	11,993	0	0	0	0
PERS - Employer Pickup	27,223	35,485	0	0	0	0
Workers Comp - Assessment	394	738	0	0	0	0
Workers Comp - Ins Expense	254	200	0	0	0	0
Bus Pass Reimbursement	3	13	0	0	0	0
Materials and Services						
Prof Services Contracts	7,444	0	2,505,000	1,725,000	1,725,000	1,725,000
Language Services	0	3,198	0	0	0	0
Printing & Graphics	0	216	0	0	0	0
General Office Expense	0	36	0	0	0	0
Postage & Delivery	6	0	0	0	0	0
Special Events Expenses	0	95	0	0	0	0
Utilities and Water	325	505	500	500	500	500
Electric	4,021	4,162	4,260	1,500	1,500	1,500
Loan Documents	96	15	0	0	0	0
Bldg Repairs & Maint - Prosper Portland	1,586	5,282	3,923	4,000	4,000	4,000
Security	0	0	225,000	225,000	225,000	225,000
Fencing	0	0	25,000	25,000	25,000	25,000
Prop Mgmt Fees - RE	21,775	20,100	20,100	20,100	20,100	20,100
Property Taxes - RE	0	0	11,585	12,000	12,000	12,000
Property Mgmt Legal Expense	0	16	13	0	0	0
Administrative Expense	862	557	310	310	310	310
Asset Disposal Costs - RE	0	0	5,000	5,000	5,000	5,000
HOA Dues	22,294	19,989	30,198	30,198	30,198	30,198
Property Mgmt Advertising & Marketing	0	500	0	0	0	0
Broker Fee	0	25,658	32,000	32,000	32,000	32,000
Business Meeting Food Expense	978	2,254	0	0	0	0
Capital Outlay						
Acquisition	0	0	11,100,000	0	0	0

Fund Summary
Account Summary by Appropriation

	Actuals	Actuals	Revised	Proposed	Approved	Adopted
	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>FY 2025-26</u>	<u>FY 2025-26</u>
Gateway Reg Center TIF Fund						
Prof & Tech Services	71,845	22,297	0	0	0	0
Tenant Improvements	0	510,900	0	0	0	0
Permits, Review & Fees	4,988	22,067	6,000	0	0	0
Construction Costs	19,188	19,932	265,451	0	0	0
Special Inspections	0	4,632	0	0	0	0
Financial Assistance						
Loans To Borrowers	63,017	0	2,360,007	10,550,000	10,550,000	10,550,000
Grants to Grantees	58,867	107,907	1,812,242	1,155,000	1,155,000	1,155,000
Total - Property Redevelopment	544,523	1,048,164	18,911,085	14,723,765	14,723,765	14,768,952
Total Expenditures	1,331,505	1,191,091	23,845,453	21,787,253	21,787,253	21,832,440
Contingency	0	0	25,059,865	0	0	0
Indirect Cost - Admin Allocat	518,900	733,937	712,984	1,002,516	1,002,516	1,042,800
Operating Transfers Out	0	1,000,000	0	0	0	0
Reserved for Future Expenditures	0	0	0	15,390,423	15,390,423	15,304,952
Unappropriated Ending Fund Balance	20,476,684	22,480,399	0	0	0	0
Total Requirements	22,327,089	25,405,426	49,618,302	38,180,192	38,180,192	38,180,192

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Interstate Corridor TIF Fund						
Administration						
Personnel Services						
Salaries & Wages	10,097	2,320	0	0	0	0
FICA	759	157	0	0	0	0
TriMet Payroll Tax	80	18	0	0	0	0
Taxes, Health/Dental Insurance	1,280	317	0	0	0	0
Life & Disability Insurance	22	4	0	0	0	0
PERS - Employer	529	139	0	0	0	0
PERS - Employer Pickup	1,619	463	0	0	0	0
Workers Comp - Assessment	41	9	0	0	0	0
Workers Comp - Ins Expense	8	1	0	0	0	0
Materials and Services						
Prof Services Contracts	13,366	0	0	0	0	0
IGA Prof Services Contracts	2,028	927	0	0	0	0
Legal Expenses	35,297	90,888	208,679	0	0	0
DMC Admin Services	28,451	66,770	0	69,800	69,800	69,800
Bank Fees	8	0	0	0	0	0
Total - Administration	93,585	162,013	208,679	69,800	69,800	69,800
Economic Development						
Personnel Services						
Salaries & Wages	171,189	151,099	267,952	374,514	374,514	374,514
FICA	12,849	11,395	0	0	0	0
TriMet Payroll Tax	1,344	1,205	0	0	0	0
Taxes, Health/Dental Insurance	32,972	29,298	140,435	210,658	210,658	210,658
Life & Disability Insurance	343	317	0	0	0	0
PERS - Employer	9,429	9,049	0	0	0	0
PERS - Employer Pickup	28,428	29,048	0	0	0	0
Workers Comp - Assessment	420	608	0	0	0	0
Workers Comp - Ins Expense	223	156	0	0	0	0
Bus Pass Reimbursement	10	86	0	0	0	0
Materials and Services						
Prof Services Contracts	98,000	42,307	160,055	100,000	100,000	100,000
Printing & Graphics	0	940	0	0	0	0
Public Meeting Food Expense	0	1,345	0	0	0	0
Special Events Expenses	0	442	0	0	0	0
Event Sponsorship	0	1,500	0	0	0	0
Local Travel	29	0	0	0	0	0
Loan Documents	9	1,366	500	0	0	0
Business Meeting Expense	250	0	0	0	0	0
Stipends	8,562	3,750	0	10,000	10,000	10,000
Loans To Borrowers	0	0	400,000	1,000,000	1,000,000	1,000,000
Grants to Grantees	75,000	75,000	0	0	0	0
Technical Assistance Grants	0	0	20,000	30,231	30,231	30,231
Total - Economic Development	439,057	358,911	988,942	1,725,403	1,725,403	1,725,403
Housing						
Materials and Services						
IGA Prof Services Contracts	8,313,783	9,343,682	22,316,692	19,589,352	19,589,352	19,589,352
Total - Housing	8,313,783	9,343,682	22,316,692	19,589,352	19,589,352	19,589,352
Property Redevelopment						
Personnel Services						
Salaries & Wages	192,601	187,080	587,580	490,017	490,017	490,017
FICA	14,370	13,866	0	0	0	0
TriMet Payroll Tax	1,514	1,490	0	0	0	0
Taxes, Health/Dental Insurance	36,371	32,835	303,360	271,011	271,011	271,011
Life & Disability Insurance	397	388	0	0	0	0
PERS - Employer	13,331	14,082	0	0	0	0
PERS - Employer Pickup	28,591	33,178	0	0	0	0
Workers Comp - Assessment	420	725	0	0	0	0
Workers Comp - Ins Expense	225	180	0	0	0	0
Bus Pass Reimbursement	6	26	0	0	0	0
Materials and Services						
Prof Services Contracts	23,970	0	145,000	0	0	0
Language Services	0	2,877	0	0	0	0
Legal Expenses	874	0	0	0	0	0
Printing & Graphics	146	25	0	0	0	0
General Office Expense	0	72	0	0	0	0
Postage & Delivery	17	0	0	0	0	0
Utilities and Water	8,378	10,851	11,055	11,386	11,386	11,386
Gas	6,478	4,393	3,142	3,142	3,142	3,142
Electric	14,335	15,764	21,859	21,468	21,468	21,468
Loan Documents	372	14	0	0	0	0
Rents/Leases - Fac	163,862	153,820	172,054	172,054	172,054	172,054
Bldg Repairs & Maint - Prosper Portland	77,431	157,410	55,866	31,447	31,447	31,447
Security	21,768	12,736	11,600	10,781	10,781	10,781
Building Repairs	4,987	-1,393	14,350	10,000	10,000	10,000
Graffiti	2,440	0	0	0	0	0
Vehicles Maintenance - PDC	50	50	55	55	55	55
Landscaping	23,102	14,157	14,942	14,915	14,915	14,915
Bldg Repairs & Maint - RE	679,417	0	0	0	0	0
CAM Expense	52,303	59,943	62,280	64,280	64,280	64,280

Fund Summary
Account Summary by Appropriation

	Actuals	Actuals	Revised	Proposed	Approved	Adopted
	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>FY 2025-26</u>	<u>FY 2025-26</u>
Interstate Corridor TIF Fund						
Prop Mgmt Fees - RE	53,229	32,994	34,500	33,510	33,510	33,510
Property Taxes - RE	59,092	75,775	76,707	79,006	79,006	79,006
Property Mgmt Legal Expense	0	22	0	0	0	0
Ppty Insurance - RE	41,626	70,501	65,791	69,080	69,080	69,080
Property Utilities - RE	23,199	0	0	0	0	0
Administrative Expense	16,341	9,981	10,595	10,535	10,535	10,535
Property Mgmt Advertising & Marketing	0	0	47	0	0	0
Broker Fee	0	6,510	0	0	0	0
Appraisal	0	300	0	0	0	0
Property Mgmt Miscellaneous Expense	0	151	25	0	0	0
Stipends	500	0	0	0	0	0
Capital Outlay						
Acquisition	0	0	1,350,000	0	0	0
Prof & Tech Services	1,544	0	0	0	0	0
Permits, Review & Fees	6,684	0	0	0	0	0
Environmental Professional Services	2,874	0	0	0	0	0
Architecture	7,327	0	0	0	0	0
Financial Assistance						
Loans To Borrowers	124,332	33,310	10,992,000	0	0	0
Grants to Grantees	1,062,889	998,407	11,870,835	12,838,000	12,838,000	12,838,000
Total - Property Redevelopment	2,767,393	1,942,519	25,803,643	14,130,687	14,130,687	14,130,687
Total Expenditures	11,613,818	11,807,125	49,317,956	35,515,242	35,515,242	35,515,242
Contingency	0	0	50,773,394	0	0	0
Indirect Cost - Admin Allocat	1,958,700	2,169,701	1,757,210	1,184,039	1,184,039	1,184,039
Operating Transfers Out	0	8,000,000	0	0	0	0
Reserved for Future Expenditures	0	0	0	15,634,262	15,634,262	15,634,262
Unappropriated Ending Fund Balance	85,920,833	95,816,060	0	0	0	0
Total Requirements	99,493,351	117,792,885	101,848,560	52,333,543	52,333,543	52,333,543

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Lents Town Center TIF Fund						
Administration						
Materials and Services						
IGA Prof Services Contracts	1,108	911	0	0	0	0
DMC Admin Services	22,840	53,994	6,900	0	0	0
Bank Fees	8	0	0	0	0	0
Total - Administration	23,956	54,905	6,900	0	0	0
Economic Development						
Personnel Services						
Salaries & Wages	13,081	16,821	41,930	102,037	102,037	151,214
FICA	990	1,273	0	0	0	0
TriMet Payroll Tax	104	135	0	0	0	0
Taxes, Health/Dental Insurance	2,816	2,800	21,593	56,802	56,802	83,448
Life & Disability Insurance	28	33	0	0	0	0
PERS - Employer	778	888	0	0	0	0
PERS - Employer Pickup	2,383	2,953	0	0	0	0
Workers Comp - Assessment	23	68	0	0	0	0
Workers Comp - Ins Expense	19	15	0	0	0	0
Bus Pass Reimbursement	0	17	0	0	0	0
Materials and Services						
Prof Services Contracts	13,000	0	0	0	0	0
Loan Documents	0	8	0	0	0	0
Loans To Borrowers	0	0	205,000	0	0	0
Technical Assistance Grants	0	0	0	15,000	15,000	15,000
Total - Economic Development	33,222	25,012	268,523	173,839	173,839	249,662
Housing						
Materials and Services						
IGA Prof Services Contracts	1,764,234	1,775,601	2,839,047	1,479,084	1,479,084	1,479,084
Total - Housing	1,764,234	1,775,601	2,839,047	1,479,084	1,479,084	1,479,084
Infrastructure						
Personnel Services						
Salaries & Wages	223	0	0	0	0	0
FICA	17	0	0	0	0	0
TriMet Payroll Tax	2	0	0	0	0	0
Taxes, Health/Dental Insurance	42	0	0	0	0	0
Life & Disability Insurance	1	0	0	0	0	0
PERS - Employer	14	0	0	0	0	0
PERS - Employer Pickup	41	0	0	0	0	0
Total - Infrastructure	340	0	0	0	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	69,953	118,737	388,538	95,194	95,194	95,194
FICA	5,185	8,964	0	0	0	0
TriMet Payroll Tax	548	954	0	0	0	0
Taxes, Health/Dental Insurance	6,361	9,496	199,089	54,463	54,463	54,463
Life & Disability Insurance	137	219	0	0	0	0
PERS - Employer	5,073	8,600	0	0	0	0
PERS - Employer Pickup	11,374	21,833	0	0	0	0
Workers Comp - Assessment	168	463	0	0	0	0
Workers Comp - Ins Expense	114	132	0	0	0	0
Bus Pass Reimbursement	4	14	0	0	0	0
Materials and Services						
Memberships, Dues, & Certificat	100	0	0	0	0	0
Postage & Delivery	38	0	0	0	0	0
Utilities and Water	6,149	3,403	2,990	959	959	959
Gas	212	187	141	0	0	0
Electric	2,448	1,078	1,136	0	0	0
Garbage	0	1,115	1,115	0	0	0
Miscellaneous	15,994	0	0	0	0	0
Loan Documents	118	0	0	0	0	0
Bldg Repairs & Maint - Prosper Portland	3,998	26,292	12,400	3,100	3,100	3,100
Security	13,668	16,193	10,300	4,300	4,300	4,300
Building Repairs	0	1,212	0	0	0	0
Landscaping	35,455	22,390	35,060	20,370	20,370	20,370
Prop Mgmt Fees - RE	28,500	23,500	29,550	18,450	18,450	18,450
Property Taxes - RE	21,913	25,433	38,882	40,048	40,048	40,048
Property Mgmt Legal Expense	0	957	947	0	0	0
Ppty Insurance - RE	8,973	13,029	12,825	8,753	8,753	8,753
Administrative Expense	537	467	741	250	250	250
Property Mgmt Advertising & Marketing	90	0	22	0	0	0
Appraisal	12,050	300	8,300	300	300	300
Stipends	750	0	0	0	0	0
Capital Outlay						
Tenant Improvements	0	0	97,000	0	0	0
Permits, Review & Fees	0	0	10,500	0	0	0
Financial Assistance						
Loans To Borrowers	0	0	10,400,000	0	0	0
Grants to Grantees	464,938	464,694	3,806,618	0	0	0
Total - Property Redevelopment	714,848	769,660	15,056,154	246,187	246,187	246,187
Total Expenditures	2,536,600	2,625,178	18,170,624	1,899,110	1,899,110	1,974,933
Contingency	0	0	8,080,636	2,000,000	2,000,000	2,000,000

Fund Summary
Account Summary by Appropriation

	Actuals	Actuals	Revised	Proposed	Approved	Adopted
	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>FY 2025-26</u>	<u>FY 2025-26</u>
Lents Town Center TIF Fund						
Indirect Cost - Admin Allocat	1,132,300	1,456,604	880,615	271,336	271,336	338,200
Operating Transfers Out	11,478	20,000,000	450,000	1,000,670	1,000,670	1,000,670
Reserved for Future Expenditures	0	0	0	3,338,667	3,338,667	3,195,980
Unappropriated Ending Fund Balance	45,064,074	24,351,820	0	0	0	0
Total Requirements	48,744,452	48,433,602	27,581,875	8,509,783	8,509,783	8,509,783

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
LLoyd-Holladay TIF Fund						
Administration						
Materials and Services						
DMC Admin Services	0	0	0	5,000	5,000	5,000
Total - Administration	0	0	0	5,000	5,000	5,000
Economic Development						
Personnel Services						
Salaries & Wages	0	0	0	63,811	63,811	63,811
Taxes, Health/Dental Insurance	0	0	0	35,771	35,771	35,771
Materials and Services						
Prof Services Contracts	0	0	0	3,000	3,000	3,000
Total - Economic Development	0	0	0	102,582	102,582	102,582
Housing						
Materials and Services						
IGA Prof Services Contracts	0	0	0	68,220	68,220	68,220
Total - Housing	0	0	0	68,220	68,220	68,220
Property Redevelopment						
Materials and Services						
Utilities and Water	0	0	0	3,582	3,582	3,582
Electric	0	0	0	1,074	1,074	1,074
Bldg Repairs & Maint - Prosper Portland	0	0	0	14,986	14,986	14,986
Security	0	0	0	3,010	3,010	3,010
Prop Mgmt Fees - RE	0	0	0	6,000	6,000	6,000
Ppty Insurance - RE	0	0	0	17,987	17,987	17,987
Administrative Expense	0	0	0	40	40	40
HOA Dues	0	0	0	2,061	2,061	2,061
Property Mgmt Advertising & Marketing	0	0	0	11	11	11
Property Mgmt Miscellaneous Expense	0	0	0	1,934	1,934	1,934
Total - Property Redevelopment	0	0	0	50,685	50,685	50,685
Total Expenditures	0	0	0	226,487	226,487	226,487
Indirect Cost - Admin Allocat	0	0	0	87,587	87,587	87,587
Reserved for Future Expenditures	0	0	0	345,773	345,773	345,773
Total Requirements	0	0	0	659,847	659,847	659,847

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
NPI TIF Fund						
Economic Development						
Grants to Grantees	302,021	964,719	0	0	0	0
Total - Economic Development	302,021	964,719	0	0	0	0
Total Expenditures	302,021	964,719	0	0	0	0
Indirect Cost - Admin Allocat	82,892	16,206	0	0	0	0
Operating Transfers Out	0	1,000	0	0	0	0
Unappropriated Ending Fund Balance	955,548	65	0	0	0	0
Total Requirements	1,340,461	981,990	0	0	0	0

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
North Macadam TIF Fund						
Administration						
Materials and Services						
IGA Prof Services Contracts	1,202	911	0	0	0	0
DMC Admin Services	24,788	54,536	105,970	106,000	106,000	106,000
Bank Fees	8	0	0	0	0	0
Total - Administration	25,998	55,447	105,970	106,000	106,000	106,000
Economic Development						
Personnel Services						
Salaries & Wages	0	0	0	65,317	65,317	65,317
Taxes, Health/Dental Insurance	0	0	0	36,984	36,984	36,984
Total - Economic Development	0	0	0	102,301	102,301	102,301
Housing						
Materials and Services						
IGA Prof Services Contracts	115,508	1,481,714	14,500,020	5,827,810	5,827,810	5,827,810
Total - Housing	115,508	1,481,714	14,500,020	5,827,810	5,827,810	5,827,810
Infrastructure						
Personnel Services						
Salaries & Wages	823	1,047	9,374	0	0	0
FICA	62	80	0	0	0	0
TriMet Payroll Tax	7	8	0	0	0	0
Taxes, Health/Dental Insurance	73	159	4,984	0	0	0
Life & Disability Insurance	1	2	0	0	0	0
PERS - Employer	127	63	0	0	0	0
PERS - Employer Pickup	88	203	0	0	0	0
Workers Comp - Assessment	2	4	0	0	0	0
Capital Outlay						
Construction Costs	0	0	1,563,434	0	0	0
IGA Infrastructure Constructio	491,707	0	0	11,900,000	11,900,000	11,900,000
Financial Assistance						
Technical Assistance Grants	0	749,000	0	0	0	0
Total - Infrastructure	492,890	750,566	1,577,792	11,900,000	11,900,000	11,900,000
Property Redevelopment						
Personnel Services						
Salaries & Wages	36,283	48,924	141,603	306,245	306,245	306,245
FICA	2,742	3,683	0	0	0	0
TriMet Payroll Tax	290	395	0	0	0	0
Taxes, Health/Dental Insurance	1,061	713	72,734	166,412	166,412	166,412
Life & Disability Insurance	76	93	0	0	0	0
PERS - Employer	8,134	11,744	0	0	0	0
PERS - Employer Pickup	1,781	2,148	0	0	0	0
Workers Comp - Assessment	109	185	0	0	0	0
Workers Comp - Ins Expense	35	35	0	0	0	0
Materials and Services						
Prof Services Contracts	0	0	0	7,600,000	7,600,000	7,600,000
General Office Expense	0	107	0	0	0	0
Communication Services	3,919	1,323	840	0	0	0
Utilities and Water	291	255	189	189	189	189
Electric	4,451	2,453	3,101	3,194	3,194	3,194
Bldg Repairs & Maint - Prosper Portland	18,414	7,956	13,216	6,216	6,216	6,216
Security	3,907	2,360	3,129	2,607	2,607	2,607
Landscaping	6,965	2,800	3,477	3,057	3,057	3,057
Prop Mgmt Fees - RE	6,000	5,000	12,100	23,350	23,350	23,350
Employee Gross Payroll	4,298	4,239	4,500	4,500	4,500	4,500
Employee Payroll Tax	287	0	0	0	0	0
Ppty Insurance - RE	2,406	2,305	2,700	2,835	2,835	2,835
Administrative Expense	4,439	3,810	3,775	7	7	7
HOA Dues	9,187	626	18,950	18,950	18,950	18,950
Parking Equipment Expense	7,000	6,000	6,000	6,000	6,000	6,000
Property Mgmt Advertising & Marketing	0	0	500	0	0	0
Appraisal	0	0	4,500	0	0	0
Property Mgmt Miscellaneous Expense	42,611	23,784	22,368	23,000	23,000	23,000
Training Expense	0	119	0	0	0	0
Capital Outlay						
Acquisition	0	0	6,135	11,000,000	11,000,000	11,000,000
Financial Assistance						
Loans To Borrowers	0	0	4,000,000	3,000,000	3,000,000	3,000,000
Grants to Grantees	0	158,538	2,197,462	350,000	350,000	350,000
Total - Property Redevelopment	164,686	289,597	6,517,279	22,516,562	22,516,562	22,516,562
Total Expenditures	799,082	2,577,324	22,701,061	40,452,673	40,452,673	40,452,673
Contingency	0	0	49,808,514	0	0	0
Indirect Cost - Admin Allocat	1,501,400	1,561,392	309,287	505,701	505,701	505,701
Operating Transfers Out	0	19,800,000	0	0	0	0
Reserved for Future Expenditures	0	0	0	17,214,160	17,214,160	17,214,160
Unappropriated Ending Fund Balance	47,600,615	47,365,108	0	0	0	0
Total Requirements	49,901,097	71,303,824	72,818,862	58,172,534	58,172,534	58,172,534

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
River District TIF Fund						
Administration						
Materials and Services						
IGA Prof Services Contracts	0	873	0	0	0	0
Special Events Expenses	4,022	0	0	0	0	0
Bank Fees	3,400	0	0	0	0	0
Total - Administration	7,422	873	0	0	0	0
Economic Development						
Personnel Services						
Salaries & Wages	5,814	1,791	133,759	0	0	0
FICA	435	136	0	0	0	0
TriMet Payroll Tax	45	14	0	0	0	0
Taxes, Health/Dental Insurance	1,114	340	67,470	0	0	0
Life & Disability Insurance	13	3	0	0	0	0
PERS - Employer	844	104	0	0	0	0
PERS - Employer Pickup	661	350	0	0	0	0
Workers Comp - Assessment	7	7	0	0	0	0
Workers Comp - Ins Expense	7	3	0	0	0	0
Materials and Services						
General Office Expense	0	72	0	0	0	0
Postage & Delivery	4	0	0	0	0	0
Loan Documents	232	0	0	0	0	0
Loans To Borrowers	76,227	0	1,000,000	0	0	0
Total - Economic Development	85,403	2,820	1,201,229	0	0	0
Housing						
Materials and Services						
IGA Prof Services Contracts	4,490,156	2,495,619	2,703,779	0	0	0
Total - Housing	4,490,156	2,495,619	2,703,779	0	0	0
Infrastructure						
Materials and Services						
Bldg Repairs & Maint - Prosper Portland	0	4,892	0	0	0	0
Capital Outlay						
Environmental Analysis & Remed	0	0	300,000	0	0	0
Permits, Review & Fees	538	634	750,550	555	555	555
Total - Infrastructure	538	5,526	1,050,550	555	555	555
Property Redevelopment						
Personnel Services						
Salaries & Wages	368,765	237,972	752,308	0	0	0
FICA	27,425	17,751	0	0	0	0
TriMet Payroll Tax	2,902	1,905	0	0	0	0
Taxes, Health/Dental Insurance	43,632	27,815	387,516	0	0	0
Life & Disability Insurance	769	478	0	0	0	0
PERS - Employer	41,761	24,962	0	0	0	0
PERS - Employer Pickup	47,409	34,207	0	0	0	0
Workers Comp - Assessment	782	939	0	0	0	0
Workers Comp - Ins Expense	1,047	498	0	0	0	0
Bus Pass Reimbursement	19	43	0	0	0	0
Materials and Services						
Prof Services Contracts	184,075	117,016	772,760	0	0	0
IGA Prof Services Contracts	79,200	79,200	0	0	0	0
Legal Expenses	61,566	75,995	155,114	0	0	0
Printing & Graphics	1,201	0	0	0	0	0
Postage & Delivery	63	0	0	0	0	0
Advertising & Publ Notices	43	0	0	0	0	0
Event Sponsorship	0	1,500	0	0	0	0
Special Event Food Expense	559	1,639	0	0	0	0
Communication Services	12,281	26,628	12,097	4,500	4,500	4,500
Utilities and Water	189,563	214,274	214,816	5,709	5,709	5,709
Gas	38,650	79,509	35,060	0	0	0
Electric	90,562	141,581	102,750	18,269	18,269	18,269
Garbage	6,646	36,415	37,700	0	0	0
Claims Expense	5,000	0	0	0	0	0
Parking	0	5	0	0	0	0
Rents/Leases - Fac	12,440	12,813	0	0	0	0
Bldg Repairs & Maint - Prosper Portland	345,255	420,648	378,389	21,820	21,820	21,820
Security	1,372,261	1,505,407	1,046,015	13,689	13,689	13,689
Janitorial	-559,802	91,448	76,000	0	0	0
Building Repairs	0	53,992	50,000	0	0	0
Equip Lease&Rentals - Prosper Portland	0	0	106,681	0	0	0
Plant Care	0	0	2,100	0	0	0
Graffiti	2,575	6,306	8,280	0	0	0
Pest Control	4,805	3,939	4,469	0	0	0
Fencing	4,553	6,288	28,224	0	0	0
Vehicles Maintenance - PDC	398	0	895	0	0	0
Landscaping	56,216	109,632	90,349	1,991	1,991	1,991
Rents/Leases - RE	0	0	15,000	0	0	0
Prop Mgmt Fees - RE	49,079	40,607	61,360	28,230	28,230	28,230
Employee Gross Payroll	310,517	486,270	261,943	195,000	195,000	195,000
Property Taxes - RE	181,734	150,510	133,280	97,037	97,037	97,037
Property Mgmt Legal Expense	0	27	10	0	0	0
Ppty Insurance - RE	275,052	531,785	602,754	177,150	177,150	177,150

Fund Summary
Account Summary by Appropriation

	Actuals	Actuals	Revised	Proposed	Approved	Adopted
	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2025-26	FY 2025-26
River District TIF Fund						
Administrative Expense	20,460	17,018	17,582	6,643	6,643	6,643
Asset Disposal Costs - RE	0	0	738,046	0	0	0
HOA Dues	4,769	26,831	41,124	0	0	0
Parking Equipment Expense	11,130	7,900	12,273	0	0	0
Property Mgmt Advertising & Marketing	0	1	59	0	0	0
Broker Fee	0	0	15,000	0	0	0
Property Mgmt Miscellaneous Expense	87,886	94,074	96,572	56,000	56,000	56,000
Software Maintenance	0	252	0	0	0	0
Hosted Services Maintenance	252	0	0	0	0	0
Stipends	750	4,000	0	0	0	0
Capital Outlay						
Acquisition	500,000	0	0	0	0	0
Prof & Tech Services	489,405	106,842	298,942	375,000	375,000	375,000
Tenant Improvements	0	0	75,000	0	0	0
Environmental Analysis & Remed	970,641	86,730	278,413	0	0	0
Demolition & Site Preparation	12,229,184	15,495,899	500,000	0	0	0
Permits, Review & Fees	149,853	4,854	4,716	0	0	0
Construction Costs	0	9,600	26,771,601	0	0	0
DEQ	0	2,134	0	0	0	0
Environmental Professional Services	124,702	10,740	995	0	0	0
Engineering	5,076	75,346	7,380	0	0	0
Special Inspections	12,603	0	0	0	0	0
IGA Infrastructure Prof Serv	300,000	0	0	0	0	0
Furniture & Equipment	0	20,000	100,000	0	0	0
Financial Assistance						
Loans To Borrowers	6,128	0	1,948,925	0	0	0
Grants to Grantees	230,096	526,117	1,093,238	0	0	0
Technical Assistance Grants	1,500,000	0	0	0	0	0
Total - Property Redevelopment	19,901,938	21,028,340	37,335,736	1,001,038	1,001,038	1,001,038
Total Expenditures	24,485,457	23,533,178	42,291,294	1,001,593	1,001,593	1,001,593
Contingency	0	0	20,839,534	0	0	0
Indirect Cost - Admin Allocat	4,065,800	5,630,174	1,813,640	0	0	0
Operating Transfers Out	0	0	2,240,000	20,935,697	20,935,697	20,935,697
Reserved for Future Expenditures	0	0	0	2,478,889	2,478,889	2,478,889
Unappropriated Ending Fund Balance	44,021,189	35,081,594	0	0	0	0
Total Requirements	72,572,446	64,244,945	67,184,468	24,416,179	24,416,179	24,416,179

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
South Park Blocks TIF Fund						
Administration						
Materials and Services						
IGA Prof Services Contracts	530	725	0	0	0	0
DMC Admin Services	10,926	0	0	0	0	0
Bank Fees	8	1,775	0	0	0	0
Total - Administration	11,464	2,500	0	0	0	0
Housing						
Materials and Services						
IGA Prof Services Contracts	400,000	0	72,488	0	0	0
Total - Housing	400,000	0	72,488	0	0	0
Property Redevelopment						
Financial Assistance						
Grants to Grantees	0	250,000	0	0	0	0
Total - Property Redevelopment	0	250,000	0	0	0	0
Total Expenditures	411,464	252,500	72,488	0	0	0
Indirect Cost - Admin Allocat	267,400	215,631	0	0	0	0
Operating Transfers Out	0	1,000,000	734,591	0	0	0
Unappropriated Ending Fund Balance	1,965,129	574,767	0	0	0	0
Total Requirements	2,643,993	2,042,898	807,079	0	0	0

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Sumner, Parkrose, Argay, Columbia Corridor TIF Fund						
Administration						
Materials and Services						
DMC Admin Services	0	0	0	5,000	5,000	5,000
Total - Administration	0	0	0	5,000	5,000	5,000
Economic Development						
Personnel Services						
Salaries & Wages	0	0	0	22,607	22,607	22,607
Taxes, Health/Dental Insurance	0	0	0	12,933	12,933	12,933
Materials and Services						
Prof Services Contracts	0	0	0	68,750	68,750	68,750
Total - Economic Development	0	0	0	104,290	104,290	104,290
Housing						
Materials and Services						
Prof Services Contracts	0	0	0	56,250	56,250	56,250
IGA Prof Services Contracts	0	0	0	196,333	196,333	196,333
Total - Housing	0	0	0	252,583	252,583	252,583
Property Redevelopment						
Personnel Services						
Salaries & Wages	0	0	0	64,435	64,435	64,435
Taxes, Health/Dental Insurance	0	0	0	35,678	35,678	35,678
Total - Property Redevelopment	0	0	0	100,113	100,113	100,113
Total Expenditures	0	0	0	461,986	461,986	461,986
Indirect Cost - Admin Allocat	0	0	0	119,313	119,313	119,313
Reserved for Future Expenditures	0	0	0	97	97	97
Total Requirements	0	0	0	581,396	581,396	581,396

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Westside TIF Fund						
Administration						
Materials and Services						
DMC Admin Services	0	0	0	5,000	5,000	5,000
Total - Administration	0	0	0	5,000	5,000	5,000
Economic Development						
Personnel Services						
Salaries & Wages	0	0	0	69,760	69,760	69,760
Taxes, Health/Dental Insurance	0	0	0	39,174	39,174	39,174
Materials and Services						
Prof Services Contracts	0	0	0	3,000	3,000	3,000
Total - Economic Development	0	0	0	111,934	111,934	111,934
Housing						
Materials and Services						
IGA Prof Services Contracts	0	0	0	120,830	120,830	120,830
Total - Housing	0	0	0	120,830	120,830	120,830
Infrastructure						
Capital Outlay						
Permits, Review & Fees	0	0	0	750,000	750,000	750,000
Total - Infrastructure	0	0	0	750,000	750,000	750,000
Property Redevelopment						
Personnel Services						
Salaries & Wages	0	0	0	695,483	695,483	696,930
Taxes, Health/Dental Insurance	0	0	0	385,624	385,624	386,407
Materials and Services						
Prof Services Contracts	0	0	0	60,000	60,000	60,000
Communication Services	0	0	0	15,040	15,040	15,040
Utilities and Water	0	0	0	219,269	219,269	219,269
Gas	0	0	0	35,000	35,000	35,000
Electric	0	0	0	84,000	84,000	84,000
Garbage	0	0	0	36,000	36,000	36,000
Rents/Leases - Fac	0	0	0	20,149	20,149	20,149
Bldg Repairs & Maint - Prosper Portland	0	0	0	140,633	140,633	140,633
Security	0	0	0	550,114	550,114	550,114
Janitorial	0	0	0	78,000	78,000	78,000
Building Repairs	0	0	0	150,000	150,000	150,000
Plant Care	0	0	0	2,100	2,100	2,100
Graffiti	0	0	0	8,280	8,280	8,280
Pest Control	0	0	0	2,891	2,891	2,891
Fencing	0	0	0	6,000	6,000	6,000
Vehicles Maintenance - PDC	0	0	0	675	675	675
Landscaping	0	0	0	69,411	69,411	69,411
Prop Mgmt Fees - RE	0	0	0	94,450	94,450	94,450
Employee Gross Payroll	0	0	0	69,952	69,952	69,952
Property Taxes - RE	0	0	0	47,441	47,441	47,441
Ppty Insurance - RE	0	0	0	418,252	418,252	418,252
Administrative Expense	0	0	0	12,820	12,820	12,820
Asset Disposal Costs - RE	0	0	0	783,046	783,046	783,046
HOA Dues	0	0	0	52,517	52,517	52,517
Parking Equipment Expense	0	0	0	28,250	28,250	28,250
Broker Fee	0	0	0	15,000	15,000	15,000
Property Mgmt Miscellaneous Expense	0	0	0	51,666	51,666	51,666
Capital Outlay						
Prof & Tech Services	0	0	0	40,000	40,000	40,000
Tenant Improvements	0	0	0	75,000	75,000	75,000
Demolition & Site Preparation	0	0	0	4,750,856	4,750,856	4,750,856
Financial Assistance						
Loans To Borrowers	0	0	0	1,000,000	1,000,000	1,000,000
Grants to Grantees	0	0	0	835,000	835,000	835,000
Total - Property Redevelopment	0	0	0	10,832,919	10,832,919	10,835,149
Total Expenditures	0	0	0	11,820,683	11,820,683	11,822,913
Indirect Cost - Admin Allocat	0	0	0	1,046,690	1,046,690	1,046,690
Reserved for Future Expenditures	0	0	0	18,262,117	18,262,117	18,259,887
Total Requirements	0	0	0	31,129,490	31,129,490	31,129,490

Fund Summary
Account Summary by Appropriation

Willamette Industrial TIF Fund	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Economic Development						
Technical Assistance Grants	0	0	0	30,000	30,000	30,000
Total - Economic Development	0	0	0	30,000	30,000	30,000
Property Redevelopment						
Personnel Services						
Salaries & Wages	7,817	2,713	12,333	48,118	48,118	48,118
FICA	598	208	0	0	0	0
TriMet Payroll Tax	63	22	0	0	0	0
Taxes, Health/Dental Insurance	9	0	6,389	26,842	26,842	26,842
Life & Disability Insurance	17	5	0	0	0	0
PERS - Employer	2,181	789	0	0	0	0
PERS - Employer Pickup	26	0	0	0	0	0
Workers Comp - Assessment	26	11	0	0	0	0
Workers Comp - Ins Expense	6	1	0	0	0	0
Materials and Services						
Prof Services Contracts	0	0	4,000,000	0	0	0
Total - Property Redevelopment	10,743	3,749	4,018,722	74,960	74,960	74,960
Total Expenditures	10,743	3,749	4,018,722	104,960	104,960	104,960
Contingency	0	0	493,727	0	0	0
Indirect Cost - Admin Allocat	0	169,663	25,320	65,931	65,931	65,931
Reserved for Future Expenditures	0	0	0	335,084	335,084	335,084
Unappropriated Ending Fund Balance	4,443,027	4,405,601	0	0	0	0
Total Requirements	4,453,770	4,579,013	4,537,769	505,975	505,975	505,975

Enterprise Fund

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

- Strategic Investment Fund -
Accounts for non-TIF revolving loan funds including the Small Business Loan program and other business and commercial lending programs
- Business Management Fund -
Accounts for resources generated by non-TIF fees, charges and assets.

Fund Summary

Total Resources and Requirements

Strategic Investment Fund	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Resources						
Beginning Fund Balance	5,033,844	5,324,657	53,080,686	36,155,454	36,155,454	33,632,394
Revenue						
Fees and Charges	15,579	126,425	50,000	50,000	50,000	50,000
Interest on Investments	86,954	1,405,686	1,045,578	966,136	966,136	966,136
Loan Collections	333,746	155,509	493,662	793,100	793,100	793,100
Miscellaneous	350,000	583,752	0	0	0	0
Property Income	0	0	63,266	1,566,559	1,566,559	1,566,559
Transfers In	2,875,371	46,977,649	6,105,585	4,100,670	4,100,670	4,100,670
Total Revenue	3,661,650	49,249,021	7,758,091	7,476,465	7,476,465	7,476,465
Total Resources	8,695,494	54,573,678	60,838,777	43,631,919	43,631,919	41,108,859
Requirements						
Expenditures						
Economic Development	472,441	3,175,763	7,038,415	3,630,520	6,630,520	6,630,520
Property Redevelopment	0	7,235	14,916,778	9,873,094	9,873,094	9,943,094
Total Expenditures	472,441	3,182,999	21,955,193	13,503,614	16,503,614	16,573,614
Transfers	2,898,396	1,173,831	2,387,353	781,529	781,529	859,842
Contingency	0	0	36,155,454	200,891	200,891	200,891
Reserved For Future Expenditures	0	0	0	29,145,885	26,145,885	23,474,512
Ending Balance	5,324,657	50,216,848	340,777	0	0	0
Total Requirements	8,695,494	54,573,678	60,838,777	43,631,919	43,631,919	41,108,859

Fund Summary

Total Resources and Requirements

Business Management Fund	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Resources						
Beginning Fund Balance	8,944,012	5,731,436	5,322,320	6,715,797	6,715,797	6,715,797
Revenue						
Interest on Investments	70,587	141,022	159,670	201,474	201,474	201,474
Miscellaneous	0	559	0	0	0	0
Property Income	165,303	159,631	93,420	0	0	0
Reimbursements	90,555	136,719	20,237	0	0	0
Transfers In	1,427,000	3,630,000	3,683,000	0	0	0
Total Revenue	1,753,445	4,067,931	3,956,327	201,474	201,474	201,474
Total Resources	10,697,457	9,799,367	9,278,647	6,917,271	6,917,271	6,917,271
Requirements						
Expenditures						
Administration	0	0	900,000	0	0	0
Property Redevelopment	918,998	457,404	1,062,850	0	0	0
Total Expenditures	918,998	457,404	1,962,850	0	0	0
Transfers	4,047,023	4,028,213	600,000	0	0	0
Contingency	0	0	6,715,797	6,917,271	6,917,271	6,917,271
Ending Balance	5,731,436	5,313,750	0	0	0	0
Total Requirements	10,697,457	9,799,367	9,278,647	6,917,271	6,917,271	6,917,271

Enterprise Fund Summary Reports

- Account Summary
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Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Strategic Investment Fund						
Economic Development						
Personnel Services						
Salaries & Wages	35,253	106,552	15,368	389,729	389,729	389,729
FICA	2,679	8,077	0	0	0	0
TriMet Payroll Tax	282	854	0	0	0	0
Taxes, Health/Dental Insurance	3,444	12,041	7,587	216,354	216,354	216,354
Life & Disability Insurance	82	231	0	0	0	0
PERS - Employer	2,001	6,363	0	0	0	0
PERS - Employer Pickup	6,124	21,187	0	0	0	0
Workers Comp - Assessment	140	430	0	0	0	0
Workers Comp - Ins Expense	28	74	0	0	0	0
Materials and Services						
Prof Services Contracts	0	0	235,000	110,000	110,000	110,000
Publications & Resource Mat'ls	150	0	0	0	0	0
Postage & Delivery	10	252	0	0	0	0
Organizational Memberships	24	0	0	0	0	0
Local Travel	14	25	0	0	0	0
Loan Documents	1,731	15,298	0	0	0	0
Loans To Borrowers	420,479	3,004,379	6,680,460	2,864,437	2,864,437	2,864,437
Grants to Grantees	0	0	0	0	3,000,000	3,000,000
Regional Strategies Grants	0	0	100,000	50,000	50,000	50,000
Total - Economic Development	472,441	3,175,763	7,038,415	3,630,520	6,630,520	6,630,520
Property Redevelopment						
Personnel Services						
Salaries & Wages	0	4,917	55,409	193,218	193,218	238,386
FICA	0	369	0	0	0	0
TriMet Payroll Tax	0	39	0	0	0	0
Taxes, Health/Dental Insurance	0	670	28,827	107,792	107,792	132,624
Life & Disability Insurance	0	9	0	0	0	0
PERS - Employer	0	281	0	0	0	0
PERS - Employer Pickup	0	943	0	0	0	0
Workers Comp - Assessment	0	3	0	0	0	0
Workers Comp - Ins Expense	0	4	0	0	0	0
Materials and Services						
Prof Services Contracts	0	0	2,908,800	4,000,000	4,000,000	4,000,000
Communication Services	0	0	0	6,703	6,703	6,703
Utilities and Water	0	0	727	14,727	14,727	14,727
Electric	0	0	0	60,250	60,250	60,250
Rents/Leases - Fac	0	0	0	5,865	5,865	5,865
Bldg Repairs & Maint - Prosper Portland	0	0	5,800	84,996	84,996	84,996
Security	0	0	9,000	17,100	17,100	17,100
Janitorial	0	0	501	0	0	0
Landscaping	0	0	17,000	18,000	18,000	18,000
Prop Mgmt Fees - RE	0	0	18,450	52,950	52,950	52,950
Employee Gross Payroll	0	0	0	690,733	690,733	690,733
Property Taxes - RE	0	0	15,969	21,962	21,962	21,962
Ppty Insurance - RE	0	0	0	278,179	278,179	278,179
Administrative Expense	0	0	120	5,292	5,292	5,292
HOA Dues	0	0	56,164	64,596	64,596	64,596
Property Mgmt Advertising & Marketing	0	0	11	11	11	11
Property Mgmt Miscellaneous Expense	0	0	0	50,720	50,720	50,720
Financial Assistance						
Loans To Borrowers	0	0	11,800,000	4,200,000	4,200,000	4,200,000
Total - Property Redevelopment	0	7,235	14,916,778	9,873,094	9,873,094	9,943,094
Total Expenditures	472,441	3,182,999	21,955,193	13,503,614	16,503,614	16,573,614
Contingency	0	0	36,155,454	200,891	200,891	200,891
Indirect Cost - Admin Allocat	23,024	173,831	96,713	781,529	781,529	859,842
Operating Transfers Out	2,875,372	1,000,000	2,290,640	0	0	0
Reserved for Future Expenditures	0	0	0	29,145,885	26,145,885	23,474,512
Unappropriated Ending Fund Balance	5,324,657	50,216,848	340,777	0	0	0
Total Requirements	8,695,494	54,573,678	60,838,777	43,631,919	43,631,919	41,108,859

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Business Management Fund						
Administration						
Materials and Services						
Legal Expenses	0	0	900,000	0	0	0
Total - Administration	0	0	900,000	0	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	36,246	15,859	32,391	0	0	0
FICA	2,681	1,169	0	0	0	0
TriMet Payroll Tax	285	126	0	0	0	0
Taxes, Health/Dental Insurance	3,919	1,534	16,355	0	0	0
Life & Disability Insurance	72	31	0	0	0	0
PERS - Employer	2,301	1,180	0	0	0	0
PERS - Employer Pickup	5,360	2,715	0	0	0	0
Workers Comp - Assessment	74	59	0	0	0	0
Workers Comp - Ins Expense	82	15	0	0	0	0
Bus Pass Reimbursement	26	17	0	0	0	0
Materials and Services						
IGA Other Costs	0	0	853,860	0	0	0
Communication Services	4,238	4,137	318	0	0	0
Gas	212	213	0	0	0	0
Electric	10,274	11,322	118	0	0	0
Garbage	4,651	6,329	720	0	0	0
Bldg Repairs & Maint - Prosper Portland	87,543	132,522	2,790	0	0	0
Security	135,002	184,362	19,122	0	0	0
Building Repairs	13,287	21,085	0	0	0	0
Prop Mgmt Fees - RE	24,050	22,200	3,400	0	0	0
Property Taxes - RE	39,880	41,143	0	0	0	0
Property Mgmt Legal Expense	0	6	0	0	0	0
Ppty Insurance - RE	0	0	4,400	0	0	0
Administrative Expense	923	717	250	0	0	0
Property Mgmt Advertising & Marketing	4,906	3,926	3	0	0	0
Broker Fee	54,864	0	0	0	0	0
Property Mgmt Miscellaneous Expense	-75	0	0	0	0	0
Capital Outlay						
Leasehold Improvements	18,921	0	0	0	0	0
Tenant Improvements	469,276	6,737	129,123	0	0	0
Total - Property Redevelopment	918,998	457,404	1,062,850	0	0	0
Total Expenditures	918,998	457,404	1,962,850	0	0	0
Contingency	0	0	6,715,797	6,917,271	6,917,271	6,917,271
Indirect Cost - Admin Allocat	413,700	345,213	0	0	0	0
Operating Transfers Out	3,633,323	3,683,000	600,000	0	0	0
Unappropriated Ending Fund Balance	5,731,436	5,313,750	0	0	0	0
Total Requirements	10,697,457	9,799,367	9,278,647	6,917,271	6,917,271	6,917,271

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.

Fund Summary**Total Resources and Requirements**

Internal Service Fund	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Resources						
Beginning Fund Balance	140,942	143,302	0	4,299	4,299	4,299
Revenue						
Interest on Investments	2,360	4,485	4,299	129	129	129
Total Revenue	2,360	4,485	4,299	129	129	129
Total Resources	143,302	147,787	4,299	4,428	4,428	4,428
Requirements						
Expenditures						
Total Expenditures	0	0	0	0	0	0
Contingency	0	0	4,299	4,428	4,428	4,428
Ending Balance	143,302	147,787	0	0	0	0
Total Requirements	143,302	147,787	4,299	4,428	4,428	4,428

Internal Service Fund Summary Reports

- Account Summary
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Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Internal Service Fund						
Contingency	0	0	4,299	4,428	4,428	4,428
Unappropriated Ending Fund Balance	143,302	147,787	0	0	0	0
Total Requirements	143,302	147,787	4,299	4,428	4,428	4,428

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.

- ACT (Affordable Commercial Tenanting) Fund –
Accounts for monies received from the Affordable Commercial Tenanting program.
- Ambassador Fund -
Accounts for monies donated by private business for outreach activities and special events.
- ARPA (American Rescue Plan Act) -
Accounts for monies received from federal economic relief funding.
- COEP (Community Opportunities and Enhancements Program) -
Accounts for the City of Portland's effort to distribute a percent of the hard construction costs on all public improvement contracts toward workforce development and business development in the construction sector.
- Enterprise Zone -
Accounts for monies received from participating Enterprise Zone companies to provide 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 Economic Development Administration Revolving Loan program and the US Department of Agriculture.
- PCEF (Portland Clean Energy Fund) -
PCEF funds are administered through the City of Portland's Bureau of Planning and Sustainability.

Fund Summary
Total Resources and Requirements

Affordable Commercial Tenanting Fund	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Resources						
Beginning Fund Balance	493,064	501,321	517,012	15,691	15,691	15,691
Revenue						
Interest on Investments	8,257	15,692	0	235	235	235
Total Revenue	8,257	15,692	0	235	235	235
Total Resources	501,321	517,012	517,012	15,926	15,926	15,926
Requirements						
Expenditures						
Property Redevelopment	0	0	501,321	15,691	15,691	15,691
Total Expenditures	0	0	501,321	15,691	15,691	15,691
Contingency	0	0	15,691	235	235	235
Ending Balance	501,321	517,012	0	0	0	0
Total Requirements	501,321	517,012	517,012	15,926	15,926	15,926

Fund Summary**Total Resources and Requirements**

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Ambassador Program Fund						
Resources						
Beginning Fund Balance	12,703	12,916	13,000	0	0	0
Revenue						
Interest on Investments	213	396	0	0	0	0
Total Revenue	213	396	0	0	0	0
Total Resources	12,916	13,312	13,000	0	0	0
Requirements						
Expenditures						
Economic Development	0	312	13,000	0	0	0
Total Expenditures	0	312	13,000	0	0	0
Ending Balance	12,916	13,000	0	0	0	0
Total Requirements	12,916	13,312	13,000	0	0	0

Fund Summary**Total Resources and Requirements**

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
ARPA Fund						
Resources						
Beginning Fund Balance	655,037	1,663,573	776,018	0	0	0
Revenue						
Grants - Federal except HCD	5,257,879	6,719,534	2,746,906	0	0	0
Transfers In	1,747,000	759,000	0	0	0	0
Total Revenue	7,004,879	7,478,534	2,746,906	0	0	0
Total Resources	7,659,916	9,142,108	3,522,924	0	0	0
Requirements						
Expenditures						
Economic Development	5,236,512	5,772,580	2,518,708	0	0	0
Property Redevelopment	22,345	760,245	211,380	0	0	0
Total Expenditures	5,258,857	6,532,825	2,730,088	0	0	0
Transfers	737,486	1,833,265	792,836	0	0	0
Ending Balance	1,663,573	776,018	0	0	0	0
Total Requirements	7,659,916	9,142,108	3,522,924	0	0	0

Fund Summary**Total Resources and Requirements**

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Community Opportunities and Enhancements Fund						
Resources						
Beginning Fund Balance	183,052	688,986	397,928	0	0	0
Revenue						
Fees and Charges	1,693,153	2,035,638	2,563,268	2,375,000	2,375,000	2,375,000
Transfers In	688,000	363,000	0	0	0	0
Total Revenue	2,381,153	2,398,638	2,563,268	2,375,000	2,375,000	2,375,000
Total Resources	2,564,205	3,087,624	2,961,196	2,375,000	2,375,000	2,375,000
Requirements						
Expenditures						
Economic Development	1,702,219	1,983,623	2,542,092	2,209,942	2,209,942	2,209,942
Total Expenditures	1,702,219	1,983,623	2,542,092	2,209,942	2,209,942	2,209,942
Transfers	173,000	706,073	419,104	165,058	165,058	165,058
Ending Balance	688,986	397,928	0	0	0	0
Total Requirements	2,564,205	3,087,624	2,961,196	2,375,000	2,375,000	2,375,000

Fund Summary

Total Resources and Requirements

Enterprise Zone	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Resources						
Beginning Fund Balance	4,915,074	5,085,212	5,393,098	4,790,369	4,790,369	4,790,369
Revenue						
Fees and Charges	697,663	521,677	396,348	133,439	133,439	133,439
Interest on Investments	82,586	160,829	161,793	119,073	119,073	119,073
Loan Collections	256,342	204,035	38,000	24,974	24,974	24,974
Transfers In	0	5,160	0	0	0	0
Total Revenue	1,036,591	891,702	596,141	277,486	277,486	277,486
Total Resources	5,951,665	5,976,914	5,989,239	5,067,855	5,067,855	5,067,855
Requirements						
Expenditures						
Economic Development	801,852	545,919	1,112,077	1,623,064	1,623,064	1,633,064
Total Expenditures	801,852	545,919	1,112,077	1,623,064	1,623,064	1,633,064
Transfers	64,600	37,896	86,793	177,877	177,877	177,877
Contingency	0	0	4,790,369	3,266,914	3,266,914	3,256,914
Ending Balance	5,085,213	5,393,099	0	0	0	0
Total Requirements	5,951,665	5,976,914	5,989,239	5,067,855	5,067,855	5,067,855

Fund Summary**Total Resources and Requirements**

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
HCD Contract Fund						
Resources						
Beginning Fund Balance	552,355	703,360	461,415	0	0	0
Revenue						
Grants - HCD Contract	2,384,022	2,262,907	2,180,932	2,148,627	2,148,627	2,169,719
Transfers In	703,000	461,000	0	0	0	0
Total Revenue	3,087,022	2,723,907	2,180,932	2,148,627	2,148,627	2,169,719
Total Resources	3,639,377	3,427,267	2,642,347	2,148,627	2,148,627	2,169,719
Requirements						
Expenditures						
Economic Development	2,381,017	2,262,851	2,181,347	2,148,627	2,148,627	2,169,719
Total Expenditures	2,381,017	2,262,851	2,181,347	2,148,627	2,148,627	2,169,719
Transfers	555,000	703,000	461,000	0	0	0
Ending Balance	703,360	461,415	0	0	0	0
Total Requirements	3,639,377	3,427,267	2,642,347	2,148,627	2,148,627	2,169,719

Fund Summary**Total Resources and Requirements**

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Other Federal and State Grants						
Resources						
Beginning Fund Balance	2,389,133	1,839,473	1,683,046	783,486	783,486	783,486
Revenue						
Fees and Charges	20,875	10,109	0	0	0	0
Grants - Federal except HCD	161,462	56,158	0	0	0	0
Grants - State & Local	0	0	6,000,000	6,000,000	6,000,000	6,000,000
Interest on Investments	32,908	51,510	69,768	22,788	22,788	22,788
Loan Collections	316,981	243,793	277,993	274,652	274,652	274,652
Transfers In	30,000	0	0	0	0	0
Total Revenue	562,226	361,569	6,347,761	6,297,440	6,297,440	6,297,440
Total Resources	2,951,359	2,201,042	8,030,807	7,080,926	7,080,926	7,080,926
Requirements						
Expenditures						
Economic Development	1,111,886	472,817	1,195,261	300,300	300,300	300,300
Infrastructure	0	0	6,000,000	6,000,000	6,000,000	6,000,000
Total Expenditures	1,111,886	472,817	7,195,261	6,300,300	6,300,300	6,300,300
Transfers	0	45,179	52,060	22,143	22,143	22,143
Contingency	0	0	783,486	758,483	758,483	758,483
Ending Balance	1,839,473	1,683,046	0	0	0	0
Total Requirements	2,951,359	2,201,042	8,030,807	7,080,926	7,080,926	7,080,926

Fund Summary**Total Resources and Requirements**

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Portland Clean Energy Fund						
Resources						
Revenue						
Fees and Charges	0	0	8,500,000	11,855,696	11,855,696	11,855,696
Total Revenue	0	0	8,500,000	11,855,696	11,855,696	11,855,696
Total Resources	0	0	8,500,000	11,855,696	11,855,696	11,855,696
Requirements						
Expenditures						
Economic Development	0	0	886,415	4,696,673	4,696,673	4,696,673
Property Redevelopment	0	0	5,068,958	6,076,005	6,076,005	6,044,459
Total Expenditures	0	0	5,955,373	10,772,678	10,772,678	10,741,132
Transfers	0	0	2,544,627	1,083,018	1,083,018	1,114,564
Ending Balance	0	0	0	0	0	0
Total Requirements	0	0	8,500,000	11,855,696	11,855,696	11,855,696

Special Revenue Funds Summary Reports

- Account Summary
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Fund Summary**Account Summary by Appropriation**

	Actuals <u>FY 2022-23</u>	Actuals <u>FY 2023-24</u>	Revised <u>FY 2024-25</u>	Proposed <u>FY 2025-26</u>	Approved <u>FY 2025-26</u>	Adopted <u>FY 2025-26</u>
Affordable Commercial Tenanting Fund						
Property Redevelopment						
Financial Assistance						
Grants to Grantees	0	0	501,321	15,691	15,691	15,691
Total - Property Redevelopment	0	0	501,321	15,691	15,691	15,691
Total Expenditures	0	0	501,321	15,691	15,691	15,691
Contingency	0	0	15,691	235	235	235
Unappropriated Ending Fund Balance	501,321	517,012	0	0	0	0
Total Requirements	501,321	517,012	517,012	15,926	15,926	15,926

Fund Summary**Account Summary by Appropriation**

	Actuals <u>FY 2022-23</u>	Actuals <u>FY 2023-24</u>	Revised <u>FY 2024-25</u>	Proposed <u>FY 2025-26</u>	Approved <u>FY 2025-26</u>	Adopted <u>FY 2025-26</u>
Ambassador Program Fund						
Economic Development						
Materials and Services						
Prof Services Contracts	0	0	13,000	0	0	0
Special Event Food Expense	0	312	0	0	0	0
Total - Economic Development	0	312	13,000	0	0	0
Total Expenditures	0	312	13,000	0	0	0
Unappropriated Ending Fund Balance	12,916	13,000	0	0	0	0
Total Requirements	12,916	13,312	13,000	0	0	0

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
ARPA Fund						
Economic Development						
Personnel Services						
Salaries & Wages	396,156	583,152	166,605	0	0	0
Overtime	0	660	0	0	0	0
FICA	29,214	43,259	0	0	0	0
TriMet Payroll Tax	3,067	4,577	0	0	0	0
Taxes, Health/Dental Insurance	62,134	84,589	95,651	0	0	0
Life & Disability Insurance	850	1,274	0	0	0	0
PERS - Employer	24,947	34,943	0	0	0	0
PERS - Employer Pickup	49,045	102,281	0	0	0	0
Workers Comp - Assessment	1,080	2,345	0	0	0	0
Workers Comp - Ins Expense	312	283	0	0	0	0
Bus Pass Reimbursement	114	37	0	0	0	0
Materials and Services						
Prof Services Contracts	121,129	154,410	270,317	0	0	0
Language Services	5,315	10,767	0	0	0	0
Printing & Graphics	1,480	437	0	0	0	0
General Office Expense	0	107	0	0	0	0
Advertising & Publ Notices	253,657	16,192	0	0	0	0
Marketing - Resources Dev	0	1,114	0	0	0	0
Special Events Expenses	122,588	188,528	0	0	0	0
Communication Services	7,188	2,000	0	0	0	0
Software Applications	9,961	5,517	0	0	0	0
Training Expense	825	0	0	0	0	0
Grants to Grantees	4,147,450	2,695,213	1,986,135	0	0	0
Technical Assistance Grants	0	1,840,895	0	0	0	0
Total - Economic Development	5,236,512	5,772,580	2,518,708	0	0	0
Property Redevelopment						
Personnel Services						
Salaries & Wages	0	314	65,516	0	0	0
FICA	0	24	0	0	0	0
TriMet Payroll Tax	0	2	0	0	0	0
Taxes, Health/Dental Insurance	0	50	38,270	0	0	0
Life & Disability Insurance	0	1	0	0	0	0
PERS - Employer	0	19	0	0	0	0
PERS - Employer Pickup	0	61	0	0	0	0
Workers Comp - Assessment	0	1	0	0	0	0
Financial Assistance						
Technical Assistance Grants	22,345	759,773	107,594	0	0	0
Total - Property Redevelopment	22,345	760,245	211,380	0	0	0
Total Expenditures	5,258,857	6,532,825	2,730,088	0	0	0
Indirect Cost - Admin Allocat	38,486	86,265	33,836	0	0	0
Operating Transfers Out	699,000	1,747,000	759,000	0	0	0
Unappropriated Ending Fund Balance	1,663,573	776,018	0	0	0	0
Total Requirements	7,659,916	9,142,108	3,522,924	0	0	0

Fund Summary

Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Community Opportunities and Enhancements Fund						
Economic Development						
Personnel Services						
Salaries & Wages	7,098	61,706	128,729	121,546	121,546	121,546
FICA	509	4,538	0	0	0	0
TriMet Payroll Tax	54	501	0	0	0	0
Taxes, Health/Dental Insurance	1,458	3,172	65,167	67,072	67,072	67,072
Life & Disability Insurance	16	154	0	0	0	0
PERS - Employer	420	1,198	0	0	0	0
PERS - Employer Pickup	1,289	3,962	0	0	0	0
Workers Comp - Assessment	11	255	0	0	0	0
Workers Comp - Ins Expense	11	47	0	0	0	0
Bus Pass Reimbursement	6	363	0	0	0	0
Materials and Services						
Communication Services	0	240	0	0	0	0
Grants to Grantees	1,691,347	1,907,486	2,348,196	2,021,324	2,021,324	2,021,324
Total - Economic Development	1,702,219	1,983,623	2,542,092	2,209,942	2,209,942	2,209,942
Total Expenditures	1,702,219	1,983,623	2,542,092	2,209,942	2,209,942	2,209,942
Indirect Cost - Admin Allocat	0	18,073	56,104	165,058	165,058	165,058
Operating Transfers Out	173,000	688,000	363,000	0	0	0
Unappropriated Ending Fund Balance	688,986	397,928	0	0	0	0
Total Requirements	2,564,205	3,087,624	2,961,196	2,375,000	2,375,000	2,375,000

Fund Summary
Account Summary by Appropriation

Enterprise Zone	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Economic Development						
Personnel Services						
Salaries & Wages	66,526	56,890	45,366	130,550	130,550	130,550
FICA	4,892	4,221	0	0	0	0
TriMet Payroll Tax	511	450	0	0	0	0
Taxes, Health/Dental Insurance	11,287	7,050	18,811	72,714	72,714	72,714
Life & Disability Insurance	142	130	0	0	0	0
PERS - Employer	4,098	3,785	0	0	0	0
PERS - Employer Pickup	11,844	10,921	0	0	0	0
Workers Comp - Assessment	145	228	0	0	0	0
Workers Comp - Ins Expense	83	34	0	0	0	0
Bus Pass Reimbursement	1	0	0	0	0	0
Materials and Services						
Prof Services Contracts	95,791	140,204	174,900	546,800	546,800	556,800
Advertising & Publ Notices	0	181	0	0	0	0
Public Meeting Food Expense	1,039	0	0	0	0	0
Special Events Expenses	108,199	0	0	0	0	0
Special Event Food Expense	537	1,145	0	0	0	0
Parking	8	0	0	0	0	0
Training Expense	2,116	0	5,000	5,000	5,000	5,000
Out of Town Travel	340	0	0	0	0	0
Stipends	1,239	0	0	0	0	0
Grants to Grantees	433,054	290,681	868,000	868,000	868,000	868,000
Technical Assistance Grants	60,000	30,000	0	0	0	0
Total - Economic Development	801,852	545,919	1,112,077	1,623,064	1,623,064	1,633,064
Total Expenditures	801,852	545,919	1,112,077	1,623,064	1,623,064	1,633,064
Contingency	0	0	4,790,369	3,266,914	3,266,914	3,256,914
Indirect Cost - Admin Allocat	64,600	37,896	86,793	177,877	177,877	177,877
Unappropriated Ending Fund Balance	5,085,213	5,393,099	0	0	0	0
Total Requirements	5,951,665	5,976,914	5,989,239	5,067,855	5,067,855	5,067,855

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
HCD Contract Fund						
Economic Development						
Grants to Grantees	2,381,017	2,262,851	2,181,347	2,148,627	2,148,627	2,169,719
Total - Economic Development	2,381,017	2,262,851	2,181,347	2,148,627	2,148,627	2,169,719
Total Expenditures	2,381,017	2,262,851	2,181,347	2,148,627	2,148,627	2,169,719
Operating Transfers Out	555,000	703,000	461,000	0	0	0
Unappropriated Ending Fund Balance	703,360	461,415	0	0	0	0
Total Requirements	3,639,377	3,427,267	2,642,347	2,148,627	2,148,627	2,169,719

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Other Federal and State Grants						
Economic Development						
Personnel Services						
Salaries & Wages	115,209	60,097	0	0	0	0
Overtime	0	71	0	0	0	0
FICA	8,732	4,560	0	0	0	0
TriMet Payroll Tax	914	481	0	0	0	0
Taxes, Health/Dental Insurance	12,914	5,065	0	0	0	0
Life & Disability Insurance	248	110	0	0	0	0
PERS - Employer	5,186	3,592	0	0	0	0
PERS - Employer Pickup	15,722	11,779	0	0	0	0
Workers Comp - Assessment	328	246	0	0	0	0
Workers Comp - Ins Expense	93	23	0	0	0	0
Materials and Services						
Prof Services Contracts	16,511	0	0	0	0	0
Language Services	2,120	750	0	0	0	0
IGA Prof Services Contracts	852	0	0	0	0	0
Memberships, Dues, & Certificat	333	0	0	0	0	0
Publications & Resource Mat'ls	150	0	0	0	0	0
Postage & Delivery	4	125	0	0	0	0
Organizational Memberships	24	330	0	0	0	0
Public Meeting Expenses	440	0	0	0	0	0
Special Events Expenses	7,200	0	0	0	0	0
Local Travel	0	7	0	0	0	0
Parking	8	0	0	0	0	0
Loan Documents	641	1,872	600	300	300	300
Loan Servicing Costs	85	0	0	0	0	0
Software Applications	46	0	0	0	0	0
Loans To Borrowers	854,711	343,256	1,194,661	300,000	300,000	300,000
Grants to Grantees	69,415	40,453	0	0	0	0
Total - Economic Development	1,111,886	472,817	1,195,261	300,300	300,300	300,300
Infrastructure						
Materials and Services						
Prof Services Contracts	0	0	6,000,000	6,000,000	6,000,000	6,000,000
Total - Infrastructure	0	0	6,000,000	6,000,000	6,000,000	6,000,000
Total Expenditures	1,111,886	472,817	7,195,261	6,300,300	6,300,300	6,300,300
Contingency	0	0	783,486	758,483	758,483	758,483
Indirect Cost - Admin Allocat	0	10,019	32,060	22,143	22,143	22,143
Operating Transfers Out	0	35,160	20,000	0	0	0
Unappropriated Ending Fund Balance	1,839,473	1,683,046	0	0	0	0
Total Requirements	2,951,359	2,201,042	8,030,807	7,080,926	7,080,926	7,080,926

Fund Summary
Account Summary by Appropriation

	Actuals FY 2022-23	Actuals FY 2023-24	Revised FY 2024-25	Proposed FY 2025-26	Approved FY 2025-26	Adopted FY 2025-26
Portland Clean Energy Fund						
Economic Development						
Personnel Services						
Salaries & Wages	0	0	75,363	380,395	380,395	380,395
Taxes, Health/Dental Insurance	0	0	30,037	210,582	210,582	210,582
Materials and Services						
Prof Services Contracts	0	0	52,699	3,355,696	3,355,696	3,355,696
Grants to Grantees	0	0	728,316	750,000	750,000	750,000
Total - Economic Development	0	0	886,415	4,696,673	4,696,673	4,696,673
Property Redevelopment						
Personnel Services						
Salaries & Wages	0	0	606,011	431,337	431,337	431,337
Taxes, Health/Dental Insurance	0	0	375,743	244,236	244,236	244,236
Materials and Services						
Prof Services Contracts	0	0	143,464	0	0	0
Financial Assistance						
Loans To Borrowers	0	0	1,453,225	1,450,432	1,450,432	1,450,432
Grants to Grantees	0	0	2,490,515	3,950,000	3,950,000	3,918,454
Total - Property Redevelopment	0	0	5,068,958	6,076,005	6,076,005	6,044,459
Total Expenditures	0	0	5,955,373	10,772,678	10,772,678	10,741,132
Indirect Cost - Admin Allocat	0	0	504,627	1,083,018	1,083,018	1,114,564
Operating Transfers Out	0	0	2,040,000	0	0	0
Total Requirements	0	0	8,500,000	11,855,696	11,855,696	11,855,696

Five-Year Forecast

**Financial Summary
Forecast**

<u>82nd Ave TIF Fund</u>	<u>Revision FY 2024-25</u>	<u>Adopted FY 2025-26</u>	<u>Forecast FY 2026-27</u>	<u>Forecast FY 2027-28</u>	<u>Forecast FY 2028-29</u>	<u>Forecast FY 2029-30</u>
Resources						
Beginning Fund Balance	-	-	61,214	138,720	272,695	486,421
Revenue	-					
Interest on Investments	-	905	2,955	6,080	11,218	18,776
TIF - Short Term Debt	-	899,086	1,843,339	2,832,724	3,861,809	4,970,281
Total Revenue	-	899,991	1,846,294	2,838,804	3,873,027	4,989,057
Total Resources	-	899,991	1,907,508	2,977,524	4,145,722	5,475,478
Requirements						
Administration						
A00846-Debt Management & Legal-82nd	-	5,000	5,000	5,000	5,000	5,000
Administration Total	-	5,000	5,000	5,000	5,000	5,000
Economic Development						
Community Economic Development						
A00830-Community Development-82nd	-	68,750	68,750	68,750	68,750	68,750
Economic Development Total	-	68,750	68,750	68,750	68,750	68,750
Housing						
A00830-Community Development-82nd	-	56,250	56,250	56,250	56,250	56,250
A00829-Affordable Housing-82nd	-	317,104	705,706	1,110,076	1,522,408	1,968,281
Housing Total	-	373,354	761,956	1,166,326	1,578,658	2,024,531
Property Redevelopment						
A00828-Project Development-82nd	-	-	231,508	660,725	926,025	1,212,909
Property Redevelopment Total	-	-	231,508	660,725	926,025	1,212,909
Total Program Expenditures	-	447,104	1,067,214	1,900,801	2,578,433	3,311,190
Personnel Services	-	208,387	350,787	391,532	529,952	679,630
Total Fund Expenditures	-	655,491	1,418,001	2,292,333	3,108,385	3,990,820
Interfund Transfers - Indirect Charges	-	183,286	350,787	391,532	529,952	679,630
Interfund Transfers - Cash Transfers	-	-	-	20,964	20,964	20,964
Reserved For Future Expenditures	-	61,214	138,720	272,695	486,421	784,064
Total Fund Requirements	-	899,991	1,907,508	2,977,524	4,145,722	5,475,478

**Financial Summary
Forecast**

<u>Central Eastside Corridor TIF Fund</u>	<u>Revision FY 2024-25</u>	<u>Adopted FY 2025-26</u>	<u>Forecast FY 2026-27</u>	<u>Forecast FY 2027-28</u>	<u>Forecast FY 2028-29</u>	<u>Forecast FY 2029-30</u>
Resources						
Beginning Fund Balance	-	-	3,632	15,689	39,400	79,543
Revenue						
Interest on Investments	-	54	286	814	1,758	3,197
TIF - Short Term Debt	-	191,927	391,560	598,739	812,169	1,040,022
Total Revenue	-	191,981	391,846	599,553	813,927	1,043,219
Total Resources	-	191,981	395,478	615,242	853,327	1,122,762
Requirements						
Administration						
A00840-Debt Management & Legal-CUL	-	5,000	5,000	5,000	5,000	5,000
Administration Total	-	5,000	5,000	5,000	5,000	5,000
Economic Development						
Community Economic Development						
A00823-Community Development-CEC	-	3,000	3,000	3,000	3,000	3,000
Economic Development Total	-	3,000	3,000	3,000	3,000	3,000
Housing						
A00822-Affordable Housing-CEC	-	23,477	105,659	190,353	275,864	367,518
Housing Total	-	23,477	105,659	190,353	275,864	367,518
Property Redevelopment						
A00821-Project Development-CEC	-	-	137,426	190,955	245,975	304,947
Property Redevelopment Total	-	-	137,426	190,955	245,975	304,947
Total Program Expenditures	-	31,477	251,085	389,308	529,839	680,465
Personnel Services	-	83,463	64,352	82,785	111,490	142,258
Total Fund Expenditures	-	114,940	315,437	472,093	641,329	822,723
Interfund Transfers - Indirect Charges	-	73,409	64,352	82,785	111,490	142,258
Interfund Transfers - Cash Transfers	-	-	-	20,964	20,965	20,964
Reserved For Future Expenditures	-	3,632	15,689	39,400	79,543	136,817
Total Fund Requirements	-	191,981	395,478	615,242	853,327	1,122,762

**Financial Summary
Forecast**

Central Eastside TIF Fund	Revision FY 2024-25	Adopted FY 2025-26	Forecast FY 2026-27	Forecast FY 2027-28	Forecast FY 2028-29	Forecast FY 2029-30
Resources						
Beginning Fund Balance	24,340,596	8,104,218	962,060	614,448	256,408	237,802
Revenue						
Interest on Investments	276,690	133,984	23,298	12,870	7,304	6,745
Loan Collections	191,148	191,877	-	-	-	-
TIF - Long Term Debt	2,405,862	-	-	-	-	-
Property Sales	-	2,410,000	-	-	-	-
Rent and Property Income	44,146	40,229	27,090	27,090	27,090	27,090
Transfers In	71,208	-	-	-	-	-
Total Revenue	2,989,054	2,776,090	50,388	39,960	34,394	33,835
Total Resources	27,329,650	10,880,308	1,012,448	654,408	290,802	271,637
Requirements						
Administration						
A00028-Debt Management & Legal-CES	9,500	9,600	-	-	-	-
Administration Total	9,500	9,600	-	-	-	-
Economic Development						
Business Advancement & Traded Sector						
A00379-Lean Manufacturing-CES	52,945	50,000	-	-	-	-
Business Lending						
A00207-Business Lending-CES	800,000	200,000	-	-	-	-
Economic Development Total	852,945	250,000	-	-	-	-
Housing						
A00169-Affordable Housing-CES	4,990,948	1,851,905	-	-	-	-
Housing Total	4,990,948	1,851,905	-	-	-	-
Infrastructure						
Transportation						
A00421-Transportation Improvements-CES	10,900,100	-	-	-	-	-
Infrastructure Total	10,900,100	-	-	-	-	-
Property Redevelopment						
Real Estate Management						
A00236-Lightwater Craft-CES	236	-	-	-	-	-
A00313-ODOT Blocks-A-CES	42,524	47,900	47,900	47,900	47,900	47,900
A00319-Festival Parking Lot-CES	40,000	-	-	-	-	-
A00551-240 NE MLK Lot-CES	27,175	27,175	-	-	-	-
A00561-Springwater Trail-CES	4,436	-	-	-	-	-
A00627-Workshop Blocks-B-CES	7,325	7,325	-	-	-	-
A00628-ODOT Blocks-C-CES	7,476	5,100	5,100	5,100	5,100	5,100
Real Estate Predevelopment						
A00763-Workshop Blocks Environmental-CES	-	2,006,850	-	-	-	-
A00627-Workshop Blocks-B-CES	-	749,000	-	-	-	-
Real Estate Disposition						
A00627-Workshop Blocks B-CES	10,000	5,850	-	-	-	-
A00551-240 NE MLK Lot-CES	66,000	-	-	-	-	-
Redevelopment Grants						
A00500-Prosperity Investment Program (PIP) Grant-CES	739,512	225,000	-	-	-	-
A00520-Community Livability Grant-CES	359,662	125,000	-	-	-	-
Property Redevelopment Total	1,304,346	3,199,200	53,000	53,000	53,000	53,000
Total Program Expenditures	18,057,839	5,310,705	53,000	53,000	53,000	53,000
Personnel Services	496,341	562,659	172,500	172,500	-	-
Total Fund Expenditures	18,554,180	5,873,364	225,500	225,500	53,000	53,000
Interfund Transfers - Indirect Charges	671,252	494,884	172,500	172,500	-	-
Interfund Transfers - Cash Transfers	-	3,550,000	-	-	-	218,637
Contingency	8,104,218	-	-	-	-	-
Reserved For Future Expenditures	-	962,060	614,448	256,408	237,802	-
Total Fund Requirements	27,329,650	10,880,308	1,012,448	654,408	290,802	271,637

**Financial Summary
Forecast**

<u>Convention Center TIF Fund</u>	<u>Revision FY 2024-25</u>	<u>Adopted FY 2025-26</u>	<u>Forecast FY 2026-27</u>	<u>Forecast FY 2027-28</u>	<u>Forecast FY 2028-29</u>	<u>Forecast FY 2029-30</u>
Resources						
Beginning Fund Balance	3,449,764	1,059,098	411,906	322,763	230,946	136,374
Revenue						
Interest on Investments	48,307	21,739	10,857	8,183	5,428	2,479
Loan Collections	338,923	321,866	-	-	-	-
Rent and Property Income	2,966,959	1,315,400	-	-	-	-
Reimbursements	51,882	52,000	-	-	-	-
Total Revenue	3,406,071	1,711,005	10,857	8,183	5,428	2,479
Total Resources	6,855,835	2,770,103	422,763	330,946	236,374	138,853
Requirements						
Administration						
A00027-Debt Management & Legal-CNV	2,500	2,500	-	-	-	-
Administration Total	2,500	2,500	-	-	-	-
Property Redevelopment						
Real Estate Management						
A00306-910 NE MLK Building-CNV	51,926	-	-	-	-	-
A00309-Inn at Convention Center-CNV	2,255,036	1,983,081	-	-	-	-
A00310-Hotel Garage Operations-CNV	1,340,467	-	-	-	-	-
Real Estate Predevelopment						
A00584-100 NE Multnomah-CNV	13,000	-	-	-	-	-
A00309-Inn at Convention Center-CNV	1,097,594	-	-	-	-	-
Real Estate Disposition						
A00309-Inn at Conv Ctr Mgmt-CNV	5,000	-	-	-	-	-
A00306-910 NE MLK Building-CNV	110,000	-	-	-	-	-
Redevelopment Grants						
A00775-Percent of Arts Grants-OCC	306,820	-	-	-	-	-
Property Redevelopment Total	5,179,843	1,983,081	-	-	-	-
Total Program Expenditures	5,182,343	1,985,581	-	-	-	-
Personnel Services	230,907	-	50,000	50,000	50,000	57,500
Total Fund Expenditures	5,413,250	1,985,581	50,000	50,000	50,000	57,500
Interfund Transfers - Indirect Charges	312,279	-	50,000	50,000	50,000	50,000
Interfund Transfers - Cash Transfers	71,208	372,616	-	-	-	31,353
Contingency	1,059,098	-	-	-	-	-
Reserved For Future Expenditures	-	411,906	322,763	230,946	136,374	-
Total Fund Requirements	6,855,835	2,770,103	422,763	330,946	236,374	138,853

**Financial Summary
Forecast**

<u>Cully TIF Fund</u>	<u>Revision FY 2024-25</u>	<u>Adopted FY 2025-26</u>	<u>Forecast FY 2026-27</u>	<u>Forecast FY 2027-28</u>	<u>Forecast FY 2028-29</u>	<u>Forecast FY 2029-30</u>
Resources						
Beginning Fund Balance	81,298	322,586	1,360,934	1,954,166	11,861,712	695,894
Revenue						
Interest on Investments	2,055	24,880	48,992	204,176	185,580	128,629
TIF - Short Term Debt	1,222,000	2,400,449	3,034,726	3,636,596	3,270,235	3,942,433
TIF - Long Term Debt	-	-	-	17,000,000	-	8,000,000
Total Revenue	1,224,055	2,425,329	3,083,718	20,840,772	3,455,815	12,071,062
Total Resources	1,305,353	2,747,915	4,444,652	22,794,938	15,317,527	12,766,956
Requirements						
Administration						
A00840-Debt Management & Legal-CUL	4,910	7,000	7,000	7,000	7,000	7,000
Administration Total	4,910	7,000	7,000	7,000	7,000	7,000
Economic Development						
Community Economic Development						
A00733-Community Development-CUL	118,750	68,750	68,750	68,750	68,750	68,750
Economic Development Total	118,750	68,750	68,750	68,750	68,750	68,750
Housing						
A00732-Affordable Housing-CUL	475,892	667,587	923,486	8,837,061	4,943,750	2,311,062
A00733-Community Development-CUL	56,250	56,250	56,250	56,250	56,250	56,250
Housing Total	532,142	723,837	979,736	8,893,311	5,000,000	2,367,312
Property Redevelopment						
A00731-Project Development-CUL	40,866	50,000	300,000	500,000	8,000,000	700,000
Redevelopment Grants						
A00771-Prosperity Investment Program (PIP) Grant-CUL	-	100,000	100,000	100,000	100,000	100,000
Property Redevelopment Total	40,866	150,000	400,000	600,000	8,100,000	800,000
Total Program Expenditures	696,668	949,587	1,455,486	9,569,061	13,175,750	3,243,062
Personnel Services	121,620	232,713	517,500	649,141	690,000	725,000
Total Fund Expenditures	818,288	1,182,300	1,972,986	10,218,202	13,865,750	3,968,062
Interfund Transfers - Indirect Charges	164,479	204,681	517,500	649,141	690,000	725,000
Interfund Transfers - Cash Transfers	-	-	-	65,883	65,883	65,883
Contingency	322,586	-	-	-	-	-
Reserved For Future Expenditures	-	1,360,934	1,954,166	11,861,712	695,894	8,008,011
Total Fund Requirements	1,305,353	2,747,915	4,444,652	22,794,938	15,317,527	12,766,956

**Financial Summary
Forecast**

<u>Downtown Waterfront TIF Fund</u>	<u>Revision FY 2024-25</u>	<u>Adopted FY 2025-26</u>	<u>Forecast FY 2026-27</u>	<u>Forecast FY 2027-28</u>	<u>Forecast FY 2028-29</u>	<u>Forecast FY 2029-30</u>
Resources						
Beginning Fund Balance	26,105,511	199,227	52,164	53,729	55,341	57,001
Revenue						
Interest on Investments	126,528	3,715	1,565	1,612	1,660	1,710
Loan Collections	26,278	-	-	-	-	-
TIF - Long Term Debt	5,016,500	-	-	-	-	-
Rent and Property Income	2,008	-	-	-	-	-
Reimbursements	20,149	-	-	-	-	-
Total Revenue	5,191,463	3,715	1,565	1,612	1,660	1,710
Total Resources	31,296,974	202,942	53,729	55,341	57,001	58,711
Requirements						
Infrastructure						
Parks						
A00719-Skate Park Predevelopment-DTW	364,000	-	-	-	-	-
Infrastructure Total	364,000	-	-	-	-	-
Property Redevelopment						
Commercial Property Lending						
A00359-Commercial Property Dev Lending-DTW	4,698,000	-	-	-	-	-
Real Estate Management						
A00260-RiverPlace Marina-DTW	20,149	-	-	-	-	-
A00625-Block 24-DTW	21,002	-	-	-	-	-
Redevelopment Grants						
A00220-Chinese Garden-DTW	10,600	-	-	-	-	-
A00389-Community Livability Grant-DTW	43,270	-	-	-	-	-
A00495-Prosperity Investment Program (PIP) Grant-DTW	136,870	-	-	-	-	-
A00686-Old Town Action Plan PI-DTW	512,000	-	-	-	-	-
A00773-Percent of Arts Grants-DTW	36,000	-	-	-	-	-
Property Redevelopment Total	5,477,891	-	-	-	-	-
Total Program Expenditures	5,841,891	-	-	-	-	-
Total Fund Expenditures	5,841,891	-	-	-	-	-
Interfund Transfers - Cash Transfers	25,255,856	150,778	-	-	-	58,711
Contingency	199,227	-	-	-	-	-
Reserved For Future Expenditures	-	52,164	53,729	55,341	57,001	-
Total Fund Requirements	31,296,974	202,942	53,729	55,341	57,001	58,711

**Financial Summary
Forecast**

<u>East 205 TIF Fund</u>	<u>Revision</u> <u>FY 2024-25</u>	<u>Adopted</u> <u>FY 2025-26</u>	<u>Forecast</u> <u>FY 2026-27</u>	<u>Forecast</u> <u>FY 2027-28</u>	<u>Forecast</u> <u>FY 2028-29</u>	<u>Forecast</u> <u>FY 2029-30</u>
Resources						
Beginning Fund Balance	-	-	17,227	70,526	175,434	2,197,996
Revenue						
Interest on Investments	-	255	1,297	3,635	35,075	91,449
TIF - Short Term Debt	-	1,459,859	2,993,634	4,601,237	8,076,557	9,507,608
Total Revenue	-	1,460,114	2,994,931	4,604,872	8,111,632	9,599,057
Total Resources	-	1,460,114	3,012,158	4,675,398	8,287,066	11,797,053
Requirements						
Administration						
A00845-Debt Management & Legal-E205	-	5,000	5,000	5,000	5,000	5,000
Administration Total	-	5,000	5,000	5,000	5,000	5,000
Economic Development						
Community Economic Development						
A00833-Community Development-E205	-	68,750	68,750	68,750	68,750	68,750
Economic Development Total	-	68,750	68,750	68,750	68,750	68,750
Housing						
A00833-Community Development-E205	-	56,250	56,250	56,250	56,250	56,250
A00832-Affordable Housing-E205	-	578,614	1,239,367	1,926,890	2,627,990	3,385,916
Housing Total	-	634,864	1,295,617	1,983,140	2,684,240	3,442,166
Property Redevelopment						
A00831-Project Development-E205	-	-	400,517	988,378	1,530,478	1,999,692
Property Redevelopment Total	-	-	400,517	988,378	1,530,478	1,999,692
Total Program Expenditures	-	708,614	1,769,884	3,045,268	4,288,468	5,515,608
Personnel Services	-	390,666	585,874	716,866	889,819	1,131,452
Total Fund Expenditures	-	1,099,280	2,355,758	3,762,134	5,178,287	6,647,060
Interfund Transfers - Indirect Charges	-	343,607	585,874	716,866	889,819	1,138,952
Interfund Transfers - Cash Transfers	-	-	-	20,964	20,964	20,964
Reserved For Future Expenditures	-	17,227	70,526	175,434	2,197,996	3,990,077
Total Fund Requirements	-	1,460,114	3,012,158	4,675,398	8,287,066	11,797,053

**Financial Summary
Forecast**

Gateway Reg Center TIF Fund	Revision FY 2024-25	Adopted FY 2025-26	Forecast FY 2026-27	Forecast FY 2027-28	Forecast FY 2028-29	Forecast FY 2029-30
Resources						
Beginning Fund Balance	22,480,399	25,059,865	15,304,952	10,883,672	7,308,982	5,121,791
Revenue						
Interest on Investments	674,412	597,788	389,550	271,383	186,232	86,106
Loan Collections	118,241	112,327	-	-	-	-
TIF - Short Term Debt	4,250,000	3,953,786	4,202,493	4,450,490	4,682,934	4,700,777
TIF - Long Term Debt	22,000,000	8,314,469	-	-	-	-
Rent and Property Income	86,087	115,622	175,150	179,762	184,694	189,760
Reimbursements	9,163	26,335	27,135	27,939	28,687	29,641
Total Revenue	27,137,903	13,120,327	4,794,328	4,929,574	5,082,547	5,006,284
Total Resources	49,618,302	38,180,192	20,099,280	15,813,246	12,391,529	10,128,075
Requirements						
Administration						
A00031-Debt Management & Legal-GTW	44,800	45,000	45,000	45,000	45,000	45,000
Administration Total	44,800	45,000	45,000	45,000	45,000	45,000
Economic Development						
Business Advancement & Traded Sector						
A00382-Lean Manufacturing-GTW	30,004	15,000	-	-	-	-
Business Lending						
A00210-Business Lending-GTW	497,663	-	-	-	-	-
Economic Development Total	527,667	15,000	-	-	-	-
Housing						
A00172-Affordable Housing-GTW	2,589,198	5,051,831	3,900,000	3,023,656	3,699,130	3,113,713
Housing Total	2,589,198	5,051,831	3,900,000	3,023,656	3,699,130	3,113,713
Infrastructure						
Transportation						
A00590-Transportation Improvements-GTW	1,750,000	1,750,000	-	2,000,000	-	-
Infrastructure Total	1,750,000	1,750,000	-	2,000,000	-	-
Property Redevelopment						
Commercial Property Lending						
A00367-Commercial Property Dev Lending-GTW	1,000,000	9,000,000	-	-	-	-
A00526-Halsey 106-GTW	110,007	50,000	75,000	75,000	50,000	-
A00784-Infill Housing Loan-GTW	1,250,000	1,500,000	1,500,000	-	-	-
Real Estate Management						
A00555-Gateway Parking Lot-GTW	250,000	250,000	-	-	-	-
A00588-Halsey 106 Commercial Condo-GTW	113,889	105,608	105,608	105,608	105,608	105,608
Real Estate Acquisition						
A00542-102nd & Pacific-GTW	11,100,000	-	-	-	-	-
Real Estate Predevelopment						
A00588-Halsey 106 Commercial Condo-GTW	2,765,451	500,000	-	-	-	-
A00555-Gateway Parking Lot-GTW	-	-	-	-	-	4,800,000
A00346-Project Development-GTW	350,000	-	-	-	-	-
A00347-Public Outreach-GTW	5,000	-	-	-	-	-
A00785-DDSD Property Activation-GTW	-	750,000	750,000	-	-	-
Redevelopment Grants						
A00132-Community Livability Grant-GTW	585,771	300,000	300,000	300,000	300,000	300,000
A00503-Prosperity Investment Program (PIP) Grant-GTW	299,471	255,000	330,000	330,000	330,000	330,000
A00673-Repair Grant-GTW	2,000	-	-	-	-	-
A00778-Affordable Commercial Tenanting-GTW	300,000	600,000	600,000	900,000	900,000	900,000
A00789-De Rose Grant-GTW	100,000	300,000	-	-	-	-
A00811-REAP Inc. Grant-GTW	175,000	175,000	-	-	-	-
Property Redevelopment Total	18,406,589	13,785,608	3,660,608	1,710,608	1,685,608	6,435,608
Total Program Expenditures	23,318,254	20,647,439	7,605,608	6,779,264	5,429,738	9,594,321
Personnel Services	527,199	1,185,001	805,000	862,500	920,000	-
Total Fund Expenditures	23,845,453	21,832,440	8,410,608	7,641,764	6,349,738	9,594,321
Interfund Transfers - Indirect Charges	712,984	1,042,800	805,000	862,500	920,000	-
Contingency	25,059,865	-	-	-	-	-
Reserved For Future Expenditures	-	15,304,952	10,883,672	7,308,982	5,121,791	533,754
Total Fund Requirements	49,618,302	38,180,192	20,099,280	15,813,246	12,391,529	10,128,075

**Financial Summary
Forecast**

Interstate Corridor TIF Fund	Revision FY 2024-25	Adopted FY 2025-26	Forecast FY 2026-27	Forecast FY 2027-28	Forecast FY 2028-29	Forecast FY 2029-30
Resources						
Beginning Fund Balance	95,816,060	50,773,394	15,634,262	1,880,057	1,114,548	674,106
Revenue						
Interest on Investments	2,874,482	981,394	258,832	44,255	26,433	21,363
Loan Collections	96,000	44,430	-	-	-	-
TIF - Long Term Debt	2,543,090	-	-	-	-	-
Rent and Property Income	375,517	386,731	400,023	413,469	180,482	187,701
Reimbursements	143,411	147,594	150,724	153,980	59,316	61,844
Total Revenue	6,032,500	1,560,149	809,579	611,704	266,231	270,908
Total Resources	101,848,560	52,333,543	16,443,841	2,491,761	1,380,779	945,014
Requirements						
Administration						
A00030-Debt Management & Legal-ISC	208,679	69,800	69,800	69,800	69,800	69,800
Administration Total	208,679	69,800	69,800	69,800	69,800	69,800
Economic Development						
Business Advancement & Traded Sector						
A00381-Lean Manufacturing-ISC	20,000	30,231	-	-	-	-
Community Economic Development						
A00106-Neighborhood Prosperity Network-ISC	75,000	100,000	-	-	-	-
A00122-Community Development-ISC	85,055	10,000	-	-	-	-
Business Lending						
A00198-Business Lending Modifications-ISC	500	-	-	-	-	-
A00209-Business Lending-ISC	400,000	-	-	-	-	-
Economic Development Total	580,555	140,231	-	-	-	-
Housing						
A00171-Affordable Housing-ISC	18,516,692	18,884,437	11,674,465	-	-	-
A00516-N/NE Middle Income Housing (Goal 3)-ISC		800,000	-	-	-	-
A00746-Downpayment Assistance Loan Program (Goal 3)-ISC	1,000,000	-	-	-	-	-
A00805-Williams & Russell Affordable Home Ownership-ISC	1,000,000	-	-	-	-	-
A00806-Williams & Russell Affordable Rental-ISC	1,000,000	-	-	-	-	-
Housing Total	22,316,692	19,589,352	11,674,465	-	-	-
Property Redevelopment						
Commercial Property Lending						
A00366-Property Development Large Loan (Goal 1)-ISC	210,000	1,000,000	-	-	-	-
A00527-Tenant Improvement PIP Match (Goal 2)-ISC	102,000	-	-	-	-	-
A00341-Property Acquisition Loan (Goal 1)-ISC	1,350,000	-	-	-	-	-
A00532-Williams and Russell-ISC	10,000,000	-	-	-	-	-
A00735-Property Dev Small Loan PIP Match (Goal 1)-ISC	680,000	-	-	-	-	-
Real Estate Management						
A00333-MLK & Alberta-ISC	301,919	305,093	317,319	321,001	-	-
A00335-Nelson Building Industrial-ISC	159,410	133,905	123,905	123,905	-	-
A00336-Spar-Tek Building-ISC	50,228	52,353	54,572	56,890	59,313	61,844
A00338-3620 NE MLK Parking-ISC	26,182	25,205	25,286	25,368	25,453	25,541
A00552-Albina Triangle-ISC	13,829	12,622	13,846	13,854	13,864	13,873
A00515-MLK Heritage Markers-ISC	3,300	2,481	2,481	2,481	2,481	2,481
A00532-Williams & Russell-ISC	145,000	-	-	-	-	-
A00812-Cultural Business Hub (HMS)	-	10,238,000	-	-	-	-
A00813-Cultural Business Hub (BUF)	6,900,000	-	-	-	-	-
A00814-Cultural Business Hub (W&R)	-	2,000,000	-	-	-	-
Redevelopment Grants						
A00131-Community Livability Grant (Goal 4)-ISC	298,675	200,000	200,000	-	-	-
A00502-Prosperity Investment Program Small Scale Grant (Goal 1)-ISC	583,481	200,000	200,000	-	-	-
A00669-Repair Grant-ISC	55,000	-	-	-	-	-
A00734-Prosperity Investment Program Large Scale Grant (Goal 1)-ISC	287,730	-	-	-	-	-
A00736-Prosperity Investment Program Grant (Goal 2)-ISC	474,146	200,000	200,000	-	-	-
A00737-Affordable Commercial Space (Goal 2)-ISC	3,250,000	-	-	-	-	-
A00774-Percent of Arts Grants-ISC	21,803	-	-	-	-	-
Property Redevelopment Total	24,912,703	14,369,659	1,137,409	543,499	101,111	103,739
Total Program Expenditures	48,018,629	34,169,042	12,881,674	613,299	170,911	173,539
Personnel Services	1,299,327	1,346,200	841,055	381,957	267,881	-
Total Fund Expenditures	49,317,956	35,515,242	13,722,729	995,256	438,792	173,539
Interfund Transfers - Indirect Charges	1,757,210	1,184,039	841,055	381,957	267,881	-
Contingency	50,773,394	-	-	-	-	-
Reserved For Future Expenditures	-	15,634,262	1,880,057	1,114,548	674,106	771,475
Total Fund Requirements	101,848,560	52,333,543	16,443,841	2,491,761	1,380,779	945,014

**Financial Summary
Forecast**

<u>Lents Town Center TIF Fund</u>	<u>Revision FY 2024-25</u>	<u>Adopted FY 2025-26</u>	<u>Forecast FY 2026-27</u>	<u>Forecast FY 2027-28</u>	<u>Forecast FY 2028-29</u>	<u>Forecast FY 2029-30</u>
Resources						
Beginning Fund Balance	24,351,820	8,080,636	5,195,980	3,763,168	3,827,109	3,892,969
Revenue						
Interest on Investments	730,555	168,758	107,062	86,832	88,751	90,726
Loan Collections	574,910	219,588	-	-	-	-
Property Sales	1,885,708	-	-	-	-	-
Reimbursements	38,882	40,801	42,841	-	-	-
Total Revenue	3,230,055	429,147	149,903	86,832	88,751	90,726
Total Resources	27,581,875	8,509,783	5,345,883	3,850,000	3,915,860	3,983,695
Requirements						
Administration						
A00029-Debt Management & Legal-LTC	6,900	-	-	-	-	-
Administration Total	6,900	-	-	-	-	-
Economic Development						
Business Lending						
A00208-Business Lending-LTC	205,000	-	-	-	-	-
Economic Development Total	205,000	-	-	-	-	-
Housing						
A00170-Affordable Housing-LTC	2,839,047	1,479,084	1,479,084	-	-	-
Housing Total	2,839,047	1,479,084	1,479,084	-	-	-
Infrastructure						
Transportation						
A00244-Lents Entryway-LTC	18,200	11,100	30,300	-	-	-
Infrastructure Total	18,200	11,100	30,300	-	-	-
Property Redevelopment						
Commercial Property Lending						
A00365-Commercial Property Dev Lending-LTC	10,400,000	15,000	-	-	-	-
Real Estate Management						
A00325-9330 SE Harold-LTC	22,882	22,891	22,891	22,891	22,891	22,891
A00329-7238 SE Foster-LTC	55,218	48,801	50,440	-	-	-
A00330-Architect Iron Building-LTC	31,470	-	-	-	-	-
A00554-Dagel Triangle-LTC	14,301	7,050	-	-	-	-
A00557-Tate Lot-LTC	12,338	6,688	-	-	-	-
Redevelopment Grants						
A00130-Community Livability Grant-LTC	724,337	-	-	-	-	-
A00501-Prosperity Investment Program (PIP) Grant-LTC	832,281	-	-	-	-	-
A00807-Mercato Repair-LTC	750,000	-	-	-	-	-
A00697-9101 Lents Commons-LTC	1,607,500	-	-	-	-	-
Property Redevelopment Total	14,450,327	100,430	73,331	22,891	22,891	22,891
Total Program Expenditures	17,519,474	1,590,614	1,582,715	22,891	22,891	22,891
Personnel Services	651,150	384,319	-	-	-	-
Total Fund Expenditures	18,170,624	1,974,933	1,582,715	22,891	22,891	22,891
Interfund Transfers - Indirect Charges	880,615	338,200	-	-	-	-
Interfund Transfers - Cash Transfers	450,000	1,000,670	-	-	-	1,960,804
Real Estate Mgmt Contingency	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Contingency	6,080,636	-	-	-	-	-
Reserved For Future Expenditures	-	3,195,980	1,763,168	1,827,109	1,892,969	-
Total Fund Requirements	27,581,875	8,509,783	5,345,883	3,850,000	3,915,860	3,983,695

**Financial Summary
Forecast**

<u>Lloyd-Holladay TIF Fund</u>	<u>Revision FY 2024-25</u>	<u>Adopted FY 2025-26</u>	<u>Forecast FY 2026-27</u>	<u>Forecast FY 2027-28</u>	<u>Forecast FY 2028-29</u>	<u>Forecast FY 2029-30</u>
Resources						
Beginning Fund Balance	-	-	345,773	299,626	252,094	203,137
Revenue						
Interest on Investments	-	5,110	9,538	8,153	6,728	5,259
TIF - Short Term Debt	-	282,121	572,929	872,628	1,175,216	1,499,540
Transfers In	-	372,616	-	-	-	-
Total Revenue	-	659,847	582,467	880,781	1,181,944	1,504,799
Total Resources	-	659,847	928,240	1,180,407	1,434,038	1,707,936
Requirements						
Administration						
A00847-Debt Management & Legal-LH	-	5,000	5,000	5,000	5,000	5,000
Administration Total	-	5,000	5,000	5,000	5,000	5,000
Economic Development						
Community Economic Development						
A00826-Community Development-LH	-	3,000	3,000	3,000	3,000	3,000
Economic Development Total	-	3,000	3,000	3,000	3,000	3,000
Housing						
A00825-Affordable Housing-LH	-	68,220	196,522	328,746	462,245	605,334
Housing Total	-	68,220	196,522	328,746	462,245	605,334
Property Redevelopment						
Real Estate Management						
A00306-910 NE MLK Building-CNV	-	50,685	50,685	50,685	50,685	50,685
A00824-Project Development-LH	-	-	147,233	266,820	348,143	435,311
Property Redevelopment Total	-	50,685	197,918	317,505	398,828	485,996
Total Program Expenditures	-	126,905	402,440	654,251	869,073	1,099,330
Personnel Services	-	99,582	113,087	126,549	170,432	217,465
Total Fund Expenditures	-	226,487	515,527	780,800	1,039,505	1,316,795
Interfund Transfers - Indirect Charges	-	87,587	113,087	126,549	170,432	217,465
Interfund Transfers - Cash Transfers	-	-	-	20,964	20,964	20,965
Reserved For Future Expenditures	-	345,773	299,626	252,094	203,137	152,711
Total Fund Requirements	-	659,847	928,240	1,180,407	1,434,038	1,707,936

**Financial Summary
Forecast**

North Macadam TIF Fund	Revision FY 2024-25	Adopted FY 2025-26	Forecast FY 2026-27	Forecast FY 2027-28	Forecast FY 2028-29	Forecast FY 2029-30
Resources						
Beginning Fund Balance	47,365,108	49,808,514	17,214,160	16,197,189	15,616,358	15,200,540
Revenue						
Interest on Investments	1,265,347	990,483	493,764	470,151	455,422	300,594
TIF - Short Term Debt	24,000,000	7,184,130	-	-	-	-
Rent and Property Income	188,407	189,407	189,407	189,407	189,407	189,407
Total Revenue	25,453,754	8,364,020	683,171	659,558	644,829	490,001
Total Resources	72,818,862	58,172,534	17,897,331	16,856,747	16,261,187	15,690,541
Requirements						
Administration						
A00224-Debt Management & Legal-NMC	105,970	106,000	106,000	106,000	106,000	106,000
Administration Total	105,970	106,000	106,000	106,000	106,000	106,000
Housing						
A00165-Affordable Housing-NMC	14,500,020	5,827,810	-	-	-	-
Housing Total	14,500,020	5,827,810	-	-	-	-
Infrastructure						
Parks						
A00222-Greenway Improvements-NMC	-	-	-	-	-	10,000,000
A00837-Outdoor Marine Displays-NMC	-	-	-	-	50,000	-
Transportation						
A00231-Bond Avenue-NMC	-	11,900,000	-	-	-	-
A00655-SW 4th Ave-NMC	1,563,434	-	-	-	-	-
Infrastructure Total	1,563,434	11,900,000	-	-	50,000	10,000,000
Property Redevelopment						
Commercial Property Lending						
A00360-Commercial Property Dev Lending-NMC	4,000,000	3,000,000	-	-	-	-
Real Estate Management						
A00273-RiverPlace Prkng-NMC	81,677	82,329	82,566	82,813	83,071	83,339
A00560-South Waterfront Lot 4-NMC	13,168	11,576	11,576	11,576	11,576	11,576
Real Estate Acquisition						
A00799-Portland State University Disposition-NMC	4,500	-	-	-	-	-
A00274-Property Development-NMC	5,242	11,000,000	-	-	-	-
A00274-Project Development-NMC	893	-	-	-	-	-
A00533-University Place-NMC	-	7,600,000	-	-	-	-
A00765-PSU Business Accelerator-NMC	1,841,462	-	-	-	-	-
Redevelopment Grants						
A00496-Prosperity Investment Program (PIP) Grant-NMC	50,000	50,000	50,000	50,000	50,000	50,000
A00809-Repair Grant-NMC	6,000	-	-	-	-	-
A00740-Community Livability Grant-NMC	300,000	300,000	300,000	300,000	300,000	300,000
Property Redevelopment Total	6,302,942	22,043,905	444,142	444,389	444,647	444,915
Total Program Expenditures	22,472,366	39,877,715	550,142	550,389	600,647	10,550,915
Personnel Services	228,695	574,958	575,000	345,000	230,000	-
Total Fund Expenditures	22,701,061	40,452,673	1,125,142	895,389	830,647	10,550,915
Interfund Transfers - Indirect Charges	309,287	505,701	575,000	345,000	230,000	-
Contingency	49,808,514	-	-	-	-	-
Reserved For Future Expenditures	-	17,214,160	16,197,189	15,616,358	15,200,540	5,139,626
Total Fund Requirements	72,818,862	58,172,534	17,897,331	16,856,747	16,261,187	15,690,541

**Financial Summary
Forecast**

River District TIF Fund	Revision FY 2024-25	Adopted FY 2025-26	Forecast FY 2026-27	Forecast FY 2027-28	Forecast FY 2028-29	Forecast FY 2029-30
Resources						
Beginning Fund Balance	35,081,594	20,839,534	2,478,889	2,867,299	3,394,231	3,803,057
Revenue						
Interest on Investments	1,052,448	344,607	79,008	92,535	106,364	118,629
Loan Collections	143,899	2,296,038	-	-	-	-
Property Sales	1,300,000	-	-	125,000	-	-
Rent and Property Income	2,085,351	936,000	936,000	936,000	936,000	936,000
Reimbursements	225,320	-	-	-	-	-
Transfers In	27,295,856	-	-	-	-	-
Total Revenue	32,102,874	3,576,645	1,015,008	1,153,535	1,042,364	1,054,629
Total Resources	67,184,468	24,416,179	3,493,897	4,020,834	4,436,595	4,857,686
Requirements						
Economic Development						
Business Lending						
A00204-Business Lending-RVD	1,000,000	-	-	-	-	-
Economic Development Total	1,000,000	-	-	-	-	-
Housing						
A00166-Affordable Housing-RVD	2,703,779	-	-	-	-	-
Housing Total	2,703,779	-	-	-	-	-
Infrastructure						
Parks						
A00232-Neighborhood Park (The Fields)-RVD	550	555	560	565	-	-
Transportation						
A00770-USPS LID-RVD	750,000	-	-	-	-	-
Public Facilities						
A00718-Chinatown Gate-RVD	300,000	-	-	-	-	-
Infrastructure Total	1,050,550	555	560	565	-	-
Property Redevelopment						
Commercial Property Lending						
A00361-Commercial Property Dev Lending-RVD	1,948,925	-	-	-	-	-
Real Estate Management						
A00186-Fairfield Commercial-RVD	113,630	-	-	-	-	-
A00276-Post Office-RVD	393,220	-	-	-	-	-
A00278-4th and Burnside-RVD	51,978	-	-	-	-	-
A00285-Block Y-RVD	78,526	-	-	-	-	-
A00286-Union Station-RVD	2,365,938	-	-	-	-	-
A00288-Centennial Mills-RVD	242,889	-	-	-	-	-
A00290-Station Place Parking-RVD	695,812	613,295	613,295	613,295	613,295	613,295
A00291-Block R-RVD	62,999	-	-	-	-	-
A00292-One Waterfront North-RVD	1,334	-	-	-	7,500	7,500
A00293-Old Fire Station Mgmt-RVD	40,000	-	-	-	-	-
A00558-9th & Naito Small Lots-RVD	12,333	12,743	12,743	12,743	12,743	12,743
A00587-Block 25-RVD	54,055	-	-	-	-	-
A00691-Post Office Garage-RVD	346,544	-	-	-	-	-
Real Estate Predevelopment						
A00186-Fairfield Commercial-RVD	157,627	-	-	-	-	-
A00620-Post Office Grant-RVD	13,613	-	-	-	-	-
A00682-USPS Legal-RVD	26,574	-	-	-	-	-
A00276-Post Office-RVD	500,000	-	-	-	-	-
Real Estate Disposition						
A00286-Union Station-RVD	30,713	-	-	-	-	-
A00288-Centennial Mills-RVD	228,229	375,000	-	-	-	-
A00038-Superfund-RVD	264,800	-	-	-	-	-
A00276-Post Office-RVD	128,201	-	-	-	-	-
A00279-Broadway Corridor-RVD	301,133	-	-	-	-	-
A00517-Old Town Action Plan Investments-RVD	26,771,601	-	-	-	-	-
A00687-Old Town Action Plan PI-RVD	272,000	-	-	-	-	-
Redevelopment Grants						
A00390-Community Livability Grant-RVD	236,866	-	-	-	-	-
A00497-Prosperity Investment Program (PIP) Grant-RVD	625,172	-	-	-	-	-
A00743-James Beard-RVD	150,000	-	-	-	-	-
A00817-Lan Su Predevelopment SAG-RVD	81,200	-	-	-	-	-
Property Redevelopment Total	36,195,912	1,001,038	626,038	626,038	633,538	633,538
Total Program Expenditures	40,950,241	1,001,593	626,598	626,603	633,538	633,538
Personnel Services	1,341,053	-	-	-	-	-
Total Fund Expenditures	42,291,294	1,001,593	626,598	626,603	633,538	633,538
Interfund Transfers - Indirect Charges	1,813,640	-	-	-	-	-
Interfund Transfers - Cash Transfers	2,240,000	20,935,697	-	-	-	4,224,148
Contingency	20,839,534	-	-	-	-	-
Reserved For Future Expenditures	-	2,478,889	2,867,299	3,394,231	3,803,057	-
Total Fund Requirements	67,184,468	24,416,179	3,493,897	4,020,834	4,436,595	4,857,686

**Financial Summary
Forecast**

<u>Sumner, Parkrose, Argay, Columbia</u>	<u>Revision FY 2024-25</u>	<u>Adopted FY 2025-26</u>	<u>Forecast FY 2026-27</u>	<u>Forecast FY 2027-28</u>	<u>Forecast FY 2028-29</u>	<u>Forecast FY 2029-30</u>
Resources						
Beginning Fund Balance	-	-	97	19,198	59,306	134,700
Revenue						
Interest on Investments	-	1	285	1,160	2,867	5,643
TIF - Short Term Debt	-	581,395	1,192,113	1,832,125	2,497,879	3,215,287
Total Revenue	-	581,396	1,192,398	1,833,285	2,500,746	3,220,930
Total Resources	-	581,396	1,192,495	1,852,483	2,560,052	3,355,630
Requirements						
Administration						
A00849-Debt Management & Legal-SPACC	-	5,000	5,000	5,000	5,000	5,000
Administration Total	-	5,000	5,000	5,000	5,000	5,000
Economic Development						
Community Economic Development						
A00836-Community Development-SPACC	-	68,750	68,750	68,750	68,750	68,750
Economic Development Total	-	68,750	68,750	68,750	68,750	68,750
Housing						
A00835-Affordable Housing-SPACC	-	196,333	459,193	732,679	1,011,589	1,312,985
A00836-Community Development-SPACC	-	56,250	56,250	56,250	56,250	56,250
Housing Total	-	252,583	515,443	788,929	1,067,839	1,369,235
Property Redevelopment						
A00834-Project Development-SPACC	-	-	127,626	212,627	321,924	441,135
Property Redevelopment Total	-	-	127,626	212,627	321,924	441,135
Total Program Expenditures	-	326,333	716,819	1,075,306	1,463,513	1,884,120
Personnel Services	-	135,653	228,239	348,453	470,437	601,705
Total Fund Expenditures	-	461,986	945,058	1,423,759	1,933,950	2,485,825
Interfund Transfers - Indirect Charges	-	119,313	228,239	348,454	470,438	601,705
Interfund Transfers - Cash Transfers	-	-	-	20,964	20,964	20,964
Reserved For Future Expenditures	-	97	19,198	59,306	134,700	247,136
Total Fund Requirements	-	581,396	1,192,495	1,852,483	2,560,052	3,355,630

**Financial Summary
Forecast**

<u>Westside TIF Fund</u>	<u>Revision</u> <u>FY 2024-25</u>	<u>Adopted</u> <u>FY 2025-26</u>	<u>Forecast</u> <u>FY 2026-27</u>	<u>Forecast</u> <u>FY 2027-28</u>	<u>Forecast</u> <u>FY 2028-29</u>	<u>Forecast</u> <u>FY 2029-30</u>
Resources						
Beginning Fund Balance	-	-	18,259,887	16,369,535	15,470,467	14,945,737
Revenue	-	-	-	-	-	-
Fees and Charges	-	1,085,000	-	-	-	-
Interest on Investments	-	269,884	511,831	470,607	449,567	461,008
TIF - Short Term Debt	-	401,367	811,063	1,229,192	1,647,145	2,091,178
Property Sales	-	6,463,266	63,266	63,266	63,266	63,266
Rent and Property Income	-	1,592,940	2,275,007	2,284,180	2,285,486	2,286,848
Reimbursements	-	230,558	259,911	276,145	277,525	278,946
Transfers In	-	21,086,475	-	-	-	-
Total Revenue	-	31,129,490	3,921,078	4,323,390	4,722,989	5,181,246
Total Resources	-	31,129,490	22,180,965	20,692,925	20,193,456	20,126,983
Requirements						
Administration						
A00848-Debt Management & Legal-WS	-	5,000	5,000	5,000	5,000	5,000
Administration Total	-	5,000	5,000	5,000	5,000	5,000
Economic Development						
Community Economic Development						
A00820-Community Development-WS	-	3,000	3,000	3,000	3,000	3,000
Economic Development Total	-	3,000	3,000	3,000	3,000	3,000
Housing						
A00819-Affordable Housing-WS	-	120,830	301,584	486,059	670,456	866,360
Housing Total	-	120,830	301,584	486,059	670,456	866,360
Infrastructure						
Transportation						
A00770-USPS LID-RVD	-	750,000	750,000	750,000	750,000	-
Infrastructure Total	-	750,000	750,000	750,000	750,000	-
Property Redevelopment						
Real Estate Management						
A00186-Fairfield Commercial-RVD	-	132,500	132,500	132,500	132,500	132,500
A00259-Old Town Lofts Parking-DTW	-	536	-	-	-	-
A00260-RiverPlace Marina-DTW	-	24,399	24,399	24,399	24,399	24,399
A00263-One Waterfront South-DTW	-	-	-	-	7,500	7,500
A00276-Post Office-RVD	-	123,000	123,000	3,000	3,000	3,000
A00625-Block 24-DTW	-	26,776	26,776	26,776	26,776	26,776
A00278-4th and Burnside-RVD	-	20,617	20,617	20,617	20,617	20,617
A00285-Block Y-RVD	-	81,426	81,426	81,426	81,426	81,426
A00286-Union Station-RVD	-	2,288,142	1,361,303	1,362,546	1,363,827	1,365,146
A00291-Block R-RVD	-	48,797	48,797	48,797	48,797	48,797
A00293-Old Fire Station Mgmt-RVD	-	34,511	34,511	34,511	34,511	34,511
A00587-Block 25-RVD	-	34,599	34,599	34,599	34,599	34,599
A00691-Post Office Garage-RVD	-	290,653	295,169	299,912	304,891	310,119
Real Estate Predevelopment						
A00279-Broadway Corridor-RVD	-	750,000	-	-	-	-
A00276-Post Office-RVD	-	4,750,856	-	-	-	-
Redevelopment Strategy						
A00818-Project Development-WS	-	60,000	271,235	362,650	474,983	594,322
A00839-Broadway Corridor PCEF-WS	-	1,085,000	-	-	-	-
Property Redevelopment Total	-	9,751,812	2,454,332	2,431,733	2,557,826	2,683,712
Total Program Expenditures	-	10,630,642	3,513,916	3,675,792	3,986,282	3,558,072
Personnel Services	-	1,192,271	1,148,757	762,851	620,237	151,633
Total Fund Expenditures	-	11,822,913	4,662,673	4,438,643	4,606,519	3,709,705
Interfund Transfers - Indirect Charges	-	1,046,690	1,148,757	762,850	620,236	151,633
Interfund Transfers - Cash Transfers	-	-	-	20,965	20,964	20,964
Reserved For Future Expenditures	-	18,259,887	16,369,535	15,470,467	14,945,737	16,244,681
Total Fund Requirements	-	31,129,490	22,180,965	20,692,925	20,193,456	20,126,983

**Financial Summary
Forecast**

<u>Willamette Industrial TIF Fund</u>	<u>Revision FY 2024-25</u>	<u>Adopted FY 2025-26</u>	<u>Forecast FY 2026-27</u>	<u>Forecast FY 2027-28</u>	<u>Forecast FY 2028-29</u>	<u>Forecast FY 2029-30</u>
Resources						
Beginning Fund Balance	4,405,601	493,727	335,084	251,757	165,930	107,481
Revenue						
Interest on Investments	132,168	12,248	8,673	6,173	4,041	2,287
Total Revenue	132,168	12,248	8,673	6,173	4,041	2,287
Total Resources	4,537,769	505,975	343,757	257,930	169,971	109,768
Requirements						
Economic Development						
Business Advancement & Traded Sector						
A00384-Lean Manufacturing-WLI	-	30,000	-	-	-	-
Economic Development Total	-	30,000	-	-	-	-
Property Redevelopment						
A00354-Project Development-WLI	4,000,000	-	-	-	-	-
Property Redevelopment Total	4,000,000	-	-	-	-	-
Total Program Expenditures	4,000,000	30,000	-	-	-	-
Personnel Services	18,722	74,960	46,000	46,000	31,245	31,245
Total Fund Expenditures	4,018,722	104,960	46,000	46,000	31,245	31,245
Interfund Transfers - Indirect Charges	25,320	65,931	46,000	46,000	31,245	31,245
Interfund Transfers - Cash Transfers	-	-	-	-	-	47,278
Contingency	493,727	-	-	-	-	-
Reserved For Future Expenditures	-	335,084	251,757	165,930	107,481	-
Total Fund Requirements	4,537,769	505,975	343,757	257,930	169,971	109,768

Financial Summary Forecast

General Fund	Revision FY 2024-25	Adopted FY 2025-26	Forecast FY 2026-27	Forecast FY 2027-28	Forecast FY 2028-29	Forecast FY 2029-30
Resources						
Beginning Fund Balance	5,204,307	3,255,765	48,188	48,193	242,742	443,127
Revenue						
City General Fund & Recreational Cannabis Tax	24,486,220	16,174,862	14,529,234	14,892,465	15,264,776	15,646,395
Fees and Charges	2,041,524	585,060	500,000	500,000	500,000	-
Grants - State & Local	889,270	80,000	-	-	-	-
Interest on Investments	79,738	48,117	5	2,881	8,717	14,729
Miscellaneous	540,000	50,000	50,000	50,000	50,000	50,000
Transfers In	16,625,495	16,463,813	12,962,613	12,794,084	13,047,046	12,002,447
Total Revenue	44,662,247	33,401,852	28,041,852	28,239,430	28,870,539	27,713,571
Total Resources	49,866,554	36,657,617	28,090,040	28,287,623	29,113,281	28,156,698
Requirements						
Administration						
A00005-Administration-ADM	3,758,781	3,113,790	4,670,000	4,670,000	4,670,000	4,670,000
A00011-Equity Council-ADM	170,000	146,000	-	-	-	-
A00041-Labor Relations-ADM	5,000	15,000	-	-	-	-
A00042-Employee Education Fund-ADM	26,344	20,000	-	-	-	-
A00044-Equity Policy Communications-ADM	23,000	23,000	-	-	-	-
A00543-Non-Rep Education Fund-ADM	15,000	25,000	-	-	-	-
A00549-Yardi Asset Management-ADM	15,250	5,000	-	-	-	-
A00564-Prosper Portland Central Office-ADM	1,103,589	1,110,554	-	-	-	-
A00692-Diversity Equity & Inclusion - DEI - ADM	625,875	125,875	-	-	-	-
Administration Total	5,742,839	4,584,219	4,670,000	4,670,000	4,670,000	4,670,000
Economic Development						
Business Advancement & Traded Sector						
A00454-Metals & Machinery-GEN	50,000	-	-	-	-	-
A00455-Cluster Development-GEN	150,000	648,408	664,618	681,233	698,264	715,721
A00457-International Business Dev-GEN	50,000	-	-	-	-	-
A00458-Green Cities-GEN	95,000	-	-	-	-	-
A00459-Athletic & Outdoor-GEN	95,000	-	-	-	-	-
A00461-Greater Portland-GEN	20,000	-	-	-	-	-
A00462-Technology & Media-GEN	30,000	-	-	-	-	-
A00581-Cluster Development-LCF	98,200	-	-	-	-	-
A00605-Portland Means Progress-GEN	90,000	-	-	-	-	-
A00748-Food & Beverage-GEN	70,000	-	-	-	-	-
A00753-Strategic Retention & Expansion-LCF	598,540	-	-	-	-	-
A00791-Port of Portland Ec Dev IGA-LCF	45,000	-	-	-	-	-
A00853-Office of Events & Film-CGI	-	1,400,000	-	-	-	-
Community Economic Development						
A00460-Portland Film Office-GEN	20,730	-	-	-	-	-
A00467-Neighborhood Prosperity Network-GEN	603,246	618,327	633,785	649,630	665,871	682,518
A00469-Inclusive Business Resource Network-GEN	1,504,607	1,271,606	1,256,655	1,288,070	1,320,274	1,353,278
A00471-Venture Portland-GEN	531,684	129,315	132,548	135,862	139,259	142,740
A00472-Workforce Development-GEN	1,240,585	1,085,771	1,112,915	1,140,738	1,169,256	1,198,487
A00539-Small Business & Community Development-GEN	140,000	-	(2,050,000)	(2,101,249)	(2,153,781)	(2,207,627)
A00566-Mercatus-GEN	56,080	56,080	57,482	58,919	60,392	61,902
A00569-Mercatus-LCF	21,158	10,000	10,000	10,000	10,000	10,000
A00573-Cannabis Business Development-GEN	582,900	-	-	-	-	-
A00578-Social Equity & Economic Dev Grants-GEN	926,647	-	-	-	-	-
A00608-My People's Market-LCF	161,895	40,000	40,000	40,000	40,000	40,000
A00616-Inclusive Business Resource Network Cannabis-GEN	463,873	565,328	709,976	727,725	745,918	764,566
A00645-Southwest Corridor-LCF	25,000	-	-	-	-	-
A00654-Portland Film Office-LCF	156,918	-	-	-	-	-
A00706-Central City TIF Analysis-GEN	100,000	-	-	-	-	-
A00707-Equitable Development Outside TIF-GEN	150,000	-	-	-	-	-
A00711-Events Office-GEN	473,143	41,202	42,232	43,288	44,370	45,479
A00712-My People's Market-GEN	56,080	56,080	57,482	58,919	60,392	61,902
A00721-Restore Program-GEN	335,881	-	-	-	-	-
A00738-Reimagine Oregon-GEN	1,649,226	1,365,593	1,183,269	1,212,851	1,243,172	1,274,251
A00747-Events & Activations-LCF	28,725	-	-	-	-	-
A00754-Reimagine Economic Development Support-GEN	112,500	-	-	-	-	-
A00758-Ice Rink-LCF	590,302	-	-	-	-	-
A00760-Ice Rink-GEN	250,000	-	-	-	-	-
A00792-Visitor Development Fund-LCF	900,000	-	-	-	-	-
A00793-Travel Portland Contract-LCF	500,000	500,000	500,000	500,000	500,000	-
A00843-Office of Small Business-GEN	200,000	40,417	41,427	42,463	43,525	44,613
Business Lending						
A00189-Business Lending-ADM	1,000	1,000	-	-	-	-
Economic Development Total	13,173,920	7,829,127	4,392,389	4,488,449	4,586,912	4,187,830
Property Redevelopment						
Commercial Property Lending						
A00358-Commercial Real Estate Lending-ADM	1,000	1,000	-	-	-	-
A00414-Commercial Property Assessed Clean Energy-ADM	-	5,500	-	-	-	-
A00769-Middle Income Housing Financial Assistance-GF	-	-	102,500	105,062	107,689	110,382
A00596-Community Redevelopment-GEN	1,900,000	-	-	-	-	-
A00713-East Portland Investment-GEN	411,892	-	-	-	-	-
A00741-Albina Vision Trust-GEN	571,524	-	-	-	-	-
A00776-Albina Vision Trust (AVT/IS)-LCF	72,935	15,479	-	-	-	-
A00777-Metro Grants-LCF	789,270	10,000	-	-	-	-
Redevelopment Grants						
A00790-Repair Grant-GEN	964,119	-	-	-	-	-
A00816-Central Eastside PIP Grants-LCF	225,000	-	-	-	-	-

**Financial Summary
Forecast**

<u>General Fund</u>	<u>Revision</u>	<u>Adopted</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>	<u>Forecast</u>
	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>FY 2026-27</u>	<u>FY 2027-28</u>	<u>FY 2028-29</u>	<u>FY 2029-30</u>
A00815-Lents PIP Grants-LCF	225,000	-	-	-	-	-
A00842-James Beard SAG-LCF	350,000	-	-	-	-	-
A00851-Special Authority Loans-CGI	-	1,650,000	-	-	-	-
A00854-Central Eastside PIP Grants-CGI	-	225,000	-	-	-	-
A00855-Lents PIP Grants-CGI	-	225,000	-	-	-	-
Property Redevelopment Total	5,510,740	2,131,979	102,500	105,062	107,689	110,382
Total Program Expenditures	24,427,499	14,545,325	9,164,889	9,263,511	9,364,601	8,968,212
Personnel Services	15,455,624	14,079,903	13,590,435	13,362,684	13,751,400	12,845,955
Total Fund Expenditures	39,883,123	28,625,228	22,755,324	22,626,195	23,116,001	21,814,167
Interfund Transfers - Indirect Charges	3,804,660	4,934,201	5,286,523	5,418,686	5,554,153	5,693,007
Interfund Transfers - Cash Transfers	2,100,000	3,050,000	-	-	-	-
Contingency	4,078,771	48,188	48,193	242,742	443,127	649,524
Total Fund Requirements	49,866,554	36,657,617	28,090,040	28,287,623	29,113,281	28,156,698

**Financial Summary
Forecast**

	Revision FY 2024-25	Adopted FY 2025-26	Forecast FY 2026-27	Forecast FY 2027-28	Forecast FY 2028-29	Forecast FY 2029-30
Strategic Investment Fund						
Resources						
Beginning Fund Balance	53,080,686	33,632,394	23,675,403	16,519,571	7,774,238	2,270,758
Revenue						
Fees and Charges	50,000	50,000	50,000	50,000	-	-
Interest on Investments	1,045,578	966,136	757,887	584,946	457,470	339,707
Loan Collections	493,662	793,100	3,418,946	1,534,729	1,512,248	1,382,284
Property Sales	63,266	-	-	-	-	-
Rent and Property Income	-	1,566,559	1,066,559	1,066,559	1,066,559	1,066,559
Transfers In	6,105,585	4,100,670	-	5,000,000	-	6,540,931
Total Revenue	7,758,091	7,476,465	5,293,392	8,236,234	3,036,277	9,329,481
Total Resources	60,838,777	41,108,859	28,968,795	24,755,805	10,810,515	11,600,239
Requirements						
Economic Development						
Community Economic Development						
A00448-Neighborhood Prosperity Opportunity	-	864,437	-	-	-	-
A00639-Construction Equity Fund-CEF	335,000	160,000	76,093	50,000	-	-
A00850-Economic Development-SIF	-	3,000,000	-	-	-	-
Business Lending						
A00217-Small Business Lending-SBL	6,680,460	2,000,000	2,000,000	1,000,000	602,342	-
Economic Development Total	7,015,460	6,024,437	2,076,093	1,050,000	602,342	-
Property Redevelopment						
Commercial Property Lending						
A00750-Predevelopment & Construction Loans-RELF	4,200,000	1,000,000	1,000,000	1,500,000	1,581,281	-
A00751-Acquisition & Permanent Loans-RELF	3,800,000	-	-	-	-	-
A00772-Middle Income Housing-RELF	3,800,000	3,200,000	3,000,000	3,000,000	-	-
Real Estate Management						
A00307-84 NE Weidler-CNV	-	-	-	20,000	20,000	20,000
A00310-Hotel Garage Operations-CNV	-	1,257,249	720,796	720,796	720,796	720,796
A00350-Cascade Station Parcel G-NOI	46,314	46,314	46,314	46,314	-	-
A00545-Cascade Station Parcel E-NOI	41,097	32,190	32,190	32,190	-	-
A00547-Cascade Station Parcel D-NOI	36,331	36,331	36,331	36,331	-	-
Real Estate Predevelopment						
A00752-Real Estate Investments-NOI	-	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
A00349-Cascade Station-APW	50,000	-	-	-	-	-
Real Estate Disposition						
A00547-Cascade Station Parcel D-APW	2,858,800	-	-	-	-	-
Property Redevelopment Total	14,832,542	9,572,084	8,835,631	9,355,631	6,322,077	4,740,796
Total Program Expenditures	21,848,002	15,596,521	10,911,724	10,405,631	6,924,419	4,740,796
Personnel Services	107,191	977,093	768,750	787,968	807,669	827,859
Total Fund Expenditures	21,955,193	16,573,614	11,680,474	11,193,599	7,732,088	5,568,655
Interfund Transfers - Indirect Charges	96,713	859,842	768,750	787,968	807,669	827,859
Interfund Transfers - Cash Transfers	2,290,640	-	-	5,000,000	-	-
Contingency	36,155,454	200,891	180,433	185,846	191,421	197,164
Reserved For Future Expenditures	-	23,474,512	16,339,138	7,588,392	2,079,337	5,006,561
Ending Balance	340,777	-	-	-	-	-
Total Fund Requirements	60,838,777	41,108,859	28,968,795	24,755,805	10,810,515	11,600,239



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