

**Financial Summary
Forecast**

	Actuals FY 2024-25	Revised FY 2025-26	Forecast FY 2026-27	Forecast FY 2027-28	Forecast FY 2028-29	Forecast FY 2029-30
North Macadam TIF Fund						
Resources						
Beginning Fund Balance	47,365,108	69,270,748	17,214,160	16,197,189	15,616,358	15,200,540
Revenue						
Interest on Investments	1,916,706	990,483	493,764	470,151	455,422	300,594
TIF - Short Term Debt	23,978,827	4,051,462	-	-	-	-
Rent and Property Income	159,137	189,407	189,407	189,407	189,407	189,407
Total Revenue	26,054,671	5,231,352	683,171	659,558	644,829	490,001
Total Resources	73,419,779	74,502,100	17,897,331	16,856,747	16,261,187	15,690,541
Requirements						
Administration						
A00024-Debt Management & Legal-NMC	105,961	168,342	106,000	106,000	106,000	106,000
Administration Total	105,961	168,342	106,000	106,000	106,000	106,000
Housing						
A00165-Affordable Housing-NMC	1,988	14,545,617	-	-	-	-
Housing Total	1,988	14,545,617	-	-	-	-
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	-	3,000,000	-	-	-	-
Real Estate Management						
A00273-RiverPlace Prkng-NMC	70,332	82,329	82,566	82,813	83,071	83,339
A00560-South Waterfront Lot 4-NMC	13,544	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	-	11,000,000	-	-	-	-
A00274-Project Development-NMC	68	-	-	-	-	-
A00533-University Place-NMC	-	7,600,000	-	-	-	-
A00765-PSU Business Accelerator-NMC	1,841,462	-	-	-	-	-
Redevelopment Grants						
A00496-Prosperity Investment Program (PIP) Grant-NMC	-	100,000	50,000	50,000	50,000	50,000
A00809-Repair Grant-NMC	5,426	-	-	-	-	-
A00740-Community Livability Grant-NMC	18,078	300,000	300,000	300,000	300,000	300,000
A00870-NUNM NPG-NMC	-	300,000	-	-	-	-
Property Redevelopment Total	1,953,410	22,393,905	444,142	444,389	444,647	444,915
Total Program Expenditures	3,624,792	49,007,864	550,142	550,389	600,647	10,550,915
Personnel Services	214,951	574,958	575,000	345,000	230,000	-
Total Fund Expenditures	3,839,743	49,582,822	1,125,142	895,389	830,647	10,550,915
Interfund Transfers - Indirect Charges	309,287	505,701	575,000	345,000	230,000	-
Reserved For Future Expenditures	-	24,413,577	16,197,189	15,616,358	15,200,540	5,139,626
Ending Balance	69,270,748	-	-	-	-	-
Total Fund Requirements	73,419,779	74,502,100	17,897,331	16,856,747	16,261,187	15,690,541