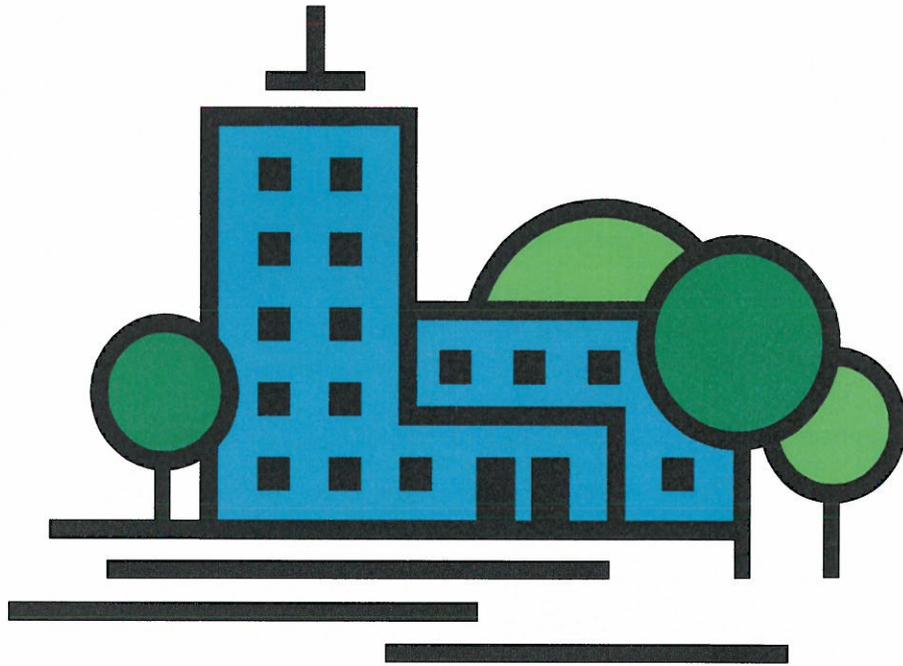


**SILVERTON URBAN
RENEWAL AGENCY**



FISCAL YEAR 2016-2017

Silverton Urban Renewal Agency

Budget Committee Fiscal Year 2016-2017

Chairman:

Rick Lewis

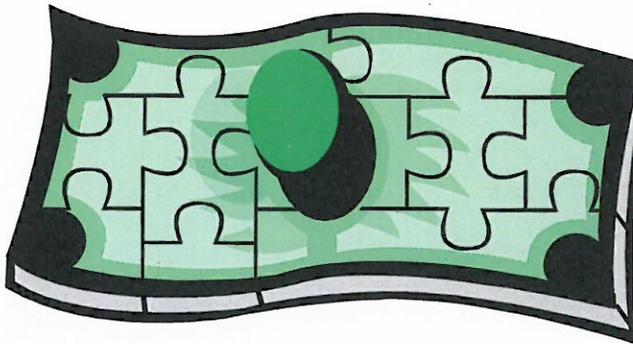
Board Members:

*Laurie Carter
Jason Freifinger
Ken Hector
Kyle Palmer
Dana Smith
Jim Sears*

Citizen Members:

*Jennie Messmer
Aaron Koch
Richard Bittner
Steve Kaser
Jeff Desantis
Chris Childs
Kara Bachand*

*Robert Willoughby, Agency Director
Kathleen Zaragoza, Finance Director*



CITY OF SILVERTON, OREGON

2016-2017 Budget Calendar

- 12/18/2015 Worksheets distributed to Department Heads.
- 02/12/2016 Last day to submit proposed budgets and narratives to Finance.
- 03/03/2016 City Manager meetings with Department Heads begin.
- 03/29/2015 City Manager to complete budget message.
- 03/30/2015 Notice of first budget meeting to paper.
- 04/06/2016 **Publish first notice** of first Budget Committee meeting. (Not less than 5 days before the meeting nor more than 30 days.) Include notice of State Revenue Sharing Hearing and the website for the second notice. (At least 10 days prior to hearing.)
- 04/10/2016 **Post on website second notice** of first Budget Committee meeting. (Must be posted at least 10 days before the first budget meeting.)
- 04/20/2016 Deliver Preliminary Budgets to Budget Committee, and Department Heads.
- 04/26/2016 **First Budget Committee meeting** and State Revenue Sharing Budget Hearing. (Meetings will be held in Council Chambers starting at 6:00 pm) (Tuesday)
- 04/28/2016 Second Budget Committee meeting. (Thursday)
- 05/03/2016 Third Budget Committee meeting. (Tuesday)
- 05/05/2016 Fourth Budget Committee meeting. (Thursday)
- 05/12/2016 Fifth Budget Committee meeting. (Thursday)
Additional Budget Committee meetings will be added if necessary.
- 06/01/2016 Send budget summaries and notice of council hearing to paper.
- 06/08/2016 **Publish notice** of hearing before the City Council. (Not less than 5 days nor more than 30 days before the meeting.) Publish Budget Summaries and all other required State of Oregon Department of Revenue forms.
- 06/20/2016 Budget Hearing before City Council for adoption of appropriations, tax rate, bonded debt levy and acceptance of State Revenue Sharing.
- 07/11/2016 Submit Notice of Property Tax Levy to County Assessor.

Silverton Urban Renewal Agency
FY 2016-2017
Budget Message

April 19, 2016

Honorable Chairman
Agency Members
Citizen Budget Committee Members
Citizens of the City of Silverton

RE: Fiscal Year (FY) 2016-2017 Budget Message

The Silverton Urban Renewal Agency (SURA) was created to promote valuation growth within the Silverton Urban Renewal boundary by using incremental tax resources to update infrastructure within the Urban Renewal area boundaries, promote economic development, and expand the City's employment base.

This is the twelfth year of SURA operations. The total budget for the SURA is \$ 929,935. The total estimated tax increment revenue for FY 2015-2016 is \$381,220. Staff is estimating to receive \$392,657 in tax increment revenue for FY 2016-2017. Based on information from Marion County, staff has budgeted an increase in revenues from the estimated year-to-date expected revenues. Taxes levied for FY 2015-2016 compared to FY 2014-2015 were down by 14.69%. This is due to a decrease in the excess value of property within the Urban Renewal Area. Staff is taking a conservative approach for budgeting property tax revenues, especially due to the excess value changes from FY 2014-2015 and FY 2015-2016.

The agency currently services one loan which is for the Westfield Street land purchase and is owed to the Silver Falls School District. The total required FY 2016-2017 loan payment for the land purchase is \$100,000 and the interest portion of the payment is based on the December 31 Local Government Investment Pool interest rate. Staff has included an additional principal payment of \$50,000 to help reduce the total interest costs on this loan. The remaining balance as of June 30, 2015 is \$ 466,871. There are no pre-payment penalties associated with this loan.

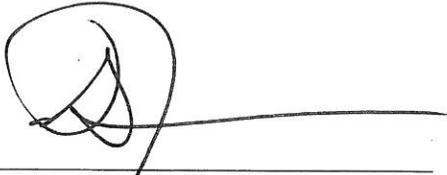
The agency is reducing the budget for the "Small Grants Program" to \$50,000. SURA went through a revamping of the grant and loan process and amounts that businesses can access. The agency also has created an advisory committee to review grant requests to help the agency put SURA resources to the best possible use.

**Silverton Urban Renewal Agency
FY 2016-17**

Budget Message

Staff has budgeted \$471,505 in the URA Projects line item to be used for projects the new advisory committee recommends and the Board approves. The agency has helped with three major building improvements on Main Street that are very visible to both visitors and residents. The desire is to continue to provide resources to improve buildings and improve job opportunities within the Urban Renewal Area. A list of completed projects is located at the end of this budget document.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized initial 'R' followed by a long horizontal line extending to the right.

Robert S Willoughby, Agency Director

A handwritten signature in black ink, appearing to read 'Kathleen Zaragoza' in a cursive script, with a horizontal line underneath.

Kathleen Zaragoza, Finance Director

**SILVERTON URBAN RENEWAL AGENCY
REVENUE BUDGET NARRATIVE
Fiscal Year 2016-2017**

FUND: URBAN RENEWAL

Program Description/Mission

The Silverton Urban Renewal Agency (SURA) was established November 29, 2004, by Ordinance 04-114. The intent of SURA is to promote valuation growth within the Silverton urban renewal boundary, promote economic opportunities in Silverton, improve the aesthetics and functionality of downtown, and update infrastructure within the renewal area boundaries.

The ability to fund projects has increased over time as the agency's debt capacity increases. The fiscal year 2016-2017 estimated tax revenue is derived from information provided by the Marion County Assessor's Department and prior year actual revenues received. The revenue estimate for the current budget year is conservative.

Base Plan Area is:		\$ 64,643,849	
	<u>Taxes</u>	<u>Taxes</u>	<u>Excess</u>
	<u>Imposed</u>	<u>Collected</u>	<u>Value</u>
2005-2006	\$ 71,141	\$ 66,641	\$ 4,367,778
2006-2007	205,393	193,528	12,713,646
2007-2008	284,288	266,337	18,211,767
2008-2009	333,991	314,447	21,258,178
2009-2010	368,394	342,844	23,544,054
2010-2011	375,125	344,143	23,855,347
2011-2012	376,487	353,680	24,034,044
2012-2013	391,990	377,300	25,211,939
2013-2014	383,272	376,985	26,252,906
2014-2015	425,980	411,560	29,230,729
2015-2016	393,381	Final amount unavailable	26,885,546

SILVERTON URBAN RENEWAL AGENCY

REVENUES

FISCAL YEAR 2016-2017

		2013-2014 FISCAL ACTUAL	2014-2015 FISCAL ACTUAL	2015-2016 FISCAL BUDGET	2016-2017 CITY MNGR PROPOSED	2016-2017 BDGT COMM APPROVED	2016-2017 BOARD ADOPTED
<u>GENERAL FUND</u>							
<u>PROPERTY TAXES</u>							
100-40-0001	PROPERTY TAXES - CURRENT	364,665	400,668	394,884	392,657	392,657	392,657
100-40-0002	PROPERTY TAXES - PRIOR YEARS	12,320	10,892	8,500	7,500	7,500	7,500
	TOTAL PROPERTY TAXES	376,985	411,560	403,384	400,157	400,157	400,157
<u>MISCELLANEOUS REVENUES</u>							
100-45-4990	INTEREST EARNED	6,923	7,179	4,600	4,500	4,500	4,500
	TOTAL MISCELLANEOUS REVENUES	6,923	7,179	4,600	4,500	4,500	4,500
<u>BEGINING FUND BALANCE</u>							
100-49-4999	BEGINNING FUND BALANCE	691,005	784,834	869,689	525,278	525,278	525,278
	TOTAL BEGINING FUND BALANCE	691,005	784,834	869,689	525,278	525,278	525,278
	TOTAL FUND REVENUE	1,074,913	1,203,573	1,277,673	929,935	929,935	929,935

SILVERTON URBAN RENEWAL AGENCY
EXPENDITURE BUDGET NARRATIVE
Fiscal Year 2016-2017

FUND: URBAN RENEWAL

Program Description/Mission

The Urban Renewal Agency (URA) currently has one outstanding loan.

This is for the Westfield Street land purchase and is owed to the Silver Falls School District. The total fiscal year 2016-2017 loan payment for the land purchase is \$100,000 and the interest portion of the payment is based on the December 31 Local Government Investment Pool interest rate. The remaining balance as of June 30, 2015 is \$ 466,871. Staff has included an additional \$50,000 in this budget to pay down the principle on this loan, for a total 2016-2017 fiscal year payment of \$150,000. There are no pre-payment penalties associated with this loan.

Budget Comments

The total available for URA projects is \$471,505. Projects approved by the Board but not completed are listed below:

Board Approved Projects Pending

Larsen Flynn – Grants	70,000
Larsen Flynn – Loans	<u>100,000</u>
Total approved	\$170,000

The Larsen Flynn Grants are comprised of a façade grant, \$20,000 and a building improvement grant, \$50,000. The loan is for an amount up to \$100,000. The loan has a 2.5% interest rate. The loan and grant are on a reimbursement basis.

Accomplishments are located at the end of the budget.

SILVERTON URBAN RENEWAL AGENCY

EXPENDITURES
FISCAL YEAR 2016-2017

		2013-2014 FISCAL ACTUAL	2014-2015 FISCAL ACTUAL	2015-2016 FISCAL BUDGET	2016-2017 CITY MNGR PROPOSED	2016-2017 BDGT COMM APPROVED	2016-2017 BOARD ADOPTED
<u>GENERAL FUND</u>							
<u>ADMINISTRATION</u>							
<u>MATERIALS & SERVICES</u>							
100-50-6101	SUPPLIES	0	0	100	150	150	150
100-50-6400	ADVERTISING	339	387	400	425	425	425
100-50-6710	DUES & MEMBERSHIPS	41	41	50	80	80	80
100-50-6720	AUDIT SERVICES	2,520	2,628	3,500	3,500	3,500	3,500
100-50-6725	CONTRACTED SERVICES	3,175	4,075	4,000	4,000	4,000	4,000
100-50-6900	BANK CHARGES	212	212	275	275	275	275
	TOTAL MATERIALS & SERVICES	6,287	7,343	8,325	8,430	8,430	8,430
<u>CAPITAL PROJECTS</u>							
100-50-7700	URA PROJECTS	128,791	51,783	769,348	471,505	471,505	471,505
100-50-7750	SMALL GRANTS PROGRAM	0	49,498	100,000	50,000	50,000	50,000
	TOTAL CAPITAL PROJECTS	128,791	101,280	869,348	521,505	521,505	521,505
<u>DEBT SERVICE</u>							
100-50-8801	LOAN - PRINCIPAL	150,604	196,682	140,663	143,607	143,607	143,607
100-50-8802	LOAN - INTEREST	4,396	3,318	9,337	6,393	6,393	6,393
	TOTAL DEBT SERVICE	155,000	200,000	150,000	150,000	150,000	150,000
<u>CONTINGENCY & RESERVES</u>							
100-50-9001	CONTINGENCY	0	0	250,000	250,000	250,000	250,000
	TOTAL CONTINGENCY & RESERVES	0	0	250,000	250,000	250,000	250,000
	TOTAL ADMINISTRATION	290,078	308,624	1,277,673	929,935	929,935	929,935
	TOTAL FUND EXPENDITURES	290,078	308,624	1,277,673	929,935	929,935	929,935

SILVERTON URBAN RENEWAL AGENCY
ACCOMPLISHMENTS
Fiscal Year 2016-2017

URA Accomplishments through April 20, 2016

Industrial Park Infrastructure:	\$ 186,448.18
Silverton Inn & Suites Grant:	16,114.75
City Sign:	20,000.00
Coolidge Park Play Equipment:	15,000.00
Trash Receptacles:	14,313.88
Westfield property purchase:	1,501,494.00
Economic Development Services:	30,000.00
Two signalizations:	488,402.00
Senior Center Grant:	50,000.00
Seven Brides Grant:	50,000.00
Abiqua Property Management:	20,000.00
Demi Inc waterproof offices:	2,070.00
Westfield Park Parking	125,991.00
Compex2 Building Improvement	49,497.84
Four Freedoms Mural	4,000.00
Maps Credit Union Project	40,000.00
Main Street Bistro	73,271.00
Fallen Heroes Memorial	10,000.00
Gather	149,472.00
Bike Corals	4,337.51
Kiosks	3,476.52
Wayfinding Signage	17,695.00
Seven Brides – Fire Pit	9,118.82
Willamette Valley Pie	180,000.00
Total	<u>\$ 3,060,702.50</u>

SILVERTON URBAN RENEWAL AGENCY
RESOLUTION
NO. 2016-02

A RESOLUTION OF THE CITY OF SILVERTON URBAN RENEWAL AGENCY BOARD OF DIRECTORS ADOPTING THE FISCAL YEAR 2016-2017 BUDGET, MAKING APPROPRIATIONS, AND DECLARE THE LEVY THE MAXIMUM TAX INCREMENT

WHEREAS, in accordance with Oregon Budget Law, the Silverton Urban Renewal Agency seeks to adopt a budget, appropriate expenditures and declare the tax increment for fiscal year 2016-2017.

NOW, THEREFORE, THE CITY OF SILVERTON URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS:

Section 1. The Board hereby adopts the fiscal year 2016-2017 budget in the total of \$ 929,935.

Section 2. That the amounts for fiscal year beginning July 1, 2016, and for the purposes shown below are hereby appropriated:

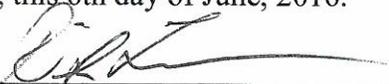
<u>General Fund</u>	
Materials and Services	\$ 8,430
Capital Outlay	521,505
Debt Service	150,000
Contingency	<u>250,000</u>
Fund Total	\$ 929,935

Section 3. The Board of Directors for the Silverton Urban Renewal Agency hereby resolves to certify to the Marion County Assessor a request for the Silverton Urban Renewal Plan Area for the maximum amount of revenue that may be raised by dividing the taxes under section 1c, Article IX of the Oregon Constitution and ORS Chapter 457.

Section 4. The Agency Director will file this resolution with the Marion County Clerk and the County Assessor on or before July 15, 2016.

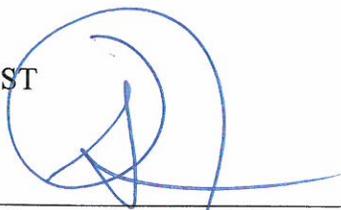
Section 5. That this resolution is and shall be effective from and after its passage by the Urban Renewal Agency Board of Directors.

Adopted by the Board of the Silverton Urban Renewal Agency, this 6th day of June, 2016.



Chairman, Urban Renewal Agency
Rick Lewis

ATTEST



Urban Renewal Agency Director
Bob Willoughby