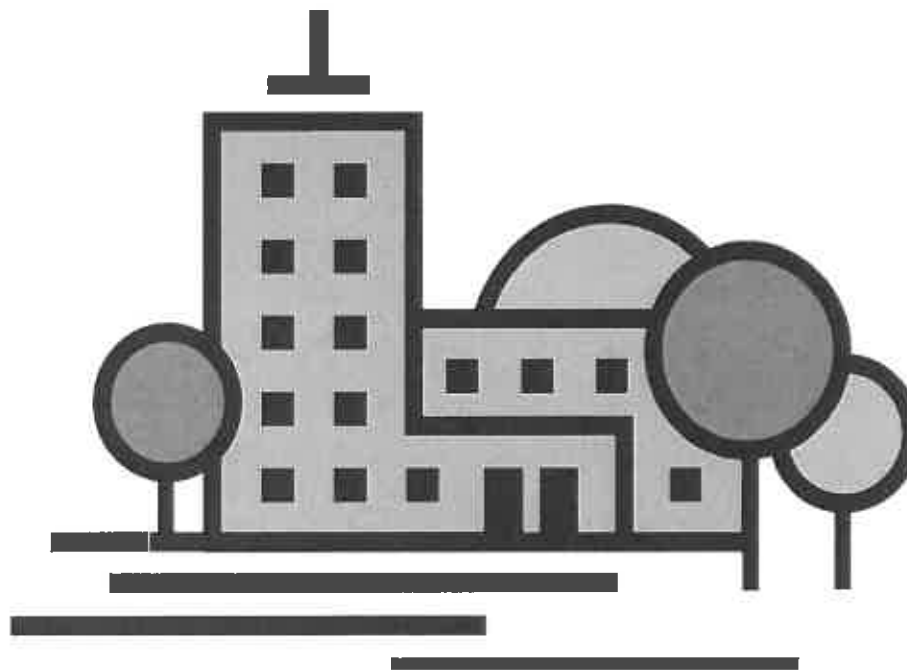


**SILVERTON URBAN
RENEWAL AGENCY**



FISCAL YEAR 2017-2018

Silverton Urban Renewal Agency

Budget Committee Fiscal Year 2017-2018

Chairman:

Kyle Palmer

Board Members:

Laurie Carter

Jason Freifinger

Dana Smith

Jim Sears

Matt Plummer

Citizen Members:

Jennie Messmer

Aaron Koch

Richard Bittner

Jeff Desantis

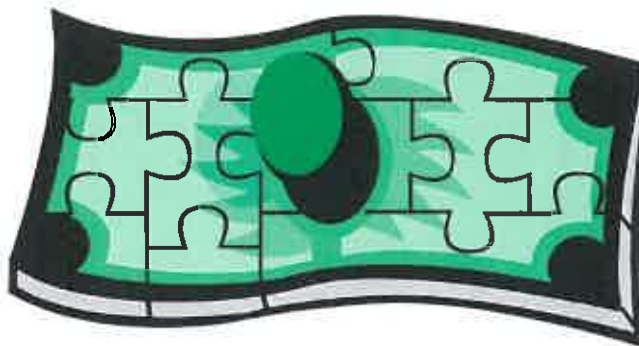
Chris Childs

Ammon Benedict

April Newton

Christy S. Wurster, Agency Director

Kathleen Zaragoza, Finance Director



SILVERTON URBAN RENEWAL AGENCY
SILVERTON, OREGON

2017-2018 Budget Calendar

- 12/20/2016 Worksheets and other information distributed to Department Heads.
- 02/13/2017 Last day to submit proposed budget worksheets to Finance.
- 02/20/2017 Last day to submit narratives to Finance.
- 03/01/2017 Agency Director meetings with Department Heads begin.
- 03/27/2017 Agency Director to complete budget message.
- 03/28/2017 Notice of first budget meeting to paper.
- 04/05/2017 **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.)
- 04/09/2017 **Post on website second notice** of first Budget Committee meeting. (Must be posted at least 10 days before the first budget meeting.)
- 04/18/2017 Deliver Preliminary Budgets to Budget Committee, and Department Heads.
- 04/25/2017 **First Budget Committee meeting.** (Meetings will be held in Council Chambers starting at 6:00 pm) (Tuesday)
- 04/27/2017 Second Budget Committee meeting. (Thursday)
- 05/02/2017 Third Budget Committee meeting. (Tuesday)
Additional Budget Committee meetings will be added if necessary.
- 05/31/2017 Send budget summaries and notice of council hearing to paper.
- 06/07/2017 **Publish notice** of hearing before the Board. (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.
- 06/19/2017 Budget Hearing before Board for adoption of appropriations and tax rate.
- 07/11/2017 Submit Notice of Property Tax Levy to County Assessor.

Silverton Urban Renewal Agency
FY 2017-2018
Budget Message

April 10, 2017

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

RE: Fiscal Year (FY) 2017-2018 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. The agency created an Urban Renewal Advisory Committee at the August 2015 Board Meeting. The agency reviews grant and loan requests and provides input to the board regarding proposed projects.

This is the thirteenth year of SURA operations. The total budget for the SURA is \$ 1,104,270. The total estimated tax increment revenue for 2016-2017 is \$407,000. Staff budgeted an increase in revenue for FY 2017-2018 in the total sum of \$419,210 based on projections received from Marion County. Taxes levied for FY 2016-2017 compared to FY 2015-2016 were up by 9.89%. This is due to the increase in the real market value of property within the Urban Renewal Boundary. The increase brings the excess value back up after it dropped in FY 2015-2016. This is a positive outlook for the Silverton Urban Renewal Agency as it allows the agency to fund either more projects or a larger improvement project.

The agency currently services one loan. The loan is for the Westfield Street land purchase and is owed to the Silver Falls School District. The total required fiscal year 2017-2018 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, 2016 is \$ 319,672. There are no pre-payment penalties associated with this loan.

**Silverton Urban Renewal Agency
FY 2017-2018
Budget Message**

The agency is budgeting \$50,000 for the “Small Grants Program”, which was created by the agency during the FY 2009-2010. The purpose of the grant program is to provide incentive grants to encourage job creation and to increase the commercial viability of existing commercial structures in the Urban Renewal District Area, as well as to help offset the cost of design services for historic structures that require the stamp of a registered architect or civil engineer, and to facilitate the re-location of electrical services to more pedestrian friendly locations for buildings in the historic downtown.

Staff has budgeted \$645,095 in the URA Projects line item to be used for projects the Board approves. Of the budgeted amount, \$39,952 is obligated for two approved projects. Larsen Flynn Insurance has a pending balance of \$2,878.68 and Silver Falls Brewery has a pending balance of \$37,072.68. A list of completed projects is located at the end of the budget document.

On February 6, 2017 the City Council directed staff to initiate the process for expanding the Urban Renewal District Area (to include areas along First Street, 2nd Street, Mill Street and Jefferson Street) in accordance with ORS Chapter 457. This work will be conducted in the FY 2017-2018 and is reflected in the overall budget.

Sincerely,


Christy S. Wurster, Agency Director


Kathleen Zaragoza, Finance Director

**SILVERTON URBAN RENEWAL AGENCY
REVENUE BUDGET NARRATIVE
Fiscal Year 2017-2018**

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 urban renewal district area boundaries.

The ability to fund projects has increased over time as the agency's debt capacity increases. The fiscal year 2017-2018 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 Imposed</u>	<u>Taxes Collected</u>	<u>Excess 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	364,665	26,252,906
2014-2015	425,980	400,668	29,230,729
2015-2016	393,381	373,892	26,885,546
2016-2017	432,283	Final amount unavailable	30,764,186

SILVERTON URBAN RENEWAL AGENCY
REVENUES
FISCAL YEAR 2017-2018

		2014-2015 FISCAL ACTUAL	2015-2016 FISCAL ACTUAL	2016-2017 FISCAL BUDGET	2017-2018 CITY MNGR PROPOSED	2017-2018 BDGT COMM APPROVED	2017-2018 BOARD ADOPTED
GENERAL FUND							
PROPERTY TAXES							
100-40-0001	PROPERTY TAXES - CURRENT	400,668	373,892	392,657	419,210	419,210	419,210
100-40-0002	PROPERTY TAXES - PRIOR YEARS	10,892	10,707	7,500	7,500	7,500	7,500
	TOTAL PROPERTY TAXES	411,560	384,599	400,157	426,710	426,710	426,710
FEE REVENUE							
100-42-4201	LOAN APPLICATION FEES	0	0	0	150	150	150
	TOTAL FEE REVENUE	0	0	0	150	150	150
MISCELLANEOUS REVENUES							
100-45-4540	LOAN RE-PAYMENTS- PRINCIPLE	0	0	0	22,550	22,550	22,550
100-45-4541	LOAN RE-PAYMENTS- INTEREST	0	0	0	2,827	2,827	2,827
100-45-4590	MISCELLANEOUS REVENUE	0	700	0	0	0	0
100-45-4990	INTEREST EARNED	7,179	5,944	4,500	6,000	6,000	6,000
	TOTAL MISCELLANEOUS REVENUES	7,179	6,644	4,500	31,377	31,377	31,377
BEGINNING FUND BALANCE							
100-49-4999	BEGINNING FUND BALANCE	784,834	894,949	525,278	646,033	646,033	646,033
	TOTAL BEGINING FUND BALANCE	784,834	894,949	525,278	646,033	646,033	646,033
	TOTAL FUND REVENUE	1,203,573	1,286,193	929,935	1,104,270	1,104,270	1,104,270

SILVERTON URBAN RENEWAL AGENCY
EXPENDITURE BUDGET NARRATIVE
Fiscal Year 2017-2018

FUND: URBAN RENEWAL

Program Description/Mission

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

The loan is for the Westfield Street land purchase and owed to the Silver Falls School District. The total fiscal year 2017-2018 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, 2016 is \$ 319,672. Staff has included an additional \$50,000 in this budget to pay down the principle on this loan, for a total 2017-2018 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 \$645,095. Projects approved by the Board but not completed are listed below:

<u>Board Approved Projects Pending as of March 2017</u>	
Larsen Flynn – Grant	\$ 2,878
Silver Falls Brewery - Grants	<u>37,073</u>
Total approved	\$ 39,951

The balance remaining for the Larsen Flynn Grant is for the façade grant. The remaining grant funds for Silver Falls Brewery are \$18,073 for building improvements and \$19,000 for façade improvements.

Accomplishments are located at the end of the budget.

In FY 2017-2018, staff will initiate the process for expanding the Urban Renewal District in accordance with ORS Chapter 457 to include portions of First Street, Second Street, Mill Street and Jefferson Street.

SILVERTON URBAN RENEWAL AGENCY
EXPENDITURES
FISCAL YEAR 2017-2018

		2014-2015	2015-2016	2016-2017	2017-2018	2017-2018	2017-2018
		FISCAL	FISCAL	FISCAL	CITY MNGR	BDGT COMM	BOARD
		ACTUAL	ACTUAL	BUDGET	PROPOSED	APPROVED	ADOPTED
<u>GENERAL FUND</u>							
<u>ADMINISTRATION</u>							
<u>MATERIALS & SERVICES</u>							
100-50-6101	SUPPLIES	0	149	150	150	150	150
100-50-8105	POSTAGE AND FREIGHT	0	0	0	5,000	5,000	5,000
100-50-6400	ADVERTISING	387	371	425	450	450	450
100-50-6710	DUES & MEMBERSHIPS	41	63	80	100	100	100
100-50-6720	AUDIT SERVICES	2,628	2,690	3,500	4,000	4,000	4,000
100-50-6725	CONTRACTED SERVICES	4,075	4,050	4,000	34,200	34,200	34,200
100-50-6900	BANK CHARGES	212	214	275	275	275	275
TOTAL MATERIALS & SERVICES		7,343	7,538	8,430	44,175	44,175	44,175
<u>CAPITAL PROJECTS</u>							
100-50-7700	URA PROJECTS	51,783	435,122	471,505	645,095	645,095	645,095
100-50-7750	SMALL GRANTS PROGRAM	49,498	11,906	50,000	50,000	50,000	50,000
TOTAL CAPITAL PROJECTS		101,280	447,029	521,505	695,095	695,095	695,095
<u>DEBT SERVICE</u>							
100-50-8801	LOAN - PRINCIPAL	198,882	147,199	143,607	143,607	143,607	143,607
100-50-8802	LOAN - INTEREST	3,318	2,801	6,393	6,393	6,393	6,393
TOTAL DEBT SERVICE		200,000	150,000	150,000	150,000	150,000	150,000
<u>CONTINGENCY & RESERVES</u>							
100-50-9001	CONTINGENCY	0	0	250,000	215,000	215,000	215,000
TOTAL CONTINGENCY & RESERVES		0	0	250,000	215,000	215,000	215,000
TOTAL ADMINISTRATION		308,624	604,567	929,935	1,104,270	1,104,270	1,104,270
TOTAL FUND EXPENDITURES		308,624	604,567	929,935	1,104,270	1,104,270	1,104,270

SILVERTON URBAN RENEWAL AGENCY
ACCOMPLISHMENTS
Fiscal Year 2017-2018

URA Accomplishments through May 31, 2017

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	4,395.98
Kiosks	4,278.04
Wayfinding Signage	17,695.00
Seven Brides – Fire Pit	9,118.82
Willamette Valley Pie	180,000.00
Larsen Flynn Insurance–Building Imp	168,559.69
Silver Falls Brewery–Building Imp	66,611.66
Total	<u>\$ 3,296,733.84</u>

SILVERTON URBAN RENEWAL AGENCY
RESOLUTION
No. 2017-05

A RESOLUTION OF THE CITY OF SILVERTON URBAN RENEWAL AGENCY BOARD OF DIRECTORS ADOPTING THE FISCAL YEAR 2016-2017 BUDGET, MAKING APPROPRIATIONS, AND DECLARING 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 2017-2018.

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

Section 1: The Board hereby adopts the fiscal year 2017-2018 budget in the total of \$1,104,270.

Section 2: That the amounts for fiscal year beginning July 1, 2017 and for the purposes shown below are hereby appropriated:


<u>General Fund</u>	
Materials and Services	\$ 44,175
Capital Outlay	695,095
Debt Service	150,000
Contingency	<u>215,000</u>
Fund Total	\$ 1,104,270

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, 2017.

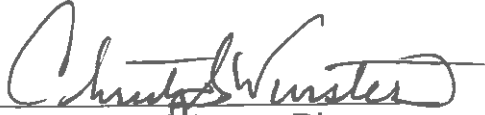
Section 5: This resolution is and shall be effective from and after its passage by the Board.

Adopted by the Board of the Silverton Urban Renewal Agency, this 19th day of June, 2017



Chairman, Urban Renewal Agency
Kyle Palmer

ATTEST



Urban Renewal Agency Director
Christy S. Wurster

• Submit two (2) copies to county assessor by July 15.

Check here if this is an amended form.

Notification

Silverton Urban Renewal Agency authorizes its 2017-2018 ad valorem tax increment amounts
(Agency Name)

by plan area for the tax roll of Marion County.

(County Name)

Kathleen Zaragoza
(Contact Person)

503-874-2203
(Telephone Number)

July 5, 2017
(Date Submitted)

306 S Water, Silverton OR 97381
(Agency's Mailing Address)

kzaragoza@silverton.or.us
(Contact Person's E-mail Address)

Yes, the agency has filed an impairment certificate by May 1 with the assessor (ORS 457.445).

Part 1: Option One Plans (Reduced Rate). For definition of Option One plans, see ORS 457.435(2)(a)

Plan Area Name	Increment Value to Use*	100% from Division of Tax*	Special Levy Amount**
	\$ _____ Or	Yes ____	\$ _____
	\$ _____ Or	Yes ____	\$ _____
	\$ _____ Or	Yes ____	\$ _____
	\$ _____ Or	Yes ____	\$ _____

Part 2: Option Three Plans (Standard Rate). For definition of Option Three plans, see ORS 457.435(2)(c)

Plan Area Name	Increment Value to Use***	100% from Division of Tax***	Special Levy Amount****
	\$ _____ Or		
	\$ _____ Or		
	\$ _____ Or		

Part 3: Other Standard Rate Plans. For definition of standard rate plans, see ORS 457.445(2)

Plan Area Name	Increment Value to Use*	100% from Division of Tax*	
	\$ _____ Or	Yes ____	
	\$ _____ Or	Yes ____	
	\$ _____ Or	Yes ____	
	\$ _____ Or	Yes ____	
	\$ _____ Or	Yes ____	

Part 4: Other Reduced Rate Plans. For definition of reduced rate plans, see ORS 457.445(1)

Plan Area Name	Increment Value to Use*	100% from Division of Tax*	
Silverton Urban Renewal Agency	\$ _____ Or	Yes <u>X</u>	
	\$ _____ Or	Yes ____	
	\$ _____ Or	Yes ____	
	\$ _____ Or	Yes ____	
	\$ _____ Or	Yes ____	

Notice to Assessor of Permanent Increase in Frozen Value. Effective 2017-2018, permanently increase frozen value to:

Plan Area Name	New frozen value \$
Plan Area Name	New frozen value \$

- * **All Plans except Option Three:** Enter amount of Increment Value to Use that is less than 100% Or check "Yes" to receive 100% of division of tax. Do NOT enter an amount of Increment Value to Use AND check "Yes".
- ** If an **Option One** plan enters a Special Levy Amount, you MUST check "Yes" and NOT enter an amount of Increment to Use.
- *** **Option Three** plans enter EITHER an amount of Increment Value to Use to raise less than the amount of division of tax stated in the 1998 ordinance under ORS 457.435(2)(c) OR the Amount from Division of Tax stated in the ordinance, NOT both.
- **** If an **Option Three** plan requests both an amount of Increment Value to Use that will raise less than the amount of division of tax stated in the 1998 ordinance and a Special Levy Amount, the Special Levy Amount cannot exceed the amount available when the amount from division of tax stated in the ordinance is subtracted from the plan's Maximum Authority.