

# Urban Renewal Agency Financial Summary

## Through Q2 / FY 2018

Financial data for seven urban renewal areas is included with this summary report. As reflected in the Status at a Glance table below, the Fairview Urban Renewal Area is no longer collecting tax increment, and a special levy was not imposed in FY 2018 for the North Gateway Urban Renewal Area. Added to this table is information regarding remaining debt capacity for several urban renewal areas. This report also includes summary financial information for the Salem Convention Center.

Status at a Glance							
Urban Renewal Area Status	Riverfront		North				South
	Downtown	Fairview	Gateway	West Salem	Mill Creek	McGilchrist	Waterfront
Maximum Tax Collected	✓		✓	✓	✓	✓	✓
Special Levy Imposed	✓						
Closed		✓					
Long Term Debt	✓			✓	✓		
Short Term Debt FY 2017	✓		✓		✓		
Existing Debt Retirement	2018	2014	2015	2018			
Remaining Debt Capacity	\$229M		\$20.4M	\$24.8M	\$15.0M	\$7.8M	\$22.4M

### Tax Allocation Bond Debt

The most significant year-over-year differences in resources for this fund reflect a \$2.60 million or 16.3 percent increase to working capital. Additionally, tax receipts in FY 2018 are \$658,672 or 5.9 percent greater than during the same period in the previous fiscal year. Estimated tax receipts for FY 2018 year-end are approximately \$12.80 million or 8 percent greater than FY 2017 actual activity.

Current expenditures reflect minimal debt service through Q2. Of the planned \$23.99 million of debt service for FY 2018, \$22.50 million is short-term—or du jour—borrowing, which allows tax receipts to be accessible for capital projects.

Fund 220	Fiscal Year 2017		Fiscal Year 2018		Variances FY 2018 to FY 2017
	Adopted Budget	Through Q2 Actual	Adopted Budget	Through Q2 Actual	
<b>Urban Renewal Debt Fund Resources</b>					
Riverfront Downtown	\$ 10,119,410	\$ 9,165,533	\$ 9,364,500	\$ 8,551,070	(614,462)
North Gateway	12,582,570	12,243,015	14,081,030	13,827,903	1,584,888
West Salem	1,941,320	1,839,715	2,643,300	2,521,593	681,878
Mill Creek	2,586,950	2,482,805	3,158,210	3,127,041	644,235
McGilchrist	1,120,940	1,127,769	1,936,290	1,869,404	741,635
South Waterfront	407,440	415,560	737,140	695,812	280,251
<b>Total Resources</b>	<b>\$ 28,758,630</b>	<b>\$ 27,274,397</b>	<b>\$ 31,920,470</b>	<b>\$ 30,592,822</b>	<b>\$ 3,318,425</b>
<b>Urban Renewal Debt Fund Expenditures</b>					
Riverfront Downtown	\$ 7,384,170	\$ 74,573	\$ 7,598,170	\$ 42,956	(31,617)
North Gateway	1,500,500	-	13,001,000	-	-
West Salem	630,310	157,824	-	-	(157,824)
Mill Creek	200,200	-	1,886,990	386,477	386,477
McGilchrist	-	-	1,500,500	-	-
South Waterfront	-	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 9,715,180</b>	<b>\$ 232,397</b>	<b>\$ 23,986,660</b>	<b>\$ 429,434</b>	<b>\$ 197,037</b>

# Tax Allocation (Improvement) Fund

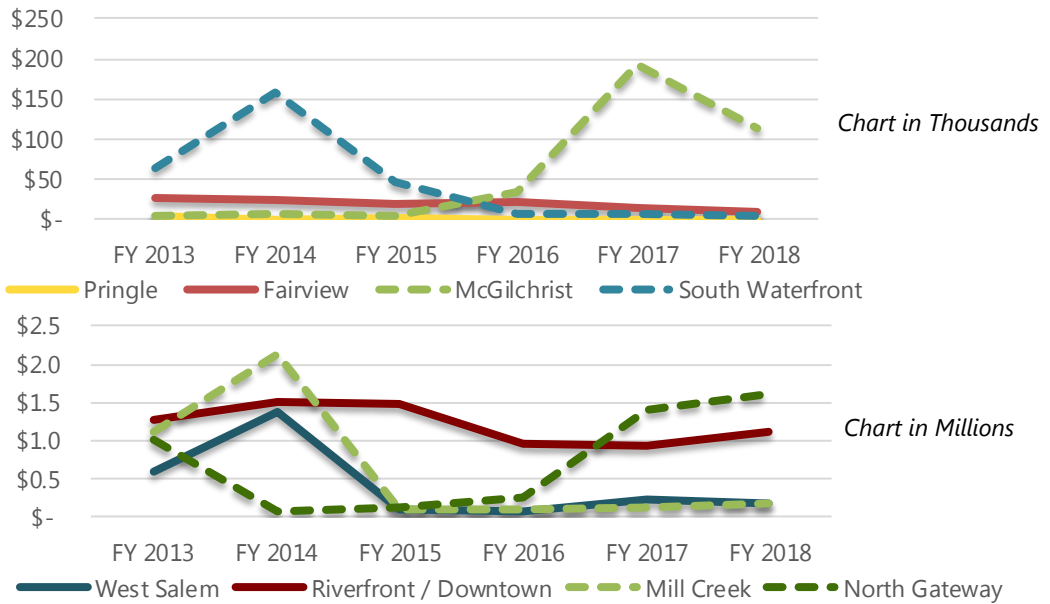
Fund 265	Fiscal Year 2017		Fiscal Year 2018		Variances FY 2018 to FY 2017
	Adopted Budget	Through Q2 Actual	Adopted Budget	Through Q2 Actual	
<b>Urban Renewal Construction Fund Resources</b>					
Riverfront Downtown	11,363,550	8,896,946	16,811,800	11,020,228	2,123,282
Fairview	2,294,290	2,318,398	2,283,710	2,208,864	(109,534)
North Gateway	6,652,790	5,189,005	16,968,390	4,638,844	(550,161)
West Salem	1,724,390	1,730,232	1,314,450	1,297,725	(432,507)
Mill Creek	2,342,790	872,217	3,102,940	534,347	(337,869)
McGilchrist	2,728,800	2,493,728	7,309,480	1,994,806	(498,921)
South Waterfront	483,380	491,752	482,880	485,851	(5,901)
<b>Total Resources</b>	<b>\$ 27,589,990</b>	<b>\$ 21,992,277</b>	<b>\$ 48,273,650</b>	<b>\$ 22,180,666</b>	<b>\$ 188,389</b>

In several cases, budget-to-actual differences reflect the timing of short-term borrowing. Working capital represents 97 percent of total resources to date in FY 2018.

Project Expenditures  
6 Years, 8 URAs

FY 2018 Q2 Results:  
Fairview \$9,573  
McGilchrist \$113,586  
SWaterfront \$4,518

West Salem \$166,098  
Riverfront /  
Downtown \$1,103,347  
Mill Creek \$166,132  
NGateway \$1,606,117



Total expenditures through the second quarter of FY 2018 for the Tax Allocation Fund, which is the capital improvement side of the URA funding structure, equal \$3.17 million and are \$272,433 or 9.4 percent more than the prior fiscal year for the period. More than \$1.2 million was spent during the quarter on various toolbox grant programs in three URAs.

In addition to grant allocations, expenses in the North Gateway URA focused on streetscape, Portland Road improvements, and funding to the Career and Technical Education Center, the Salem Keizer School District and Mountain West Career Technical Institute's partnership on Portland Road.

## SALEM CONVENTION CENTER (SCC) and GAIN / LOSS RESERVE

Revenues through FY 2017 Q2 for the Salem Convention Center Fund were \$2.49 million with expenditures of \$1.44 million for convention services and food and beverage sales.

The Gain / Loss Reserve began the fiscal year with working capital of \$4.4 million, which represents continued maintenance of the agreed-upon \$4 million reserve balance for the Convention Center. Expenditures from the reserve are intended to support improvements to the facility. The reserve also was created to provide resources for maintaining operation of the Convention Center during a period of revenue losses. The reserve has never been accessed for this purpose during the center's 13-year operation.

New revenue through Q2 is derived from interest earnings of \$29,464. Total expenses through the quarter of \$11,650 provide for engineering / architect services to explore improvements to the Convention Center and other administrative costs.