

City of Salem, Oregon

Urban Renewal Agency Budget

FY 2019 Adopted



Preparing for the Future

Urban Renewal Agency of the City of Salem

Officials and Administrative Staff

Mayor / Chair
Chuck Bennett

Executive Director
Steve Powers

Board of
Directors

Citizen Budget
Committee

Cara Kaser	Ward 1	Paul Tigan
Tom Andersen	Ward 2	Kendra Mingo
Brad Nanke	Ward 3	Raquel Moore-Green
Steve McCoid	Ward 4	Scott Bassett
Matt Ausec	Ward 5	Joyce Judy
Chris Hoy	Ward 6	Clark Hazlett
Sally Cook	Ward 7	Steve Bergmann
Jim Lewis	Ward 8	Derik Milton
	At Large	Vanessa Nordyke

Municipal Judge
Jane Aiken

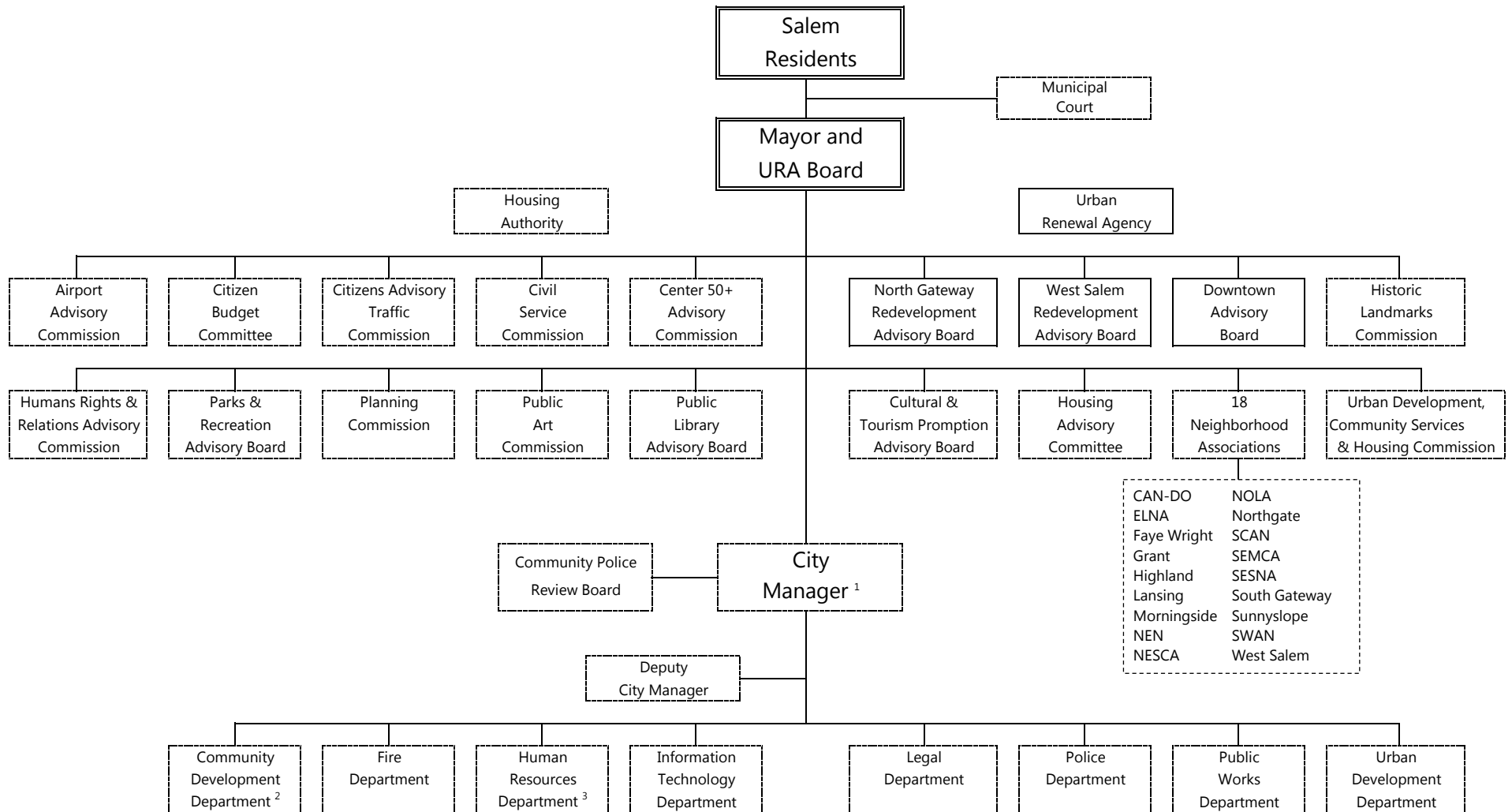
Deputy City Manager	Kacey Duncan
City Attorney	Dan Atchison
Community Development Director	Norman Wright
Fire Chief	Mike Niblock
Human Resources Director	Mina Hanssen
Information Technology Director	Krishna Namburi
Police Chief	Gerald Moore
Public Works Director	Peter Fernandez
Urban Development Director	Kristin Retherford

Budget Staff

Budget Officer	Kelley Jacobs
Franchise and Budget Analyst	Ryan Zink
Management Analyst II	Josh Eggleston
Management Analyst I	Kali Leinenbach

Organization of the Urban Renewal Agency of the City of Salem, Oregon

July 1, 2018



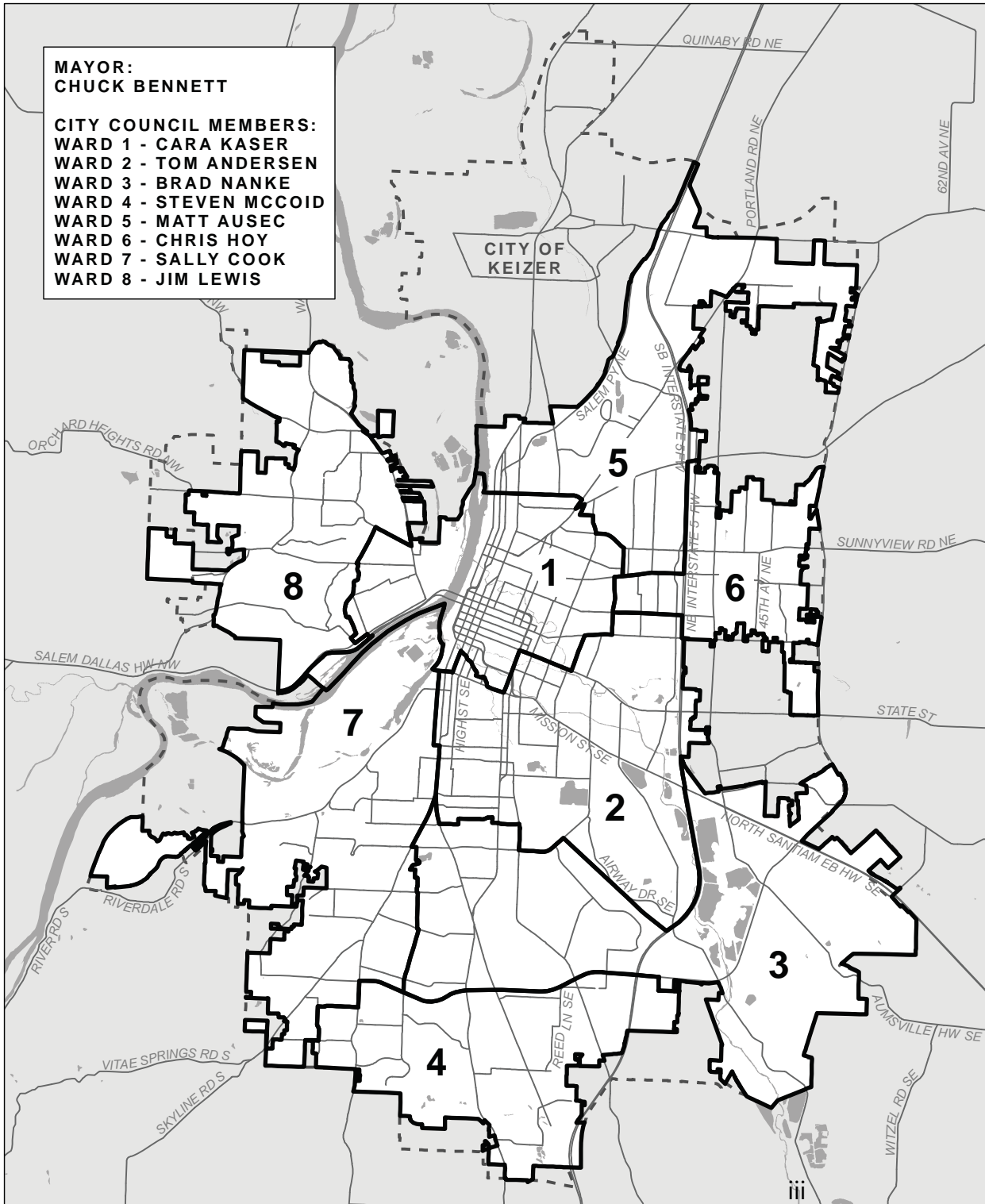
1. The City Manager's Office includes Budget, Finance, Purchasing, and Municipal Court as functional divisions.

2. The Community Development Department includes the Salem Public Library as a functional division.

3. The Human Resources Department includes Fleet and Facilities Services as functional divisions.

**MAYOR:
CHUCK BENNETT**

**CITY COUNCIL MEMBERS:
WARD 1 - CARA KASER
WARD 2 - TOM ANDERSEN
WARD 3 - BRAD NANKE
WARD 4 - STEVEN MCCOID
WARD 5 - MATT AUSEC
WARD 6 - CHRIS HOY
WARD 7 - SALLY COOK
WARD 8 - JIM LEWIS**



CITY OF SALEM WARDS

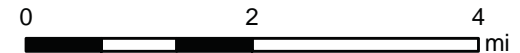
FISCAL YEAR 2018 - 2019



Salem Public Works Department

LEGEND

- Major streets
- ▭ Ward boundary
- - - Urban Growth Boundary
- Water
- Outside city limit



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Urban Renewal Agency of the City of Salem Budget Message FY 2019

FY 2019 Budget Summary

The Urban Renewal Agency of the City of Salem currently manages seven urban renewal areas within the City. The urban renewal areas include: Riverfront Downtown, North Gateway, West Salem, Fairview Industrial Park, Mill Creek Industrial Park, McGilchrist, and South Waterfront. Four of the areas will have significant activity and expenditures in FY 2019.

Tax Increment

In FY 2018, there was an increase in tax increment revenue in each of the urban renewal areas collecting increment. Changes in assessed value within each urban renewal area (URA) are attributed to the specific mix of commercial, industrial, and residential properties. Each property type increases—or decreases—in assessed value differently. Staff is continuing to project modest increases in tax increment revenue for FY 2019 in each of the urban renewal areas.

Urban Renewal Area Highlights

Riverfront Downtown Urban Renewal Area

The Downtown Advisory Board (DAB) provides recommendations to the Urban Renewal Agency Board on projects within the Riverfront Downtown URA. In 2016, 12 focus group meetings were conducted with 96 participants to revisit project priorities established in the 2011 Downtown Strategic Action Plan (Downtown Action Plan). The Downtown Action Plan makes recommendations regarding projects and programs

identified in the Riverfront Downtown URA Plan to facilitate private investment in the URA. The focus group results indicated that community priorities center on street and streetscape projects and housing projects and there is a desire to see continued funding for streetscape improvement, property acquisition or an opportunity purchase, a housing opportunity fund, toolbox grant program, and development of a recreational commercial facility at Riverfront Park. These results were presented to the DAB and the Agency Board in the fall of 2016. The budget for FY 2019 continues to fund projects identified in the Downtown Action Plan (as allowed by the Riverfront Downtown Urban Renewal Area Plan), and recommended by the DAB in alignment with the focus group results.

Projects include the construction of bicycle friendly improvements to Union Street from Commercial Street NE to 12th Street NE. URA funds will be used to fund portions of the project within the URA and leverage federal funds for portions outside of the boundaries. The FY 2019 budget also includes \$5.5 million in grant funding, as well as \$250,000 in loan funding for improvements to commercial and mixed-use buildings located in the Riverfront Downtown URA. Design and construction of streetscape improvements within the Riverfront Downtown URA are proposed at \$2.7 with specific locations to be determined at a later date. Construction of the new police station prompts associated work to adjacent streets with a total of \$2 million proposed for design and construction of street and intersection improvements. The budget also includes \$50,000 to begin the process of streamlining zoning code in the North Waterfront area to help expedite redevelopment.

North Gateway Urban Renewal Area

The 900 acre North Gateway URA was formed in 1990 to eliminate blight and fund needed public infrastructure in the area. The North Gateway Redevelopment Advisory Board (NGRAB) provides recommendations to the Agency Board on projects and programs in the URA.

The budget for FY 2019 continues to fund projects identified in the Portland Road Corridor Action Plan (as allowed by the North Gateway Urban Renewal Area Plan), and recommended by the North Gateway Redevelopment Advisory Board. In March of 2016, the Agency Board adopted the recommendations of the Action Plan, which developed an investment strategy for the Portland Road Corridor that prioritized the use of the remaining funds available in the North Gateway URA and identified opportunities that maximize private investment, job creation, and economic vitality.

The North Gateway URA budget includes \$5 million of funding for construction of streetscape improvements on Portland Road NE between Bill Frey Drive NE and Hyacinth Street NE, including two pedestrian crosswalks with signals. In addition, the FY 2019 budget includes \$1 million in funding for the North Gateway URA grant program and \$1.2 million for acquisition of property on Fisher Road NE for an affordable housing project. A total of \$3.2 million is set aside for future allocation to projects or programs recommended in the Corridor Action Plan.

Mill Creek Industrial Park Urban Renewal Area

The Mill Creek Industrial Park URA was formed in May 2005 as part of an innovative collaboration between the State of Oregon and the City of Salem with the goal of promoting regional

economic development, while minimizing impacts to the environment. When the Mill Creek Corporate Center site is fully developed, more than 100 acres of open space will provide storm water retention and wetland mitigation for the surrounding light manufacturing, warehouse distribution, and business park development. The purpose of the URA is to construct infrastructure needed to transform the vacant state-owned land into shovel-ready industrial parcels in a variety of sizes.

The Mill Creek URA budget for FY 2019 includes \$2 million to develop a new wetland mitigation and storm water detention site between Mill Creek Drive and Turner Road and \$1.1 million for sewer conversion work.

McGilchrist Urban Renewal Area

The McGilchrist URA was established in September 2006 and covers approximately 403 acres west of the Salem Municipal Airport (McNary Field). The intent of the URA is to provide funding for improvements to McGilchrist Street SE to stimulate private redevelopment and enable an additional 90 acres of industrial and 30 acres of commercial property to be brought into the City's Urban Service Area.

The McGilchrist URA's budget includes \$5.1 million in federal and URA funds to complete right of way purchases for road improvements on McGilchrist Street from 12th Street to 25th Street. In addition, the budget includes \$3.1 million of unallocated funds. These funds are available for future grant match or other support for the improvements to McGilchrist Street.

Fairview Industrial Park Urban Renewal Area

The Fairview URA reached its maximum indebtedness in FY 2014. Tax increment collection ceased and all existing debt was retired. There is \$2.2 million of cash remaining on hand (funds remaining from prior debt issuances) that can be allocated to new projects. Staff is currently working to identify options for the Agency Board's consideration and may bring recommendations forward in FY 2019.

West Salem Urban Renewal Area

The 450-acre West Salem URA was formed in 2002 to eliminate blight and depreciating property values. The West Salem Redevelopment Advisory Board (WSRAB) provides recommendations to the Agency Board on projects and funding within the West Salem URA.

To attract more significant development, the West Salem Redevelopment Grant Program guidelines were updated in July 2014; the budget for FY 2019 includes \$1 million of grant funds and \$1.5 million of funds to initiate design of Second Street NW improvements and the crossing with Wallace Road NW (following Agency direction regarding whether the concept is an over or under crossing). A total of \$1.6 million is set aside for future allocation to projects or programs that align with the recommendations of the West Salem Business District Action Plan.

South Waterfront Urban Renewal Area


The South Waterfront URA was established in October 2007. Establishment of this URA in Salem's south downtown core was a recommendation from the June 2006 Urban Land Institute

Panel, which assessed potential redevelopment of the 13-acre Boise Cascade site along the Willamette River.

In FY 2019, funds will be used primarily to support staff efforts to continue working with the Pringle Square development team to address access, Pringle Creek pedestrian connectivity, and due diligence activities and permitting for the Pringle Square development.

As this is a relatively new URA with a limited number of large rate payers within its boundaries, the Agency Board will face short-term challenges in issuing debt to proceed with the larger projects in the urban renewal plan.

Respectfully submitted,



Steven D. Powers
Executive Director

CITY OF *Salem*
AT YOUR SERVICE

Strong and Diverse Economy

Vision

A safe and livable capital city with a sustainable economy and environment that is open to all.

Mission

The City of Salem provides fiscally sustainable and quality services to enrich the lives of present and future residents, the quality of our environment and neighborhoods, and the vitality of our economy.



Values

Opportunity - Salem is proactive and forward-thinking

Compassion - Salem is fair, equitable, and safe

Responsiveness - Salem is at your service, with capacity and partnerships to prepare for the future

Accessibility - Salem is open and inclusive



Strong and Diverse Economy

A diverse economic base with robust job growth, business retention and recruitment, a thriving downtown, and tourism.

The City of Salem Urban Renewal Agency Financial Information

Urban Renewal Agency

The Urban Renewal Agency of the City of Salem is a separate municipal corporation responsible for administering and implementing the urban renewal plans in Salem's urban renewal areas. The Urban Renewal Agency Board is comprised of the Mayor and City Council, with the Mayor acting as Chair. The City Manager serves as the Executive Director of the Urban Renewal Agency. Urban Development Department staff facilitate the urban renewal program and projects through an intergovernmental agreement with the City of Salem.

Tax Allocation Bond Fund (*Debt Service Fund*)

This fund reflects the generation of revenues to repay tax allocation indebtedness by the Urban Renewal Agency of the City of Salem within urban renewal areas under the provisions of Chapter 457 Oregon Revised Statutes and Section 125 of the City of Salem charter. The monies generated are used to repay indebtedness incurred to finance improvements within the specified area. Receipts consist primarily of property taxes, and expenditures are for urban renewal bond / loan / note principal and interest payments required on indebtedness.

Tax Allocation Improvements Fund (*Capital Improvements Fund*)

Improvement projects within the Riverfront Downtown, North Gateway, Fairview Industrial Park, West Salem, Mill Creek Industrial Park, McGilchrist, and South Waterfront urban renewal areas are recorded in this fund. The principal source of financing consists of proceeds from indebtedness.

The purpose of urban renewal investments in public infrastructure; parks, trail connections, and restoration of natural areas; and public-private partnerships is to open blighted areas to private investment, create jobs, and enhance the community's economic prosperity.

Basis of Accounting in Urban Renewal Agency Funds

The modified accrual basis of accounting is used for all funds. Expenditures are recorded when liabilities are incurred under this method of accounting. Under the modified accrual basis of accounting, revenue is recorded when it becomes measurable and available. Accordingly, only those receivables available soon enough after year end to pay June 30 liabilities have been reflected in revenues.

Urban Renewal Agency Budget Summaries

Summary of Resources and Requirements - All Funds, Table 1
FY 2019

Fund No.	Fund Name	Beginning Balance	Revenues	Expenditures	Ending Balance
220	Debt Service (Tax Allocation Bond Debt)	\$ 7,773,830	\$ 14,013,330	\$ 17,782,780	\$ 4,004,380
265	Capital Improvements (Tax Allocation Improvement)	38,460,320	22,081,650	60,541,970	-
345	Salem Convention Center	806,450	6,976,670	7,783,120	-
428	Convention Center Gain / Loss Reserve	4,704,580	1,550,000	825,000	5,429,580
TOTAL		<u>\$ 51,745,180</u>	<u>\$ 44,621,650</u>	<u>\$ 86,932,870</u>	<u>\$ 9,433,960</u>

Recap of Expenditures - All Funds, Table 2
FY 2018 and FY 2019

Fund No.	Fund Name	Adopted FY 2018	Adopted FY 2019	Increase (Decrease)	Percent Change
220	Debt Service (Tax Allocation Bond Debt)	\$ 23,986,660	\$ 17,782,780	\$ (6,203,880)	-25.9%
265	Capital Improvements (Tax Allocation Improvement)	48,273,650	60,541,970	12,268,320	25.4%
345	Salem Convention Center	4,994,240	7,783,120	2,788,880	55.8%
428	Convention Center Gain / Loss Reserve	825,000	825,000	-	0.0%
TOTAL		<u>\$ 78,079,550</u>	<u>\$ 86,932,870</u>	<u>\$ 8,853,320</u>	<u>11.3%</u>

Requirements by Object Category - All Funds, Table 3
FY 2019

Fund No.	Fund Name	Materials & Services	Capital Outlay	Other*	Total Expenditures
220	Debt Service (Tax Allocation Bond Debt)	\$ -	\$ -	\$ 17,782,780	\$ 17,782,780
265	Capital Improvements (Tax Allocation Improvement)	54,570,720	5,971,250	-	60,541,970
345	Salem Convention Center	4,935,820	450,000	2,397,300	7,783,120
428	Convention Center Gain / Loss Reserve	375,000	450,000	-	825,000
TOTAL		<u>\$ 59,881,540</u>	<u>\$ 6,871,250</u>	<u>\$ 20,180,080</u>	<u>\$ 86,932,870</u>

* Includes debt service, contingencies, and transfers.

Urban Renewal Agency Budget Summaries
Resources and Requirements
FY 2019

Debt Service (Tax Allocation Bond Debt, Fund 220)

Actual FY 2016	Actual FY 2017	Adopted FY 2018	Adopted FY 2019
Resources			
\$ 15,609,743	\$ 16,010,953	\$ 18,877,090	\$ 7,773,830
11,744,983	12,084,850	12,904,070	13,872,330
6,130,000	-	-	-
136,894	223,991	139,310	141,000
<u>\$ 33,621,620</u>	<u>\$ 28,319,794</u>	<u>\$ 31,920,470</u>	<u>\$ 21,787,160</u>
Requirements			
\$ 18,373	\$ -	\$ -	\$ -
17,592,294	9,706,706	23,373,660	17,782,780
-	-	613,000	-
<u>\$ 17,610,667</u>	<u>\$ 9,706,706</u>	<u>\$ 23,986,660</u>	<u>\$ 17,782,780</u>
16,010,953	18,613,088	7,933,810	4,004,380
<u>\$ 33,621,620</u>	<u>\$ 28,319,794</u>	<u>\$ 31,920,470</u>	<u>\$ 21,787,160</u>

Capital Improvements (Tax Allocation Improvements, Fund 265)

Actual FY 2016	Actual FY 2017	Adopted FY 2018	Adopted FY 2019
Resources			
\$ 18,216,388	\$ 20,207,482	\$ 20,462,290	\$ 38,460,320
285,494	494,178	3,230,280	4,575,280
2,114,867	1,553,596	706,160	506,160
5,075,000	5,700,000	22,500,000	16,550,000
160,285	218,412	1,374,920	450,210
<u>\$ 25,852,034</u>	<u>\$ 28,173,668</u>	<u>\$ 48,273,650</u>	<u>\$ 60,541,970</u>
Requirements			
\$ 5,644,552	\$ 6,683,503	\$ 48,273,650	\$ 54,570,720
-	-	-	5,971,250
<u>\$ 5,644,552</u>	<u>\$ 6,683,503</u>	<u>\$ 48,273,650</u>	<u>\$ 60,541,970</u>
20,207,482	21,490,166	-	-
<u>\$ 25,852,034</u>	<u>\$ 28,173,668</u>	<u>\$ 48,273,650</u>	<u>\$ 60,541,970</u>

Urban Renewal Agency Budget Summaries

FY 2019

Debt Service (Tax Allocation Debt, Fund 220)

Actual FY 2016	Actual FY 2017	Adopted FY 2018	Resources Category	Adopted FY 2019
\$ 18,373	\$ -	\$ -	Fairview Industrial Park	\$ -
9,654,964	12,525,736	14,081,030	North Gateway	4,395,210
1,524,870	1,180,187	1,936,290	McGilchrist	1,271,040
2,508,856	2,550,809	3,158,210	Mill Creek Industrial Park	2,222,220
17,996,221	9,693,047	9,364,500	Riverfront Downtown	8,697,590
342,006	436,647	737,140	South Waterfront	1,038,530
1,576,330	1,933,367	2,643,300	West Salem	4,162,570
<u>\$ 33,621,620</u>	<u>\$ 28,319,794</u>	<u>\$ 31,920,470</u>	TOTAL	<u>\$ 21,787,160</u>

Actual FY 2016	Actual FY 2017	Adopted FY 2018	Requirements Category	Adopted FY 2019
\$ 18,373	\$ -	\$ -	Fairview Industrial Park	\$ -
-	1,500,094	13,001,000	North Gateway	3,501,000
1,000,047	-	1,500,500	McGilchrist	901,000
714,649	200,013	1,886,990	Mill Creek Industrial Park	1,792,020
14,887,653	7,383,397	7,598,170	Riverfront Downtown	7,336,760
175,008	-	-	South Waterfront	751,000
814,936	623,203	-	West Salem	3,501,000
<u>\$ 17,610,667</u>	<u>\$ 9,706,706</u>	<u>\$ 23,986,660</u>	TOTAL	<u>\$ 17,782,780</u>

Urban Renewal Agency Budget Summaries

FY 2019

Capital Improvements (Tax Allocation Improvements, Fund 265)

Actual FY 2016	Actual FY 2017	Adopted FY 2018	Resources Category	Adopted FY 2019
\$ 2,331,368	\$ 2,352,641	\$ 2,283,710	Fairview Industrial Park	\$ 2,270,060
3,031,622	2,507,862	7,309,480	McGilchrist	8,828,630
1,118,748	1,198,827	3,102,940	Mill Creek Industrial Park	4,236,070
5,615,338	6,736,801	16,968,390	North Gateway	16,027,150
11,388,671	13,143,167	16,811,800	Riverfront Downtown	23,420,240
502,111	494,624	482,880	South Waterfront	1,234,330
1,864,176	1,739,746	1,314,450	West Salem	4,525,490
<u>\$ 25,852,034</u>	<u>\$ 28,173,668</u>	<u>\$ 48,273,650</u>	TOTAL	<u>\$ 60,541,970</u>

Actual FY 2016	Actual FY 2017	Adopted FY 2018	Requirements Category	Adopted FY 2019
\$ 469,704	\$ 2,340,201	\$ 16,968,390	North Gateway	\$ 16,027,150
43,577	192,156	2,283,710	Fairview Industrial Park	2,270,060
548,670	526,890	7,309,480	McGilchrist	8,828,630
250,549	812,439	3,102,940	Mill Creek Industrial Park	4,236,070
4,167,966	2,348,758	16,811,800	Riverfront Downtown	23,420,240
12,333	11,916	482,880	South Waterfront	1,234,330
151,753	451,142	1,314,450	West Salem	4,525,490
<u>\$ 5,644,552</u>	<u>\$ 6,683,503</u>	<u>\$ 48,273,650</u>	TOTAL	<u>\$ 60,541,970</u>

**Urban Renewal Agency Budget
Property Tax Levy Summary
FY 2019**

Urban Renewal Area	FY 2018 Levy	FY 2019 Levy	Less 2.00 % of Levy Discounted	Less 2.75% Delinquent	Loss Due To Compression	Net Collection Current Levy 95.25%	Plus Prior Years	Total Budgeted Collections
A. Riverfront Downtown	\$ 6,849,152	\$ 7,213,260	\$ (137,720)	\$ (189,370)	\$ -	\$ 6,886,170	\$ 219,800	\$ 7,105,970
B. North Gateway	3,006,566	3,231,010	(61,690)	(84,820)	-	3,084,500	162,580	3,247,080
C. West Salem	1,330,099	1,550,660	(29,610)	(40,710)	-	1,480,340	28,830	1,509,170
D. Mill Creek Industrial Park	840,331	890,430	(17,000)	(23,380)	-	850,050	21,410	871,460
E. McGilchrist	754,046	848,850	(16,210)	(22,280)	-	810,360	17,220	827,580
F. South Waterfront	283,387	315,570	(6,030)	(8,280)	-	301,260	9,810	311,070
Totals	\$ 13,063,582	\$ 14,049,780	\$ (268,260)	\$ (368,840)	\$ -	\$ 13,412,680	\$ 459,650	\$ 13,872,330

Division of Taxes / Special Levy	Division of Taxes	Special Levy	Total FY 2019 Levy
Urban Renewal Area			
A. Riverfront Downtown ⁽¹⁾	\$ 4,277,930	\$ 2,935,330	\$ 7,213,260
C. North Gateway	3,231,010	-	3,231,010
D. West Salem	1,550,660	-	1,550,660
E. Mill Creek Industrial Park	890,430	-	890,430
F. McGilchrist	848,850	-	848,850
G. South Waterfront	315,570	-	315,570
Totals	\$ 11,114,450	\$ 2,935,330	\$ 14,049,780

Estimated Property Tax Rates - Special Levy		
Urban Renewal Area	Actual FY 2018	Estimated FY 2019
Riverfront Downtown	\$0.2379	\$0.2293
Totals	\$0.2379	\$0.2293
Rate per \$1,000 assessed value		

⁽¹⁾ Only urban renewal districts already established before the passage of Measure 50 qualify to certify a Special Levy.



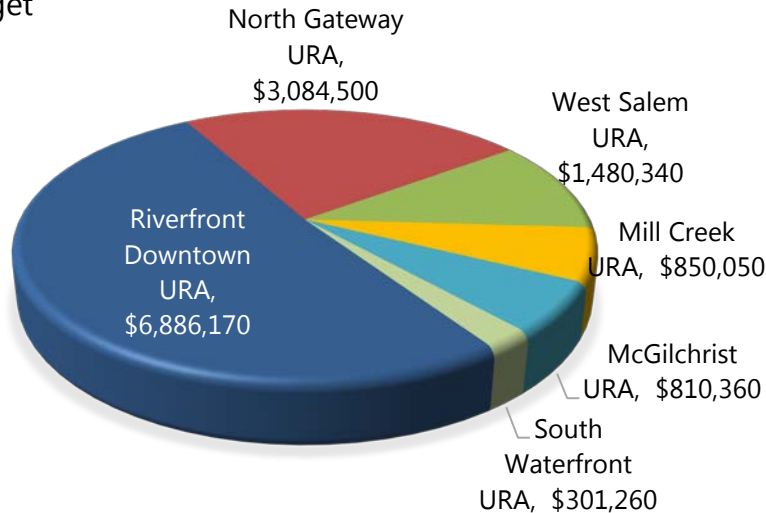
Urban Renewal Agency Debt Service Summary of Activity

Urban renewal agencies are authorized by state statute (ORS 457.010 *et seq.*) must be activated by a municipality. The Agency must have a plan for a proposed urban renewal area that describes activities and projects, the relationship to local objectives, planned land uses, processes for property acquisition and land disposition, financing methods and maximum indebtedness under the plan, and procedures for future amendment. The plan is typically accompanied by a technical report that includes a justification for the proposed area, financial and current economic conditions analyses, and potential impacts to taxing districts.

Urban renewal activities are funded by tax increment financing – the incremental tax increase resulting from increased property values during the life of the urban renewal area. Taxing districts continue to collect revenues at a capped level set when the area is formed (referred to as the frozen base), until the area closes, at which point the original formula for tax revenue distribution resumes. When urban renewal is successful, property values in the area increase. At closing, the total assessed valuation of the area is added back on the tax rolls and taxing districts get additional tax revenues generated as the result of urban renewal activity.

To collect tax increment, the Agency must have debt. Revenues are used to fund projects and pay off the debt. In Salem, funding priorities are framed by URA plans, advisory board recommendations, and City Council goals.

URA Current Year Property Tax Revenue - \$13,412,680 FY 2019 Budget



About "Du Jour" or Short-Term Borrowings

Tax increment received by an urban renewal area can only be spent on debt service. When it is not necessary or desirable to use the tax increment revenue to support a long-term or bonded indebtedness, a one-day – or du jour – borrowing can make the tax increment collections legally available to be spent on projects in the urban renewal area.

Du jour borrowings are outstanding for a single day and are relatively low cost. This debt option makes tax increment available to support pay-as-you-go projects.

In FY 2019, a total of \$16,550,000 of du jour borrowing proceeds are anticipated to support projects in the Urban Renewal Agency Capital Improvements Fund (Fund 265).



Salem Urban Renewal Agency Debt Service FY 2019

	Issue/ Maturity	Original Amount	Balance 6/30/2018 Outstanding	FY 2019 Payments			Balance 6/30/2019 Outstanding
				Principal	Interest	Total	
Tax Allocation Bond Debt - Fund 220							
McGilchrist							
<i>Short Term Borrowing*</i>	7/2018 - 6/2019	\$ -	\$ -	\$ 900,000	\$ 1,000	\$ 901,000	\$ -
Total McGilchrist		\$ -	\$ -	\$ 900,000	\$ 1,000	\$ 901,000	\$ -
Mill Creek							
<i>Short Term Borrowing*</i>	7/2018 - 6/2019	\$ -	\$ -	\$ 900,000	\$ 1,000	\$ 901,000	\$ -
OECD Loan**	12/2015-12/2031	9,056,940	9,902,170	494,400	396,620	891,020	9,407,770
Total Mill Creek		\$ 9,056,940	\$ 9,902,170	\$ 1,394,400	\$ 397,620	\$ 1,792,020	\$ 9,407,770
North Gateway							
<i>Short Term Borrowing*</i>	7/2018 - 6/2019	\$ -	\$ -	\$ 3,500,000	\$ 1,000	\$ 3,501,000	\$ -
Total North Gateway		\$ -	\$ -	\$ 3,500,000	\$ 1,000	\$ 3,501,000	\$ -
Riverfront Downtown							
<i>Short Term Borrowing*</i>	7/2018 - 6/2019	\$ -	\$ -	\$ 7,000,000	\$ 1,500	\$ 7,001,500	\$ -
Long Term - 2009	9/2009 - 6/2024	3,660,000	1,730,000	260,000	75,260	335,260	1,470,000
Total Riverfront Downtown		\$ 3,660,000	\$ 1,730,000	\$ 7,260,000	\$ 76,760	\$ 7,336,760	\$ 1,470,000
South Waterfront							
<i>Short Term Borrowing*</i>	7/2018 - 6/2019	\$ -	\$ -	\$ 750,000	\$ 1,000	\$ 751,000	\$ -
Total South Waterfront		\$ -	\$ -	\$ 750,000	\$ 1,000	\$ 751,000	\$ -
West Salem							
<i>Short Term Borrowing*</i>	7/2018 - 6/2019	\$ -	\$ -	\$ 3,500,000	\$ 1,000	\$ 3,501,000	\$ -
Total West Salem		\$ -	\$ -	\$ 3,500,000	\$ 1,000	\$ 3,501,000	\$ -
TOTAL DEBT SERVICE		\$ 12,716,940	\$ 11,632,170	\$ 17,304,400	\$ 478,380	\$ 17,782,780	\$ 10,877,770

*Short term borrowing may not be outstanding as of June 30th but is anticipated to occur sometime within the fiscal year.

**Outstanding balance for Mill Creek Oregon Economic and Community Development Department (OECD) loans include original principal and capitalized interest.

Urban Renewal Agency Budget
 FY 2019
 Fund No. 220
 Fairview Industrial Park (Fairview) Bond Debt

Fairview URA Resources

Resource Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Property Tax - All Other Years	\$ 5,000	\$ -									
All Other Revenues	1,500	-									
Beginning Working Capital	17,590	18,373									
Total Resources	\$ 24,090	\$ 18,373									

Fairview URA Expenditures

Expenditure Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Materials and Services	\$ 24,090	\$ 18,373									
Total Expenditures	\$ 24,090	\$ 18,373									

Tax increment revenue is no longer being collected in the Fairview Industrial Park URA. Repayment of excess funds, which are not needed for the repayment of outstanding debt, were returned to Marion and / or Polk counties in FY 2016. This is a component of the closing process for the URA. These pages are included in the budget publication to provide historical data, and will appear for the final time in the FY 2019 publication.

Urban Renewal Agency Budget
 FY 2019
 Fund No. 220
 McGilchrist Park Bond Debt

McGilchrist URA Resources

Resource Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Property Tax - Current	\$ 517,620	\$ 528,663	\$ 564,070	\$ 632,944	\$ 711,780	\$ 684,150	\$ 810,360	\$ 810,360	\$ 810,360	\$ 98,580	13.8%
Property Tax - All Other Years	14,050	11,589	17,220	12,462	17,220	7,427	17,220	17,220	17,220	-	-
All Other Revenues	5,000	11,498	6,500	9,958	8,500	11,251	7,500	7,500	7,500	(1,000)	-11.8%
Beginning Working Capital	966,000	973,120	533,150	524,823	1,198,790	1,180,187	435,960	435,960	435,960	(762,830)	-63.6%
Total Resources	\$ 1,502,670	\$ 1,524,870	\$ 1,120,940	\$ 1,180,187	\$ 1,936,290	\$ 1,883,015	\$ 1,271,040	\$ 1,271,040	\$ 1,271,040	\$ (665,250)	-34.4%

McGilchrist URA Expenditures

Expenditure Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Debt Service	\$ 1,000,500	\$ 1,000,047	\$ -	\$ -	\$ 1,500,500	\$ -	\$ 901,000	\$ 901,000	\$ 901,000	\$ (599,500)	-40.0%
Total Expenditures	\$ 1,000,500	\$ 1,000,047	\$ -	\$ -	\$ 1,500,500	\$ -	\$ 901,000	\$ 901,000	\$ 901,000	\$ (599,500)	-40.0%

Urban Renewal Agency Budget
 FY 2019
 Fund No. 220
 Mill Creek Industrial Park (Mill Creek) Bond Debt

Mill Creek URA Resources

Resource Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Property Tax - Current	\$ 720,480	\$ 735,582	\$ 751,670	\$ 716,674	\$ 758,900	\$ 762,435	\$ 850,050	\$ 850,050	\$ 850,050	\$ 91,150	12.0%
Property Tax - All Other Years	5,170	18,585	21,410	17,906	21,410	9,233	21,410	21,410	21,410	-	-
All Other Revenues	17,440	14,489	12,530	22,023	10,880	22,862	25,000	25,000	25,000	14,120	129.8%
Beginning Working Capital	1,738,610	1,740,199	1,801,340	1,794,207	2,367,020	2,350,797	1,325,760	1,325,760	1,325,760	(1,041,260)	-44.0%
Total Resources	\$ 2,481,700	\$ 2,508,856	\$ 2,586,950	\$ 2,550,809	\$ 3,158,210	\$ 3,145,327	\$ 2,222,220	\$ 2,222,220	\$ 2,222,220	\$ (935,990)	-29.6%

Mill Creek URA Expenditures

Expenditure Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Debt Service	\$ 714,740	\$ 714,649	\$ 200,200	\$ 200,013	\$ 1,886,990	\$ 386,477	\$ 1,792,020	\$ 1,792,020	\$ 1,792,020	\$ (94,970)	-5.0%
Total Expenditures	\$ 714,740	\$ 714,649	\$ 200,200	\$ 200,013	\$ 1,886,990	\$ 386,477	\$ 1,792,020	\$ 1,792,020	\$ 1,792,020	\$ (94,970)	-5.0%

Urban Renewal Agency Budget
 FY 2019
 Fund No. 220
 North Gateway Bond Debt

North Gateway URA Resources

Resource Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Property Tax - Current	\$ 2,411,860	\$ 2,561,653	\$ 2,705,940	\$ 2,674,017	\$ 2,801,110	\$ 2,727,892	\$ 3,084,500	\$ 3,084,500	\$ 3,084,500	\$ 283,390	10.1%
Property Tax - All Other Years	84,590	103,575	162,580	86,004	162,580	38,899	162,580	162,580	162,580	-	-
All Other Revenues	40,970	59,185	51,730	110,752	62,680	111,703	25,000	25,000	25,000	(37,680)	-60.1%
Beginning Working Capital	6,945,830	6,930,550	9,662,320	9,654,964	11,054,660	11,025,642	1,123,130	1,123,130	1,123,130	(9,931,530)	-89.8%
Total Resources	\$ 9,483,250	\$ 9,654,964	\$ 12,582,570	\$ 12,525,736	\$ 14,081,030	\$ 13,904,137	\$ 4,395,210	\$ 4,395,210	\$ 4,395,210	\$ (9,685,820)	-68.8%

North Gateway URA Expenditures

Expenditure Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Debt Service	\$ -	\$ -	\$ 1,500,500	\$ 1,500,094	\$ 13,001,000	\$ -	\$ 3,501,000	\$ 3,501,000	\$ 3,501,000	\$ (9,500,000)	-73.1%
Total Expenditures	\$ -	\$ -	\$ 1,500,500	\$ 1,500,094	\$ 13,001,000	\$ -	\$ 3,501,000	\$ 3,501,000	\$ 3,501,000	\$ (9,500,000)	-73.1%

Urban Renewal Agency Budget
 FY 2019
 Fund No. 220
 Riverfront Downtown Bond Debt

Riverfront Downtown URA Resources

Resource Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Property Tax - Current	\$ 6,227,770	\$ 6,384,282	\$ 6,699,300	\$ 6,363,688	\$ 6,620,920	\$ 6,210,114	\$ 6,886,170	\$ 6,886,170	\$ 6,886,170	\$ 265,250	4.0%
Property Tax - All Other Years	238,510	152,157	219,800	154,949	219,800	82,376	219,800	219,800	219,800	-	-
Bond Proceeds	-	6,130,000	-	-	-	-	-	-	-	-	-
All Other Revenues	27,900	43,088	14,760	65,843	45,000	57,904	60,000	60,000	60,000	15,000	33.3%
Beginning Working Capital	5,307,060	5,286,694	3,185,550	3,108,568	2,478,780	2,309,651	1,531,620	1,531,620	1,531,620	(947,160)	-38.2%
Total Resources	\$ 11,801,240	\$ 17,996,221	\$ 10,119,410	\$ 9,693,047	\$ 9,364,500	\$ 8,660,044	\$ 8,697,590	\$ 8,697,590	\$ 8,697,590	\$ (666,910)	-7.1%

Riverfront Downtown URA Expenditures

Expenditure Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Debt Service	\$ 6,610,040	\$ 14,887,653	\$ 7,384,170	\$ 7,383,397	\$ 6,985,170	\$ 196,066	\$ 7,336,760	\$ 7,336,760	\$ 7,336,760	\$ 351,590	5.0%
Interfund Transfers	-	-	-	-	613,000	-	-	-	-	(613,000)	-100.0%
Total Expenditures	\$ 6,610,040	\$ 14,887,653	\$ 7,384,170	\$ 7,383,397	\$ 7,598,170	\$ 196,066	\$ 7,336,760	\$ 7,336,760	\$ 7,336,760	\$ (261,410)	-3.4%

Urban Renewal Agency Budget
 FY 2019
 Fund No. 220
 South Waterfront Bond Debt

South Waterfront URA Resources

Resource Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Property Tax - Current	\$ 228,090	\$ 210,348	\$ 226,950	\$ 261,911	\$ 281,000	\$ 257,117	\$ 301,260	\$ 301,260	\$ 301,260	\$ 20,260	7.2%
Property Tax - All Other Years	8,450	4,434	9,810	4,855	9,810	3,055	9,810	9,810	9,810	-	-
All Other Revenues	500	1,614	1,200	2,883	2,200	4,141	6,000	6,000	6,000	3,800	172.7%
Beginning Working Capital	125,710	125,611	169,480	166,998	444,130	436,647	721,460	721,460	721,460	277,330	62.4%
Total Resources	\$ 362,750	\$ 342,006	\$ 407,440	\$ 436,647	\$ 737,140	\$ 700,960	\$ 1,038,530	\$ 1,038,530	\$ 1,038,530	\$ 301,390	40.9%

South Waterfront URA Expenditures

Expenditure Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Debt Service	\$ 175,100	\$ 175,008	\$ -	\$ -	\$ -	\$ -	\$ 751,000	\$ 751,000	\$ 751,000	\$ 751,000	-
Total Expenditures	\$ 175,100	\$ 175,008	\$ -	\$ -	\$ -	\$ -	\$ 751,000	\$ 751,000	\$ 751,000	\$ 751,000	-

Urban Renewal Agency Budget
 FY 2019
 Fund No. 220
 West Salem Bond Debt

West Salem URA Resources

Resource Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Property Tax - Current	\$ 951,660	\$ 1,011,884	\$ 1,121,150	\$ 1,136,269	\$ 1,270,710	\$ 1,204,851	\$ 1,480,340	\$ 1,480,340	\$ 1,480,340	\$ 209,630	16.5%
Property Tax - All Other Years	30,490	22,232	28,830	23,171	28,830	14,131	28,830	28,830	28,830	-	-
All Other Revenues	5,000	7,019	14,500	12,533	10,050	15,108	17,500	17,500	17,500	7,450	74.1%
Beginning Working Capital	539,490	535,195	776,840	761,394	1,333,710	1,310,164	2,635,900	2,635,900	2,635,900	1,302,190	97.6%
Total Resources	\$ 1,526,640	\$ 1,576,330	\$ 1,941,320	\$ 1,933,367	\$ 2,643,300	\$ 2,544,255	\$ 4,162,570	\$ 4,162,570	\$ 4,162,570	\$ 1,519,270	57.5%

West Salem URA Expenditures

Expenditure Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Debt Service	\$ 815,170	\$ 814,936	\$ 630,310	\$ 623,203	\$ -	\$ -	\$ 3,501,000	\$ 3,501,000	\$ 3,501,000	\$ 3,501,000	-
Total Expenditures	\$ 815,170	\$ 814,936	\$ 630,310	\$ 623,203	\$ -	\$ -	\$ 3,501,000	\$ 3,501,000	\$ 3,501,000	\$ 3,501,000	-



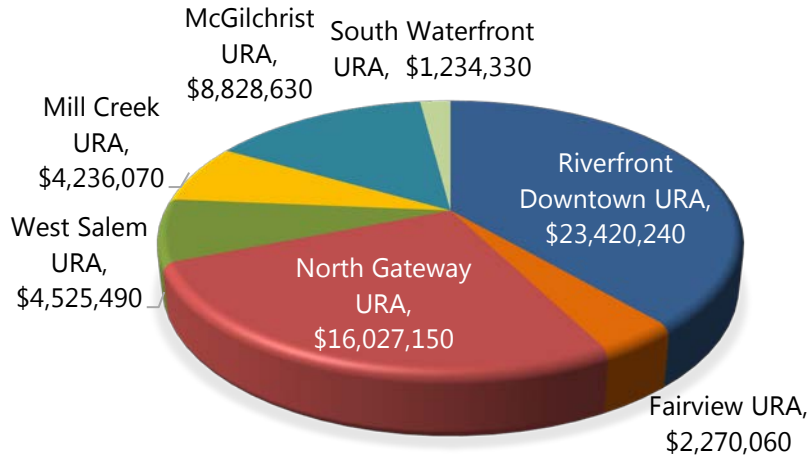
Urban Renewal Agency Capital Improvements Summary of Activity

The purpose of urban renewal is to invest in key locations and opportunity sites and improve specific, designated geographic areas of a city. Urban renewal can be a transformative tool. It provides a dedicated source of funding and a specialized financing mechanism for construction of agreed upon projects to spur redevelopment in a specific geographic area where it might not otherwise occur without public investment. In Salem, urban renewal investments in public infrastructure (water, sewer, roads); parks, trail connections, and restoration of natural areas (Riverfront Park); and public-private partnerships have opened blighted areas to private investment, increased employment, and enhanced the economic prosperity of the community.

The Urban Renewal Agency must have a plan for a proposed urban renewal area that describes activities and projects, the relationship to local objectives, planned land uses, processes for property acquisition and land disposition, financing methods and maximum indebtedness under the plan, and procedures for future amendment. The plan is typically accompanied by a technical report that includes a justification for the proposed area, financial and current economic conditions analyses, and potential impacts to taxing districts.

Notification procedures for creating an urban renewal area include citywide notice, consultation with other taxing districts and neighborhood associations, and public hearings. Areas are enacted following the City Council public hearing and approval of an ordinance establishing the area.

URA Capital Improvements Budget - \$60,541,970 FY 2019 Budget



What's New in This Budget

In FY 2019, the Urban Renewal Agency will continue to fund loan and grant programs in the Riverfront Downtown, North Gateway, and West Salem urban renewal areas. Several infrastructure projects will also be funded. These include Union Street Bike Friendly Street Improvements, streetscape improvements in both Riverfront Downtown and North Gateway, the purchase of right-of-way along McGilchrist Street for future street improvements and design of improvements to Wallace Road and Second Street. In addition, the Urban Renewal Agency will purchase property on Fisher Road NE to partner with the Salem Housing Authority on an affordable housing project.



Strong and Diverse Economy

A diverse economic base with robust job growth, business retention and recruitment, a thriving downtown, and tourism.

Urban Renewal Agency Capital Improvements

Fairview Industrial Park

Established in 1984, and allowing the State of Oregon and City of Salem to enter into a development agreement to create a 285 acre major industrial / commercial business employment center on former farm land.

McGilchrist

Established in 2006, with a focus on transportation improvements to remove barriers to development of the urban renewal area.

Mill Creek Industrial Park

Established in 2005, an innovative collaboration with the State of Oregon to provide opportunities for regional economic development on 650 acres.

North Gateway

Established in 1990, as Salem's largest urban renewal area with investments focused on infrastructure improvements - utilities and streets.

Riverfront Downtown

Established in 1975, and with funding used to attract and retain commercial business in the downtown core, preserve historic buildings, and incent new housing development within the URA boundaries.

South Waterfront

Established in 2007, and with a focus to redevelop a 13 acre industrial area along the Willamette River and create access to 300 acres of recreation, trail, and open space for public use on Minto Brown Island.

West Salem

Established in 2001, and with funding used to improve transportation circulation, enhance streetscape and open spaces, upgrading building stock, and promoting new housing opportunities.

Opportunity ● Compassion ● Responsiveness ● Accessibility






FAIRVIEW URBAN RENEWAL AREA

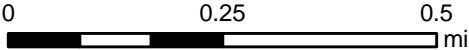
FISCAL YEAR 2018 - 2019



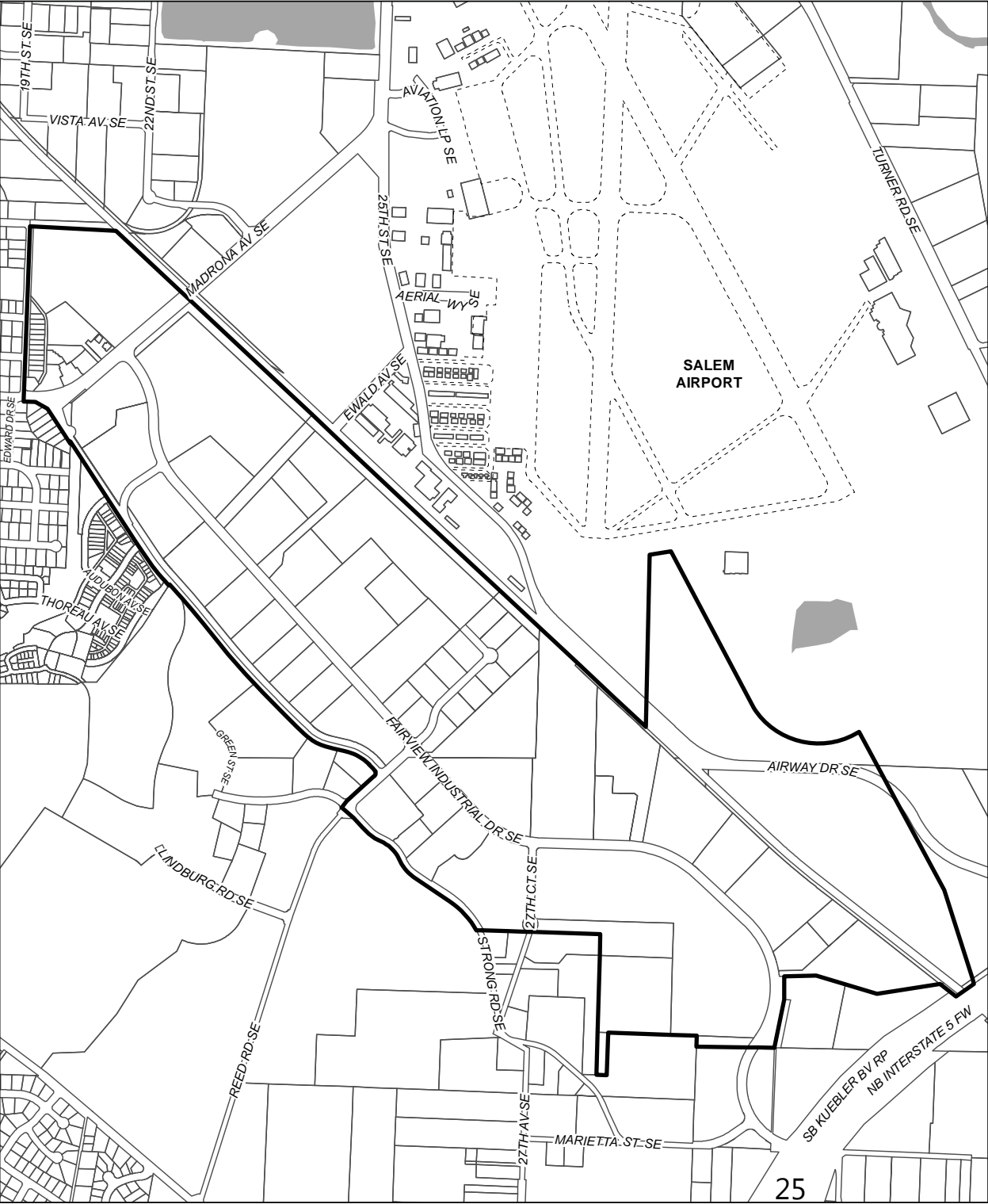
Salem Public Works Department

LEGEND

-  Urban Renewal Area
-  Parcel boundary
-  Water



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Urban Renewal Agency
 FY 2019
 Fund No. 265
 Fairview Industrial Park (Fairview) Capital Improvements

Fairview URA Resources

Resource Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Loan Proceeds, Principal / Interest	\$ -	\$ 2,326	\$ -	\$ 39,240	\$ -	\$ 51,664	\$ -	\$ -	\$ -	\$ -	-
All Other Revenues	10,000	18,591	14,000	25,609	18,000	21,300	25,000	25,000	25,000	7,000	38.9%
Beginning Working Capital	2,304,810	2,310,450	2,280,290	2,287,792	2,265,710	2,160,486	2,245,060	2,245,060	2,245,060	(20,650)	-0.9%
Total Resources	\$ 2,314,810	\$ 2,331,368	\$ 2,294,290	\$ 2,352,641	\$ 2,283,710	\$ 2,233,450	\$ 2,270,060	\$ 2,270,060	\$ 2,270,060	\$ (13,650)	-0.6%

Fairview URA Expenditures

Expenditure Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Materials and Services	\$ 2,314,810	\$ 43,577	\$ 2,294,290	\$ 192,156	\$ 2,283,710	\$ 13,215	\$ 2,270,060	\$ 2,270,060	\$ 2,270,060	\$ (13,650)	-0.6%
Total Expenditures	\$ 2,314,810	\$ 43,577	\$ 2,294,290	\$ 192,156	\$ 2,283,710	\$ 13,215	\$ 2,270,060	\$ 2,270,060	\$ 2,270,060	\$ (13,650)	\$ (0)

YTD FY 2018 is actual activity from July 1, 2017 through February 28, 2018.

Fairview Capital Improvements



Fairview capital projects include grants and loans to support redevelopment and administrative costs. Projects are funded with interest earnings and working capital from previous borrowings.

FY 2019 Carryover Projects

Project	Neighborhood Association	Ward	Sources of Funding		
			All Other Revenues	Working Capital	Total Project
TBD Loan Program Loan program established to support business expansion and job creation for properties within the Fairview Urban Renewal Area (rebudgeted).	Morningside	3	\$ 2,640	\$ 237,360	\$ 240,000
TBD Committed to Future Projects Funds available for future projects in the Fairview Urban Renewal Area.	Morningside	3	21,630	1,942,150	1,963,780
FY 2019 General Projects					
683000 Project Coordination / Support Coordination of public improvements, business retention and expansion, marketing and administration of loan program, planning and community outreach to determine final projects within the Fairview Urban Renewal Area.	Morningside	3	690	62,250	62,940
683000 Support Services Charge (Indirect Cost Allocation) Provides funds to reimburse the City's General Fund for the cost of providing City services to the Fairview Urban Renewal Area.	Morningside	3	40	3,300	3,340
Total Funding by Source			\$ 25,000	\$ 2,245,060	
			Total Resources		\$ 2,270,060
			Total Project Expenditures		\$ 2,270,060
			Unappropriated Balance		\$ -



MCGILCHRIST URBAN RENEWAL AREA

FISCAL YEAR 2018 - 2019



Salem Public Works Department

LEGEND



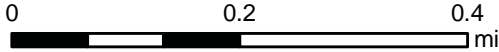
Urban Renewal Area



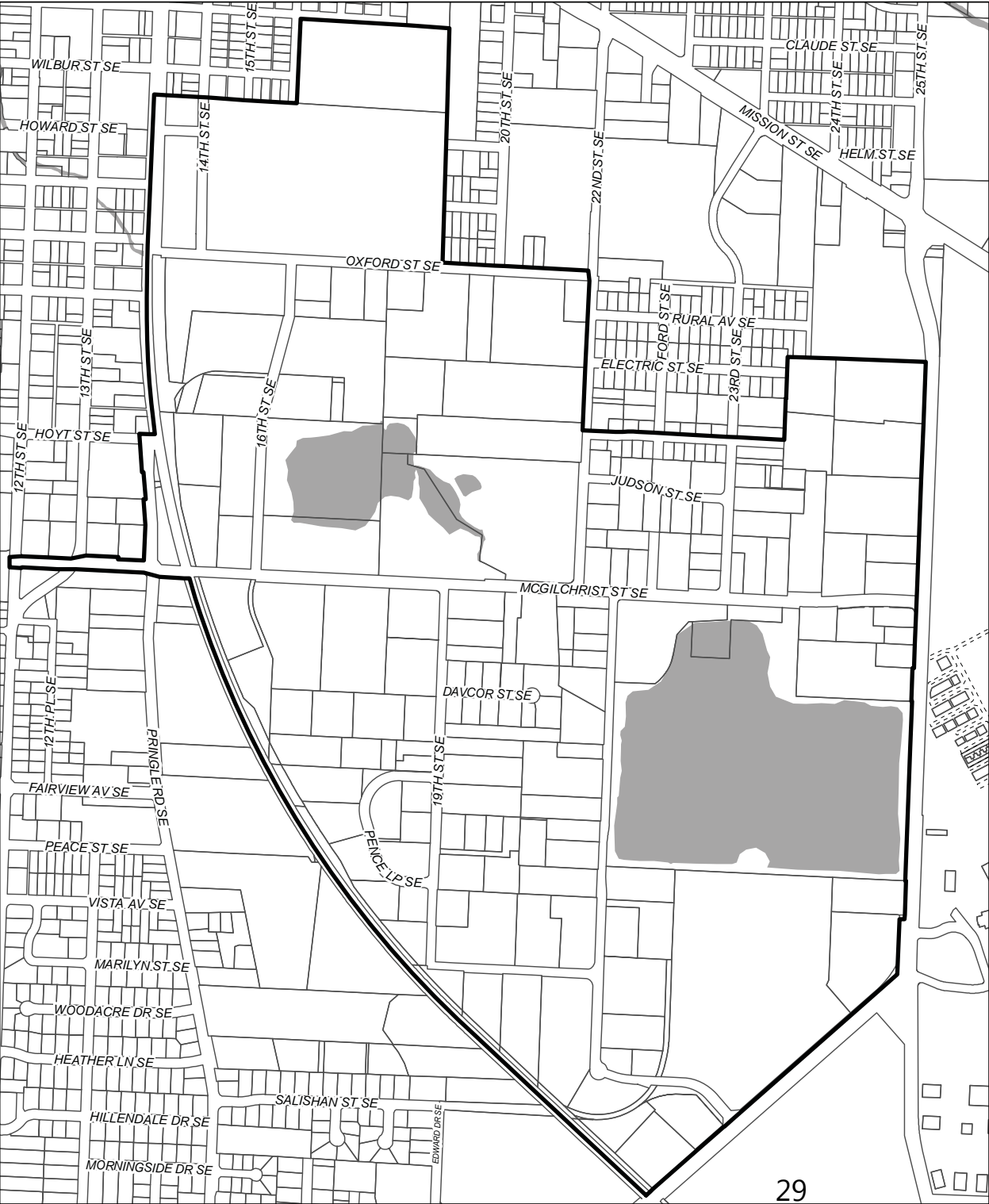
Parcel boundary



Water



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Urban Renewal Agency Budget
 FY 2019
 Fund No. 265
 McGilchrist Capital Improvements

McGilchrist URA Resources

Resource Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Internal and Intergovernmental	\$ -	\$ -	\$ -	\$ -	\$ 3,230,280	\$ -	\$ 4,575,280	\$ 4,575,280	\$ 4,575,280	\$ 1,345,000	41.6%
Du Jour Financing	1,000,000	1,000,000	-	-	1,500,000	-	900,000	900,000	900,000	(600,000)	-40.0%
All Other Revenues	2,500	13,092	8,500	24,910	15,000	19,635	15,000	15,000	15,000	-	-
Beginning Working Capital	2,029,930	2,018,530	2,720,300	2,482,952	2,564,200	1,980,972	3,338,350	3,338,350	3,338,350	774,150	30.2%
Total Resources	\$ 3,032,430	\$ 3,031,622	\$ 2,728,800	\$ 2,507,862	\$ 7,309,480	\$ 2,000,607	\$ 8,828,630	\$ 8,828,630	\$ 8,828,630	\$ 1,519,150	20.8%

McGilchrist URA Expenditures

Expenditure Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Materials and Services	\$ 3,032,430	\$ 548,670	\$ 2,728,800	\$ 526,890	\$ 7,309,480	\$ 146,986	\$ 8,828,630	\$ 8,828,630	\$ 8,828,630	\$ 1,519,150	20.8%
Total Expenditures	\$ 3,032,430	\$ 548,670	\$ 2,728,800	\$ 526,890	\$ 7,309,480	\$ 146,986	\$ 8,828,630	\$ 8,828,630	\$ 8,828,630	\$ 1,519,150	20.8%

YTD FY 2018 is actual activity from July 1, 2017 through February 28, 2018.

McGilchrist Capital Improvements



McGilchrist capital projects include street improvements, funds held in reserve for future redevelopment investments, and administrative costs. Projects are funded with short-term borrowings, state grants, and working capital from previous borrowings and grants.

FY 2019 New Projects

Project	Neighborhood Association	Ward	Sources of Funding				Total Project
			Short-term Borrowing	State Grant (SKATS)	All Other Revenues	Working Capital	
TBD Committed to Future Projects Funds held in reserve for future projects specified in the approved urban renewal plan for the McGilchrist Urban Renewal Area.	SESNA	2	\$ 561,730	\$ -	\$ -	\$ 2,563,630	\$ 3,125,360

FY 2019 Carryover Projects

TBD McGilchrist Design Road Improvements Complete roadway design and permitting for improvements from 12th Street to 25th Street, including intersection improvements at 12th Street (rebudgeted).	SESNA	2	-	-	-	250,000	250,000
TBD McGilchrist Right-of-Way Purchases Complete right-of-way purchases for road improvements from 12th Street to 25th Street, including intersection improvements at 12th Street (rebudgeted).	SESNA	2	-	4,575,280	-	524,720	5,100,000
TBD Grant Program Grant funds awarded to Oregon Fruit for business retention and relocation to the McGilchrist Urban Renewal Area.	SESNA	2	287,260	-	12,740	-	300,000

FY 2019 General Projects

687000 Project Coordination / Support Urban development staff services for planning and implementing projects within the McGilchrist Urban Renewal Area, including project management, coordination with Public Works, financial and real estate services, and coordination with development teams interested in the urban renewal area.	SESNA	2	45,130	-	2,000	-	47,130
687000 Support Services Charge (Indirect Cost Allocation) Provides funds to reimburse the City's General Fund for the cost of providing City services to the McGilchrist Urban Renewal Area.	SESNA	2	5,880	-	260	-	6,140

Total Funding by Source	\$ 900,000	\$ 4,575,280	\$ 15,000	\$ 3,338,350	
				Total Resources	\$ 8,828,630
				Total Project Expenditures	\$ 8,828,630
				Unappropriated Balance	\$ -

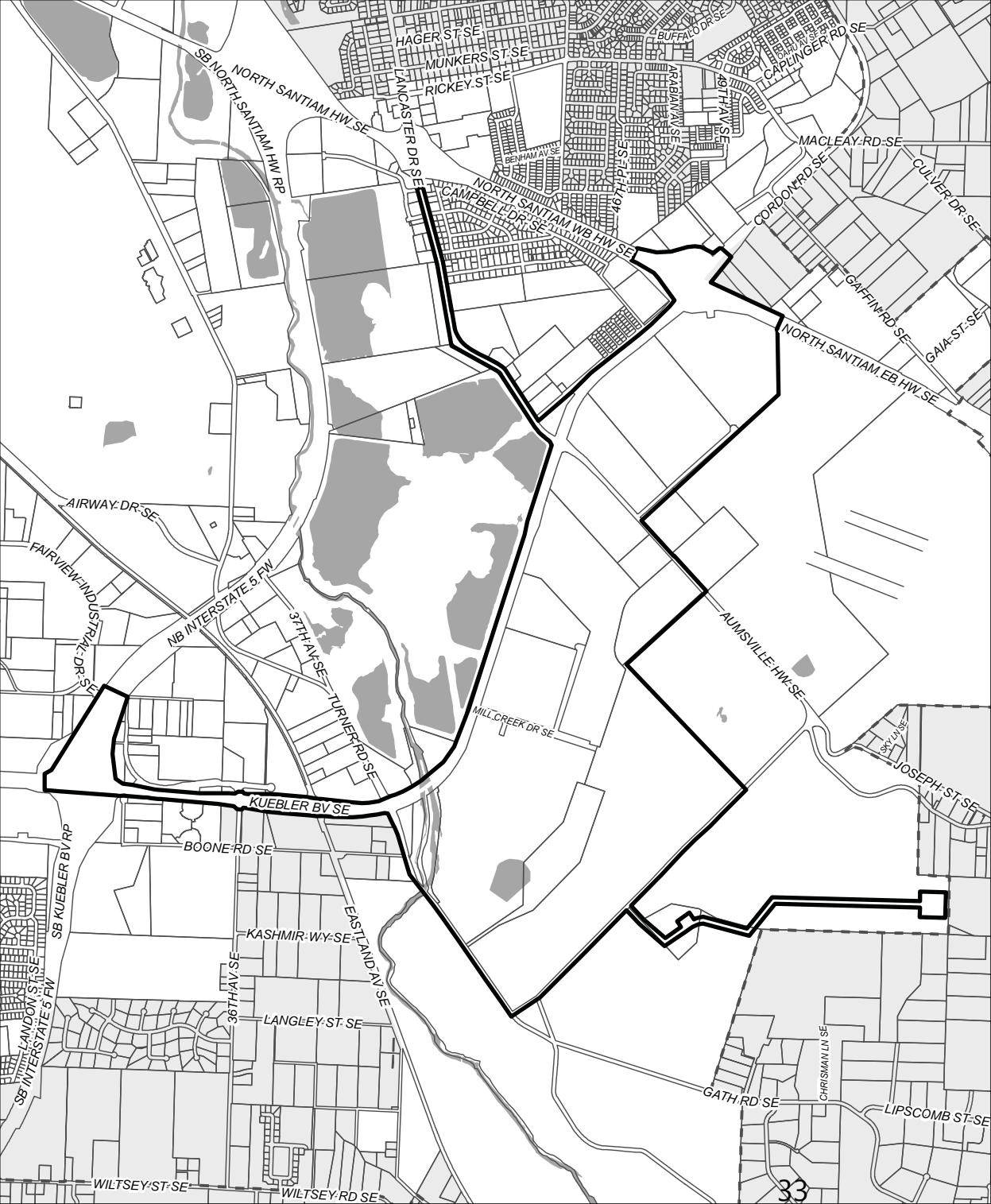
CITY OF *Salem*
AT YOUR SERVICE

MILL CREEK URBAN RENEWAL AREA






FISCAL YEAR 2018 - 2019

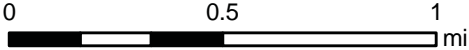


Salem Public Works Department



LEGEND

	Urban Renewal Area
	Urban Growth Boundary
	Parcel boundary
	Water
	Outside city limit



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Urban Renewal Agency Budget
FY 2019
Fund No. 265
Mill Creek Industrial Park (Mill Creek) Capital Improvements

Mill Creek URA Resources

Resource Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Internal and Intergovernmental	\$ -	\$ -	\$ -	\$ 121,896	\$ -	\$ 144,010	\$ -	\$ -	\$ -	\$ -	-
Loan Proceeds, Principal / Interest	1,227,920	-	1,227,920	-	627,920	-	427,920	427,920	427,920	(200,000)	-31.9%
Du Jour Financing	200,000	200,000	200,000	200,000	1,500,000	-	900,000	900,000	900,000	(600,000)	-40.0%
All Other Revenues	3,650	7,027	8,790	8,732	345,100	5,369	9,500	9,500	9,500	(335,600)	-97.2%
Beginning Working Capital	900,110	911,721	906,080	868,198	629,920	386,387	2,468,650	2,468,650	2,898,650	2,268,730	360.2%
Total Resources	\$ 2,331,680	\$ 1,118,748	\$ 2,342,790	\$ 1,198,827	\$ 3,102,940	\$ 535,766	\$ 3,806,070	\$ 3,806,070	\$ 4,236,070	\$ 1,133,130	36.5%

Mill Creek URA Expenditures

Expenditure Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Materials and Services	\$ 2,331,680	\$ 250,549	\$ 2,342,790	\$ 812,439	\$ 3,102,940	\$ 224,526	\$ 3,806,070	\$ 3,806,070	\$ 4,236,070	\$ 1,133,130	36.5%
Total Expenditures	\$ 2,331,680	\$ 250,549	\$ 2,342,790	\$ 812,439	\$ 3,102,940	\$ 224,526	\$ 3,806,070	\$ 3,806,070	\$ 4,236,070	\$ 1,133,130	36.5%

YTD FY 2018 is actual activity from July 1, 2017 through February 28, 2018.

Mill Creek Capital Improvements



Mill Creek capital projects include street improvements, support to the Strategic Economic Development Corporation (SEDCOR), and administrative costs. Projects are funded with short-term borrowings and loan proceeds and working capital from previous short-term borrowings and loans.

FY 2019 New Projects

Project	Neighborhood Association	Ward	Sources of Funding				Total Project
			Short-term Borrowing	OECDD* Loan Proceeds	All Other Revenues	Working Capital	
TBD Wetlands Phase II Develop south wetland mitigation and stormwater detention site between Mill Creek Drive and Turner Road.	SEMCA	2	\$ 580,650	\$ 276,080	\$ 6,130	\$ 1,137,140	\$ 2,000,000
TBD Sewer Conversion Project reroutes Santiam Correctional Facility sewer connection to new "A" Street sewer. Reroutes Site G sewer to Deer Park / Turner Road. Repairs crossing under 48-inch water main in Site E. This work will allow for the abandonment of existing sewer pipe on private property.	SEMCA	2	319,350	151,840	3,370	625,440	1,100,000
TBD Committed to Future Projects This project provides funding for future improvements in the Mill Creek Industrial Park Urban Renewal Area including conceptual design and planning needed to prepare for industrial park development.	SEMCA	2	-	-	-	467,220	467,220
FY 2019 Carryover and General Projects							
686022 Kuebler / Parkway Signal Improvements Provides funds to signalize the intersection of Mill Creek Parkway and Kuebler Boulevard (carryover).	SEMCA	2	-	-	-	140,000	140,000
686023 Mill Creek Drive Final design and construction of Mill Creek Drive improvements to support development within the Mill Creek Industrial Park URA (carryover).	SEMCA	2	-	-	-	290,000	290,000
686011 Strategic Economic Development Corporation Reimburse Urban Development Administration for a portion of the SEDCOR contract.	SEMCA	2	-	-	-	75,000	75,000
686000 Project Coordination / Support Mill Creek program includes support to the Mill Creek Implementation Committee and planning and implementation of development projects within the urban renewal area.	SEMCA	2	-	-	-	139,960	139,960

Project	Neighborhood Association	Ward	Sources of Funding				Total Project
			Short-term Borrowing	OECDD* Loan Proceeds	All Other Revenues	Working Capital	
686000 Support Services Charge (Indirect Cost Allocation) Provides funds to reimburse the City's General Fund for the cost of providing City services to the Mill Creek Industrial Park Urban Renewal Area.	SEMCA	2	-	-	-	23,890	23,890
Total Funding by Source			\$ 900,000	\$ 427,920	\$ 9,500	\$ 2,898,650	
						Total Resources	\$ 4,236,070
						Total Project Expenditures	\$ 4,236,070
						Unappropriated Balance	\$ -

* Oregon Economic and Community Development Department / Business Oregon

NORTH GATEWAY URBAN RENEWAL AREA

FISCAL YEAR 2018 - 2019



Salem Public Works Department

LEGEND



Urban Renewal Area



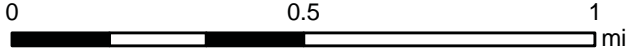
Parcel boundary



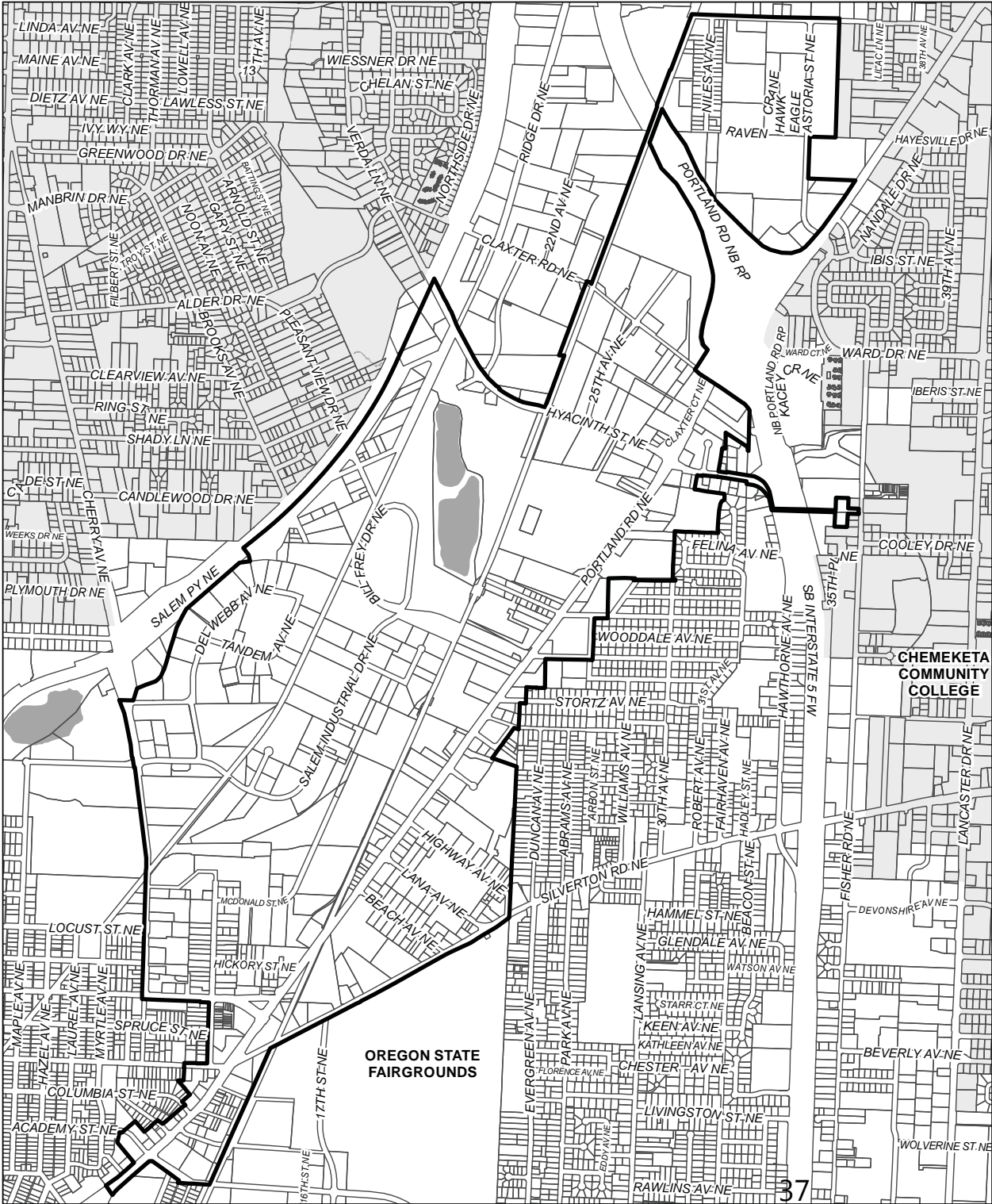
Water



Outside city limit



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Urban Renewal Agency Budget
FY 2019
Fund No. 265
North Gateway Capital Improvements

North Gateway URA Resources

Resource Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Loan Proceeds, Principal / Interest	\$ 29,290	\$ 29,286	\$ 29,290	\$ 35,237	\$ 29,290	\$ 217,309	\$ 29,290	\$ 29,290	\$ 29,290	\$ -	-
Du Jour Financing	-	-	1,500,000	1,500,000	13,000,000	-	3,500,000	3,500,000	3,500,000	(9,500,000)	-73.1%
All Other Revenues	23,800	52,074	25,670	55,930	30,800	43,933	25,000	25,000	25,000	(5,800)	-18.8%
Beginning Working Capital	5,578,910	5,533,978	5,097,830	5,145,634	3,908,300	4,396,600	10,099,320	10,099,320	12,472,860	8,564,560	219.1%
Total Resources	\$ 5,632,000	\$ 5,615,338	\$ 6,652,790	\$ 6,736,801	\$ 16,968,390	\$ 4,657,842	\$ 13,653,610	\$ 13,653,610	\$ 16,027,150	\$ (941,240)	-5.5%

North Gateway URA Expenditures

Expenditure Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Materials and Services	\$ 5,632,000	\$ 469,704	\$ 6,652,790	\$ 2,340,201	\$ 16,968,390	\$ 2,205,807	\$ 11,238,610	\$ 11,238,610	\$ 13,612,150	\$ (3,356,240)	-19.8%
Capital Outlay	-	-	-	-	-	25,000	2,415,000	2,415,000	2,415,000	2,415,000	-
Total Expenditures	\$ 5,632,000	\$ 469,704	\$ 6,652,790	\$ 2,340,201	\$ 16,968,390	\$ 2,230,807	\$ 13,653,610	\$ 13,653,610	\$ 16,027,150	\$ (941,240)	-5.5%

YTD FY 2018 is actual activity from July 1, 2017 through February 28, 2018.

North Gateway Capital Improvements



North Gateway capital projects include grants, loans, and funds held in reserve for current and future redevelopment investments; Portland Road street and streetscape improvements; and administrative costs. Projects are funded with interest earnings and working capital from previous borrowings.

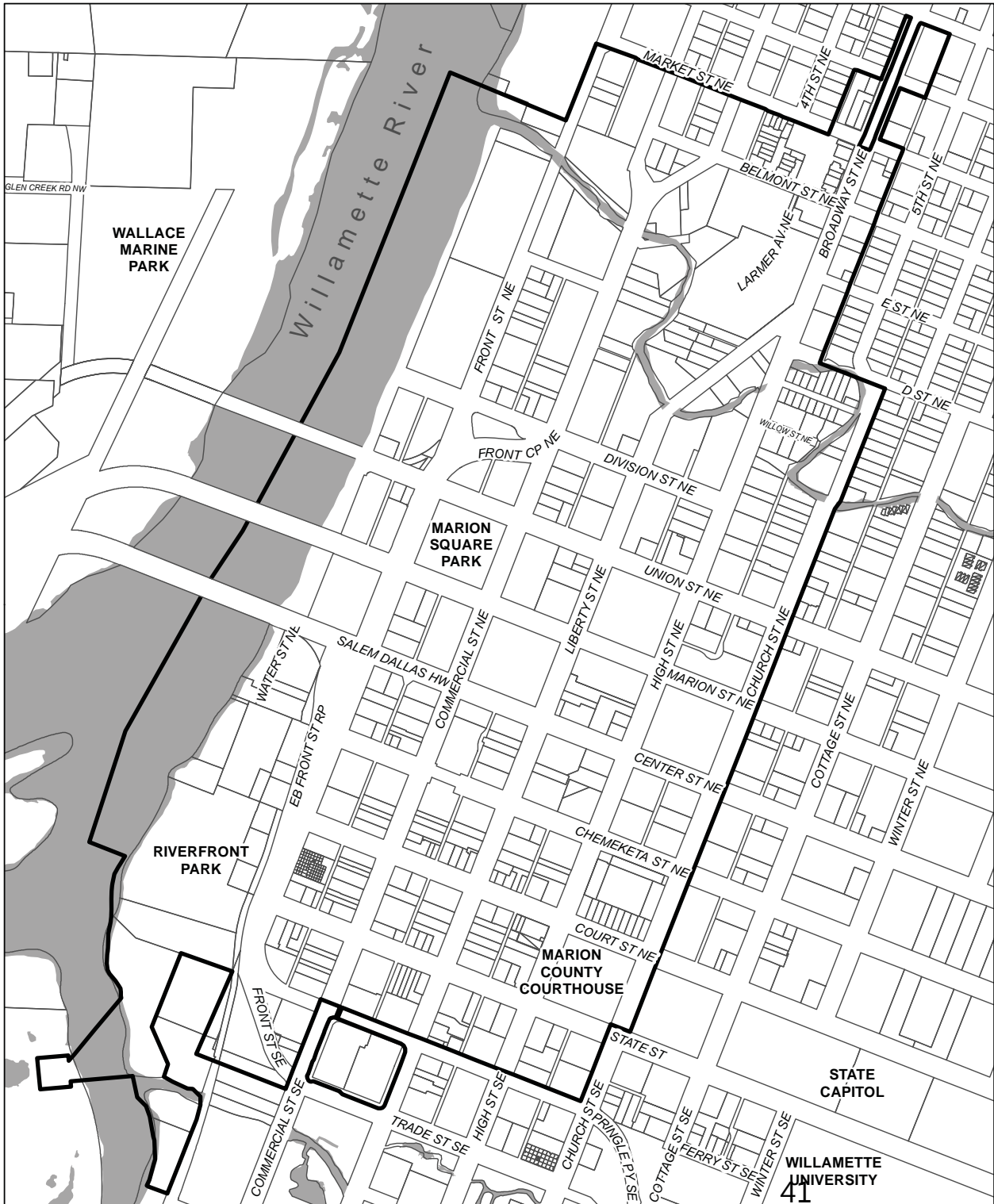
FY 2019 New Projects

Project	Neighborhood Association	Ward	Sources of Funding			Total Project
			Short-term Borrowing	All Other Revenues	Working Capital	
Multiple Rehabilitation Grant Program A new allocation for the commercial / industrial loan and grant program (includes carryovers of: \$1,135,000 / grants, \$363,540 / loans, and \$875,000 / Career and Technical Education Center grant).	Northgate, Highland	5	\$ 976,400	\$ 23,600	\$ 2,373,540	\$ 3,373,540
TBD Early Learning Center / Community Gathering Space Grant fund to assist in creating a pre-K learning center and a community gathering space for use by the public.	Northgate, Highland	5	976,400	23,600	-	1,000,000
TBD Portland Road Bicycle / Pedestrian Path Funding for initial design of a bicycle / pedestrian path adjacent to Portland Road, as an alternative to the Portland Road underpass.	Northgate, Highland	5	292,910	7,090	-	300,000
TBD Committed to Future Projects Funds committed to future projects specified in the approved urban renewal plan for the North Gateway Urban Renewal Area and that align with the Portland Road Corridor Action Plan.	Northgate, Highland	5	353,740	-	2,848,260	3,202,000

FY 2019 Carryover Projects

TBD Streetscape Improvements Construction of streetscape improvements on Portland Road between Bill Frey Drive and Hyacinth Street, including up to two pedestrian crosswalks with signals (rebudgeted).	Northgate, Highland	5	552,370	-	4,447,630	5,000,000
TBD Fisher Road Property Acquisition Acquisition of property at 4075 and 4107 Fisher Road NE for an affordable housing project (rebudgeted).	Northgate, Highland	5	134,230	-	1,080,770	1,215,000
TBD Portland Road Property Acquisition Acquisition of property at 2640 Portland Road NE (rebudgeted).	Northgate, Highland	5	132,570	-	1,067,430	1,200,000
TBD Opportunity Fund Funding for continued work and potential development of a food hub, maker space, or incubator style project at 2640 Portland Road (rebudgeted).	Northgate, Highland	5	55,240	-	444,760	500,000

Project	Neighborhood Association	Ward	Sources of Funding			Total Project	
			Short-term Borrowing	All Other Revenues	Working Capital		
FY 2019 General Projects							
684000	Project Coordination / Support North Gateway includes support to the North Gateway Redevelopment Advisory Board and applicable subcommittees for the planning/implementation of development projects within the renewal area.	Northgate, Highland	5	22,030	-	177,390	199,420
684000	Support Services Charge (Indirect Cost Allocation) Provides funds to reimburse the City's General Fund for the cost of providing City services to the North Gateway Urban Renewal Area.	Northgate, Highland	5	4,110	-	33,080	37,190
Total Funding by Source				\$ 3,500,000	\$ 54,290	\$ 12,472,860	
						Total Resources	\$ 16,027,150
						Total Project Expenditures	\$ 16,027,150
						Unappropriated Balance	\$ -






RIVERFRONT DOWNTOWN URBAN RENEWAL AREA

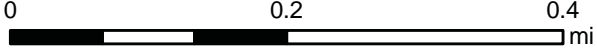
FISCAL YEAR 2018 - 2019



Salem Public Works Department

LEGEND

-  Urban Renewal Area
-  Parcel boundary
-  Water



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Urban Renewal Agency
 FY 2019
 Fund No. 265
 Riverfront Downtown Capital Improvements

Riverfront Downtown URA Resources

Resource Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Internal and Intergovernmental	\$ -	\$ 285,494	\$ -	\$ 361,741	\$ -	\$ 168,712	\$ -	\$ -	\$ -	\$ -	-
Loan Principal and Interest	2,816,000	2,083,254	217,920	1,479,119	48,950	30,213	48,950	48,950	48,950	-	-
Du Jour Financing	3,200,000	3,200,000	4,000,000	4,000,000	6,500,000	-	7,000,000	7,000,000	7,000,000	500,000	7.7%
All Other Revenues	312,000	56,918	323,590	81,602	339,220	87,544	354,210	354,210	354,210	14,990	4.4%
Interfund Transfer	-	-	-	-	613,000	-	-	-	-	(613,000)	-100.0%
Beginning Working Capital	5,614,030	5,763,005	6,822,040	7,220,706	9,310,630	10,794,409	13,942,080	13,942,080	16,017,080	6,706,450	72.0%
Total Resources	\$ 11,942,030	\$ 11,388,671	\$ 11,363,550	\$ 13,143,167	\$ 16,811,800	\$ 11,080,877	\$ 21,345,240	\$ 21,345,240	\$ 23,420,240	\$ 6,608,440	39.3%

Riverfront Downtown URA Expenditures

Expenditure Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Materials and Services	\$ 11,942,030	\$ 4,167,966	\$ 11,363,550	\$ 2,348,758	\$ 16,811,800	\$ 1,496,372	\$ 17,788,990	\$ 17,788,990	\$ 19,863,990	\$ 3,052,190	18.2%
Capital Outlay	-	-	-	-	-	112,500	3,556,250	3,556,250	3,556,250	3,556,250	-
Total Expenditures	\$ 11,942,030	\$ 4,167,966	\$ 11,363,550	\$ 2,348,758	\$ 16,811,800	\$ 1,608,872	\$ 21,345,240	\$ 21,345,240	\$ 23,420,240	\$ 6,608,440	39.3%

YTD FY 2018 is actual activity from July 1, 2017 through February 28, 2018.

Riverfront Downtown Capital Improvements



Riverfront Downtown capital projects include grants, loans, funds held in reserve for current and future redevelopment investments; and street, alleyway, and streetscape improvements; support to the Salem Convention Center; feasibility studies; and administrative costs. Projects are funded with proceeds from loans and short-term borrowings, transfer of debt reserves, transient occupancy tax (TOT) reimbursements, and working capital from previous short-term borrowings and loans.

FY 2019 New Projects

Project	Neighborhood Association	Ward	Sources of Funding					Total Project
			Short-term Borrowing	Transfer of Debt Reserves	TOT Reimbursement	All Other Revenues	Working Capital	
TBD Union Street Bike Friendly Street Improvements Construct bicycle facilities on Union Street NE from Commercial Street NE to 12th Street NE for bicyclists of all skill levels (funds used within the URA and leveraged with federal grant funding).	CANDO, GRANT	1, 2, 7	\$ 498,790	\$ -	\$ -	\$ 7,760	\$ 993,450	\$ 1,500,000
TBD Salem Police Station Road Improvements Design and construction of street and intersection improvements associated with construction of the new Salem Police Station. Improvements include traffic lane modifications, traffic signal improvements, additional on-street parking, stormwater, pedestrian and bicycle improvements.	CANDO, GRANT	1, 2, 7	665,050	-	-	10,350	1,324,600	2,000,000
TBD High Speed Broadband Feasibility Study Feasibility study related to high speed broadband implementation in the downtown core.	CANDO, GRANT	1, 2, 7	33,250	-	-	520	66,230	100,000
TBD Committed to Future Projects Funds committed to future projects specified in the Urban Renewal Plan for the Riverfront Downtown Urban Renewal Area.	CANDO, GRANT	1, 2, 7	1,358,880	-	-	21,150	2,706,510	4,086,540

FY 2019 Carryover Projects

Multiple Streetscape Program for design and construction of streetscape improvements within the downtown (rebudgeted, carryover).	CANDO, GRANT	1, 2, 7	914,440	-	-	14,230	1,871,330	2,800,000
Multiple Alley Improvements Program for design and construction of alley improvements within the downtown (rebudgeted, carryover).	CANDO, GRANT	1, 2, 7	116,390	-	-	1,810	461,800	580,000
Multiple Toolbox Loans Funding for the commercial loan program (rebudgeted).	CANDO, GRANT	1, 2, 7	83,130	-	-	1,290	165,580	250,000
682018 Capital Improvement Grant Programs Funding for downtown capital improvement grant program (\$2,500,000 rebudgeted; \$1,450,000 carryover; \$3,000,000 new allocation).	CANDO, GRANT	1, 2, 7	1,828,880	-	-	28,470	5,092,650	6,950,000

Project	Neighborhood Association	Ward	Sources of Funding					Total Project	
			Short-term Borrowing	Transfer of Debt Reserves	TOT Reimbursement	All Other Revenues	Working Capital		
TBD	North Block Preliminary Design Preliminary design work for the addition of permanent structure vacant space owned by the Marion County / Cherriots known as North Block in conjunction with the relocation of the Wednesday Market (rebudgeted).	CANDO, GRANT	1, 2, 7	83,130	-	-	1,290	165,580	250,000
TBD	Zoning Review Conduct a review of zoning and development requirements within the north downtown, incorporating all overlay zones, to encourage mixed-use redevelopment of the area. (rebudgeted).	CANDO, GRANT	1, 2, 7	16,630	-	-	260	33,110	50,000
682070	North Downtown Investment Strategy A comprehensive strategy to transition the north downtown area from its mixed industrial and commercial use into a vibrant mixed-use residential district (rebudgeted).	CANDO, GRANT	1, 2, 7	18,900	-	-	290	37,640	56,830
TBD	State Street One-Way / Two-Way Conversion Central Salem Mobility Study recommendation to convert to a two-way to improve multimodal accessibility for people traveling to through, and within Central Salem (rebudgeted, carryover).	CANDO, GRANT	1, 2, 7	49,880	-	-	780	149,340	200,000
TBD	Property Acquisition Purchase of the downtown Union Gospel Mission and Saffron sites (rebudgeted).	CANDO, GRANT	1, 2, 7	1,182,540	-	-	18,410	2,355,300	3,556,250
682087	Dual Turn Lane Removal and Curb Extensions Removal of dual turn lanes and curb extensions at Commercial and Marion streets, Liberty and Center streets, Court and Liberty streets, and Liberty and Ferry streets (carryover).	CANDO, GRANT	1, 2, 7	-	-	-	-	220,000	220,000
TBD	Riverfront Commercial / Recreation Facility Feasibility Study Feasibility analysis of a multi-use Riverfront commercial / recreational facility (carryover).	CANDO, GRANT	1, 2, 7	-	-	-	-	75,000	75,000

Project	Neighborhood Association	Ward	Sources of Funding					Total Project	
			Short-term Borrowing	Transfer of Debt Reserves	TOT Reimbursement	All Other Revenues	Working Capital		
FY 2019 General Projects									
682000	Project Coordination and Support Riverfront Downtown includes support to the Downtown Advisory Board, and implementation of public / private development projects. Emphasis is placed on Riverfront Park development, convention center, housing development, and retail / office expansion.	CANDO, GRANT	1, 2, 7	124,820	-	-	1,950	248,610	375,380
682000	Support Services Charge (Indirect Cost Allocation) Provides funds to reimburse the City General Fund for the cost of providing City services to the Riverfront Downtown Urban Renewal Area.	CANDO, GRANT	1, 2, 7	14,360	-	-	220	28,590	43,170
682023	Marketing Contract with Salem Convention Center Marketing services for the Salem Convention Center.	CANDO, GRANT	1, 2, 7	-	-	294,210	-	-	294,210
682023	Salem Convention Center Insurance Property insurance for the Salem Convention Center.	CANDO, GRANT	1, 2, 7	10,930	-	-	170	21,760	32,860
Total Funding by Source				\$ 7,000,000	\$ -	\$ 294,210	\$ 108,950	\$ 16,017,080	

Total Resources \$ 23,420,240
 Total Project Expenditures \$ 23,420,240
 Unappropriated Balance \$ -



SOUTH WATERFRONT URBAN RENEWAL AREA

FISCAL YEAR 2018 - 2019



Salem Public Works Department

LEGEND



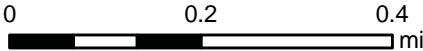
Urban Renewal Area



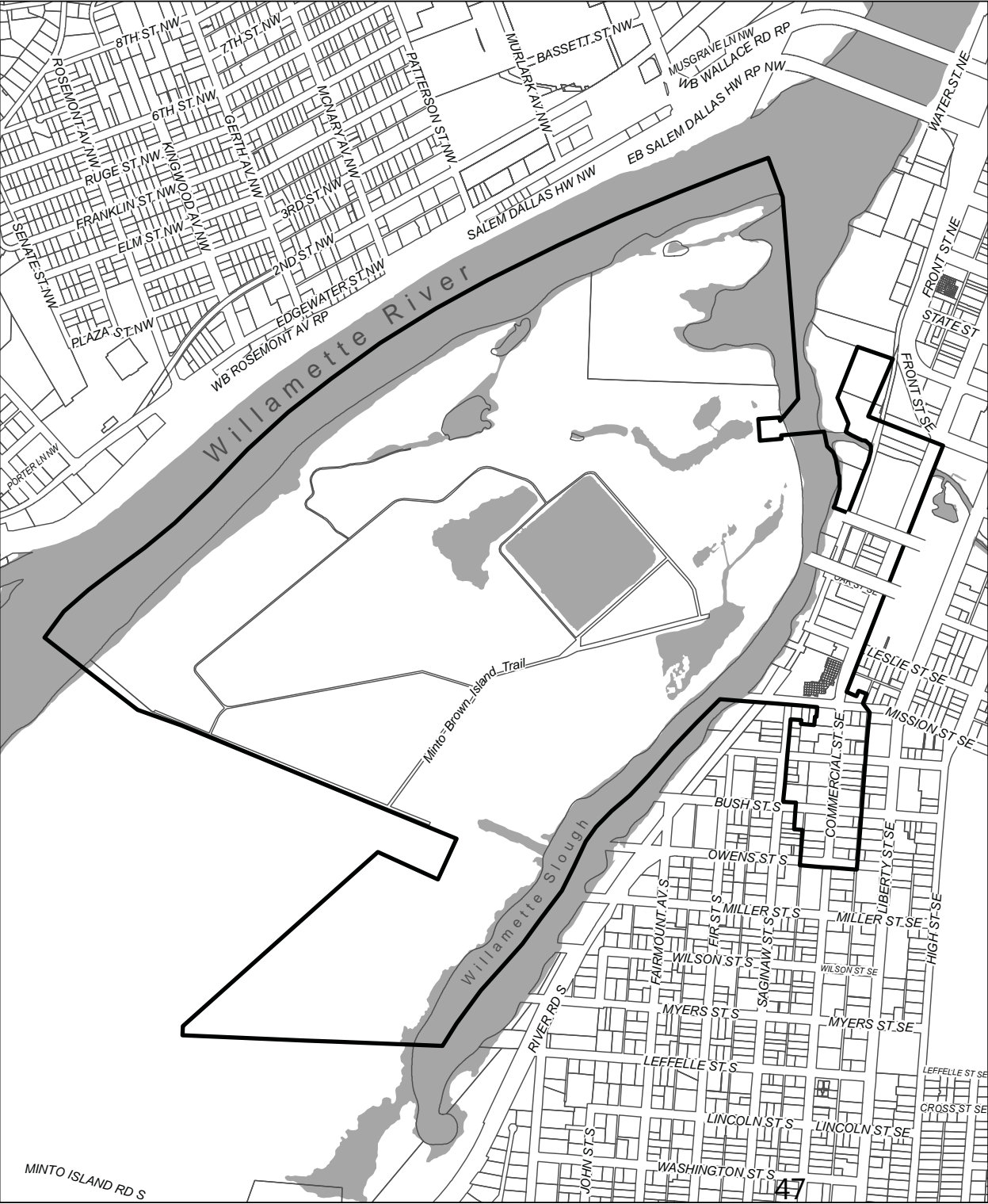
Parcel boundary



Water



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Urban Renewal Agency Budget
 FY 2019
 Fund No. 265
 South Waterfront Capital Improvements

South Waterfront URA Resources

Resource Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Du Jour Financing	\$ 175,000	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	-
All Other Revenues	1,500	2,420	1,500	4,846	2,500	4,544	6,500	6,500	6,500	4,000	160.0%
Beginning Working Capital	375,440	324,691	481,880	489,778	480,380	482,708	477,830	477,830	477,830	(2,550)	-0.5%
Total Resources	\$ 551,940	\$ 502,111	\$ 483,380	\$ 494,624	\$ 482,880	\$ 487,252	\$ 1,234,330	\$ 1,234,330	\$ 1,234,330	\$ 751,450	155.6%

South Waterfront URA Expenditures

Expenditure Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Materials and Services	\$ 551,940	\$ 12,333	\$ 483,380	\$ 11,916	\$ 482,880	\$ 5,993	\$ 1,234,330	\$ 1,234,330	\$ 1,234,330	\$ 751,450	155.6%
Total Expenditures	\$ 551,940	\$ 12,333	\$ 483,380	\$ 11,916	\$ 482,880	\$ 5,993	\$ 1,234,330	\$ 1,234,330	\$ 1,234,330	\$ 751,450	155.6%

South Waterfront Capital Improvements



South Waterfront capital projects include funds held in reserve for future redevelopment investments and administrative costs. Projects are funded with interest earnings and working capital from previous borrowings.

FY 2019 New Projects

Project	Neighborhood Association	Ward	Sources of Funding			Total Project
			Short-term Borrowing	All Other Revenues	Working Capital	
TBD Committed to Future Projects	SCAN, South Salem	2, 7	\$ 721,510	\$ 6,250	\$ 459,670	\$ 1,187,430
Funds held in reserve for future projects specified in the approved plan for the South Waterfront Urban Renewal Area.						
FY 2019 General Projects						
688000 Project Coordination / Support	SCAN, South Salem	2, 7	27,850	240	17,750	45,840
Urban development staff services for planning and implementing projects within the South Waterfront Urban Renewal Area, including project management, coordination with Public Works and private developers, and financial services.						
688000 Support Services Charge (Indirect Cost Allocation)	SCAN, South Salem	2, 7	640	10	410	1,060
Provides funds to reimburse the City General Fund for the cost of providing City services to the South Waterfront Urban Renewal Area.						
Total Funding by Source			\$ 750,000	\$ 6,500	\$ 477,830	
						Total Resources \$ 1,234,330
						Total Project Expenditures \$ 1,234,330
						Unappropriated Balance \$ -








WEST SALEM URBAN RENEWAL AREA

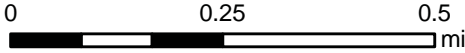
FISCAL YEAR 2018 - 2019



Salem Public Works Department

LEGEND

	Urban Renewal Area
	Urban Growth Boundary
	Parcel boundary
	Water
	Outside city limit



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Urban Renewal Agency Budget
 FY 2019
 Fund No. 265
 West Salem Capital Improvements

West Salem URA Resources

Resource Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Internal and Intergovernmental	\$ -	\$ -	\$ -	\$ 10,541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Du Jour Financing	500,000	500,000	-	-	-	-	3,500,000	3,500,000	3,500,000	3,500,000	-
All Other Revenues	8,620	10,163	16,870	16,783	11,300	12,837	15,000	15,000	15,000	3,700	32.7%
Beginning Working Capital	1,417,610	1,354,013	1,707,520	1,712,422	1,303,150	1,288,604	537,490	537,490	1,010,490	(292,660)	-22.5%
Total Resources	\$ 1,926,230	\$ 1,864,176	\$ 1,724,390	\$ 1,739,746	\$ 1,314,450	\$ 1,301,441	\$ 4,052,490	\$ 4,052,490	\$ 4,525,490	\$ 3,211,040	244.3%

West Salem URA Expenditures

Expenditure Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Materials and Services	\$ 1,926,230	\$ 151,753	\$ 1,724,390	\$ 451,142	\$ 1,314,450	\$ 231,880	\$ 4,052,490	\$ 4,052,490	\$ 4,525,490	\$ 3,211,040	244.3%
Total Expenditures	\$ 1,926,230	\$ 151,753	\$ 1,724,390	\$ 451,142	\$ 1,314,450	\$ 231,880	\$ 4,052,490	\$ 4,052,490	\$ 4,525,490	\$ 3,211,040	244.3%

YTD FY 2018 is actual activity from July 1, 2017 through February 28, 2018.

West Salem Capital Improvements



West Salem capital projects include grants, loans, and funds held in reserve for current and future redevelopment investments; feasibility studies; and administrative costs. Projects are funded with short-term borrowings, interest earnings, and working capital from previous borrowings.

FY 2019 New Projects

Project	Neighborhood Association	Ward	Sources of Funding			Total Project
			Short-term Borrowing	All Other Revenues	Working Capital	
685008 Grant Program A new allocation for the West Salem Urban Renewal Area grant program for improvements to qualifying commercial and industrial properties (includes \$388,000 of carryover funding).	West Salem	1	\$ 695,430	\$ 4,570	\$ 388,000	\$ 1,088,000
TBD Wallace Road / Second Street Design Initiate design of Second Street NW improvements and the crossing with Wallace Road NW following Agency direction regarding whether the concept is an over or under crossing.	West Salem	1	1,490,220	9,780	-	1,500,000
TBD Acquisition and Redevelopment Opportunity Fund Funds set aside for opportunity purchases or redevelopment projects as they arise over the course of the fiscal year.	West Salem	1	99,350	650	-	100,000
TBD Committed to Future Projects Funds held in reserve for future projects specified in the approved urban renewal plan for the West Salem Urban Renewal Area and that align with the West Salem Business District Study.	West Salem	1	1,139,970	-	504,290	1,644,260
FY 2019 Carryover and General Projects						
685029 Business District Zoning Code Clean Up Review existing zoning codes for the West Salem Business District and implement changes to the code that increase the flexibility of uses and encourage development within the area (carryover).	West Salem	1	-	-	85,000	85,000

Project	Neighborhood Association	Ward	Sources of Funding			Total Project
			Short-term Borrowing	All Other Revenues	Working Capital	
685000 Project Support / Coordination West Salem includes support to the West Salem Redevelopment Advisory Board and applicable subcommittees; increase efforts to seek grants and leverage funds available to support projects in the West Salem Urban Renewal Area.	West Salem	1	67,450	-	29,840	97,290
685000 Support Services Charge (Indirect Cost Allocation) Provides funds to reimburse the City's General Fund for the cost of providing City services to the West Salem Urban Renewal Area.	West Salem	1	7,580	-	3,360	10,940
Total Funding by Source			\$ 3,500,000	\$ 15,000	\$ 1,010,490	
Total Resources						\$ 4,525,490
Total Project Expenditures						\$ 4,525,490
Unappropriated Balance						\$ -



Strong and Diverse Economy

A diverse economic base with robust job growth, business retention and recruitment, a thriving downtown, and tourism.

Urban Renewal Agency Salem Convention Center

Salem Convention Center Fund

The Salem Convention Center is an asset of the Urban Renewal Agency. It was constructed in 2005 using a combination of funding sources, including tax increment financed bonds and a Section 108 loan from the US Department of Housing and Urban Development. Since opening, the center has been operated on behalf of the Urban Renewal Agency by The Salem Group, LLC. The Urban Renewal Agency, through the Urban Development Department, provides oversight of the management contract and supports Convention Center marketing through an annual allocation of transient occupancy tax revenues.

The Salem Convention Center Fund, which is one of four funds of the Urban Renewal Agency, accounts for the activities of the Salem Convention Center with revenues derived from food sales, meeting room rental, and charges for audio-visual equipment and meeting set-up services.



Convention Center Gain / Loss Reserve Fund

As the Salem Convention Center prepared to open, the Urban Renewal Agency also established a reserve to cover the cost of operations in the event the convention center incurred an operating shortfall. Additionally, the reserve was intended to be used for capital improvements and repairs to the facility and other approved expenditures associated with operations.

With a reserve goal of \$4,000,000, the Cultural and Tourism Fund was accessed to augment the Gain / Loss Reserve Fund. From FY 2005 through FY 2013, the Cultural and Tourism Fund contributed \$2,550,000 to the reserve. The current, principal source of funding is the transfer of program income from the Salem Convention Center.

For the entire period of its operation to date, there has been no need for the Salem Convention Center to access the reserve to offset an operating loss.

Urban Renewal Agency
 FY 2019
 Fund No. 345
 Convention Center

Convention Center Resources

Resource Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Fees for Service	\$ 2,340,000	\$ 2,421,042	\$ 2,390,000	\$ 3,084,526	\$ 2,535,000	\$ 1,677,158	\$ 4,055,660	\$ 4,055,660	\$ 4,055,660	\$ 1,520,660	60.0%
Rents	960,000	1,300,583	1,010,000	1,541,436	1,215,000	765,097	2,176,800	2,176,800	2,176,800	961,800	79.2%
Internal / Intergovernmental	450,000	-	450,000	-	450,000	-	450,000	450,000	450,000	-	-
All Other Revenues	297,000	7,480	298,590	5,878	289,220	648	294,210	294,210	294,210	4,990	1.7%
Beginning Working Capital	497,270	507,777	513,370	509,636	505,020	888,452	106,450	806,450	806,450	301,430	59.7%
Total Resources	\$ 4,544,270	\$ 4,236,883	\$ 4,661,960	\$ 5,141,476	\$ 4,994,240	\$ 3,331,355	\$ 7,083,120	\$ 7,783,120	\$ 7,783,120	\$ 2,788,880	55.8%

Convention Center Expenditures

Expenditure Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Materials and Services	\$ 3,282,600	\$ 3,424,739	\$ 3,398,840	\$ 3,948,657	\$ 3,818,270	\$ 2,138,665	\$ 4,935,820	\$ 4,935,820	\$ 4,935,820	\$ 1,117,550	29.3%
Capital Outlay	450,000	-	450,000	-	450,000	-	450,000	450,000	450,000	-	-
Contingencies	497,670	-	463,120	-	25,970	-	897,300	897,300	897,300	871,330	3355.1%
Interfund Transfers	314,000	302,507	350,000	304,367	700,000	683,727	800,000	1,500,000	1,500,000	800,000	114.3%
Total Expenditures	\$ 4,544,270	\$ 3,727,246	\$ 4,661,960	\$ 4,253,024	\$ 4,994,240	\$ 2,822,393	\$ 7,083,120	\$ 7,783,120	\$ 7,783,120	\$ 2,788,880	55.8%

Urban Renewal Agency
 FY 2019
 Fund No. 428
 Convention Center Gain / Loss Reserve

Gain / Loss Reserve Resources

Resource Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
All Other Revenues	\$ 20,000	\$ 35,031	\$ 25,600	\$ 50,370	\$ 37,000	\$ 42,787	\$ 50,000	\$ 50,000	\$ 50,000	\$ 13,000	35.1%
Interfund Transfers	314,000	302,507	350,000	304,367	350,000	683,727	800,000	1,500,000	1,500,000	1,150,000	328.6%
Beginning Working Capital	4,119,090	4,216,970	4,317,540	4,305,455	4,447,760	4,397,504	4,704,580	4,704,580	4,704,580	256,820	5.8%
Total Resources	\$ 4,453,090	\$ 4,554,509	\$ 4,693,140	\$ 4,660,191	\$ 4,834,760	\$ 5,124,018	\$ 5,554,580	\$ 6,254,580	\$ 6,254,580	\$ 1,419,820	29.4%

Gain / Loss Reserve Expenditures

Expenditure Type	Budget FY 2016	Actual FY 2016	Budget FY 2017	Actual FY 2017	Budget FY 2018	YTD FY 2018	Mgr Rec FY 2019	BC Rec FY 2019	Adopted FY 2019	Difference from FY 2018	% Chg from FY 2018
Materials and Services	\$ 375,000	\$ 249,054	\$ 375,000	\$ 262,688	\$ 375,000	\$ 26,157	\$ 375,000	\$ 375,000	\$ 375,000	\$ -	-
Capital Outlay	450,000	-	450,000	-	450,000	-	450,000	450,000	450,000	-	-
Total Expenditures	\$ 825,000	\$ 249,054	\$ 825,000	\$ 262,688	\$ 825,000	\$ 26,157	\$ 825,000	\$ 825,000	\$ 825,000	\$ -	-

CITY OF *Salem*
AT YOUR SERVICE

Budget Adoption

NOTICE OF PUBLIC HEARING

NOTICE OF BUDGET COMMITTEE MEETINGS FOR THE CITY OF SALEM, OREGON AND THE URBAN RENEWAL AGENCY OF THE CITY OF SALEM, OREGON

A public meeting of the Budget Committee of the City of Salem and the Urban Renewal Agency of the City of Salem, Marion/Polk County, State of Oregon, to discuss the budget for the fiscal year July 1, 2018 to June 30, 2019 will be held at the Civic Center, City Council Chambers, Room 240, 555 Liberty Street SE, Salem, Oregon. The first meeting will take place on April 25, 2018 at 6:00 p.m. The purpose of the meeting is to receive the budget message and public comment on the City's proposed budget. The Urban Renewal Agency Budget will be reviewed during the public meeting on May 2, 2018. A copy of this public notice can also be found on the City of Salem's website at <http://www.cityofsalem.net/budget>. A copy of the complete budget document may be viewed or obtained on and after April 24, 2018 at the Salem Civic Center, Room 230, on normal working days, between the hours of 8:00 a.m. and 5:00 p.m. The budget will also be available on the internet on and after April 24 2018 at: <http://www.cityofsalem.net/Pages/view-the-city-budget.aspx>.

Listed below are the dates of additional Budget Committee meetings, where the public may comment, and deliberation of the Budget Committee will take place. Any person may appear at any of these meetings and provide comment on the proposed programs to the Budget Committee. The following Budget Committee meetings will begin at 6:00 p.m. at the Civic Center, City Council Chambers, Room 240, 555 Liberty St. SE, Salem, Oregon.

May 2, 2018

May 9, 2018

May 16, 2018 (alternate date)
For additional information, contact Kelley Jacobs at (503)588-6049 or kiacobs@cityofsalem.net. Americans with Disabilities Act accommodations shall be provided upon request with 24 hours advance notice.

Statesman Journal

April 16, 2018

NOTICE OF BUDGET HEARING

A meeting of the Urban Renewal Agency of the City of Salem will be held on June 11, 2018 at 6:00 pm at City Council Chambers, 555 Liberty St. SE Room 240, Salem, Oregon. This is a public meeting where deliberation of the budget for the fiscal year beginning July 1, 2018 as approved by the Urban Renewal Agency Budget Committee will take place. Any person may appear at this meeting and discuss the Urban Renewal Agency Budget Committee approved budget. A summary of the budget is presented below. A copy of the budget may be viewed between 8:00 am and 5:00 pm on normal working days at Room 230 in the Civic Center or at the Salem Public Library during normal Library hours. The budget is also available on the Internet at <http://www.cityofsalem.net/budget>. This budget was prepared on a basis of accounting that is consistent with the basis of accounting used during the preceding year. Major changes, if any, and their affect on the budget are explained below. This budget is for an annual period. Americans with Disabilities Act accommodations for the June 11, 2018 meeting shall be provided upon request with 24 hours advance notice.

Contact: Kelley Jacobs

Telephone: 503-588-6049

Email: kjacobs@cityofsalem.net

FINANCIAL SUMMARY - RESOURCES

TOTAL OF ALL FUNDS	Actual Amount	Adopted Budget	Approved Budget
	2016-17	This Year 2017-18	Next Year 2018-19
Beginning Fund Balance / Net Working Capital	41,033,526	44,292,160	46,393,640
Federal, State and All Other Grants	202,982	3,230,280	4,575,280
Revenue from Bonds and Other Debt	5,700,000	23,127,920	16,977,920
Interfund Transfers	595,563	1,413,000	1,950,000
All Other Resources Except Division of Tax and Special Levy	6,977,556	5,165,340	7,705,770
Revenue from Division of Tax	9,049,848	9,557,782	10,477,350
Revenue from Special Levy	2,735,655	2,886,638	2,935,330
Total Resources	66,295,130	89,673,120	91,015,290

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION

Personnel Services	0	0	0
Materials and Services	7,680,128	42,819,380	45,165,000
Capital Outlay	0	900,000	6,871,250
Debt Service	9,706,704	23,373,660	17,782,780
Interfund Transfers	304,367	963,000	1,500,000
Contingencies	0	25,970	897,300
All Other Expenditures and Requirements	3,214,719	9,647,540	9,365,000
Unappropriated Ending Fund Balance	45,389,210	11,943,570	9,433,960
Total Requirements	66,295,130	89,673,120	91,015,290

**FINANCIAL SUMMARY-REQUIREMENTS AND FULL-TIME EQUIVALENT EMPLOYEES (FTE)
BY ORGANIZATIONAL UNIT OR PROGRAM**

Name of Organizational Unit or Program	There are no full-time equivalent employees associated with Urban Renewal Area budgets.		
Riverfront Downtown Urban Renewal Area	9,732,155	24,409,970	28,682,000
Fairview Industrial Park Urban Renewal Area	192,156	2,283,710	2,270,060
North Gateway Urban Renewal Area	3,840,295	29,969,390	17,154,610
West Salem Urban Renewal Area	1,074,345	1,314,450	7,553,490
Mill Creek Industrial Park Urban Renewal Area	1,012,452	4,989,930	5,598,090
McGilchrist Urban Renewal Area	526,890	8,809,980	9,729,630
South Waterfront Urban Renewal Area	11,916	482,880	1,985,330
Salem Convention Center	4,515,711	5,469,240	8,608,120
Not Allocated to Organizational Unit or Program	45,389,210	11,943,570	9,433,960
Total Requirements	66,295,130	89,673,120	91,015,290
Total FTE	0	0	0

STATEMENT OF CHANGES IN ACTIVITIES and SOURCES OF FINANCING

URBAN RENEWAL AGENCY (URA) CHANGES IN ACTIVITY

Riverfront Downtown URA -- Increased expense for projects including Union Street bike friendly improvements and Salem police station road improvements.
 Fairview URA -- No year-to-year increase.
 North Gateway URA -- Decrease due to lowered short-term borrowing.
 West Salem URA -- Increased project and short-term borrowing expense.
 Mill Creek Industrial Park URA -- Increased project expense for sewer conversion and wetlands.
 McGilchrist URA -- Increased project expense for right-of-way purchases.
 South Waterfront URA -- Increased project and short-term borrowing expense.
 Salem Convention Center -- Increase in program expense, contingencies, and transfers.

URBAN RENEWAL AGENCY (URA) SOURCES OF FINANCING

Beginning Fund Balance / Net Working Capital -- Year-over-year increase for Riverfront Downtown URA.
 Revenue from Bonds and Other Debt -- Year-over-year decrease in short-term borrowing.
 Interfund Transfers -- Increase due to transfer of program income to the Convention Center Gain / Loss Reserve Fund.
 All Other Resources Except Division of Taxes and Special Levy -- Increase due to program income for the Convention Center and state grant funding for McGilchrist URA projects.
 Revenue from Division of Taxes -- Increase due to anticipated gains in all URAs.
 Revenue from Special Levy -- Increase of 1.7 percent in anticipated proceeds from Riverfront Downtown special levy as compared to prior year budget.

STATEMENT OF INDEBTEDNESS

LONG-TERM DEBT	Estimated Debt Outstanding	Estimated Debt Authorized, But
	July 1	Not Incurred on July 1
General Obligation Bonds	\$1,730,000	\$0
Short-Term Borrowings	\$0	\$16,550,000
Other Borrowings	\$9,902,170	\$0
Total	\$11,632,170	\$16,550,000

Statesman Journal
May 31, 2018

RESOLUTION NO. 18-10 URA

A RESOLUTION ADOPTING THE BUDGET OF THE URBAN RENEWAL AGENCY OF THE CITY OF SALEM, OREGON, FOR FISCAL YEAR 2018-2019, MAKING APPROPRIATIONS, AND IMPOSING AND CATEGORIZING TAXES

NOW, THEREFORE, THE BOARD OF THE URBAN RENEWAL AGENCY OF THE CITY OF SALEM, OREGON, RESOLVES AS FOLLOWS:

Section 1. The Board of the Urban Renewal Agency of the City of Salem, Oregon, hereby adopts the budget for the Urban Renewal Agency of the City of Salem, Oregon (the "Agency"), for the fiscal year beginning July 1, 2018, and ending June 30, 2019, in the sum of \$86,932,870, plus an unappropriated ending fund balance of \$9,433,960, for total requirements of \$96,366,830.

Section 2. The Board of the Urban Renewal Agency of the City of Salem, Oregon, hereby declares that the division of taxes and special levies will be determined, calculated, and imposed for each urban renewal plan area as provided by law as follows:

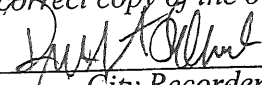
- **Riverfront Downtown.** Option One as provided in ORS 457.435(2)(a), amount to collect from division of taxes: 100%; amount to collect from special levy: 100%. The special levy shall be categorized for government operations other than public school systems.
- **North Gateway.** Option One as provided in ORS 457.435(2)(a), amount to collect from division of taxes: 100%. No special levy shall be imposed for this plan area.
- **West Salem.** New plan as provided in ORS 457.420(1), amount to collect from division of taxes: 100%.
- **Mill Creek Industrial Park.** New plan as provided in ORS 457.420(1), amount to collect from division of taxes: 100%.
- **McGilchrist.** New plan as provided in ORS 457.420(1), amount to collect from division of taxes: 100%.
- **South Waterfront.** New plan as provided in ORS 457.420(1), amount to collect from division of taxes: 100%.

Section 3. The amounts set forth in "Exhibit A," attached hereto and incorporated herein by this reference, are hereby appropriated for the purposes set forth therein for the fiscal year beginning July 1, 2018.

Section 4. This resolution is effective upon adoption.

ADOPTED by the Board this 25th day of June, 2018.

*Certified to be a true and
correct copy of the original*

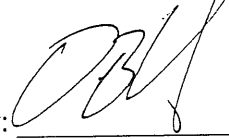


City Recorder
City of Salem, Oregon

ATTEST:



City Recorder

Approved by City Attorney: 

Checked by: K. Jacobs

Urban Renewal Agency of Salem
 FY 2019
 Final Budget Expenditure Appropriations

Fund	Operating	Non-Operating Budget			Total
	Program Budget	Debt Service	Interfund Transfers	Contingency	
TAX ALLOCATION BOND DEBT FUND	\$0	\$17,782,780	\$0	\$0	\$17,782,780
TAX ALLOCATION IMPROVEMENT FUND	60,541,970	0	0	0	60,541,970
SALEM CONVENTION CENTER FUND	5,385,820	0	1,500,000	897,300	7,783,120
CONVENTION CENTER FUND	825,000	0	0	0	825,000
TOTAL URBAN RENEWAL	\$66,752,790	\$17,782,780	\$1,500,000	\$897,300	\$86,932,870

Salem Urban Renewal Agency budget expenses are described as operating and non-operating and are adopted at the program level as documented in the above table. Operating expenses include the object categories of materials and services and capital outlay. Non-operating expenses represent the object categories of debt service, interfund transfers, and contingencies.

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

Check here if this is an amended form.

Notification

Urban Renewal Agency of the City of Salem, Oregon, authorizes its 2018-19 ad valorem tax increment amounts
(Agency Name)

by plan area for the tax roll of Marion / Polk
(County Name)

Kelley Jacobs 503-588-6049 7/3/2018
(Contact Person) (Telephone Number) (Date Submitted)

555 Liberty Street SE, Salem, OR 97301 kjacobs@cityofsalem.net
(Agency's Mailing Address) (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**
Riverfront / Downtown	\$ Or	Yes <u>X</u>	Remainder
North Gateway	\$ Or	Yes <u>X</u>	\$
	\$ 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*	
West Salem	\$ Or	Yes <u>X</u>	
	\$ 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*	
Mill Creek Industrial Park	\$ Or	Yes <u>X</u>	
McGilchrist	\$ Or	Yes <u>X</u>	
South Waterfront	\$ Or	Yes <u>X</u>	
	\$ Or	Yes _____	
	\$ Or	Yes _____	

Notice to Assessor of Permanent Increase in Frozen Value. Effective 2015-2016, 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.

