



View from Police Station Project Cam
August 14, 2019

Adopted FY 2020 Budget

Rendering of Salem's New Police Station



Realizing Progress and 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

Cara Kaser	Ward 1
Tom Andersen	Ward 2
Brad Nanke	Ward 3
Jackie Leung	Ward 4
Matt Ausec	Ward 5
Chris Hoy	Ward 6
Sally Cook	Ward 7
Jim Lewis	Ward 8
	At Large

Citizen Budget
Committee

Paul Tigan
Roz Shirack
Raquel Moore-Green
Steve McCoid
Virginia Barker
William Andersen
Reid Sund
Derik Milton
Vanessa Nordyke

Municipal Judge
Jane Aiken

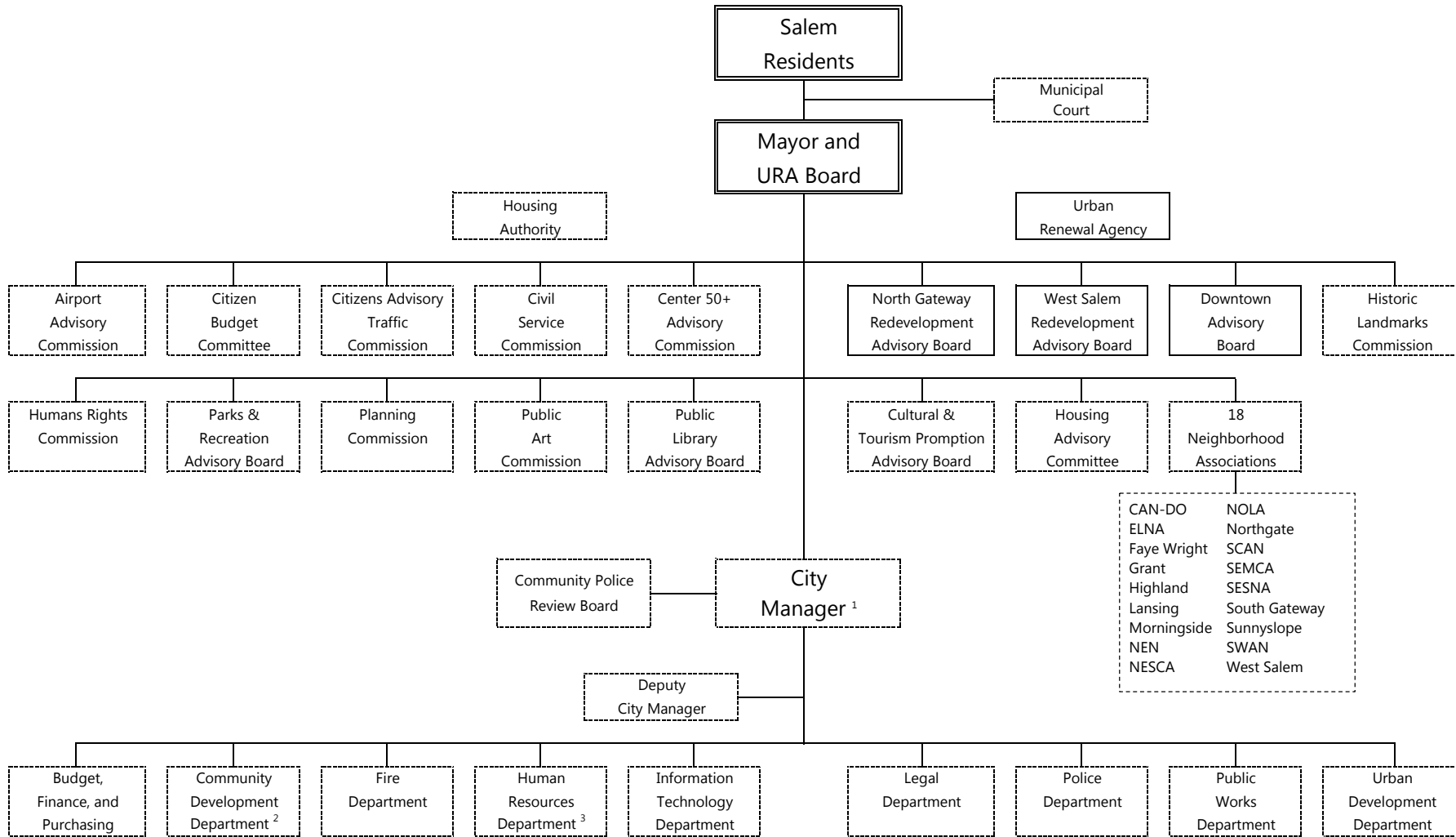
Chief Financial Officer	Robert Barron
City Attorney	Dan Atchison
Community Development Director	Norman Wright
Fire Chief	Mike Niblock
Human Resources Director	Mina Hanssen
Information Technology Director	Krishna Namburi
Police Chief	Gerald Moore
Public Works Director	Peter Fernandez
Urban Development Director	Kristin Retherford

Budget Staff

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

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

July 1, 2019



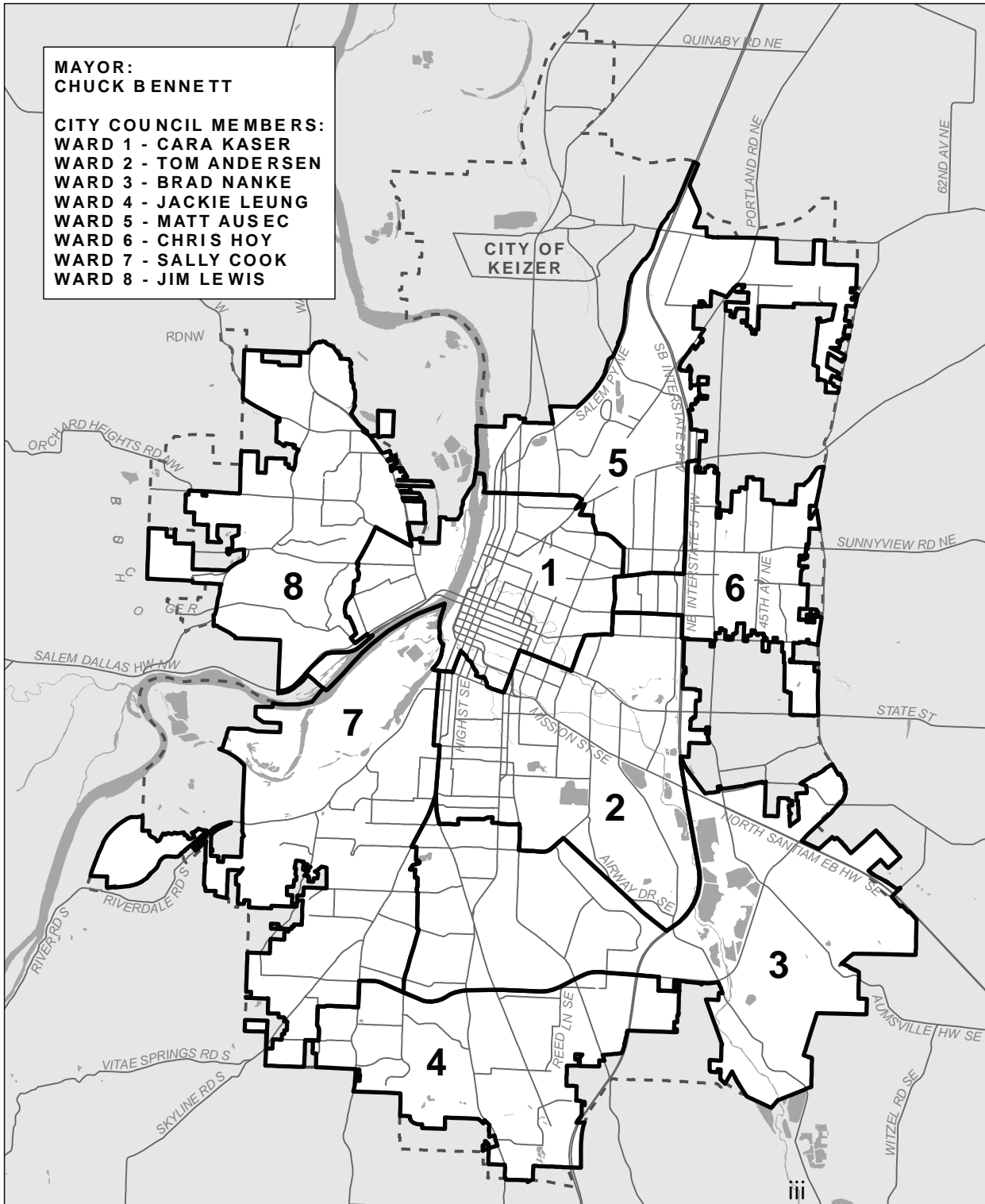
1. The City Manager's Office includes Municipal Court as a functional division.

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 - JACKIE LEUNG
WARD 5 - MATT AUSEC
WARD 6 - CHRIS HOY
WARD 7 - SALLY COOK
WARD 8 - JIM LEWIS**



CITY OF SALEM WARDS

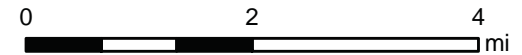
FISCAL YEAR 2019 - 2020



Salem Public Works Department

LEGEND

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



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



Table of Contents

Urban Renewal Agency Budget Message	1
Financial Summaries	5
Debt Service	13
Debt Service Schedule	14
McGilchrist	15
Mill Creek Industrial Park	16
North Gateway	17
Riverfront Downtown	18
South Waterfront	19
West Salem	20
Capital Improvements	21
Fairview Industrial Park URA	23
McGilchrist URA	27
Mill Creek Industrial Park URA	31
North Gateway URA	35
Riverfront Downtown URA	39
South Waterfront URA	45
West Salem URA	49
Convention Center	53
Salem Convention Center	54
Convention Center (Gain / Loss Reserve)	55
Budget Adoption	
Notice of Budget Committee Meetings	58
Published Financial Summary	59
Adopted Budget Resolution	60
UR 50 Form - Notice to Assessor	63



Urban Renewal Agency of the City of Salem Budget Message FY 2020

FY 2020 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. Six of the areas will have significant activity and expenditures in FY 2020.

Tax Increment

In FY 2019, 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 2020 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 59 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 2020 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 2020 budget also includes \$7.1 million in grant 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 \$2.5 million with specific locations to be determined at a later date. Construction of the new police station prompts associated work to Division Street with a total of \$3.26 million for design and construction of street and intersection improvements. The URA is also contributing \$2.1 million to construction costs associated with the new Salem Police Station. The budget also includes \$65,000 to begin the process of streamlining zoning code in the north downtown area to help expedite redevelopment. A total of \$2.5 million is allocated to implement URA eligible projects and

programs that align with the Homeless Solutions Task Force recommendations.

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 2020 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 2020 budget includes \$3.8 million in funding for the North Gateway URA grant program and \$1.1 million for acquisition of property on Portland Road. The Agency is currently undergoing a process to potentially increase the total maximum indebtedness allowed for the North Gateway Urban Renewal Area. Until that process is complete and the total remaining funds available in the Area are known, the budget leaves a total of \$7.2 million 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 2020 includes \$2.5 million to develop a new wetland mitigation and storm water detention site between Mill Creek Drive and Turner Road and \$3.3 million for associated grading costs. Also included is \$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 \$4.1 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 \$2.5 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 2020.

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 2020 includes \$1.4 million of grant funds and \$3 million of funds to initiate road design to extend 2nd Street NW under Wallace Road NW to Marine Drive NW. A total of \$873,560 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 2020, \$1.3 million is allocated for the design, permitting and demolition of the existing concrete structures adjacent to the North Block area and streambank enhancement in the Pringle Creek Corridor. Staff will also continue efforts to work 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, and a thriving downtown.

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 2020

Fund No.	Fund Name	Beginning Balance	Revenues	Expenditures	Ending Balance
220	Debt Service (Tax Allocation Bond Debt)	\$ 5,100,010	\$ 14,952,590	\$ 17,485,100	\$ 2,567,500
265	Capital Improvements (Tax Allocation Improvement)	41,581,560	24,379,330	65,960,890	-
345	Salem Convention Center	660,270	6,926,890	7,587,160	-
428	Convention Center Gain / Loss Reserve	4,921,040	825,000	2,421,190	3,324,850
TOTAL		<u>\$ 52,262,880</u>	<u>\$ 47,083,810</u>	<u>\$ 93,454,340</u>	<u>\$ 5,892,350</u>

Recap of Expenditures - All Funds, Table 2
FY 2019 and FY 2020

Fund No.	Fund Name	Adopted FY 2019	Adopted FY 2020	Increase (Decrease)	Percent Change
220	Debt Service (Tax Allocation Bond Debt)	\$ 17,782,780	\$ 17,485,100	\$ (297,680)	-1.7%
265	Capital Improvements (Tax Allocation Improvement)	60,541,970	65,960,890	5,418,920	9.0%
345	Salem Convention Center	7,783,120	7,587,160	(195,960)	-2.5%
428	Convention Center Gain / Loss Reserve	825,000	2,421,190	1,596,190	193.5%
TOTAL		<u>\$ 86,932,870</u>	<u>\$ 93,454,340</u>	<u>\$ 6,521,470</u>	<u>7.5%</u>

Requirements by Object Category - All Funds, Table 3
FY 2020

Fund No.	Fund Name	Materials & Services	Capital Outlay	Other*	Total Expenditures
220	Debt Service (Tax Allocation Bond Debt)	\$ 856,750	\$ -	\$ 16,628,350	\$ 17,485,100
265	Capital Improvements (Tax Allocation Improvement)	63,207,130	2,753,760	-	65,960,890
345	Salem Convention Center	4,935,820	450,000	2,201,340	7,587,160
428	Convention Center Gain / Loss Reserve	1,971,190	450,000	-	2,421,190
TOTAL		<u>\$ 70,970,890</u>	<u>\$ 3,653,760</u>	<u>\$ 18,829,690</u>	<u>\$ 93,454,340</u>

* Includes debt service, contingencies, and transfers.

Urban Renewal Agency Budget Summaries
Resources and Requirements
FY 2020

Debt Service (Tax Allocation Bond Debt, Fund 220)

Actual FY 2017	Actual FY 2018	Adopted FY 2019	Adopted FY 2020
			Resources
\$ 16,010,953	\$ 18,613,088	\$ 7,773,830	Beginning Balance \$ 5,100,010
12,084,850	12,729,845	13,872,330	Property Taxes 14,733,590
223,991	348,969	141,000	All Other Sources 219,000
<u>\$ 28,319,794</u>	<u>\$ 31,691,903</u>	<u>\$ 21,787,160</u>	<u>Total Resources \$ 20,052,600</u>
			Requirements
\$ -	\$ -	\$ -	Materials and Services \$ 856,750
9,706,706	23,372,062	17,782,780	Debt Service 16,628,350
-	613,000	-	Interfund Transfers -
<u>\$ 9,706,706</u>	<u>\$ 23,985,062</u>	<u>\$ 17,782,780</u>	<u>Total Expenditures \$ 17,485,100</u>
18,613,088	7,706,840	4,004,380	Unappropriated Balance 2,567,500
<u>\$ 28,319,794</u>	<u>\$ 31,691,903</u>	<u>\$ 21,787,160</u>	<u>Total Requirements \$ 20,052,600</u>

Capital Improvements (Tax Allocation Improvements, Fund 265)

Actual FY 2017	Actual FY 2018	Adopted FY 2019	Adopted FY 2020
			Resources
\$ 20,207,482	\$ 21,490,166	\$ 38,460,320	Beginning Balance \$ 41,581,560
494,178	1,046,230	4,575,280	Internal / Intergovernmental 8,258,010
-	-	427,920	Long Term Loan / Bond Proceeds 270,290
5,700,000	22,500,000	16,550,000	Short Term Loan / Bond Proceeds 15,425,920
1,772,008	671,586	528,450	All Other Sources 425,110
<u>\$ 28,173,668</u>	<u>\$ 45,707,982</u>	<u>\$ 60,541,970</u>	<u>Total Resources \$ 65,960,890</u>
			Requirements
\$ 6,683,503	\$ 9,917,801	\$ 54,570,720	Materials and Services \$ 63,207,130
-	137,500	5,971,250	Capital Outlay 2,753,760
<u>\$ 6,683,503</u>	<u>\$ 10,055,301</u>	<u>\$ 60,541,970</u>	<u>Total Expenditures \$ 65,960,890</u>
21,490,166	35,652,681	-	Unappropriated Balance -
<u>\$ 28,173,668</u>	<u>\$ 45,707,982</u>	<u>\$ 60,541,970</u>	<u>Total Requirements \$ 65,960,890</u>

Urban Renewal Agency Budget Summaries

FY 2020

Debt Service (Tax Allocation Debt, Fund 220)

Actual FY 2017	Actual FY 2018	Adopted FY 2019	Resources Category	Adopted FY 2020
\$ 1,180,187	\$ 1,931,105	\$ 1,271,040	McGilchrist	\$ 1,250,930
2,550,809	3,204,399	2,222,220	Mill Creek Industrial Park	2,243,680
12,525,736	14,138,977	4,395,210	North Gateway	4,784,170
9,693,047	9,070,200	8,697,590	Riverfront Downtown	9,087,960
436,647	719,357	1,038,530	South Waterfront	605,820
1,933,367	2,627,865	4,162,570	West Salem	2,080,040
<u>\$ 28,319,794</u>	<u>\$ 31,691,903</u>	<u>\$ 21,787,160</u>	TOTAL	<u>\$ 20,052,600</u>

Actual FY 2017	Actual FY 2018	Adopted FY 2019	Requirements Category	Adopted FY 2020
\$ -	\$ 1,500,104	\$ 901,000	McGilchrist	\$ 1,001,000
200,013	1,886,582	1,792,020	Mill Creek Industrial Park	1,862,480
1,500,094	13,000,903	3,501,000	North Gateway	4,784,170
7,383,397	7,597,474	7,336,760	Riverfront Downtown	7,835,450
-	-	751,000	South Waterfront	501,000
623,203	-	3,501,000	West Salem	1,501,000
<u>\$ 9,706,706</u>	<u>\$ 23,985,062</u>	<u>\$ 17,782,780</u>	TOTAL	<u>\$ 17,485,100</u>

Urban Renewal Agency Budget Summaries

FY 2020

Capital Improvements (Tax Allocation Improvements, Fund 265)

Actual FY 2017	Actual FY 2018	Adopted FY 2019	Resources Category	Adopted FY 2020
\$ 2,352,641	\$ 2,273,698	\$ 2,270,060	Fairview Industrial Park	\$ 2,529,800
2,507,862	3,511,002	8,828,630	McGilchrist	9,242,200
1,198,827	2,038,298	4,236,070	Mill Creek Industrial Park	7,874,760
6,736,801	17,698,526	16,027,150	North Gateway	13,723,150
13,143,167	18,389,040	23,420,240	Riverfront Downtown	25,177,810
494,624	489,765	1,234,330	South Waterfront	1,739,820
1,739,746	1,307,653	4,525,490	West Salem	5,673,350
<u>\$ 28,173,668</u>	<u>\$ 45,707,982</u>	<u>\$ 60,541,970</u>	TOTAL	<u>\$ 65,960,890</u>

Actual FY 2017	Actual FY 2018	Adopted FY 2019	Requirements Category	Adopted FY 2020
192,156	19,408	2,270,060	Fairview Industrial Park	2,529,800
526,890	220,963	8,828,630	McGilchrist	9,242,200
812,439	284,913	4,236,070	Mill Creek Industrial Park	7,874,760
2,340,201	6,098,094	16,027,150	North Gateway	13,723,150
2,348,758	3,138,811	23,420,240	Riverfront Downtown	25,177,810
11,916	8,368	1,234,330	South Waterfront	1,739,820
451,142	284,745	4,525,490	West Salem	5,673,350
<u>\$ 6,683,503</u>	<u>\$ 10,055,301</u>	<u>\$ 60,541,970</u>	TOTAL	<u>\$ 65,960,890</u>

**Urban Renewal Agency Budget
Property Tax Levy Summary
FY 2020**

Urban Renewal Area <i>(in cost center order)</i>	FY 2019 Levy	FY 2020 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	\$ 7,292,217	\$ 7,539,430	\$ (143,950)	\$ (197,930)	\$ -	\$ 7,197,550	\$ 147,430	\$ 7,344,980
B. North Gateway	3,833,399	3,923,770	(74,920)	(103,010)	-	3,745,840	67,620	3,813,460
C. West Salem	1,502,477	1,386,230	(26,470)	(36,390)	-	1,323,370	22,640	1,346,010
D. Mill Creek Industrial Park	1,050,458	1,130,210	(21,580)	(29,670)	-	1,078,960	17,220	1,096,180
E. McGilchrist	832,432	856,950	(16,360)	(22,500)	-	818,090	11,990	830,080
F. South Waterfront	299,523	312,280	(5,960)	(8,200)	-	298,120	4,760	302,880
Totals	\$ 14,810,505	\$ 15,148,870	\$ (289,240)	\$ (397,700)	\$ -	\$ 14,461,930	\$ 271,660	\$ 14,733,590

Division of Taxes / Special Levy Urban Renewal Area	Division of Taxes	Special Levy	Total FY 2020 Levy
A. Riverfront Downtown ⁽¹⁾	\$ 4,399,543	\$ 3,139,887	\$ 7,539,430
C. North Gateway	3,923,770	-	3,923,770
D. West Salem	1,386,230	-	1,386,230
E. Mill Creek Industrial Park	1,130,210	-	1,130,210
F. McGilchrist	856,950	-	856,950
G. South Waterfront	312,280	-	312,280
Totals	\$ 12,008,983	\$ 3,139,887	\$ 15,148,870

Estimated Property Tax Rates - Special Levy		
Urban Renewal Area	Actual FY 2019	Estimated FY 2020
Riverfront Downtown	\$0.2417	\$0.2492
Totals	\$0.2417	\$0.2492
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

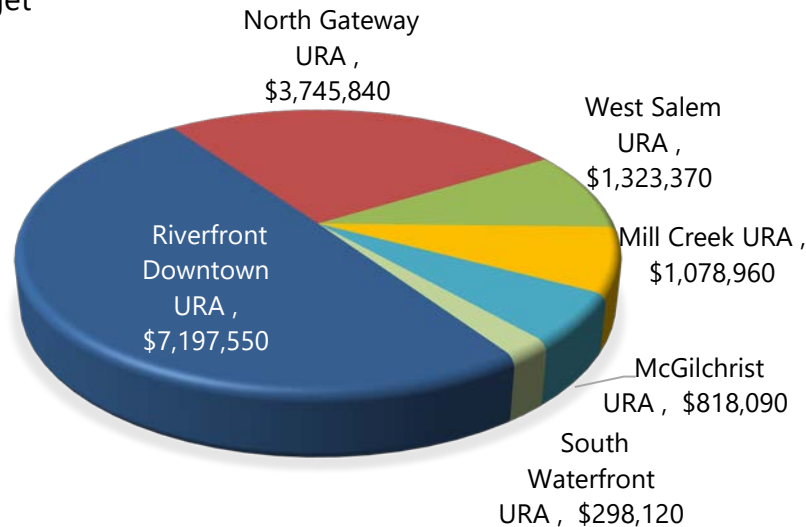
Urban renewal agencies are authorized by state statute (ORS 457.010 *et seq.*) must be activated by a municipality. The Agency must have a plan for a proposed urban renewal area that describes activities and projects, the relationship to local objectives, planned land uses, processes for property acquisition 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 - \$14,461,930

FY 2020 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 2020, a total of \$15,425,920 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 2020

	Issue/ Maturity	Original Amount	Balance		FY 2020 Payments			Balance
			6/30/2019 Outstanding		Principal	Interest	Total	6/30/2020 Outstanding
Tax Allocation Bond Debt - Fund 220								
<u>McGilchrist</u>								
Short Term Borrowing*	7/2019 - 6/2020	\$ -	\$ -	\$ 1,000,000	\$ 1,000	\$ 1,001,000	\$ -	
Total McGilchrist		\$ -	\$ -	\$ 1,000,000	\$ 1,000	\$ 1,001,000	\$ -	
<u>Mill Creek</u>								
Short Term Borrowing*	7/2019 - 6/2020	\$ -	\$ -	\$ 1,000,000	\$ 1,000	\$ 1,001,000	\$ -	
OECD Loan**	12/2015-12/2031	10,000,000	9,864,930	455,200	406,280	861,480	9,409,730	
Total Mill Creek		\$ 10,000,000	\$ 9,864,930	\$ 1,455,200	\$ 407,280	\$ 1,862,480	\$ 9,409,730	
<u>North Gateway</u>								
Short Term Borrowing*	7/2019 - 6/2020	\$ -	\$ -	\$ 3,925,920	\$ 1,500	\$ 3,927,420	\$ -	
Total North Gateway		\$ -	\$ -	\$ 3,925,920	\$ 1,500	\$ 3,927,420	\$ -	
<u>Riverfront Downtown</u>								
Short Term Borrowing*	7/2019 - 6/2020	\$ -	\$ -	\$ 7,500,000	\$ 1,500	\$ 7,501,500	\$ -	
Long Term - 2009	9/2009 - 6/2024	3,660,000	1,470,000	270,000	63,950	333,950	1,200,000	
Total Riverfront Downtown		\$ 3,660,000	\$ 1,470,000	\$ 7,770,000	\$ 65,450	\$ 7,835,450	\$ 1,200,000	
<u>South Waterfront</u>								
Short Term Borrowing*	7/2019 - 6/2020	\$ -	\$ -	\$ 500,000	\$ 1,000	\$ 501,000	\$ -	
Total South Waterfront		\$ -	\$ -	\$ 500,000	\$ 1,000	\$ 501,000	\$ -	
<u>West Salem</u>								
Short Term Borrowing*	7/2019 - 6/2020	\$ -	\$ -	\$ 1,500,000	\$ 1,000	\$ 1,501,000	\$ -	
Total West Salem		\$ -	\$ -	\$ 1,500,000	\$ 1,000	\$ 1,501,000	\$ -	
TOTAL DEBT SERVICE		\$ 13,660,000	\$ 11,334,930	\$ 16,151,120	\$ 477,230	\$ 16,628,350	\$ 10,609,730	

*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 2020
 Fund No. 220
 McGilchrist Bond Debt

McGilchrist URA Resources

Resource Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Property Tax - Current	\$ 564,070	\$ 632,944	\$ 711,780	\$ 719,676	\$ 810,360	\$ 818,090	\$ 818,090	\$ 818,090	\$ 7,730	1.0%
Property Tax - All Other Years	17,220	12,462	17,220	12,428	17,220	11,990	11,990	11,990	(5,230)	-30.4%
All Other Revenues	6,500	9,958	8,500	18,814	7,500	20,000	20,000	20,000	12,500	166.7%
Beginning Working Capital	533,150	524,823	1,198,790	1,180,187	435,960	400,850	400,850	400,850	(35,110)	-8.1%
Total Resources	\$ 1,120,940	\$ 1,180,187	\$ 1,936,290	\$ 1,931,105	\$ 1,271,040	\$ 1,250,930	\$ 1,250,930	\$ 1,250,930	\$ (20,110)	-1.6%

McGilchrist URA Expenditures

Expenditure Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Debt Service	\$ -	\$ -	\$ 1,500,500	\$ 1,500,104	\$ 901,000	\$ 1,001,000	\$ 1,001,000	\$ 1,001,000	\$ 100,000	11.1%
Total Expenditures	\$ -	\$ -	\$ 1,500,500	\$ 1,500,104	\$ 901,000	\$ 1,001,000	\$ 1,001,000	\$ 1,001,000	\$ 100,000	11.1%

Urban Renewal Agency Budget
 FY 2020
 Fund No. 220
 Mill Creek Industrial Park (Mill Creek) Bond Debt

Mill Creek URA Resources

Resource Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Property Tax - Current	\$ 751,670	\$ 716,674	\$ 758,900	\$ 802,026	\$ 850,050	\$ 1,078,960	\$ 1,078,960	\$ 1,078,960	\$ 228,910	26.9%
Property Tax - All Other Years	21,410	17,906	21,410	15,664	21,410	17,220	17,220	17,220	(4,190)	-19.6%
All Other Revenues	12,530	22,023	10,880	35,912	25,000	25,000	25,000	25,000	-	-
Beginning Working Capital	1,801,340	1,794,207	2,367,020	2,350,797	1,325,760	1,122,500	1,122,500	1,122,500	(203,260)	-15.3%
Total Resources	\$ 2,586,950	\$ 2,550,809	\$ 3,158,210	\$ 3,204,399	\$ 2,222,220	\$ 2,243,680	\$ 2,243,680	\$ 2,243,680	\$ 21,460	1.0%

Mill Creek URA Expenditures

Expenditure Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Debt Service	\$ 200,200	\$ 200,013	\$ 1,886,990	\$ 1,886,582	\$ 1,792,020	\$ 1,862,480	\$ 1,862,480	\$ 1,862,480	\$ 70,460	3.9%
Total Expenditures	\$ 200,200	\$ 200,013	\$ 1,886,990	\$ 1,886,582	\$ 1,792,020	\$ 1,862,480	\$ 1,862,480	\$ 1,862,480	\$ 70,460	3.9%

Urban Renewal Agency Budget
 FY 2020
 Fund No. 220
 North Gateway Bond Debt

North Gateway URA Resources

Resource Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Property Tax - Current	\$ 2,705,940	\$ 2,674,017	\$ 2,801,110	\$ 2,869,542	\$ 3,084,500	\$ 3,745,840	\$ 3,745,840	\$ 3,745,840	\$ 661,340	21.4%
Property Tax - All Other Years	162,580	86,004	162,580	69,558	162,580	67,620	67,620	67,620	(94,960)	-58.4%
All Other Revenues	51,730	110,752	62,680	174,235	25,000	76,500	76,500	76,500	51,500	206.0%
Beginning Working Capital	9,662,320	9,654,964	11,054,660	11,025,642	1,123,130	894,210	894,210	894,210	(228,920)	-20.4%
Total Resources	\$ 12,582,570	\$ 12,525,736	\$ 14,081,030	\$ 14,138,977	\$ 4,395,210	\$ 4,784,170	\$ 4,784,170	\$ 4,784,170	\$ 388,960	8.8%

North Gateway URA Expenditures

Expenditure Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Materials and Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 856,750	\$ 856,750	\$ 856,750	\$ 856,750	-
Debt Service	1,500,500	1,500,094	13,001,000	13,000,903	3,501,000	3,927,420	3,927,420	3,927,420	426,420	12.2%
Total Expenditures	\$ 1,500,500	\$ 1,500,094	\$ 13,001,000	\$ 13,000,903	\$ 3,501,000	\$ 4,784,170	\$ 4,784,170	\$ 4,784,170	\$ 1,283,170	36.7%

Explanation of Materials and Services Category expense in FY 2020 budget: Repayment of excess tax increment to county assessor.

Urban Renewal Agency Budget
 FY 2020
 Fund No. 220
 Riverfront Downtown Bond Debt

Riverfront Downtown URA Resources

Resource Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Property Tax - Current	\$ 6,699,300	\$ 6,363,688	\$ 6,620,920	\$ 6,533,027	\$ 6,886,170	\$ 7,197,550	\$ 7,197,550	\$ 7,197,550	\$ 311,380	4.5%
Property Tax - All Other Years	219,800	154,949	219,800	139,998	219,800	147,430	147,430	147,430	(72,370)	-32.9%
All Other Revenues	14,760	65,843	45,000	87,524	60,000	50,000	50,000	50,000	(10,000)	-16.7%
Beginning Working Capital	3,185,550	3,108,568	2,478,780	2,309,651	1,531,620	1,692,980	1,692,980	1,692,980	161,360	10.5%
Total Resources	\$ 10,119,410	\$ 9,693,047	\$ 9,364,500	\$ 9,070,200	\$ 8,697,590	\$ 9,087,960	\$ 9,087,960	\$ 9,087,960	\$ 390,370	4.5%

Riverfront Downtown URA Expenditures

Expenditure Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Debt Service	\$ 7,384,170	\$ 7,383,397	\$ 6,985,170	\$ 6,984,474	\$ 7,336,760	\$ 7,835,450	\$ 7,835,450	\$ 7,835,450	\$ 498,690	6.8%
Interfund Transfers	-	-	613,000	613,000	-	-	-	-	-	-
Total Expenditures	\$ 7,384,170	\$ 7,383,397	\$ 7,598,170	\$ 7,597,474	\$ 7,336,760	\$ 7,835,450	\$ 7,835,450	\$ 7,835,450	\$ 498,690	6.8%

Urban Renewal Agency Budget
 FY 2020
 Fund No. 220
 South Waterfront Bond Debt

South Waterfront URA Resources

Resource Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Property Tax - Current	\$ 226,950	\$ 261,911	\$ 281,000	\$ 270,469	\$ 301,260	\$ 298,120	\$ 298,120	\$ 298,120	\$ (3,140)	-1.0%
Property Tax - All Other Years	9,810	4,855	9,810	5,151	9,810	4,760	4,760	4,760	(5,050)	-51.5%
All Other Revenues	1,200	2,883	2,200	7,090	6,000	12,500	12,500	12,500	6,500	108.3%
Beginning Working Capital	169,480	166,998	444,130	436,647	721,460	290,440	290,440	290,440	(431,020)	-59.7%
Total Resources	\$ 407,440	\$ 436,647	\$ 737,140	\$ 719,357	\$ 1,038,530	\$ 605,820	\$ 605,820	\$ 605,820	\$ (432,710)	-41.7%

South Waterfront URA Expenditures

Expenditure Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Debt Service	\$ -	\$ -	\$ -	\$ -	\$ 751,000	\$ 501,000	\$ 501,000	\$ 501,000	\$ (250,000)	-33.3%
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 751,000	\$ 501,000	\$ 501,000	\$ 501,000	\$ (250,000)	-33.3%

Urban Renewal Agency Budget
 FY 2020
 Fund No. 220
 West Salem Bond Debt

West Salem URA Resources

Resource Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Property Tax - Current	\$ 1,121,150	\$ 1,136,269	\$ 1,270,710	\$ 1,268,156	\$ 1,480,340	\$ 1,323,370	\$ 1,323,370	\$ 1,323,370	\$ (156,970)	-10.6%
Property Tax - All Other Years	28,830	23,171	28,830	24,150	28,830	22,640	22,640	22,640	(6,190)	-21.5%
All Other Revenues	14,500	12,533	10,050	25,395	17,500	35,000	35,000	35,000	17,500	100.0%
Beginning Working Capital	776,840	761,394	1,333,710	1,310,164	2,635,900	699,030	699,030	699,030	(1,936,870)	-73.5%
Total Resources	\$ 1,941,320	\$ 1,933,367	\$ 2,643,300	\$ 2,627,865	\$ 4,162,570	\$ 2,080,040	\$ 2,080,040	\$ 2,080,040	\$ (2,082,530)	-50.0%

West Salem URA Expenditures

Expenditure Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Debt Service	\$ 630,310	\$ 623,203	\$ -	\$ -	\$ 3,501,000	\$ 1,501,000	\$ 1,501,000	\$ 1,501,000	\$ (2,000,000)	-57.1%
Total Expenditures	\$ 630,310	\$ 623,203	\$ -	\$ -	\$ 3,501,000	\$ 1,501,000	\$ 1,501,000	\$ 1,501,000	\$ (2,000,000)	-57.1%

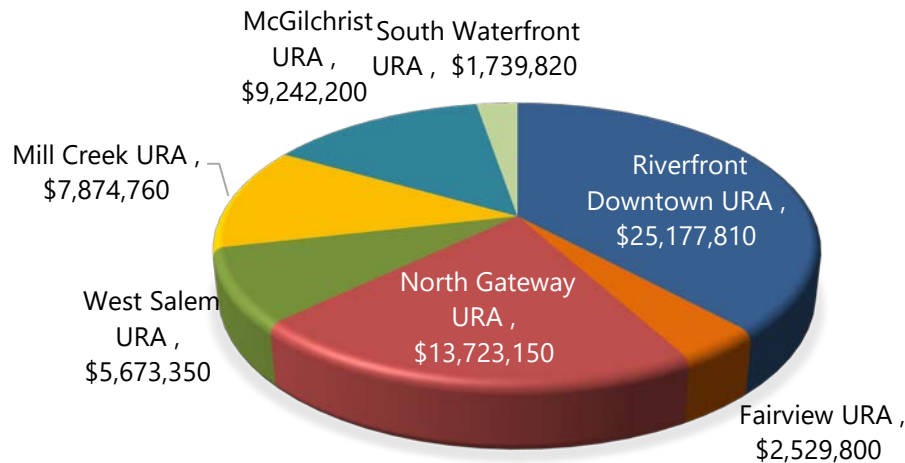
Urban Renewal Agency Capital Improvements Summary of Activity

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 - \$65,960,890 FY 2020 Budget



What's New in This Budget

In FY 2020, 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 West Salem, and on Division and Commercial streets to accommodate the new police station in the north downtown. In South Waterfront, funding is allocated to provide streambank enhancements and demolition of existing concrete structures adjacent to the North Block area.



Strong and Diverse Economy

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

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 2019 - 2020



Salem Public Works Department

LEGEND



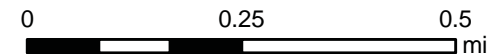
Urban Renewal Area



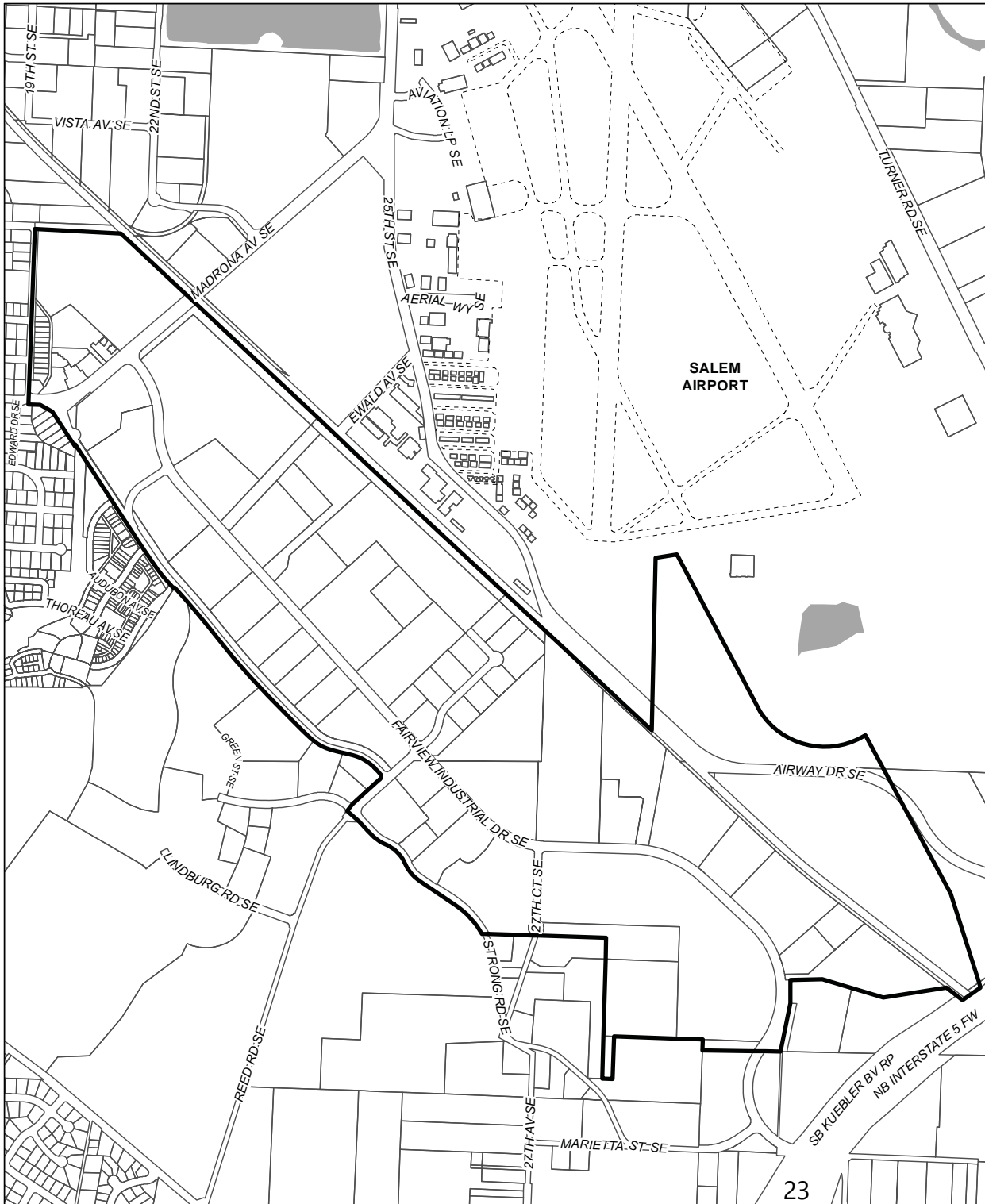
Parcel boundary



Water



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



Urban Renewal Agency
 FY 2020
 Fund No. 265
 Fairview Industrial Park (Fairview) Capital Improvements

Fairview URA Resources

Resource Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Loan Principal / Interest	\$ -	\$ 39,240	\$ -	\$ 80,172	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	-
All Other Revenues	14,000	25,609	18,000	33,040	25,000	35,000	35,000	35,000	10,000	40.0%
Beginning Working Capital	2,280,290	2,287,792	2,265,710	2,160,486	2,245,060	2,394,800	2,394,800	2,394,800	149,740	6.7%
Total Resources	\$ 2,294,290	\$ 2,352,641	\$ 2,283,710	\$ 2,273,698	\$ 2,270,060	\$ 2,529,800	\$ 2,529,800	\$ 2,529,800	\$ 259,740	11.4%

Fairview URA Expenditures

Expenditure Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Materials and Services	\$ 2,294,290	\$ 192,156	\$ 2,283,710	\$ 19,408	\$ 2,270,060	\$ 2,529,800	\$ 2,529,800	\$ 2,529,800	\$ 259,740	11.4%
Total Expenditures	\$ 2,294,290	\$ 192,156	\$ 2,283,710	\$ 19,408	\$ 2,270,060	\$ 2,529,800	\$ 2,529,800	\$ 2,529,800	\$ 259,740	11.4%

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 2020 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	\$ 12,810	\$ 227,190	\$ 240,000
TBD Committed to Future Projects Funds available for future projects in the Fairview Urban Renewal Area.	Morningside	3	118,090	2,094,910	2,213,000

FY 2020 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	3,950	70,060	74,010
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	150	2,640	2,790
Total Funding by Source			\$ 135,000	\$ 2,394,800	
			Total Resources		\$ 2,529,800
			Total Project Expenditures		\$ 2,529,800
			Unappropriated Balance		\$ -






MCGILCHRIST URBAN RENEWAL AREA

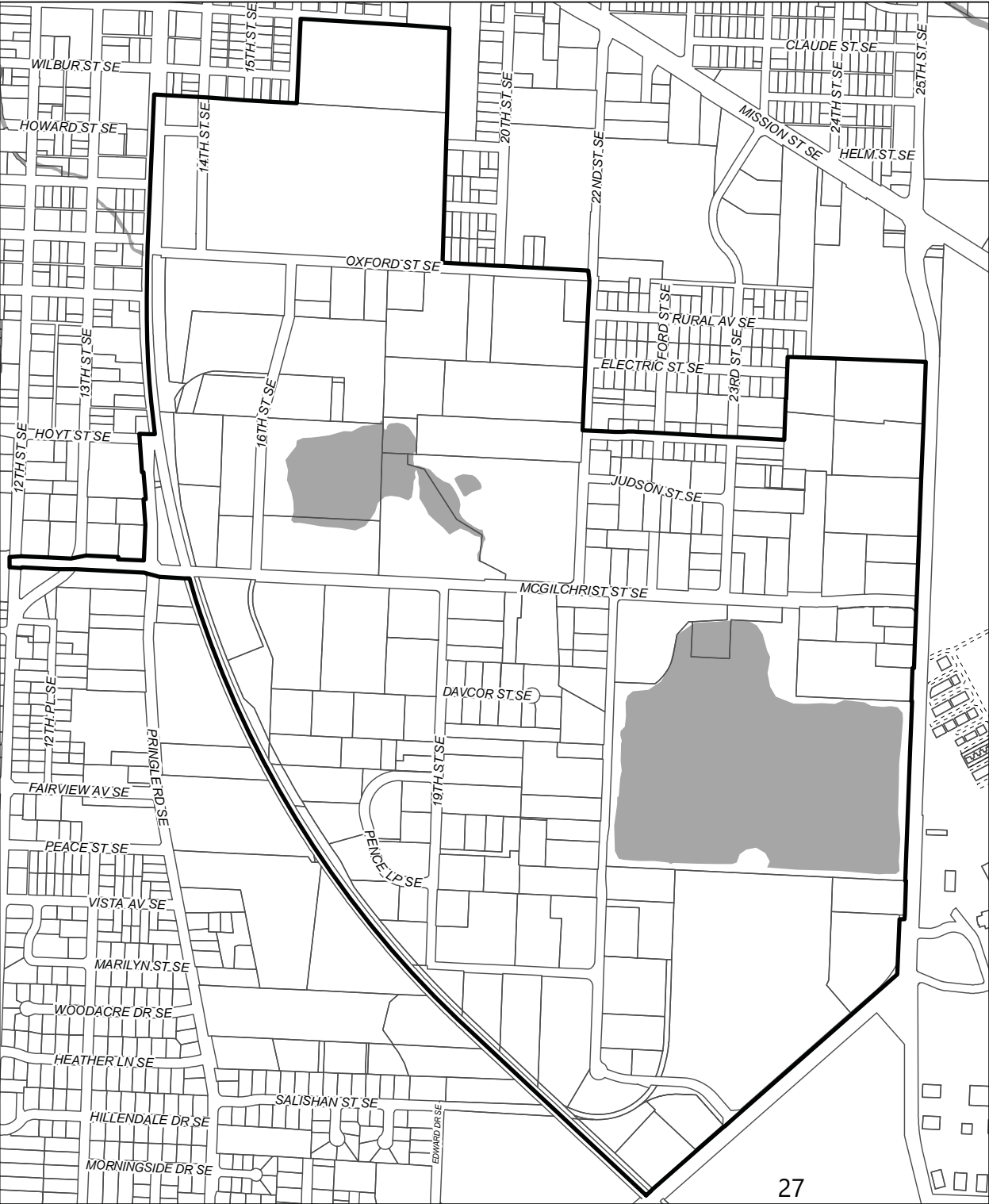
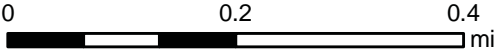
FISCAL YEAR 2019 - 2020



Salem Public Works Department

LEGEND

	Urban Renewal Area
	Parcel boundary
	Water



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

Urban Renewal Agency Budget
 FY 2020
 Fund No. 265
 McGilchrist Capital Improvements

McGilchrist URA Resources

Resource Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Internal and Intergovernmental	\$ -	\$ -	\$ 3,230,280	\$ -	\$ 4,575,280	\$ 4,575,280	\$ 4,575,280	\$ 4,575,280	\$ -	-
Du Jour Financing	-	-	1,500,000	1,500,000	900,000	1,000,000	1,000,000	1,000,000	100,000	11.1%
All Other Revenues	8,500	24,910	15,000	30,030	15,000	35,000	35,000	35,000	20,000	133.3%
Beginning Working Capital	2,720,300	2,482,952	2,564,200	1,980,972	3,338,350	3,606,920	3,606,920	3,631,920	293,570	8.8%
Total Resources	\$ 2,728,800	\$ 2,507,862	\$ 7,309,480	\$ 3,511,002	\$ 8,828,630	\$ 9,217,200	\$ 9,217,200	\$ 9,242,200	\$ 413,570	4.7%

McGilchrist URA Expenditures

Expenditure Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Materials and Services	\$ 2,728,800	\$ 526,890	\$ 7,309,480	\$ 220,963	\$ 8,828,630	\$ 9,217,200	\$ 9,217,200	\$ 9,242,200	\$ 413,570	4.7%
Total Expenditures	\$ 2,728,800	\$ 526,890	\$ 7,309,480	\$ 220,963	\$ 8,828,630	\$ 9,217,200	\$ 9,217,200	\$ 9,242,200	\$ 413,570	4.7%

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 2020 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	\$ 468,760	\$ -	\$ 34,520	\$ 3,557,460	\$ 4,060,740
FY 2020 Carryover Projects							
TBD McGilchrist Right-of-Way Purchases and Design Design and right-of-way purchases for road improvements.	SESNA	2	524,720	4,575,280	-	25,000	5,125,000
FY 2020 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	6,130	-	450	46,520	53,100
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	390	-	30	2,940	3,360
Total Funding by Source			\$ 1,000,000	\$ 4,575,280	\$ 35,000	\$ 3,631,920	
						Total Resources	\$ 9,242,200
						Total Project Expenditures	\$ 9,242,200
						Unappropriated Balance	\$ -

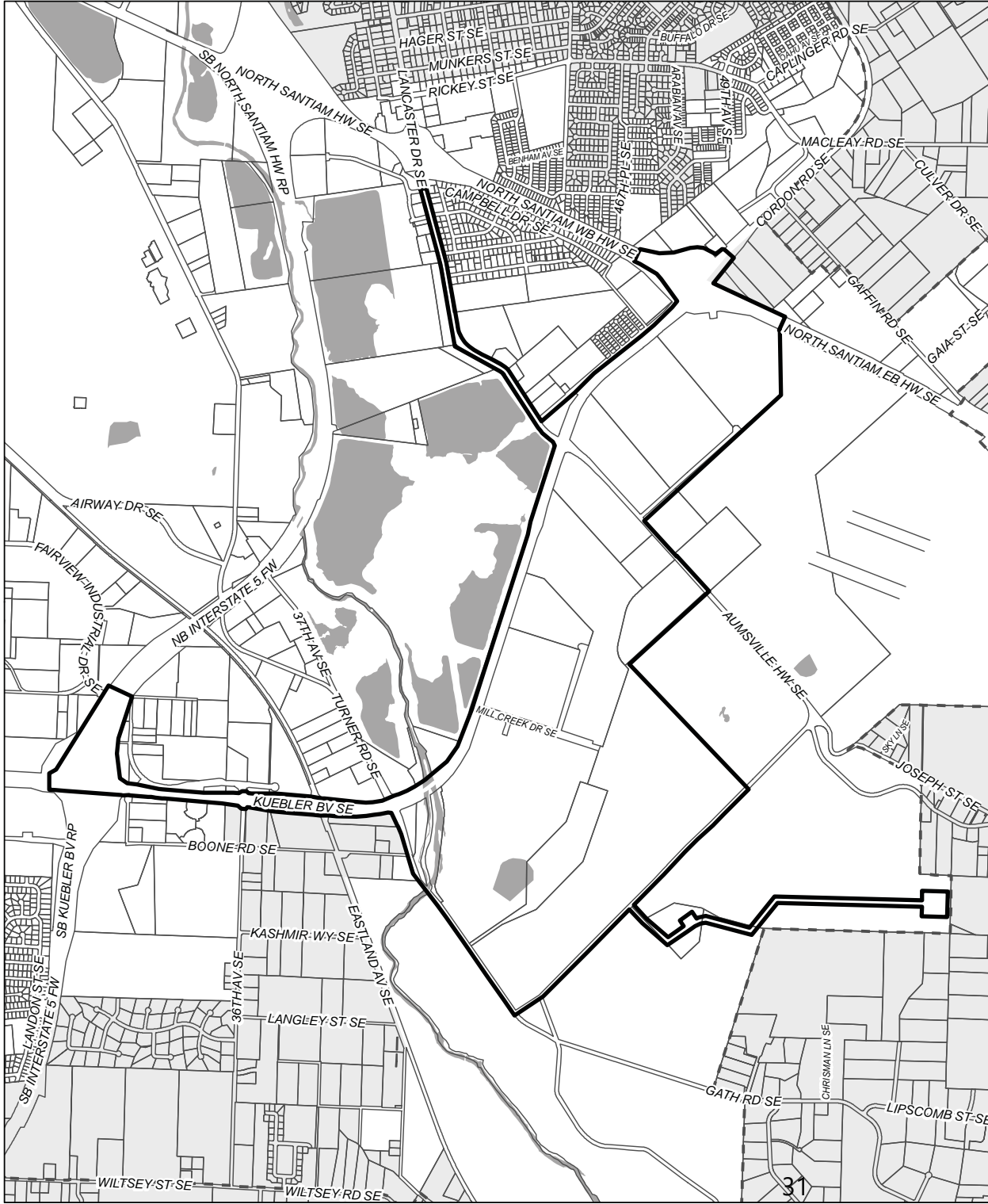


MILL CREEK URBAN RENEWAL AREA






FISCAL YEAR 2019 - 2020

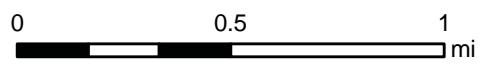


Salem Public Works Department



LEGEND

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



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

Urban Renewal Agency Budget
FY 2020
Fund No. 265
Mill Creek Industrial Park (Mill Creek) Capital Improvements

Mill Creek URA Resources

Resource Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Internal and Intergovernmental	\$ -	\$ 121,896	\$ -	\$ 144,010	\$ -	\$ 3,382,640	\$ 3,382,640	\$ 3,382,640	\$ 3,382,640	-
Loan Principal / Interest	1,227,920	-	627,920	-	427,920	270,290	270,290	270,290	(157,630)	-36.8%
Du Jour Financing	200,000	200,000	1,500,000	1,500,000	900,000	1,000,000	1,000,000	1,000,000	100,000	11.1%
All Other Revenues	8,790	8,732	345,100	7,900	9,500	20,000	20,000	20,000	10,500	110.5%
Beginning Working Capital	906,080	868,198	629,920	386,387	2,898,650	3,121,830	3,121,830	3,201,830	303,180	10.5%
Total Resources	\$ 2,342,790	\$ 1,198,827	\$ 3,102,940	\$ 2,038,298	\$ 4,236,070	\$ 7,794,760	\$ 7,794,760	\$ 7,874,760	\$ 3,638,690	85.9%

Mill Creek URA Expenditures

Expenditure Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Materials and Services	\$ 2,342,790	\$ 812,439	\$ 3,102,940	\$ 284,913	\$ 4,236,070	\$ 7,794,760	\$ 7,794,760	\$ 7,874,760	\$ 3,638,690	85.9%
Total Expenditures	\$ 2,342,790	\$ 812,439	\$ 3,102,940	\$ 284,913	\$ 4,236,070	\$ 7,794,760	\$ 7,794,760	\$ 7,874,760	\$ 3,638,690	85.9%

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 2020 New Projects

Project	Neighborhood Association	Ward	Sources of Funding				Total Project
			Short-term Borrowing	DAS Reimbursement	All Other Revenues	Working Capital	
TBD Mill Creek Corporate Center South Grading Construction Grading construction to elevate development property adjacent to Mill Creek to be above the FEMA 100-year floodplain.	SEMCA	2	\$ -	\$ 3,332,640	\$ -	\$ -	\$ 3,332,640
TBD Mill Creek Drive Final design and construction of Mill Creek Drive improvements to support development within the Mill Creek Industrial Park URA.	SEMCA	2	-	-	-	5,000	5,000
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	313,000	50,000	-	335,430	698,430
FY 2020 Carryover and General Projects							
686025 Wetlands Phase II Develop south wetland mitigation and stormwater detention site between Mill Creek Drive and Turner Road (rebudgeted).	SEMCA	2	687,000	-	279,190	1,529,570	2,495,760
686026 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 (rebudgeted).	SEMCA	2	-	-	6,000	1,094,000	1,100,000
686011 Strategic Economic Development Corporation Reimburse Urban Development Administration for a portion of the SEDCOR contract.	SEMCA	2	-	-	3,200	59,300	62,500
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	-	-	900	158,210	159,110
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	-	-	1,000	20,320	21,320
Total Funding by Source			\$ 1,000,000	\$ 3,382,640	\$ 290,290	\$ 3,201,830	
						Total Resources	\$ 7,874,760
						Total Project Expenditures	\$ 7,874,760
						Unappropriated Balance	\$ -







NORTH GATEWAY URBAN RENEWAL AREA

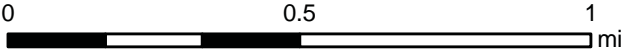
FISCAL YEAR 2019 - 2020



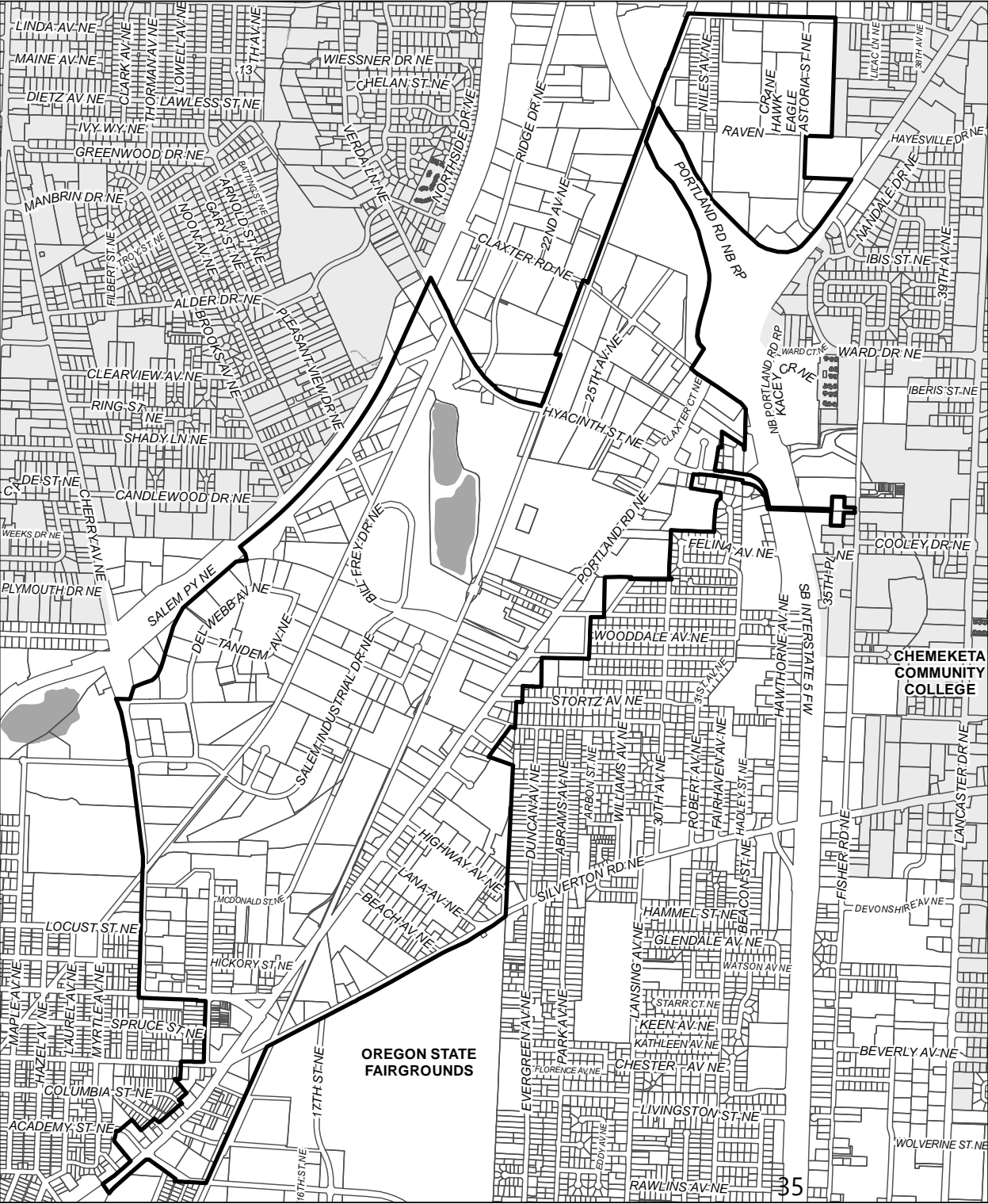
Salem Public Works Department

LEGEND

-  Urban Renewal Area
-  Parcel boundary
-  Water
-  Outside city limit



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



Urban Renewal Agency Budget
 FY 2020
 Fund No. 265
 North Gateway Capital Improvements

North Gateway URA Resources

Resource Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Loan Principal / Interest	\$ 29,290	\$ 35,237	\$ 29,290	\$ 230,717	\$ 29,290	\$ 29,290	\$ 29,290	\$ 29,290	\$ -	-
Du Jour Financing	1,500,000	1,500,000	13,000,000	13,000,000	3,500,000	3,925,920	3,925,920	3,925,920	425,920	12.2%
All Other Revenues	25,670	55,930	30,800	71,209	25,000	53,600	53,600	53,600	28,600	114.4%
Beginning Working Capital	5,097,830	5,145,634	3,908,300	4,396,600	12,472,860	8,370,680	8,370,680	9,714,340	(2,758,520)	-22.1%
Total Resources	\$ 6,652,790	\$ 6,736,801	\$ 16,968,390	\$ 17,698,526	\$ 16,027,150	\$ 12,379,490	\$ 12,379,490	\$ 13,723,150	\$ (2,304,000)	-14.4%

North Gateway URA Expenditures

Expenditure Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Materials and Services	\$ 6,652,790	\$ 2,340,201	\$ 16,968,390	\$ 6,073,094	\$ 13,612,150	\$ 11,300,730	\$ 11,300,730	\$ 12,644,390	\$ (967,760)	-7.1%
Capital Outlay	-	-	-	25,000	2,415,000	1,078,760	1,078,760	1,078,760	(1,336,240)	-55.3%
Total Expenditures	\$ 6,652,790	\$ 2,340,201	\$ 16,968,390	\$ 6,098,094	\$ 16,027,150	\$ 12,379,490	\$ 12,379,490	\$ 13,723,150	\$ (2,304,000)	-14.4%

North Gateway Capital Improvements

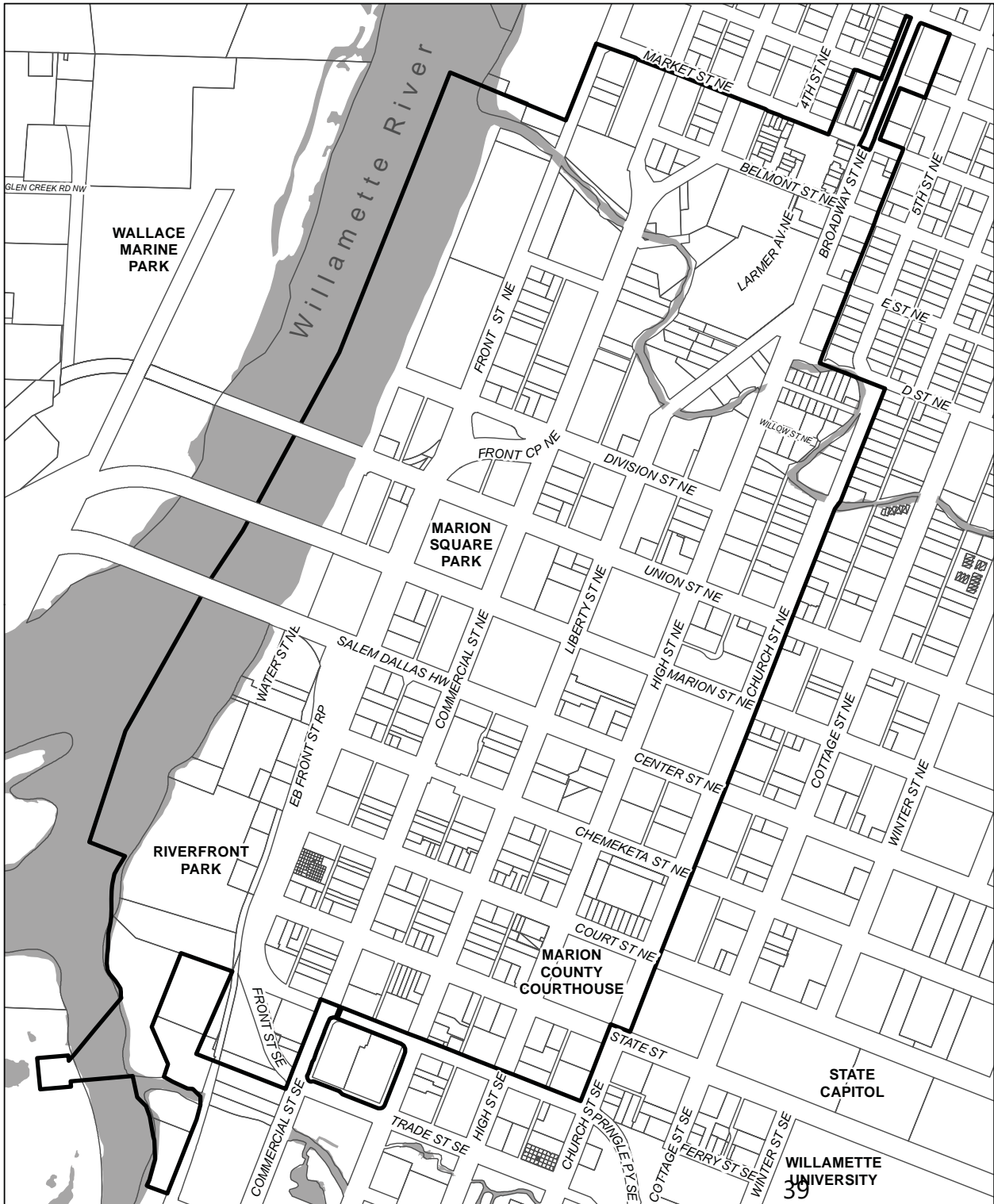
North Gateway capital projects include grants, loans, and funds held in reserve for current and future redevelopment investments; Portland Road street and streetscape improvements; and administrative costs. Projects are funded with interest earnings and working capital from previous borrowings.



FY 2020 New Projects

Project	Neighborhood Association	Ward	Sources of Funding			Total Project
			Short-term Borrowing	All Other Revenues	Working Capital	
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	\$ 3,925,920	\$ 82,890	\$ 3,189,470	\$ 7,198,280
FY 2020 Carryover Projects						
Multiple Rehabilitation Grant Program Commercial / industrial loan and grant program (rebudgeted, all funds currently committed to projects).	Northgate, Highland	5	-	-	3,830,000	3,830,000
Multiple Rehabilitation Loan Program Commercial/industrial loan and grant program (rebudgeted).	Northgate, Highland	5	-	-	363,540	363,540
TBD Streetscape Improvements Funding for construction of streetscape improvements on Portland Road between Bill Frey Drive and Hyacinth Street, including up to two pedestrian crosswalks with signals.	Northgate, Highland	5	-	-	250,000	250,000
684053 Portland Road Property Acquisition Acquisition of property at 2640 Portland Road NE (rebudgeted).	Northgate, Highland	5	-	-	1,078,760	1,078,760
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	-	-	500,000	500,000
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 (rebudgeted).	Northgate, Highland	5	-	-	300,000	300,000
FY 2020 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	-	-	163,670	163,670
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	-	-	38,900	38,900
Total Funding by Source			\$ 3,925,920	\$ 82,890	\$ 9,714,340	
						Total Resources \$ 13,723,150
						Total Project Expenditures \$ 13,723,150
						Unappropriated Balance \$ -

CITY OF *Salem*
AT YOUR SERVICE






RIVERFRONT DOWNTOWN URBAN RENEWAL AREA

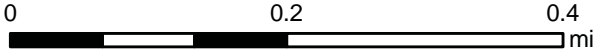
FISCAL YEAR 2019 - 2020



Salem Public Works Department

LEGEND

-  Urban Renewal Area
-  Parcel boundary
-  Water



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

Urban Renewal Agency
 FY 2020
 Fund No. 265
 Riverfront Downtown Capital Improvements

Riverfront Downtown URA Resources

Resource Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Internal and Intergovernmental	\$ -	\$ 361,741	\$ -	\$ 289,220	\$ -	\$ 300,090	\$ 300,090	\$ 300,090	\$ 300,090	-
Loan Principal / Interest	217,920	1,479,119	48,950	49,723	48,950	49,720	49,720	49,720	770	1.6%
Du Jour Financing	4,000,000	4,000,000	6,500,000	6,500,000	7,000,000	7,500,000	7,500,000	7,500,000	500,000	7.1%
All Other Revenues	323,590	81,602	339,220	142,688	354,210	75,000	75,000	75,000	(279,210)	-78.8%
Interfund Transfer	-	-	613,000	613,000	-	-	-	-	-	-
Beginning Working Capital	6,822,040	7,220,706	9,310,630	10,794,409	16,017,080	15,993,470	15,993,470	17,253,000	1,235,920	7.7%
Total Resources	\$ 11,363,550	\$ 13,143,167	\$ 16,811,800	\$ 18,389,040	\$ 23,420,240	\$ 23,918,280	\$ 23,918,280	\$ 25,177,810	\$ 1,757,570	7.5%

Riverfront Downtown URA Expenditures

Expenditure Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Materials and Services	\$ 11,363,550	\$ 2,348,758	\$ 16,811,800	\$ 3,026,310	\$ 19,863,990	\$ 22,243,280	\$ 22,243,280	\$ 23,502,810	\$ 3,638,820	18.3%
Capital Outlay	-	-	-	112,500	3,556,250	1,675,000	1,675,000	1,675,000	(1,881,250)	-52.9%
Total Expenditures	\$ 11,363,550	\$ 2,348,758	\$ 16,811,800	\$ 3,138,811	\$ 23,420,240	\$ 23,918,280	\$ 23,918,280	\$ 25,177,810	\$ 1,757,570	7.5%

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 2020 New Projects

Project	Neighborhood Association	Ward	Sources of Funding				
			Short-term Borrowing	TOT Reimbursement	All Other Revenues	Working Capital	Total Project
TBD Salem Police Station Road Improvements URA contribution to the construction of the new police station.	CANDO, GRANT	1, 2, 7	\$ -	\$ -	\$ 11,010	\$ 2,073,990	\$ 2,085,000
682095 Division Street 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, storm water, pedestrian and bicycle improvements on Division Street NE from Commercial Street NE to High Street NE and on Liberty Street NE from Marion Street NE to the Mill Creek bridge (rebudgeted, appears as it has not previously appeared in the budget document).	CANDO, GRANT	1, 2, 7	1,610,000	-	16,730	1,633,270	3,260,000
TBD Homeless Solutions Task Force Funds set aside to implement projects that align with the recommendations of the Homeless Solutions Task Force.	CANDO, GRANT	1, 2, 7	2,486,800	-	13,200	-	2,500,000
TBD Benefit Cost Analysis - Salem Convention Center expansion Benefit cost analysis on the feasibility of expanding the Salem Convention Center.	CANDO, GRANT	1, 2, 7	-	-	-	80,000	80,000
TBD Strategic Project Grant Program Grant program to assist property owners in addressing issues arising out of homelessness, including projects that address building and property safety and security.	CANDO, GRANT	1, 2, 7	99,210	-	790	164,000	264,000
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	1,923,670	-	10,210	-	1,933,880
FY 2020 Carryover Projects							
Multiple Streetscape Program for design and construction of streetscape improvements within the downtown (rebudgeted).	CANDO, GRANT	1, 2, 7	-	-	13,140	2,476,090	2,489,230

Project	Neighborhood Association	Ward	Sources of Funding					Total Project
			Short-term Borrowing	TOT Reimbursement	All Other Revenues	Working Capital		
Multiple Alley Improvements Program for design and construction of alley improvements within the downtown (rebudgeted).	CANDO, GRANT	1, 2, 7	-	-	2,260	496,740	499,000	
Multiple Toolbox Loans Funding for the commercial loan program (rebudgeted).	CANDO, GRANT	1, 2, 7	-	-	500	94,000	94,500	
682018 Capital Improvement Grant Programs Funding for downtown capital improvement grant program (rebudgeted).	CANDO, GRANT	1, 2, 7	750,000	-	33,820	6,266,180	7,050,000	
682090 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	-	-	180	239,820	240,000	
682091 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	-	-	340	64,660	65,000	
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	-	-	300	56,530	56,830	
682089 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).	CANDO, GRANT	1, 2, 7	-	-	1,060	198,940	200,000	
TBD Property Acquisition Purchase of the downtown Union Gospel Mission and Saffron sites (rebudgeted).	CANDO, GRANT	1, 2, 7	100,000	-	8,850	1,566,150	1,675,000	
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 (rebudgeted).	CANDO, GRANT	1, 2, 7	-	-	1,170	220,270	221,440	
682094 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, rebudgeted).	CANDO, GRANT	1, 2, 7	-	-	7,920	1,492,080	1,500,000	

Project	Neighborhood Association	Ward	Sources of Funding				Total Project
			Short-term Borrowing	TOT Reimbursement	All Other Revenues	Working Capital	
682096 High Speed Broadband Feasibility Study Feasibility study related to high speed broadband implementation in the downtown core (rebudgeted).	CANDO, GRANT	1, 2, 7	25,000	-	400	99,600	125,000
FY 2020 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	420,840	-	2,400	30,680	453,920
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	48,550	-	250	-	48,800
682023 Marketing Contract with Salem Convention Center Marketing services for the Salem Convention Center.	CANDO, GRANT	1, 2, 7	-	300,090	-	-	300,090
682023 Salem Convention Center Insurance Property insurance for the Salem Convention Center.	CANDO, GRANT	1, 2, 7	35,930	-	190	-	36,120
Total Funding by Source			\$ 7,500,000	\$ 300,090	\$ 124,720	\$ 17,253,000	

Total Resources	\$ 25,177,810
Total Project Expenditures	\$ 25,177,810
Unappropriated Balance	\$ -






SOUTH WATERFRONT URBAN RENEWAL AREA

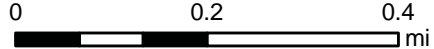
FISCAL YEAR 2019 - 2020



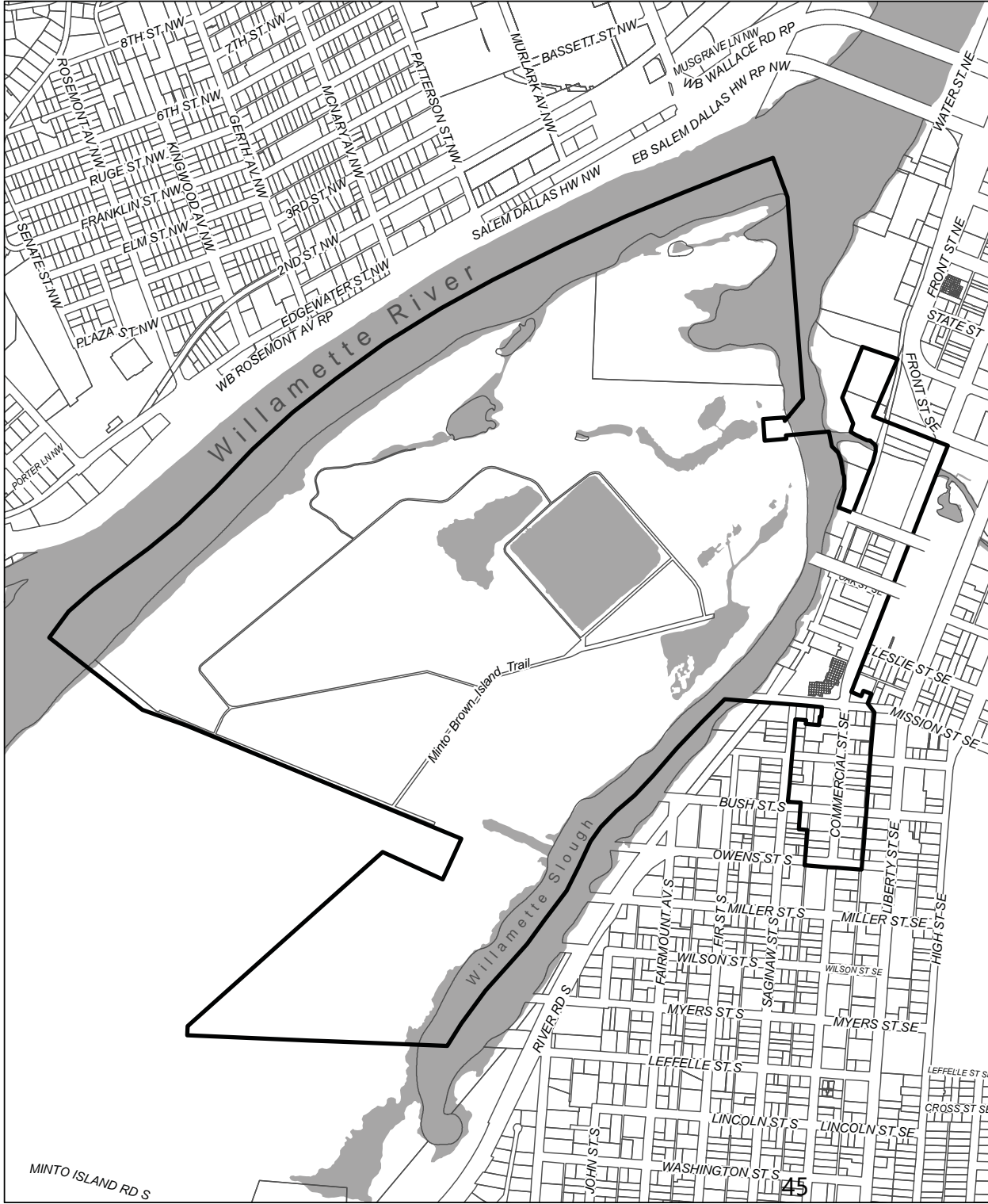
Salem Public Works Department

LEGEND

-  Urban Renewal Area
-  Parcel boundary
-  Water



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



Urban Renewal Agency Budget
 FY 2020
 Fund No. 265
 South Waterfront Capital Improvements

South Waterfront URA Resources

Resource Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Du Jour Financing	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ (250,000)	-33.3%
All Other Revenues	1,500	4,846	2,500	7,057	6,500	7,500	7,500	7,500	1,000	15.4%
Beginning Working Capital	481,880	489,778	480,380	482,708	477,830	1,232,320	1,232,320	1,232,320	754,490	157.9%
Total Resources	\$ 483,380	\$ 494,624	\$ 482,880	\$ 489,765	\$ 1,234,330	\$ 1,739,820	\$ 1,739,820	\$ 1,739,820	\$ 505,490	41.0%

South Waterfront URA Expenditures

Expenditure Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Materials and Services	\$ 483,380	\$ 11,916	\$ 482,880	\$ 8,368	\$ 1,234,330	\$ 1,739,820	\$ 1,739,820	\$ 1,739,820	\$ 505,490	41.0%
Total Expenditures	\$ 483,380	\$ 11,916	\$ 482,880	\$ 8,368	\$ 1,234,330	\$ 1,739,820	\$ 1,739,820	\$ 1,739,820	\$ 505,490	41.0%

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 2020 New Projects

Project	Neighborhood Association	Ward	Sources of Funding			Total Project
			Short-term Borrowing	All Other Revenues	Working Capital	
TBD Removal of Boise Foundation and Pringle Creek Restoration Design, permitting, demolition, and construction of the existing concrete structures adjacent to the North Block area and streambank enhancement in the Pringle Creek Corridor.	SCAN, South Salem	2, 7	\$ 195,160	\$ 4,840	\$ 1,100,000	\$ 1,300,000
TBD Committed to Future Projects Funds held in reserve for future projects specified in the approved plan for the South Waterfront Urban Renewal Area.	SCAN, South Salem	2, 7	304,840	2,350	80,720	387,910
FY 2020 General Projects						
688000 Project Coordination / Support 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.	SCAN, South Salem	2, 7	-	290	47,620	47,910
688000 Support Services Charge (Indirect Cost Allocation) Provides funds to reimburse the City General Fund for the cost of providing City services to the South Waterfront Urban Renewal Area.	SCAN, South Salem	2, 7	-	20	3,980	4,000
Total Funding by Source			\$ 500,000	\$ 7,500	\$ 1,232,320	
						Total Resources \$ 1,739,820
						Total Project Expenditures \$ 1,739,820
						Unappropriated Balance \$ -



WEST SALEM URBAN RENEWAL AREA

FISCAL YEAR 2019 - 2020



Salem Public Works Department

LEGEND



Urban Renewal Area



Urban Growth Boundary



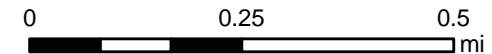
Parcel boundary



Water



Outside city limit



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



Urban Renewal Agency Budget
FY 2020
Fund No. 265
West Salem Capital Improvements

West Salem URA Resources

Resource Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Internal and Intergovernmental	\$ -	\$ 10,541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Du Jour Financing	-	-	-	-	3,500,000	1,500,000	1,500,000	1,500,000	(2,000,000)	-57.1%
All Other Revenues	16,870	16,783	11,300	19,049	15,000	20,000	20,000	20,000	5,000	33.3%
Beginning Working Capital	1,707,520	1,712,422	1,303,150	1,288,604	1,010,490	3,538,350	3,538,350	4,153,350	3,142,860	311.0%
Total Resources	\$ 1,724,390	\$ 1,739,746	\$ 1,314,450	\$ 1,307,653	\$ 4,525,490	\$ 5,058,350	\$ 5,058,350	\$ 5,673,350	\$ 1,147,860	25.4%

West Salem URA Expenditures

Expenditure Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Materials and Services	\$ 1,724,390	\$ 451,142	\$ 1,314,450	\$ 284,745	\$ 4,525,490	\$ 5,058,350	\$ 5,058,350	\$ 5,673,350	\$ 1,147,860	25.4%
Total Expenditures	\$ 1,724,390	\$ 451,142	\$ 1,314,450	\$ 284,745	\$ 4,525,490	\$ 5,058,350	\$ 5,058,350	\$ 5,673,350	\$ 1,147,860	25.4%

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 2020 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 (rebudgeted / \$200,000 new allocation).	West Salem	1	\$ -	\$ 5,060	\$ 1,434,940	\$ 1,440,000
TBD Wallace Road / Second Street Design Initiate road design to extend 2nd Street NW under Wallace Road NW to Marine Drive NW terminating at Glen Creek Road NW (rebudgeted / \$1,500,000 new allocation).	West Salem	1	1,500,000	8,430	1,491,570	3,000,000
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 (rebudgeted / \$100,000 new allocation).	West Salem	1	-	1,120	198,880	200,000
TBD Zoning Code Clean Up Review existing zoning codes for West Salem Business District and implement changes to the code that increase the flexibility of uses and encourage development within the area.	West Salem	1	-	-	75,000	75,000
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	-	5,390	868,170	873,560

FY 2020 Carryover and General Projects

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	-	-	74,880	74,880
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	-	-	9,910	9,910

Total Funding by Source \$ 1,500,000 \$ 20,000 \$ 4,153,350

Total Resources \$ 5,673,350
Total Project Expenditures \$ 5,673,350
Unappropriated Balance \$ -





Strong and Diverse Economy

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

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 2020
 Fund No. 345
 Convention Center

Convention Center Resources

Resource Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Fees for Service	\$ 2,390,000	\$ 3,084,526	\$ 2,535,000	\$ 3,122,866	\$ 4,055,660	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ (55,660)	-1.4%
Rents	1,010,000	1,541,436	1,215,000	1,529,191	2,176,800	2,176,800	2,176,800	2,176,800	-	-
Internal / Intergovernmental	450,000	-	450,000	-	450,000	450,000	450,000	450,000	-	-
All Other Revenues	298,590	5,878	289,220	648	294,210	300,090	300,090	300,090	5,880	2.0%
Beginning Working Capital	513,370	509,636	505,020	888,997	806,450	660,270	660,270	660,270	(146,180)	-18.1%
Total Resources	\$ 4,661,960	\$ 5,141,476	\$ 4,994,240	\$ 5,541,702	\$ 7,783,120	\$ 7,587,160	\$ 7,587,160	\$ 7,587,160	\$ (195,960)	-2.5%

Convention Center Expenditures

Expenditure Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Materials and Services	\$ 3,398,840	\$ 3,948,657	\$ 3,818,270	\$ 4,040,022	\$ 4,935,820	\$ 4,935,820	\$ 4,935,820	\$ 4,935,820	\$ -	-
Capital Outlay	450,000	-	450,000	-	450,000	450,000	450,000	450,000	-	-
Contingencies	463,120	-	25,970	-	897,300	1,451,340	1,451,340	1,451,340	554,040	61.7%
Interfund Transfers	350,000	304,367	700,000	683,727	1,500,000	750,000	750,000	750,000	(750,000)	-50.0%
Total Expenditures	\$ 4,661,960	\$ 4,253,024	\$ 4,994,240	\$ 4,723,749	\$ 7,783,120	\$ 7,587,160	\$ 7,587,160	\$ 7,587,160	\$ (195,960)	-2.5%

Urban Renewal Agency
 FY 2020
 Fund No. 428
 Convention Center Gain / Loss Reserve

Gain / Loss Reserve Resources

Resource Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
All Other Revenues	\$ 25,600	\$ 50,370	\$ 37,000	\$ 67,231	\$ 50,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 25,000	50.0%
Interfund Transfers	350,000	304,367	350,000	683,727	1,500,000	750,000	750,000	750,000	(750,000)	-50.0%
Beginning Working Capital	4,317,540	4,305,455	4,447,760	4,397,504	4,704,580	4,921,040	4,921,040	4,921,040	216,460	4.6%
Total Resources	\$ 4,693,140	\$ 4,660,191	\$ 4,834,760	\$ 5,148,462	\$ 6,254,580	\$ 5,746,040	\$ 5,746,040	\$ 5,746,040	\$ (508,540)	-8.1%

Gain / Loss Reserve Expenditures

Expenditure Type	Budget FY 2017	Actual FY 2017	Budget FY 2018	Actual FY 2018	Budget FY 2019	Mgr Rec FY 2020	BC Rec FY 2020	Adopted FY 2020	Difference from FY 2019	% Chg from FY 2019
Materials and Services	\$ 375,000	\$ 262,688	\$ 375,000	\$ 276,090	\$ 375,000	\$ 1,971,190	\$ 1,971,190	\$ 1,971,190	\$ 1,596,190	425.7%
Capital Outlay	450,000	-	450,000	-	450,000	450,000	450,000	450,000	-	-
Total Expenditures	\$ 825,000	\$ 262,688	\$ 825,000	\$ 276,090	\$ 825,000	\$ 2,421,190	\$ 2,421,190	\$ 2,421,190	\$ -	193.5%

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, 2019 to June 30, 2020 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 24, 2019 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 1, 2019. 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 25, 2019 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 City's website on and after April 19, 2019 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 1, 2019
May 8, 2019
May 15, 2019 (alternate date)

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

Statesman Journal
4/15/2019 (349642)

A meeting of the Urban Renewal Agency of the City of Salem will be held on June 10, 2019 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, 2019 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. 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 effect on the budget are explained below. This budget is for an annual period. Americans with Disabilities Act accommodations for the June 10, 2019 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
	2017-18	This Year 2018-19	Next Year 2019-20
Beginning Fund Balance / Net Working Capital	45,389,755	51,745,180	48,939,690
Federal, State and All Other Grants	144,018	4,575,280	7,957,920
Revenue from Bonds and Other Debt	22,500,000	16,977,920	15,696,210
Interfund Transfers	1,585,947	1,950,000	1,500,090
All Other Resources Except Division of Tax and Special Levy	6,007,432	7,705,770	7,467,660
Revenue from Division of Tax	9,672,322	10,477,350	11,322,043
Revenue from Special Levy	2,790,575	2,935,330	3,139,887
Total Resources	88,090,049	96,366,830	96,023,500

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION				
Personnel Services	0	0	0	0
Materials and Services	8,068,411	46,305,000	66,415,950	
Capital Outlay	137,500	6,871,250	3,653,760	
Debt Service	23,372,062	17,782,780	16,628,350	
Interfund Transfers	1,296,727	1,500,000	750,000	
Contingencies	0	897,300	1,451,340	
All Other Expenditures and Requirements	6,165,502	13,576,540	1,231,750	
Unappropriated Ending Fund Balance	49,049,845	9,433,960	5,892,350	
Total Requirements	88,090,049	96,366,830	96,023,500	

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	10,736,284	30,757,000	31,753,730	
Fairview Industrial Park Urban Renewal Area	19,408	2,270,060	2,529,800	
North Gateway Urban Renewal Area	19,098,997	19,528,150	17,163,660	
West Salem Urban Renewal Area	284,745	8,026,490	6,559,350	
Mill Creek Industrial Park Urban Renewal Area	2,171,495	6,028,090	9,657,240	
McGilchrist Urban Renewal Area	1,721,067	9,729,630	10,218,200	
South Waterfront Urban Renewal Area	8,368	1,985,330	2,240,820	
Salem Convention Center	4,999,839	8,608,120	10,008,350	
Not Allocated to Organizational Unit or Program	49,049,845	9,433,960	5,892,350	
Total Requirements	88,090,049	96,366,830	96,023,500	
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 project expense related to the new police station and adjacent streets, plus increased short-term borrowing expense.
 Fairview URA -- Increased to appropriate all available funding.
 North Gateway URA -- Decreased due to lowered project expense. Includes repayment of excess tax increment to the county assessor.
 West Salem URA -- Decreased short-term borrowing expense.
 Mill Creek Industrial Park URA -- Increased project expense for grading project to elevate property above the floodplain.
 McGilchrist URA -- Increased appropriation for future projects.
 South Waterfront URA -- Increased with new project to remove concrete structures adjacent to Pringle Creek and enhance the streambank.
 Salem Convention Center -- Increased expense in the Convention Center Gain / Loss Reserve Fund to improve the center's kitchen facilities.

URBAN RENEWAL AGENCY (URA) SOURCES OF FINANCING
 Beginning Fund Balance / Net Working Capital -- Year-over-year decrease for North Gateway and West Salem URAs.
 Federal, State, and All Other Grants -- Increased due to State of Oregon reimbursement for Mill Creek URA.
 Revenue from Bonds and Other Debt -- Year-over-year decrease in short-term borrowing.
 Interfund Transfers -- Decreased due to one-time transfer of two years of program income to the Convention Center Gain / Loss Reserve Fund during FY 2019.
 Revenue from Division of Taxes -- Increase due to anticipated gains in Riverfront Downtown, North Gateway, Mill Creek, and McGilchrist URAs.
 Revenue from Special Levy -- Increase of 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 July 1
General Obligation Bonds	\$1,470,000
Short Term Borrowings	\$0
Other Borrowings	\$9,864,930
Total	\$11,334,930

STATEMENT OF INDEBTEDNESS	
	Estimated Debt Authorized, But Not Incurred on July 1
	\$0
	\$15,425,920
	\$0
Total	\$15,425,920

RESOLUTION NO. 19-3 URA

A RESOLUTION ADOPTING THE BUDGET OF THE URBAN RENEWAL AGENCY OF THE CITY OF SALEM, OREGON, FOR FISCAL YEAR 2019-2020, 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, 2019, and ending June 30, 2020, in the sum of \$93,454,340, plus an unappropriated ending fund balance of \$5,892,350, for total requirements of \$99,346,690.

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%.

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


Dawn A. S. [unclear]
City Recorder
City of Salem, Oregon

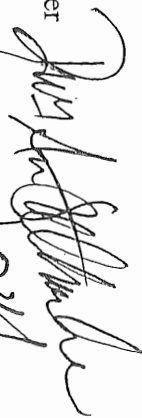
Section 3. The amounts set forth in "Exhibit A," attached hereto and incorporated herein by this reference, are hereby appropriated for the purposes set forth therein for the fiscal year beginning July 1, 2019.

Section 4. This resolution is effective upon adoption.

ADOPTED by the Board this 24th day of June, 2019.

ATTEST:

City Recorder



Approved by City Attorney:



Checked by: K. Jacobs

Urban Renewal Agency of Salem
 FY 2020
 Final Budget Expenditure Appropriations

Fund	Operating	Non-Operating Budget			Total
	Program Budget	Debt Service	Interfund Transfers	Contingency	
TAX ALLOCATION BOND DEBT FUND	\$ 856,750	\$16,628,350	\$0	\$0	\$17,485,100
TAX ALLOCATION IMPROVEMENT FUND	65,960,890	0	0	0	65,960,890
SALEM CONVENTION CENTER FUND	5,385,820	0	750,000	1,451,340	7,587,160
CONVENTION CENTER FUND	2,421,190	0	0	0	2,421,190
TOTAL URBAN RENEWAL	\$74,624,650	\$16,628,350	\$750,000	\$1,451,340	\$93,454,340

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 2019-2020 ad valorem tax increment amounts
(Agency Name)

by plan area for the tax roll of Marion / Polk.

(County Name)

Robert Barron

503-588-6040

7/1/2019

(Contact Person)

(Telephone Number)

(Date Submitted)

555 Liberty St SE, Salem, OR 97301

(Agency's Mailing Address)

rbarron@cityofsalem.net

(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 _____	

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. Beginning tax year 2019-20, permanently increase frozen value to:

Plan Area Name	New frozen value \$
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.

CITY OF *Salem*
AT YOUR SERVICE