

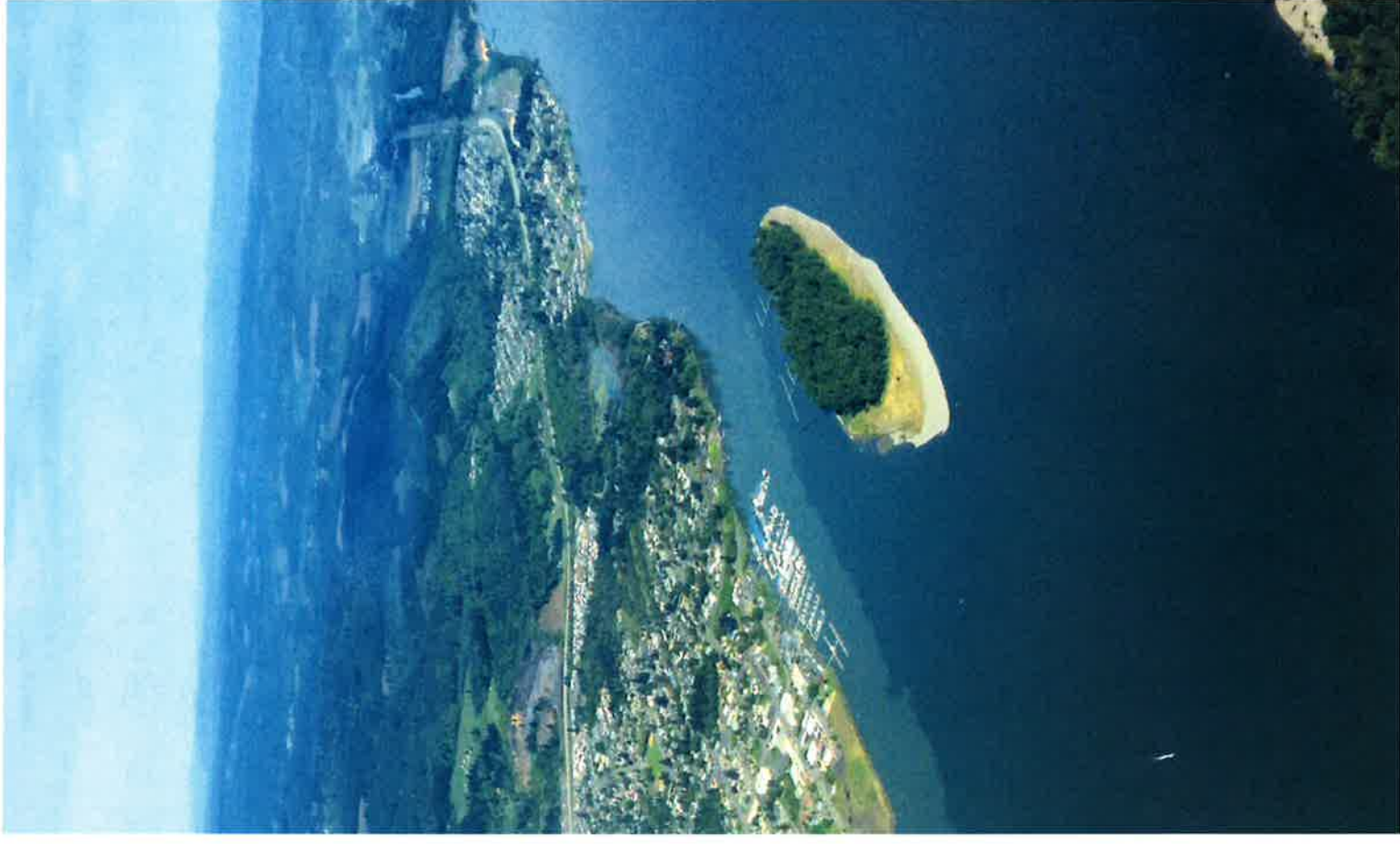
# CCDA Board Meeting



October 21, 2015

# Agenda

- Team & Roles
- Budget
- Website
- Financial Projections
- Port of St. Helens
- Calendar & Next Steps



# Team and Roles



# ECONorthwest Team



Lorelei Juntunen



Abe Farkas



Nick Popenuk



Elaine Howard

# Urban Renewal Experience

- City of Albany
- AORA
- City of Ashland
- City of Beaverton
- City of Bend
- City of Billings (MT)
- City of Boardman
- City of Brookings
- City of Canby
- City of Carlton
- Clackamas County
- Columbia County
- City of Gold Beach
- City of Harrisburg
- City of Hillsboro
- City of Hood River
- City of Medford

# Budget for ECONorthwest work



# Budget: Start-Up Costs

<b>Item</b>	<b>Amount</b>
Phone	\$72
Website design (using Squarespace)	\$2,000
File system set-up	\$2,000
Develop annual calendar and budget estimate for ECO time	\$1,000
Review all relevant documents and attend kick-off meeting	\$3,000
Meet with Jennifer to discuss annual budget and audit process	\$1,140
Update annual TIF projections and set up systems for future updates	\$3,450
<b>Total</b>	<b>\$12,662</b>

# Budget: Ongoing Monthly Costs

<b>Item</b>	<b>Amount</b>
Phone line	\$40.40
Email	\$5
Website hosting on Squarespace	\$16
Domain name for website	\$2.50
Website update, filing, administering Dropbox	\$420
Estimated phone/email response for public inquiries	\$410
Coordination with County staff	\$1,065
Total	\$2,118.90



# Budget: Annual Costs

<b>Item</b>	<b>Amount</b>
Annual UR report	\$750
Budget process	\$3,000
Commission meetings	\$9,000
Participate in audit	\$1,500
Update TIF projections	\$1,500
Miscellaneous meetings and analysis	\$4,000
<b>Total</b>	<b>\$19,750</b>

# Budget: Total

	<b>FYE 2105 (May/June 2015)</b>	<b>FYE 2016</b>	<b>FYE 2017 (est)</b>
Start Up	\$4,566	\$8,097	
Monthly	\$64	\$25,427	\$25,427
Annual Projects		\$19,750	\$19,750
Special Projects	\$1,085		
Total	\$6,434	\$53,273	\$45,177

# CCDA Website



**CCDA**  
Columbia County  
Development Agency

HOME

ABOUT

MEETINGS

DOCUMENTS

CONTACT

## Welcome to the Columbia County Development Agency website.

The Columbia County Development Agency ("CCDA") was formed in 2001 as the County's urban renewal agency established under ORS Chapter 457. CCDA's main activity is managing the Port Westward Urban Renewal Plan. This website includes information related to CCDA's activities, including past and upcoming meetings.

230 STRAND STREET | ST. HELENS, OR 97051 | PHONE: 503 242-1354

<http://www.ccdaregon.org>

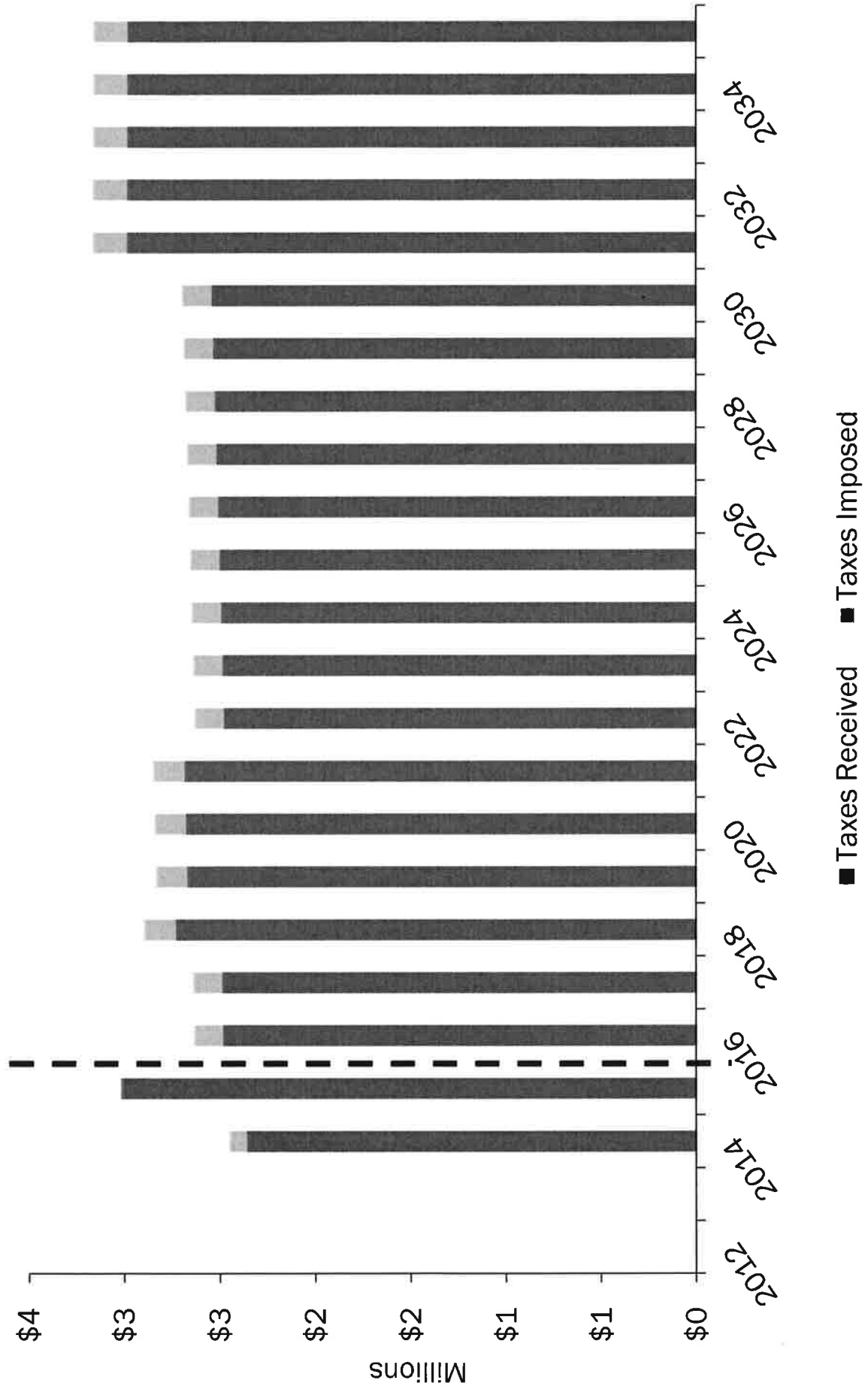
# Financial Projections



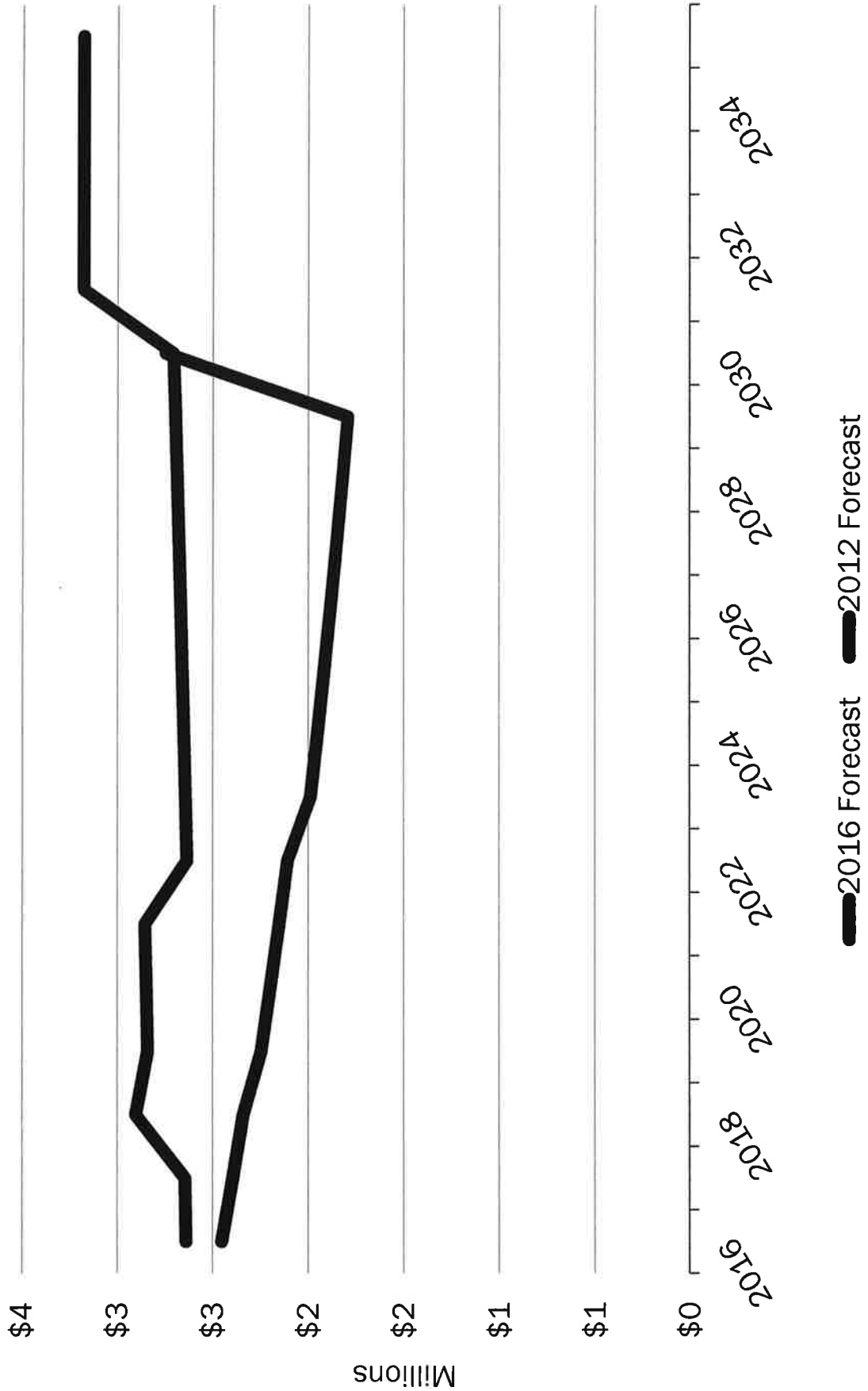
# Overview

- Unique model for CCDA
  - Small number of high-value properties
  - Predominantly utility property
  - E-Zone and SIP abatements
  - Numerous outstanding loans
- Emphasis on accuracy
  - Clear documentation
  - Collaboration and review with County staff

# Results: TIF Forecast



# Results: 2012 and 2016 TIF Forecasts



# Variables

- Expiring E-Zone benefits in coming years
- Appreciation or depreciation
- PGE property is centrally assessed
- Full value of new PGE plant
- Other development activity



# FYE 2016 CCDA Budget

## FY 2015-16

### Resources

Beginning Fund Balance \$970,184.61

Property Tax \$2,484,284

Interest Earnings and Other Resources \$4,860.92

**Total Resources \$3,459,329.53**

### Expenditures

Materials and Services \$64,000

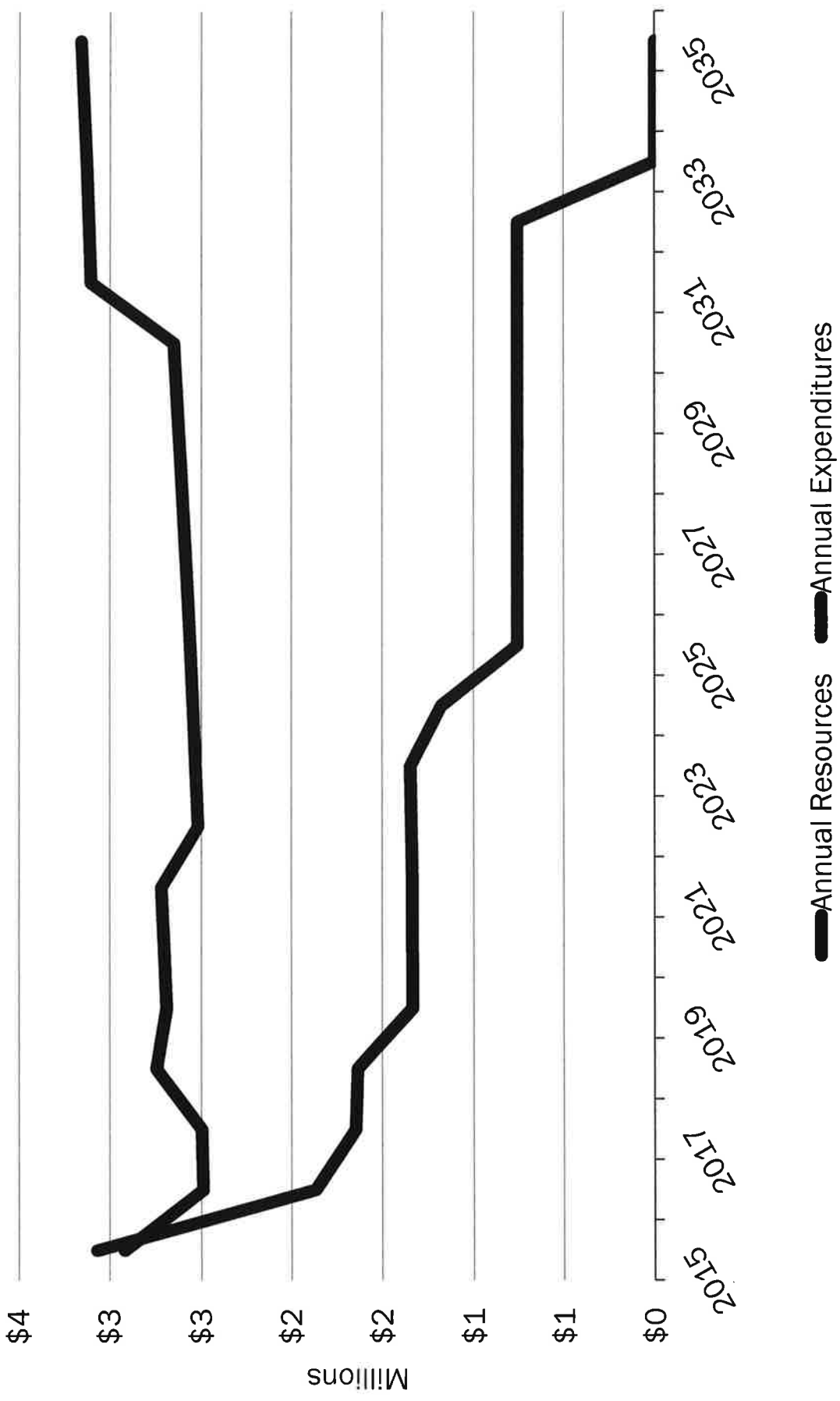
Reimbursement County Admin \$70,000

Road Loan Repayment \$975,139.20

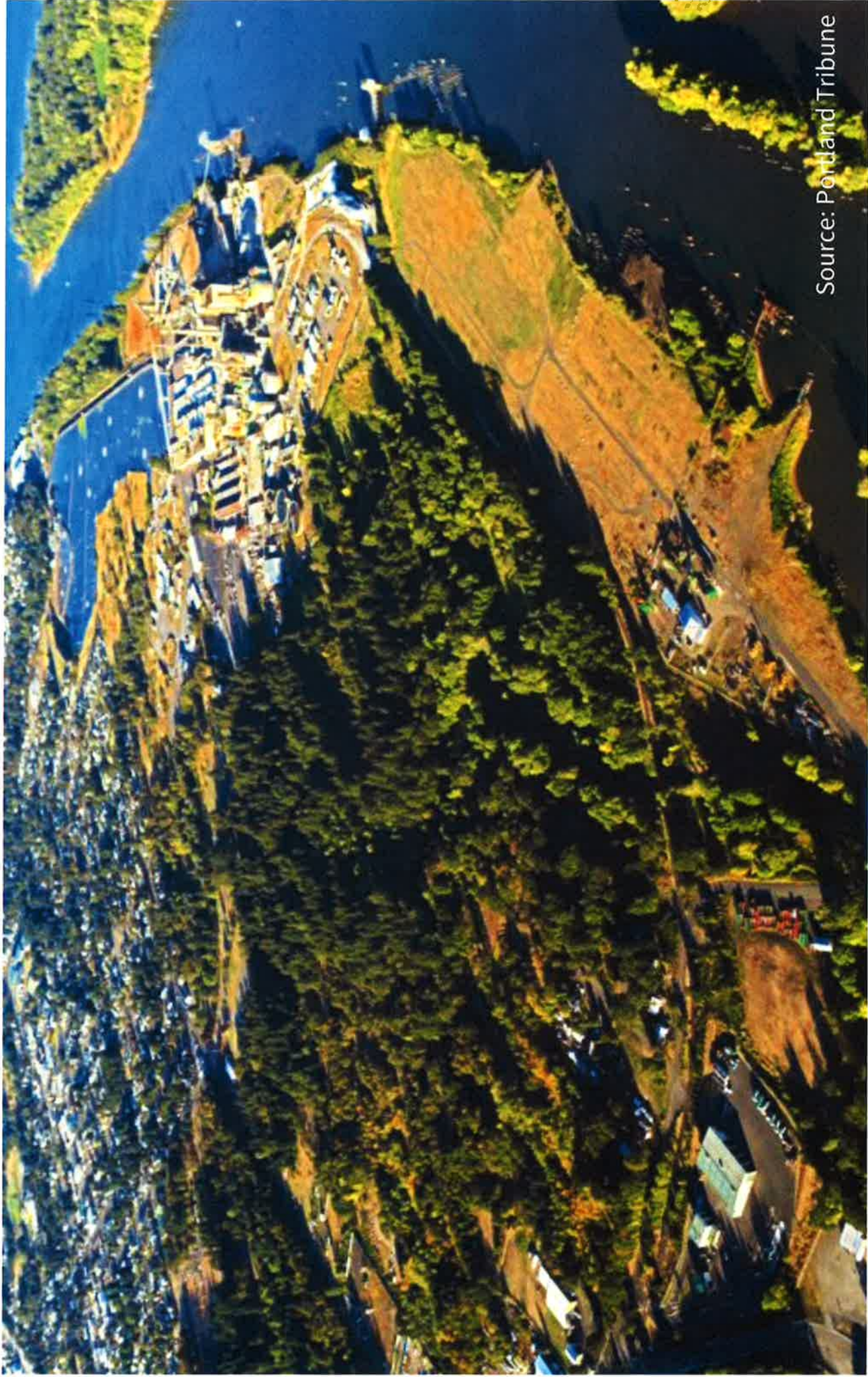
Water Loan Repayment \$756,954.45

**Total Expenditures \$1,866,093.65**

# Results: Revenues vs Expenditures



# Port of St. Helens



Source: Portland Tribune

# Port of St. Helens

- Estimate of water system administrative expenses
- Amendments to the Water Use Agreements
- Annual O&M meeting
- Trust deed language

# Calendar and Next Steps



# Calendar

- Oct 2015 – FYE 2016 tax roll released
- Nov 2015 – Update TIF Forecast
- Dec 2015 – FYE 2015 Annual Financial Report
- Jan 2016 – Quarterly Financial Update  
2016-17 Requested Budget

Questions?

