

SANDY URBAN RENEWAL AGENCY

ADOPTED BUDGET

BN 2021 - 2023



2021-2023 Adopted Budget

Table of Contents

| | |
|---------------------------|---|
| Overview | 1 |
| Debt Service Summary | 3 |
| Urban Renewal Fund | 4 |
| Adopted Budget Resolution | 6 |

Sandy Urban Renewal Agency Budget

Overview

The Sandy Urban Renewal Agency (SURA) was established by the City of Sandy in 1998. The Agency Board is comprised of the Sandy City Council and a representative of the Sandy Fire District and Sandy Chamber of Commerce. The Sandy Urban Renewal Plan was adopted by the City of Sandy in 1998.

The general objectives of the plan are to:

1. Improve the vitality of Sandy's downtown core.
2. Make productive use of land in the urban renewal area.
3. Create opportunities for new development within the renewal area.
4. Enhance public safety in the renewal area.
5. Provide new public amenities and open spaces in the renewal area.
6. Make improvements to infrastructure in the renewal area.
7. Implement the goals and objectives of Sandy's Comprehensive Plan.

The Sandy Urban Renewal Plan (Plan) has been amended five times since 1998. The amendments increased maximum indebtedness and added projects to the original plan.

Urban renewal projects and activities are funded by tax increment financing. When the Plan was adopted, the assessed value of the urban renewal area at the time of adoption became the "frozen base." Whatever property tax revenue overlapping jurisdictions receive from the frozen base is the same amount they will receive annually until the urban renewal district is terminated. As property values increase above the frozen base in the district, the urban renewal district receives that increase as the tax increment. The increment is used to pay back the capital improvement costs, usually through bonds, to complete the projects in the plan. When the district expires and the bonds are fully paid off, the taxing districts benefit from the increased assessed values that the urban renewal district provided.

The plan identifies the limit on the total debt that will be incurred by the urban renewal agency to complete the projects. The maximum indebtedness established in 2015 for the Sandy Urban Renewal Plan is \$67,000,000. The maximum indebtedness is the total amount of funds that can be spent on projects, programs, and administration in the urban renewal area over the life of the urban renewal plan.

Urban Renewal Plan Activities and Projects

The plan includes projects and activities that address blight and deterioration in the Sandy Urban Renewal Area.

- A. Public Improvements
 - a. Traffic Signalization
 - b. Public Parking Facilities
 - c. Public Open Spaces
 - d. Street, Curb, and Sidewalk Improvements
 - e. Fire Protection Improvements
 - f. Streetscape and Civic Area Projects
 - g. Street Lighting

Sandy Urban Renewal Agency Budget

- h. Placing Utilities Underground
- i. Pedestrian, Bike, and Transit Connectivity
- j. Aquatic/Recreation Center
- k. 362nd Extension North of Highway 26
- l. City Hall
- B. Preservation, Rehabilitation, Development and Redevelopment
- C. Property Acquisition and Disposition
- D. Design Plans
- E. Plan Administration

BN 2021-2023 Highlights

The urban renewal agency is estimating to receive \$4,000,000 in property taxes in the proposed biennium. This tax increment is used to fund the active projects and activities in the urban renewal plan through debt financing and tax increment excess.

The proposed projects in the next biennium include the Sandy Community Campus, the façade and tenant improvement matching grant programs, and setting aside a small amount for streetscape and beautification projects in the urban renewal area.

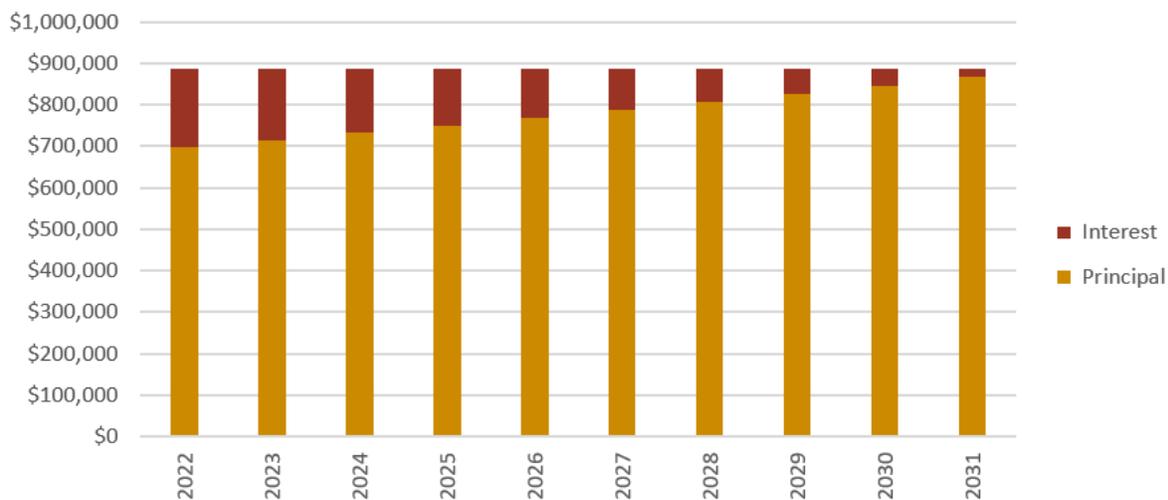
| Major Projects/Programs | BN 21-23 Proposed |
|---------------------------------------|----------------------|
| Sandy Community Campus | 3,000,000 |
| Streetscape and Civic Areas | 100,000 |
| Façade and Tenant Improvement Program | 450,000 |

The budget also includes staff expenses for administering the plan and managing the projects.

Debt Service Summary

The Urban Renewal Fund transfers funds to the City of Sandy’s Full Faith & Credit fund to pay debt service on bonds issued for urban renewal projects. The outstanding bonds include the 2017 bond issue for the purchase of the Cedar Ridge property, fire station improvements, and the community campus.

Annual Debt Service - Urban Renewal Agency



Schedule of Future Principal & Interest Payments Due

| Fiscal Year Ended | Principal | Interest | Total |
|-------------------|------------------|------------------|------------------|
| June 30, 2022 | 697,634 | 190,183 | 887,817 |
| June 30, 2023 | 714,656 | 173,160 | 887,816 |
| June 30, 2024 | 732,094 | 155,723 | 887,817 |
| June 30, 2025 | 749,957 | 137,860 | 887,817 |
| June 30, 2026 | 768,256 | 119,561 | 887,817 |
| June 30, 2027 | 787,001 | 100,815 | 887,816 |
| June 30, 2028 | 806,204 | 81,613 | 887,817 |
| June 30, 2029 | 825,875 | 61,941 | 887,816 |
| June 30, 2030 | 846,027 | 41,790 | 887,817 |
| June 30, 2031 | 866,670 | 21,147 | 887,817 |
| Total | 7,794,374 | 1,083,793 | 8,878,167 |

Urban Renewal Fund

Fund Overview

The Urban Renewal Fund reflects all business that is carried out by the Sandy Urban Renewal Agency (SURA). The agency was created in 1998 and is in place to complete improvements in the downtown and commercial areas of the city. The SURA Board consists of all the members of the City Council, as well as a member from the Sandy Area Chamber of Commerce and the Sandy Fire District.

2019-21 Accomplishments & Highlights

- Provided grant funding to numerous businesses to improve the façade of their buildings, as well as other infrastructure improvements.
- Developed an outdoor covered patios grant program to provide assistance to businesses in response to the COVID-19 pandemic.

Goals

- Finalize a plan for the Sandy Community Campus and begin implementing phase one.
- Continue to provide economic support for business within the District via grant programs.
- Update tax increment financing projections, financial plan, and work with the SURA Board to develop a prioritized project plan.

Staffing

| | 15-17 | 17-19 | 19-21 | 21-23 |
|------------------|-------|-------|-------|-------|
| Total FTE | 0.62 | 0.47 | 1.13 | 1.22 |

Budget Summary & Detail

| | BN 15-17 Actual | BN 17-19 Actual | BN 19-21 Budget | BN 21-23 Proposed | BN 21-23 Approved | BN 21-23 Adopted |
|---------------------------|--------------------|--------------------|--------------------|----------------------|----------------------|---------------------|
| Beginning Balance | 1,493,848 | 8,277,280 | 5,089,533 | 6,259,987 | 6,259,987 | 6,259,987 |
| Property Taxes | 2,999,792 | 3,370,952 | 3,620,000 | 4,000,000 | 4,000,000 | 4,000,000 |
| Interest | 69,215 | 242,774 | 75,000 | 100,000 | 100,000 | 100,000 |
| Loan Proceeds | 10,000,000 | - | - | - | - | - |
| Total Resources | 14,562,855 | 11,891,007 | 8,784,533 | 10,359,987 | 10,359,987 | 10,359,987 |
| Personnel Services | 159,545 | 103,048 | 247,200 | 297,000 | 297,000 | 297,000 |
| Materials & Services | 25,151 | 79,332 | 162,720 | 154,600 | 154,600 | 154,600 |
| Capital Outlay | 4,334,930 | 4,601,967 | 3,960,000 | 3,550,000 | 3,550,000 | 3,550,000 |
| Debt Service | 1,753,445 | 117,994 | - | - | - | - |
| Transfers | 12,503 | 1,676,539 | 1,793,540 | 1,824,197 | 1,824,197 | 1,824,197 |
| Contingency | - | - | 2,621,073 | 4,534,190 | 4,534,190 | 4,534,190 |
| Total Requirements | 6,285,575 | 6,578,880 | 8,784,533 | 10,359,987 | 10,359,987 | 10,359,987 |

BN 21-23 Budget Notes

- Personnel Services reflects the reallocation of City of Sandy FTE who aide in the execution of the SURA plan.
- Capital Outlay includes various infrastructure and improvement projects (Community Campus and grant programs for business located within the District).
- Transfers account for all debt service payments which are paid via the Full Faith & Credit Fund.

Urban Renewal Fund

| Account Number | Account Name | BN 15-17 | BN 17-19 | BN 19-21 | BN 21-23 | BN 21-23 | BN 21-23 |
|---------------------------|-----------------------------------|-------------------|-------------------|------------------|-------------------|-------------------|-------------------|
| | | Actual | Actual | Budget | Proposed | Approved | Adopted |
| 720-000-401000 | Beginning Balance | 1,493,848 | 8,277,280 | 5,089,533 | 6,259,987 | 6,259,987 | 6,259,987 |
| 720-000-410100 | Current Year Property Tax | 2,945,679 | 3,281,729 | 3,570,000 | 3,950,000 | 3,950,000 | 3,950,000 |
| 720-000-410200 | Prior Year Property Tax | 54,113 | 89,223 | 50,000 | 50,000 | 50,000 | 50,000 |
| 720-000-471100 | Interest | 69,215 | 242,774 | 75,000 | 100,000 | 100,000 | 100,000 |
| 720-000-495400 | Loan Proceeds | 10,000,000 | - | - | - | - | - |
| Total Resources | | 14,562,855 | 11,891,007 | 8,784,533 | 10,359,987 | 10,359,987 | 10,359,987 |
| 720-072-511100 | Salaries | 110,591 | 74,480 | 171,000 | 224,000 | 224,000 | 224,000 |
| 720-072-511200 | Overtime | 48 | 293 | - | - | - | - |
| 720-072-521100 | Insurance Benefits | 12,797 | 3,394 | 17,000 | 23,000 | 23,000 | 23,000 |
| 720-072-521200 | FICA Taxes | 8,447 | 5,682 | 13,000 | 17,000 | 17,000 | 17,000 |
| 720-072-521300 | PERS | 22,181 | 14,300 | 41,000 | 29,000 | 29,000 | 29,000 |
| 720-072-521360 | Other Benefits | 3,072 | 3,533 | 3,000 | - | - | - |
| 720-072-521400 | UR Life Insurance | 64 | - | - | - | - | - |
| 720-072-521500 | Workers' Benefit Fund | 34 | 47 | 100 | 250 | 250 | 250 |
| 720-072-521600 | Unemployment Insurance | 109 | 75 | 100 | 250 | 250 | 250 |
| 720-072-521800 | Workers' Comp Insurance | 1,584 | 797 | 1,000 | 2,000 | 2,000 | 2,000 |
| 720-072-521900 | Transit Tax | 618 | 449 | 1,000 | 1,500 | 1,500 | 1,500 |
| 720-072-601100 | Supplies | 952 | 689 | 1,000 | 1,000 | 1,000 | 1,000 |
| 720-072-601200 | Postage | - | 429 | 600 | 250 | 250 | 250 |
| 720-072-601300 | Printing | - | 120 | 200 | 250 | 250 | 250 |
| 720-072-601400 | Copier Charges | 13 | 5 | 20 | 100 | 100 | 100 |
| 720-072-601500 | Public Notices | 93 | 330 | 300 | 1,000 | 1,000 | 1,000 |
| 720-072-601600 | Organizational Fees | 475 | 570 | 600 | 2,000 | 2,000 | 2,000 |
| 720-072-605100 | Contractual Services | - | 75,190 | 160,000 | 100,000 | 100,000 | 100,000 |
| 720-072-608100 | Professional Services | 23,618 | 2,000 | - | 50,000 | 50,000 | 50,000 |
| 720-072-716000 | Improvements | 606,396 | 1,005 | - | - | - | - |
| 720-072-716010 | City Hall Improvements | - | 185,435 | 400,000 | - | - | - |
| 720-072-722510 | Community Center/Aquatic Facility | 2,201,228 | 1,116,149 | 3,000,000 | 3,000,000 | 3,000,000 | 3,000,000 |
| 720-072-731000 | Infrastructure | - | 62,086 | 200,000 | 100,000 | 100,000 | 100,000 |
| 720-072-760500 | Fire Equipment & Improvements | 1,437,554 | 3,053,778 | - | - | - | - |
| 720-072-784003 | Building Improvement | 89,753 | 183,513 | 360,000 | 450,000 | 450,000 | 450,000 |
| 720-072-812100 | Loan Principal | 540,355 | - | - | - | - | - |
| 720-072-812200 | Interfund Loan Principal | 140,000 | - | - | - | - | - |
| 720-072-814100 | Bond Principal | 875,194 | - | - | - | - | - |
| 720-072-830001 | Interfund Loan Interest | 4,400 | - | - | - | - | - |
| 720-072-832903 | Loan Interest | 59,644 | - | - | - | - | - |
| 720-072-834100 | Bond Interest | 70,852 | 117,994 | - | - | - | - |
| 720-072-870000 | Paying Agent Fees | 63,000 | - | - | - | - | - |
| 720-072-910110 | Transfer to General Fund | 12,503 | 18,899 | 17,906 | 48,563 | 48,563 | 48,563 |
| 720-072-910450 | Transfer to FFC Fund | - | 1,657,640 | 1,775,634 | 1,775,634 | 1,775,634 | 1,775,634 |
| 720-072-950000 | Contingency | - | - | 2,621,073 | 4,534,190 | 4,534,190 | 4,534,190 |
| Total Requirements | | 6,285,575 | 6,578,880 | 8,784,533 | 10,359,987 | 10,359,987 | 10,359,987 |



A Resolution Adopting the Biennium 2021-23 Budget of the Sandy Urban Renewal Agency and Making Appropriations

Whereas, the Sandy Urban Renewal Agency (SURA) desires to adopt a budget for the biennial period July 1, 2021 to June 30, 2023, make appropriations, and certify the division of tax revenues.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Sandy Urban Renewal Agency that:

Section 1. The SURA Board hereby adopts the budget for the biennium 2021 - 2023 in the sum of \$10,359,987. The budget is now on file at the Finance Department, City Hall, Sandy, OR.

Section 2. The amounts listed below are hereby appropriated for the biennium beginning July 1, 2021 for the purposes stated.

URBAN RENEWAL FUND

| | | |
|-----------------------------|----|---------------------|
| Personnel | \$ | 297,000 |
| Services | | |
| Materials & Services | | 154,600 |
| Capital Outlay | | 3,550,000 |
| Transfers Out | | 1,824,197 |
| Contingency | | 4,534,190 |
| Total Appropriations | | \$10,359,987 |

Total Biennial Budget 2021-23 \$10,359,987

Section 3. The SURA Board hereby certifies to the Clackamas County Assessor a request for the maximum amount of revenue that may be raised by dividing taxes under Section 1C, Article IX, of the Oregon Constitution and ORS Chapter 457.

This resolution is adopted by the Common Council of the City of Sandy and approved by the Mayor this 07 day of June 2021



Stan Pulliam, Mayor

ATTEST:



Jeff Aprati, City Recorder