

**City Center Development Agency
City of Tigard**

Fiscal Year 2014-2015

CITY CENTER DEVELOPMENT AGENCY BUDGET COMMITTEE

Bill Bigcraft
Don Fisher
Melody Graeber
Julie Plotz
Clifford Rone
Timothy Esau, Alternate

Mayor John L. Cook
Councilor Gretchen Buehner
Councilor Marland Henderson
Councilor Jason Snider
Councilor Marc Woodard

CITY CENTER DEVELOPMENT AGENCY BOARD

John L. Cook, Chair

Gretchen Buehner
Marland Henderson

Jason Snider
Marc Woodard

EXECUTIVE DIRECTOR

Marty Wine

COMMUNITY DEVELOPMENT DIRECTOR

Kenny Asher

REDEVELOPMENT PROJECT MANAGER for DOWNTOWN

Sean Farrelly

FINANCE and INFORMATION SERVICES DIRECTOR

Toby LaFrance



CITY CENTER DEVELOPMENT AGENCY

City of Tigard

13125 SW Hall Blvd.

Tigard, OR 97223

Message to the Budget Committee and the Residents of Tigard

I am pleased to present the 2014-15 budget for Tigard's City Center Development Agency (CCDA).

The City Center Development Agency is charged with the revitalization of downtown Tigard and implementation of the Urban Renewal Plan, approved by voters in May of 2006. The district's source of funding is (property) tax increment financing, which represents a financing tool to assist with redevelopment. When the CCDA was established, the assessed valuation of the district was frozen. Property taxes collected on any growth in assessed value above the frozen base (called the tax increment) go to the CCDA.

Tigard's Urban Renewal District is modestly sized geographically, and in terms of its debt capacity. The district's redevelopment depends on public and private investment that will contribute to revitalizing downtown and create a foundation for continued growth in the tax increment. As in prior years, the 2014-15 budget year includes public investments using other funds planned on Main Street, and acquisition funds are available for future park or public space development in downtown. The district will take ownership of at least one land purchase completed in 2013-14 using the tax increment to secure private financing. There is a potential second property purchase that may occur in 2014-15 that is also included in the adopted budget.

2013-14 saw several accomplishments by Tigard's Urban Renewal District. The Brownfields Initiative was established to facilitate the inventory, assessment and cleanup of potential environmental contamination to encourage property redevelopment. The city secured a grant from Business Oregon to inventory potential brownfield sites within the urban renewal area and perform three environmental assessments for interested business owners. Two workshops highlighted the initiative and opportunities for partnership. Also, Tigard voters approved Measure 34-207 in November 2013, which clarified the city charter relative to voter-approved changes in the property tax system to allow the agency to continue to implement the Urban Renewal Plan. Voter approval of the measure allows the district to do more than fund only public infrastructure improvements, and allows financing and purchase of private property for redevelopment. Urban renewal funds funded the installation of decorative lighting for the undercrossing of the Fanno Creek Trail at Pacific Highway. Look for the agency to contribute funding to complete design for gateway and public art improvements at each end of Main Street in 2014-15.

The agency will pause its Targeted Improvement Program and Façade Improvement programs in 2014-15 in order to use fund balances for property purchase. During the 2013-14 fiscal year, these matching grants went to assist eight businesses, including the Jeffrey Allen Home Interiors which will support its relocation to downtown Tigard.

Looking ahead to 2014-15, the agency plans to advance the development partnership for a residential mixed-use development at privately-owned sites and also the city-owned Ash Avenue. Investment prospects have warranted the possibility to explore private financing for purchase of up to two properties by the agency in the urban renewal district, with debt issuance to begin in 2015. This is the first step to redeveloping as the agency seeks redevelopment partners. In addition, the

Strolling Street Landscaping program will be launched in 2014-15 to encourage the beautification of spaces between buildings and public space.

All CCDA projects are paid for by loans from the City of Tigard of \$254,000, to be fully repaid in the same fiscal year.

Tigard's redevelopment efforts are possible due to the contributions and commitment of volunteers on the City Center Advisory Commission, who serve to advance the vision for downtown redevelopment. That partnership is strengthened with the support of the Chamber of Commerce, which coordinates downtown events with city support, and the 2014 creation of the non-profit Tigard Downtown Alliance, in which business and property owners advocate for their interests. These efforts combine for a positive partnership and change happening on the ground in Downtown Tigard.

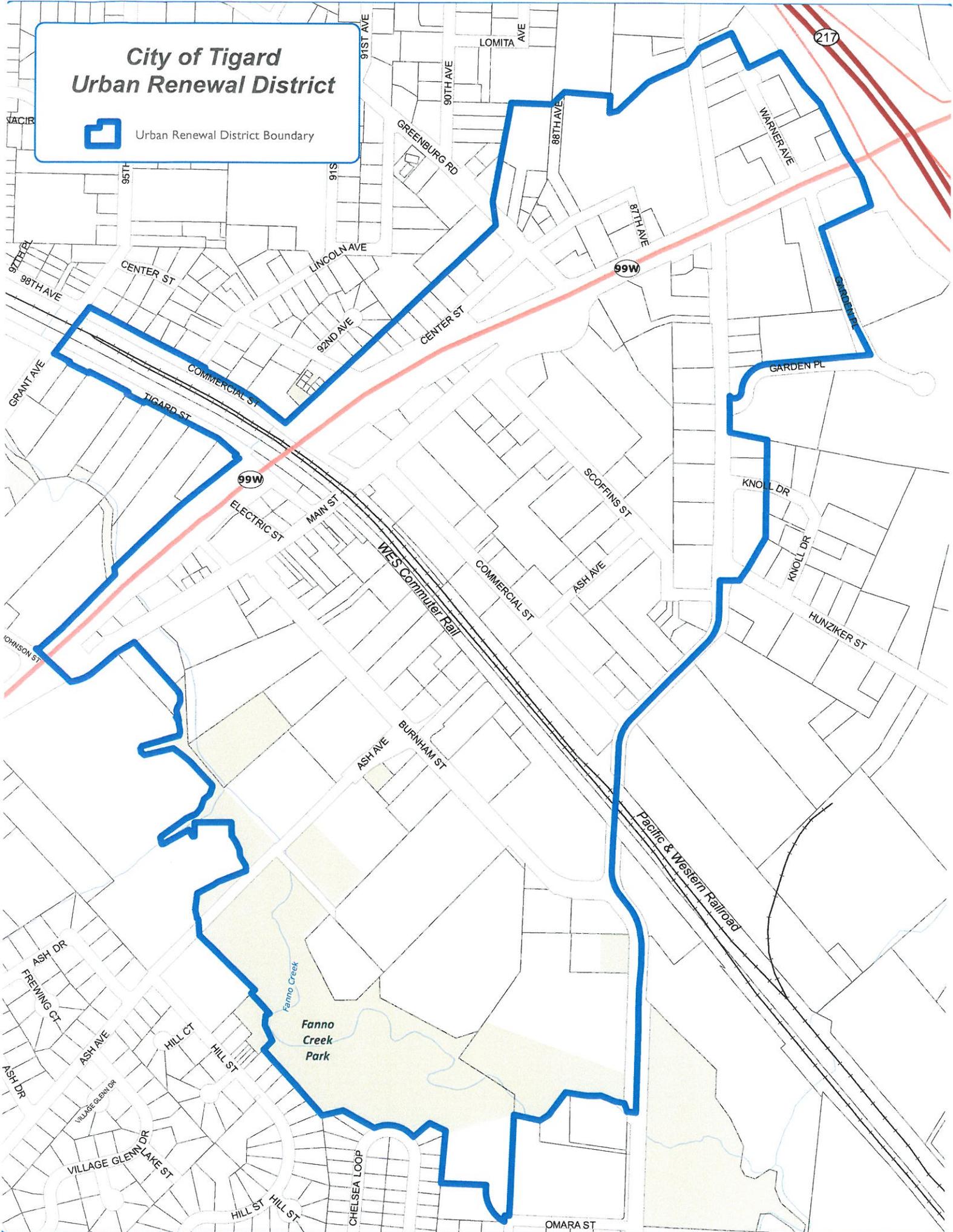
Respectfully submitted,

Marty Wine
Executive Director

City of Tigard Urban Renewal District



Urban Renewal District Boundary



CITY CENTER URBAN RENEWAL AGENCY FACTS

District Formation Date	May 2006
District Size (acres)	193.71
District Tax Lot Area (acres):.....	144.14
District Right-of-Way Area (acres).....	49.57
Base Assessed Value	\$69,207,378
Assessed Value (2014)	\$96,205,944
Annual taxes levied (projected 2015)	\$351,139
Maximum Debt Limit:	\$22,000,000
Debt Issued (2006-2013):.....	\$1,329,382
Remaining Debt Limit (2013)	\$20,670,618
Debt Outstanding (2013).....	\$806,941

Adopted FY 2014-15 CCDA Budget		
<i>Urban Renewal Project</i>	<i>Description</i>	<i>Budget</i>
Professional and Technical Services		
<i>Business Technical Assistance/Events</i>	Technical assistance to downtown businesses for economic development activities such as events and marketing.	\$18,000
<i>Legal Services</i>	Legal services for urban renewal agency	\$15,000
Total Professional and Technical Services		\$33,000
<i>Strolling Street Landscaping Improvements</i>	Landscape architecture services and funding to complete improvements on semi-public areas adjacent to public streets.	\$65,000
<i>Public Works Yard Development</i>	Funding for site preparation and other redevelopment expenses	\$56,000
Total Planning and Development Assistance		\$121,000
Public Spaces		
<i>Fanno Creek Public Space Design & Engineering</i>	Design & Engineering for area potential public space fronting Fanno Creek at Main Street.	\$25,000
Total Public Spaces		\$25,000
Streetscape Improvements		
<i>Main Street Gateways</i>	Funding to complete public art installation, gateway design, lighting, landscaping, grading, and stone work at Main and Pacific Hwy.	\$75,000
Total Streetscape		\$75,000
Potential Land Purchase		
<i>Potential Land Purchase</i>	Funding from fund balance set aside to potentially purchase property in the district	\$675,000
Total Potential Land Purchase		\$675,000
<i>Total New Requests</i>		<i>\$929,000</i>

Debt Service Funds - Urban Renewal Debt Service

Description	FY 2012 Actual	FY 2013 Actual	2014 Revised	2015 Proposed	2015 Approved	2015 Adopted	Adopted vs FY 14 Revised
Resources							
40000 - Beginning Fund Balance	494,991	826,448	726,448	789,500	789,500	789,500	8.7%
Total Beginning Fund Balance	494,991	826,448	726,448	789,500	789,500	789,500	8.7%
40100 - Current Property Taxes	315,080	287,345	300,940	351,139	351,139	351,139	16.7%
40101 - Prior Year Property Taxes	2,692	4,651	0	0	0	0	0.0%
Total Taxes	317,772	291,996	300,940	351,139	351,139	351,139	16.7%
45320 - Rental Income	0	0	0	84,000	84,000	84,000	100.0%
Total Charges for Services	0	0	0	84,000	84,000	84,000	100.0%
47000 - Interest Earnings	13,684	4,283	0	1,000	1,000	1,000	100.0%
Total Interest Earnings	13,684	4,283	0	1,000	1,000	1,000	100.0%
48001 - Recovered Expenditures	0	-60	0	0	0	0	0.0%
Total Miscellaneous	0	-60	0	0	0	0	0.0%
Total Resources	826,448	1,122,668	1,027,388	1,225,639	1,225,639	1,225,639	19.3%
Requirements							
Program Expenditures							
Program Expenditures	0	0	0	0	0	0	0.0%
Total Debt Service	0	285,156	361,000	455,000	455,000	455,000	26.0%
Total Transfers Out	0	0	0	675,000	675,000	675,000	100.0%
Total Budget	0	285,156	361,000	1,130,000	1,130,000	1,130,000	213.0%
Reserve for Future Exp	826,448	837,512	666,388	95,639	95,639	95,639	-85.6%
Total Requirements	826,448	1,122,668	1,027,388	1,225,639	1,225,639	1,225,639	19.3%

Capital Project Funds - Urban Renewal Capital Improvements

Description	FY 2012 Actual	FY 2013 Actual	2014 Revised	2015 Proposed	2015 Approved	2015 Adopted	Adopted vs FY 14 Revised
Resources							
40000 - Beginning Fund Balance	42,445	302,272	220,000	0	0	0	-100.0%
Total Beginning Fund Balance	42,445	302,272	220,000	0	0	0	-100.0%
44501 - Intergovernmental Revenue	375,000	280,000	361,000	254,000	254,000	254,000	-29.6%
Total Intergovernmental	375,000	280,000	361,000	254,000	254,000	254,000	-29.6%
47000 - Interest Earnings	0	97	0	0	0	0	0.0%
Total Interest Earnings	0	97	0	0	0	0	0.0%
48001 - Recovered Expenditures	0	1,803	0	0	0	0	0.0%
Total Miscellaneous	0	1,803	0	0	0	0	0.0%
49930 - Transfer In from Urban Renewal Debt Svc Fund	0	0	0	675,000	675,000	675,000	100.0%
49940 - Transfer In from Urban Renewal Cap Imp Fund	0	0	0	0	0	0	0.0%
Total Transfers In	0	0	0	675,000	675,000	675,000	100.0%
Total Resources	417,445	584,172	581,000	929,000	929,000	929,000	59.9%
Requirements							
Program Expenditures							
Program Expenditures	0	0	0	0	0	0	0.0%
Total Work in Progress	115,173	383,710	581,000	929,000	929,000	929,000	59.9%
Total Transfers Out	0	0	0	0	0	0	0.0%
Total Budget	115,173	383,710	581,000	929,000	929,000	929,000	59.9%
Reserve for Future Exp	302,272	200,462	0	0	0	0	0.0%
Total Requirements	417,445	584,172	581,000	929,000	929,000	929,000	59.9%