



DEVELOPMENT AGENCY ANNUAL REPORT 2009-10

Keeping Clackamas Working



Clackamas County Development Agency
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Urban renewal was authorized by the people of Oregon through a constitutional amendment in 1960 to help communities improve and revitalize areas that have deteriorated, are unsafe and/or that show signs of economic or physical conditions that are detrimental to the community as a whole.

In 2009, Clackamas County supported groundbreaking legislative changes to urban renewal laws, including:

Placing limits on maximum indebtedness

Placing limits on amendments that increase maximum indebtedness, and

Compel revenue-sharing once a district's debt service needs are met.

Our Mission

Using urban renewal authority, the Development Agency implements programs that provide for economically, socially and environmentally sound development and redevelopment to revitalize blighted areas; build the County's property tax base and create jobs for the citizens of Clackamas County.

Committed to carrying out plans developed with the community to:

- Increase jobs
- Improve economic vitality by encouraging and enabling private investment
- Improve opportunities and capabilities by removing influences that inhibit development or redevelopment
- Dedicated to open and thoughtful decision-making that guarantees public involvement and county accountability:
 - Develop plans that best meet the needs of each area's residents, businesses and agencies.
 - Ensure funds are spent efficiently and effectively for the benefit of each area.
 - Work closely with and consider the ideas, needs and wants of residents, businesses, workers and other agencies in and near each urban renewal area.
- Constantly excel at job creation, assistance to businesses of all sizes and enhancing the quality of life for all Clackamas County communities, neighborhoods and residents.

KEEPING CLACKAMAS WORKING

The Clackamas County Development Agency has been making a positive difference for people, communities and businesses for more than 30 years.

This report reviews key urban renewal accomplishments by the Clackamas County Development Agency during 2009-10.

CLACKAMAS TOWN CENTER AREA

The Clackamas Town Center Area is the region's fastest-growing business center with a wide variety of high quality office, retail and multi-family projects supported by safe, modern roadways and mass transit.

Urban renewal funds provided new, expanded and safer roadways; increased multi-modal travel options; commercial and retail growth; enhanced public safety and medical facilities, and multiple housing options.

OPERATING FUND		
	6/30/10 Year End Actuals	6/30/11 Year End Budget
Beginning Fund Balance	\$12,347,060	\$16,085,270
Revenues		
Federal Revenues	\$0	\$0
Licenses and Permits	\$0	\$0
Charges for Services	\$397,831	\$5,000
Misc Revenue	\$510,412	\$345,000
Other Financing Sources	\$0	\$650,000
Interfund Transfers	\$5,000,000	\$1,000,000
Total Annual Revenue	\$18,255,303	\$18,085,270
Expenditures		
Materials & Services	\$951,759	\$2,003,001
Cost Allocation Charges	\$167,386	\$226,432
Capital Outlay	\$257,256	\$12,068,000
Interfund Transfers	\$0	\$152,742
Reserve for Future Expenditures	\$0	\$1,000,000
Contingency	\$0	\$2,635,095
Total Annual Expenditures	\$1,376,401	\$18,085,270
Ending Fund Balance	\$16,878,902	

DEBT SERVICE FUND		
	6/30/10 Year End Actuals	6/30/11 Year End Budget
Beginning Fund Balance	\$22,905,429	\$20,970,861
Revenues		
Taxes	\$12,192,753	\$10,348,456
Intergovernmental	\$5,918	\$0
Misc. Revenue	\$286,806	\$250,000
Other Financing Sources	\$0	\$0
Total Annual Revenue	\$35,432,554	\$31,569,317
Expenditures		
Bond Services	\$0	\$0
Bond Principal	\$5,738,508	\$5,999,610
Bond Interest	\$1,117,876	\$856,774
Interfund Transfer	\$5,000,000	\$1,000,000
Reserve for Future Expenditures	\$0	\$19,712,933
Contingency	\$0	\$4,000,000
Total Annual Expenditures	\$11,856,384	\$31,569,317
Ending Fund Balance	\$23,576,171	

Commercial and Retail Center of Clackamas County



CLACKAMAS TOWN CENTER AREA

Timeline: Founded in 1980. Added back acreage to tax rolls in 1988 and 2005. Current plan is to retire the district in 2013.

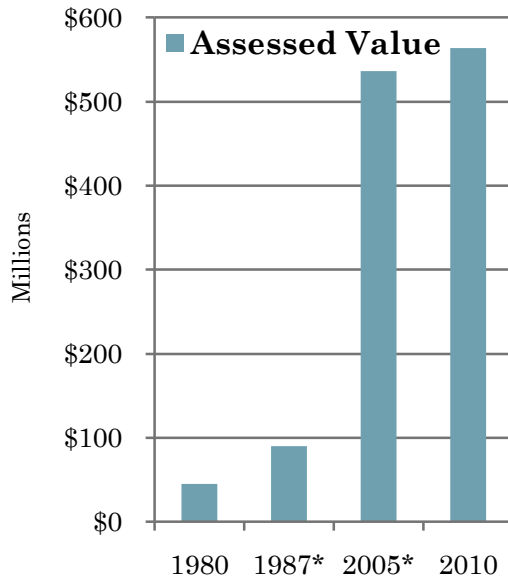
Assessed Value: \$607 million, up from \$32 million in 1980. *Added \$90 million in assessed value to tax rolls in 1988 and another \$48 million in 2005.

Area: Approximately 738 acres in northwest Clackamas County between Milwaukie and Happy Valley surrounding, but no longer including, Clackamas Town Center Mall or Kaiser Sunnybrook Medical Center.

Purpose: Enabled the development and improvement of transportation and needed public systems in a formerly blighted area

Impact on Overlapping Taxing Districts

Overlapping Taxing District	Amount of Taxes Levied Used for UR	% of Taxes Levied Used for UR
Clackamas Comm College	\$151,288	2.15%
County Law Enforcement	\$195,086	7.38%
Clackamas Ed. Service Dist	\$99,928	1.67%
Clackamas County Library	\$107,707	1.65%
County Extension & 4H	\$13,551	1.60%
County Soil Conservation Dist	\$13,551	1.60%
Fire District 1	\$650,793	3.89%
Metro	\$26,181	2.16%
North Clackamas Parks	\$145,867	5.57%
North Clackamas Schools	\$1,319,935	5.59%
Port of Portland	\$18,999	1.60%
Uninc. Clackamas County	\$806,743	3.53%
Vector Control	\$1,762	1.60%



CLACKAMAS INDUSTRIAL AREA

The Industrial Center of Clackamas County

Timeline: Founded in 1984. Retired June 30, 2006.

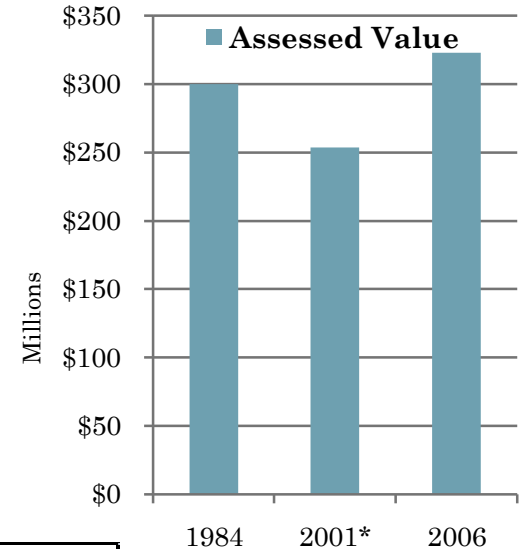
Assessed Value: \$699 million in 2006, up from \$263 million in 1984. *Added \$213 million to tax rolls in 2001.

Area: 2,173 acres along Highways 212/224 and I-205 when formed in 1984; *1,187 acres in 2001 when 986 acres were added back to the tax rolls.

Purpose: Support area as an intensive employment center offering family-wage jobs.

Urban renewal funds enabled the development of flood control, public safety facilities, expanded and safer roadways and intersections, wetland mitigation, stream restoration and habitat enhancement.

Impact on overlapping taxing districts: Added \$649 million to tax rolls when district was retired.



OPERATING FUND		
	6/30/10 Year End Actuals	6/30/11 Year End Budget
Beginning Fund Balance	\$8,127,478	\$2,102,874
Revenues		
Federal Revenues	\$359,493	\$200,000
Misc Revenue	\$315,141	\$271,120
Interfund Transfers	\$5,000,000	\$6,679,908
Land Sale Proceeds	\$0	\$0
Total Annual Revenue	\$13,802,112	\$9,253,902
Expenditures		
Materials & Services	\$437,395	\$531,789
Capital Outlay	\$8,504,212	\$8,272,185
Interfund Transfers	\$0	\$0
Reserve for Future Expenditures	\$0	\$0
Contingency	\$0	\$449,928
Total Annual Expenditures	\$8,941,607	\$9,253,902
Ending Fund Balance	\$4,860,505	

DEBT SERVICE FUND		
	6/30/10 Year End Actuals	6/30/11 Year End Budget
Beginning Fund Balance	\$11,231,908	\$6,499,908
Revenues		
Taxes	\$2	\$0
Interfund Transfers	\$100,000	\$100,000
Misc. Revenue	\$131,468	\$80,000
Bond Sale Proceeds	\$0	\$0
Total Annual Revenue	\$11,463,378	\$6,679,908
Expenditures		
Interfund Transfer	\$5,000,000	\$6,679,908
Reserve for Future Expenditures	\$0	\$0
Contingency	\$0	\$0
Total Annual Expenditures	\$5,000,000	\$6,679,908
Ending Fund Balance	\$6,463,384	



GOVERNMENT CAMP VILLAGE AREA

The Recreation Destination of Clackamas County

Timeline: Founded in 1989. District was retired June 30, 2009.

Assessed Value: \$160 million in 2009, up from \$24 million in 1989.

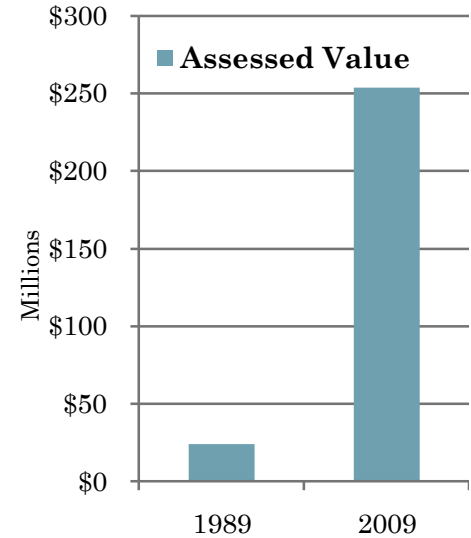
Area: 8,960 acres on the slopes of Mt. Hood, adjacent to US Highway 26.

Purpose: Target public investment to revitalize the community and encourage private developments such as resorts, hotels, condominiums, retail, restaurants, recreational facilities and single-family homes.

Impact on Overlapping Taxing Districts: Added \$136 million to tax rolls when district was retired.



Downtown – 1930s



OPERATING FUND		
	6/30/10 Year End Actuals	6/30/11Year End Budget
Beginning Fund Balance	\$1,861,989	\$2,446,415
Revenues		
State Revenue	\$0	\$0
Misc Revenue	\$22,248	\$30,012
Interfund Transfers	\$1,583,140	\$0
Total Annual Revenue	\$3,467,377	\$2,476,427
Expenditures		
Materials & Services	\$151,579	\$243,252
Debt Service	\$0	\$0
Capital Outlay	\$383,704	\$2,233,175
Reserve for Future Expenditures	\$0	\$0
Contingency	\$0	\$0
Total Annual Expenditures	\$535,283	\$2,476,427
Ending Fund Balance	\$2,932,094	

DEBT SERVICE FUND		
	6/30/10 Year End Actuals	6/30/11 Year End Budget
Beginning Fund Balance	\$1,564,698	\$0
Revenues		
Taxes	\$0	\$0
Misc. Revenue	\$16,429	\$0
Bond Sale Proceeds	\$0	\$0
Total Annual Revenue	\$1,581,127	\$0
Expenditures		
Interfund Transfer	\$0	\$0
Reserve for Future Expenditures	\$0	\$0
Total Annual Expenditures	\$0	\$0
Ending Fund Balance	\$1,581,127	



Downtown – 2010

NORTH CLACKAMAS REVITALIZATION AREA

Though this district is less than five years old, a lot has already been accomplished, including Phase 1 of sanitary sewer installation, establishment of housing rehabilitation and repair programs and, with a citizen advisory committee, planning and design for a new community park scheduled to be completed in 2011.

OPERATING FUND			DEBT SERVICE FUND		
	6/30/10 Year End Actuals	6/30/11 Year End Budget		6/30/10 Year End Actuals	6/30/11 Year End Budget
Beginning Fund Balance	\$729,252	\$647,637	Beginning Fund Balance	\$23,083	\$128,782
Revenues			Revenues		
Interfund Transfers	\$815,100	\$3,710,625	Taxes	\$874,985	\$946,771
Charges for Services	\$5,133	\$0	Misc. Revenue	\$4,809	\$2,000
Misc. Revenue	\$30,123	\$5,000	Bond Sale Proceeds	\$0	\$5,000,000
Total Annual Revenue	\$1,579,608	\$4,363,262	Total Annual Revenue	\$902,877	\$6,077,553
Expenditures			Expenditures		
Materials & Services	\$111,918	\$243,262	Bond Principal	\$0	\$750,000
Interfund Transfers	\$100,000	\$100,000	Bond Services	\$0	\$45,000
Capital Outlay	\$409,141	\$3,320,000	Bond Misc. Charges	\$0	\$600,000
Contingency	\$0	\$500,000	Interfund Transfer	\$815,100	\$3,710,625
Reserve for Future Expenditure	\$0	\$200,000	Reserve for Future Expenditures	\$0	\$336,928
Total Annual Expenditures	\$621,059	\$4,363,262	Contingency	\$0	\$635,000
			Total Annual Expenditures	\$815,100	\$6,077,553
Ending Fund Balance	\$958,549		Ending Fund Balance	\$87,777	

An Affordable, Residential, Small-Business Community

Timeline: Founded in 2006.

Assessed Value: \$461 million, up from \$398 million in 2006.

Area: 1,008 acres in northwest Clackamas County between the cities of Milwaukie and Happy Valley, adjacent to the Clackamas Town Center Area.

Purpose: Support revitalization of the community as a safe, clean, affordable mixed-use residential neighborhood with retail, economic, educational, transportation and recreational opportunities



Impact on Overlapping Taxing Districts

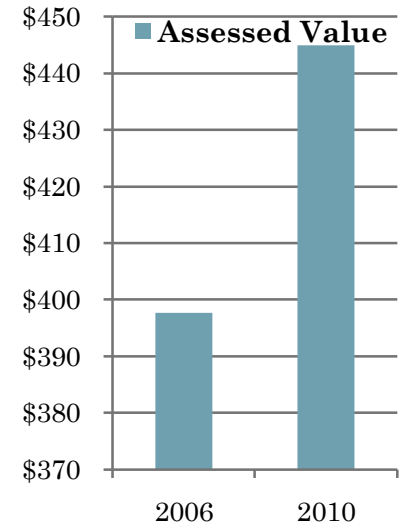
Taxing District	Amount of Taxes Levied Used for UR	Percent of Taxes Levied Used for UR
Clackamas Com. College	\$35,509	0.24%
Clackamas County Library	\$25,280	0.18%
Clackamas ESD	\$23,454	0.18%
County Extension & 4H	\$3,181	0.18%
County Law Enforcement	\$45,789	0.82%
County Soil Conservation Dist	\$3,181	0.18%
Fire District 1	\$152,748	0.43%
Metro	\$6,145	0.24%
North Clackamas Schools	\$309,802	0.62%
Port of Portland	\$4,459	0.26%
Uninc Clackamas County	\$189,351	0.39%
Vector Control	\$413	0.18%

NORTH CLACKAMAS REVITALIZATION AREA

The NCRA is a residential, mixed-use area just west of I-205 – and the County’s newest urban renewal district.

Urban renewal funds are helping provide options for housing improvements for both rental and owned properties, enhance recreational opportunities with a new neighborhood park and install sanitary sewers in what has been the last, largest urban area of the County without sewers.

Millions



KEEPING CLACKAMAS WORKING

Putting Urban Renewal to Work for the Residents of Clackamas County

- More than **20,000** construction jobs have been created because of urban renewal-funded projects.
- More than **3,500** permanent jobs have been created by new development projects supported with urban renewal funding.
- More than **7,500** additional permanent jobs have been created by private development that benefitted from urban renewal projects.



Manager: Dan Johnson

Senior Project Planner: David Queener

Senior Project Planner: Ken Itel

Project Planner: Mary Anderson

Administrative Assistant: Lori Phillips

Agency Counsel: Scot Sideras

Community Relations Spec: Ellen Rogalin

Board of County Commissioners

Lynn Peterson, Chair

Jim Bernard, Vice Chair

Charlotte Lehan

Ann Lininger

Paul Savas

January 2011