



SCAPPOOSE
Oregon

To Whom it May Concern:

We are transmitting to you the Scappoose Urban Renewal Agency Annual Report for FY 2020/2021.

ORS 457.460 requires urban renewal agencies to prepare and distribute an annual report each fiscal year by January 31 of the following year. The annual report is different from the Financial Statement or the Report in Lieu of Audit that the Secretary of State requires. The annual report must contain information on revenues and expenditures of the fiscal year and budget information for the next fiscal year. It must also provide a summary of the impacts on taxing districts and a statement of the maximum indebtedness remaining for the urban renewal area.

If you have any questions, feel free to contact Isaac Butman, Assistant to the City Manager, City of Scappoose, ibutman@cityofscappoose.org or 503.543.7146

Best,



Isaac Butman

Assistant to the City Manager

ANNUAL REPORT FOR FISCAL YEAR ENDING JUNE 30, 2021

FY
2020/2021

Scappoose Urban Renewal
Agency

This report fulfills the requirements, prescribed in ORS.457.460, for the filing of an annual report detailing the financial activity of an urban renewal area established in Oregon.



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Annual Report for Fiscal Year Ending June 30, 2021

SCAPPOOSE URBAN RENEWAL AGENCY

URBAN RENEWAL AREA BACKGROUND

The Scappoose Urban Renewal Plan (Plan) was adopted by the the City of Scappoose on November 18, 2019 by Ordinance No 886.

The frozen base assessed value ("Frozen Base") of the Scappoose Urban Renewal Area ("Area") is \$71,073,076. The FY 2020/2021 total assessed value is \$79,136,016. The excess value, or the value on which taxes are paid to the Scappoose Urban Renewal Agency in FY 2020/21, is \$8,062,940.¹

The Area was established by the City as a long-term investment strategy to fund and construct capital improvement projects in the Area. The Area is approximately 475.8 acres, 418.87 acres of land in parcels and 56.93 acres of public right of way, or 21.63% of the city's 2,199.47 acres.

The Scappoose Urban Renewal Agency ("Agency") is a separate legal and financial entity, governed by the members of the the City of Scappoose City Council.

MAXIMUM INDEBTEDNESS

The maximum indebtedness authorized initially for the Area is \$37,000,000. The amount of indebtedness remaining for the Plan Area is \$35,727,018. 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. The remaining MI reflects the DEQ commitment of \$1,259,720 plus expenditures from FY 2020/2021.

¹ Columbia County Assessor Tax FY 2020/2021 SAL Table 4c

Urban Renewal Area Goals

The Scappoose Urban Renewal Agency's guiding document is the Scappoose Urban Renewal Plan, which lists goals to guide activities in the Area. Goals listed in the Plan are as follows:

Goal 1. Improve transportation, water, wastewater and stormwater infrastructure to support job growth.

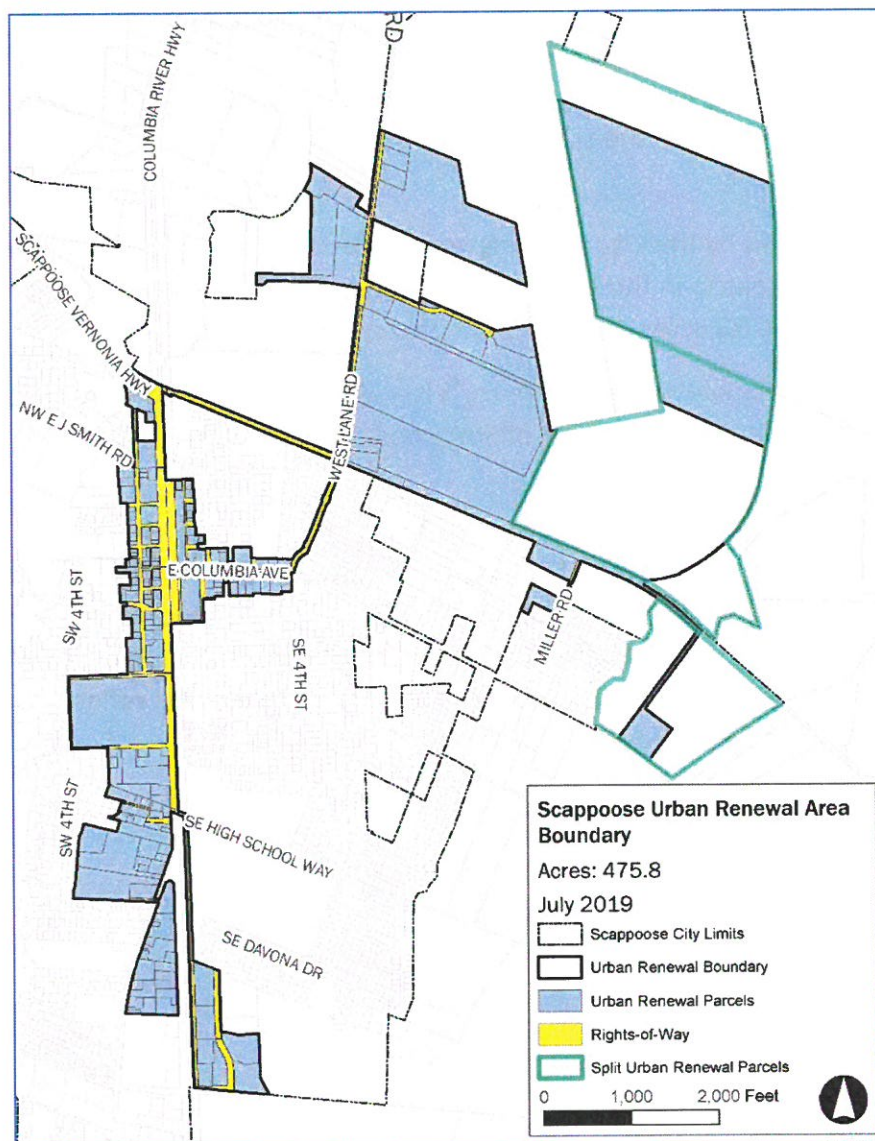
Goal 2. Promote the emergence of a vibrant town center as a civic and cultural hub for Scappoose that is connected to surrounding neighborhoods and employment areas.

Goal 3. Encourage redevelopment and infill in the town center.

Goal 4. Support the growth and retention of local businesses.

The entire Scappoose Urban Renewal Plan and Report can be found on the City of Scappoose website, <http://www.ci.scappoose.or.us>.

The Scappoose Urban Renewal Area Boundary is shown below.



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FINANCIAL REPORTING

Pursuant to ORS 457.460, a detailed accounting of the financial activity related to urban renewal areas is required to be reported on an annual basis. The following financial information responds to the requirements of the statute.

Previous Fiscal Year, FY2020/2021

Money Received

In FY 2020/2021, the Scappoose Urban Renewal Agency received \$91,376 from division of taxes.² The detailed earnings of the Scappoose Urban Renewal Agency can be seen in Table 1.

Table 1. Money Received During FY 2020/2021

| Item | Amount |
|-------------------|----------|
| Division of Taxes | 91,376 |
| Other Revenues | 190 |
| TOTAL: | \$91,566 |

Source: Scappoose Urban Renewal Agency Financial Statement FYE 2020/2021

Money Expended

Revenue received through urban renewal and spent on urban renewal activities is shown in Table 2.

Table 2. Expenditures During FY 2020/2021

| Item | Amount |
|------------------------|----------|
| Materials and Services | 8,262 |
| Transfer out | 5,000 |
| TOTAL: | \$13,262 |

Source: Scappoose Urban Renewal Agency Financial Statement FYE 2020/2021

² {UrbanRenewalAgencyName} Financial Statement FYE {FYE}, {MoneyReceivedPage}

Impact on Taxing Districts

The revenues foregone by local taxing districts due to urban renewal are shown in Table 3. This information is from the Columbia County Assessor records, Table 4e.

Urban renewal agencies do not create an additional tax. Instead, during the Agency's lifespan, overlapping taxing districts "forego" a portion of their permanent rate. Once the urban renewal area is terminated, the taxing jurisdictions receive the full permanent rate of taxes. The Scappoose School District and the NW Regional Education Service District are funded through the State School Fund on a per pupil allocation. There is no *direct* impact of urban renewal on their funding. The State School Fund is funded through property tax allocations, but also through other state resources.

Table 3. Impact on Taxing Districts FY 2020/2021

| Taxing District | Impact |
|------------------------------|----------|
| Columbia County | 11,203 |
| Columbia 4H & Extension | 436 |
| Columbia 9-1-1 Comm District | 2,037 |
| Columbia Vector | 1,018 |
| Scappoose Library | 2,037 |
| Columbia SWCD | 800 |
| Scappoose City | 25,971 |
| Scappoose JT RFPD | 8,941 |
| NW Regional ESD | 1,237 |
| Scappoose 1 JT School | 40,084 |
| Portland Community College | 2,255 |
| TOTAL: | \$96,019 |

Source: FY 2020/2022 Sal 4e from Columbia County Assessor

Current Fiscal Year FY 2021/2022

Estimated Revenues

The estimated division of tax revenues from the FY 2021/2022 adopted budget are \$122,082.³

Proposed Budget

A compiled budget listing the money to be received due to urban renewal, money to be spent, and what projects/expenses the money will fund is shown in Table 4 below.

Table 4. Budget FY 2021/2022 Urban Renewal General Fund

| Budget Category (Revenues) | FY 2021/2022 |
|----------------------------|--------------|
| Working Capital Carryover | 75,930 |
| Division of Taxes | 122,082 |
| Interest | 100 |
| TOTAL: | \$198,112 |

| Budget Category (Expenditures) | FY 2021/2022 |
|--|--------------|
| Administration | 37,409 |
| Business and Property Owner Incentives | 37,818 |
| Non-department Transfers | 16,536 |
| Contingency | 106,349 |
| TOTAL: | \$198,112 |

Source: Scappoose Urban Renewal Agency FY 2021/2022 Budget, pg. 32

³ Scappoose Urban Renewal Agency FY 2020/2021 Budget, pg. 31