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# Columbia County Development Agency Columbia County, Oregon Adopted Budget

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For the Fiscal Year 2022-2023  
Beginning July 1, 2022

**CCDA**  
Columbia County  
Development Agency

**ECONorthwest**  
ECONOMICS • FINANCE • PLANNING





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## Budget Committee Members

<b><u>Member</u></b>	<b><u>Term Expiration</u></b>
Henry Heimuller	December 31, 2022
Casey Garrett	December 31, 2024
Margaret Magruder	December 31, 2024
Kathy Engel	December 31, 2022
Paul Langner	December 31, 2023
Dan Garrison	December 31, 2024

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DATE: May 12, 2022  
TO: Columbia County Development Agency Budget Committee  
FROM: Margaret Magruder, Budget Officer  
SUBJECT: FYE 2023 BUDGET MESSAGE

Dear Members of the Columbia County Development Agency, Citizen Members of the Budget Committee, and Citizens of Columbia County:

It is my pleasure, as the Budget Officer for the Columbia County Development Agency ("Agency"), to present in accordance with Oregon Budget Law, our FY 2022-2023 budget for consideration by the Columbia County Development Agency Budget Committee.

The Agency is an urban renewal agency for Columbia County, which has the authority to administer the Port Westward Urban Renewal Plan. The Agency receives property tax increment, which may be used to pay debt incurred by the Agency administering the Urban Renewal Plan. This is the 19th budget year for this agency.

The Agency substantially underlevied the amount of annual property tax revenue imposed in FYE 2022, resulting in an increase of over \$2.4 million in property tax revenues for affected taxing districts. With a fund balance sufficient to pay off all outstanding indebtedness, and forecast for stable property tax revenue, the Agency finds itself in a position to pursue strategies for paying off the remaining debt, while minimizing the fiscal impacts to affected taxing districts.

The Agency plans to accomplish these results by paying off all outstanding indebtedness in FYE 2023 and terminating the collection of property tax increment revenue in future years. This strategy is contingent upon the Agency negotiating a reimbursement agreement with the Port of Columbia County. A reimbursement agreement is key to protect affected taxing districts from the risk of a costly and unnecessary use of taxing district resources to pay for debt service expenses that would otherwise have been paid for by the private-sector in future years. This approach is discussed in further detail in the Budget Narrative section of this document.

Pursuant to Oregon Budget Law, the Budget Detail Report shows the historical data of actual expenditures and resources for the two preceding years and the adopted budget for the current fiscal year ending June 30, 2022 on the left side of the Description column. My recommendations are listed on the right side under the column entitled "FYE 2023 Proposed." Your action will appear under the column entitled "FYE 2023 Approved," and the final appropriation will appear under the column entitled "FYE 2023 Adopted."

Respectfully submitted,

*Margaret Magruder*

Margaret Magruder  
Budget Officer

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## Budget Narrative

The Columbia County Development Agency is the urban renewal Agency for Columbia County, which has the authority to administer the Port Westward Urban Renewal Plan. The Agency receives property tax increment revenues, which may be used to pay debt incurred by the Agency for infrastructure development of the Port Westward Urban Renewal Area (URA).

### *FYE 2022 Accomplishments*

**Underlevy tax increment revenue.** The Agency intentionally underlevied property tax increment revenue in FYE 2022. Instead of collecting the maximum amount of tax revenue, estimated to be \$2,565,279, the Agency chose to impose a reduced amount of \$84,498. This reduced the amount of foregone revenues for overlapping taxing districts, resulting in over \$2,480,000 of tax increment revenue that was “shared” with impacted taxing districts.

### *FYE 2022 Highlights and Significant Changes*

**Early principal payments for outstanding indebtedness.** The Agency has two outstanding debt service obligations related to the water system and rail system improvements. Both loans were provided by the State of Oregon to the Port of Columbia County, with the Agency pledging property tax increment revenue as a possible source of repayment in addition to any revenues received by the Port by users of the infrastructure.

The Agency plans to make early principal payments on both of these loans, sufficient to fully repay both loans in FYE 2023. These early loan payments however, are contingent upon the Agency successfully negotiating a reimbursement agreement with the Port of Columbia County. When these systems were originally financed by the Port, it was with the intention that private users, not the taxing districts or the Agency, repay the debt through user fees. The Agency’s role was intended to provide a back-stop source of funds if user fees were insufficient to make annual payments.

Paying off the debt early without a reimbursement agreement in place could result in a costly use of taxing district resources to pay for debt service expenses that would have otherwise been paid for by the private-sector in future years. Thus, the Agency has proposed a reimbursement agreement with the Port of Columbia County. Through such an agreement, any payments from users of the rail infrastructure made after the agreement that would have otherwise been used to pay debt service, would instead be reimbursed to all affected taxing districts. Under this approach, affected taxing districts would benefit regardless of whether or not there are future users of the water system.

Without such a reimbursement agreement in place, the Agency may decide through consultation with affected taxing districts that the most financially responsible course of action is to continue making future debt service payments as scheduled.

**Reduced property tax increment revenue through underlevy.** If the Agency were to impose the maximum allowed amount of property tax increment in FYE 2023, it would result in additional resources for the Agency beyond what is necessary to cover budgeted expenditures for FYE 2023, including repayment of all outstanding indebtedness. Thus, the Agency plans to reduce the amount of property tax increment imposed in FYE 2023.

Reducing annual property tax collections can be done on an annual basis in coordination with the Office of the County Assessor through a process known as underlevying. While the Agency is forecast to have authority to impose \$2,400,000 of property tax increment revenue in FYE 2023, the Agency plans to only impose \$75,000 of property tax increment revenue. This will reduce the Agency's annual impact on affected taxing districts by \$2,325,000 in FYE 2023.

**Termination of property tax increment authority.** After paying off all outstanding debt in FYE 2023, the Agency would be in a position to terminate its authority for imposing property tax increment in future years. This would result in an estimated annual increase to affected taxing districts of over \$2 million per year. As noted earlier, this approach for early repayment of outstanding debt is contingent upon successful negotiation of a reimbursement agreement with the Port of Columbia County, in order to secure the best possible financial impact to affected taxing districts.

L I N E #	HISTORICAL DATA			Account Number	Account Description	FTE 2021/2022	Budget for next Year 2022-2023		
	Actual	First Preceding Year	Adopted Budget This Year				2022-2023 Proposed by Budget Officer	2022-2023 Approved by Budget Committee	2022-2023 Adopted by Governing Body
	06/30/20	06/30/21	06/30/22						
1				<b>COLUMBIA COUNTY DEVELOPMENT AGENCY</b>					
2	3,337,731	2,685,220	75,000	818-481.00-310.00-000-00	Property Tax-Current	11	75,000	75,000	75,000
3	95,595	88,850	65,000	818-481.00-310.10-000-00	Property Tax-Prior Years	11	25,000	25,000	25,000
4	44,184	-	50,000	818-481.00-324.40-000-00	Forest, Land Sales & Royalties		50,000	50,000	50,000
5	117,485	85,394	100,000	818-481.00-330.00-000-00	Interest Allocations		50,000	50,000	50,000
6	1,387	367	500	818-481.00-330.00-000-00	Interest Allocations		500	500	500
7	4,552,759	6,891,403	8,756,754	818-481.00-399.04-000-00	Beginning Balance-Restricted		8,240,056	8,240,056	8,240,056
8	<b>8,149,142</b>	<b>9,751,233</b>	<b>9,047,254</b>		<b>TOTAL RESOURCES</b>	<b>10</b>	<b>8,440,556</b>	<b>8,440,556</b>	<b>8,440,556</b>
9	-	75,000	75,000	818-481.00-490.00-305-06	Prof Fees-Admin Fee		75,000	75,000	75,000
10	68,524	25,827	75,000	818-481.00-490.00-305-27	Prof Fees-Consultant		75,000	75,000	75,000
11	1,264	1,264	1,500	818-481.00-490.00-310-00	Prop/Liab Insurance		1,500	1,500	1,500
12	-	500	-	818-481.00-490.00-315-00	Membership Dues		500	500	500
11	877	549	500	818-481.00-490.00-500-00	Office Supplies		500	500	500
12	-	191	-	818-481.00-490.00-510-00	Advertising - Legal		-	-	-
13	70,665	103,331	152,000		<b>TOTAL MATERIALS &amp; SERVICES</b>	<b>2</b>	<b>152,500</b>	<b>152,500</b>	<b>152,500</b>
14	756,954	756,954	756,954	818-481.00-490.00-801-00	Debt Service-(818) Port Improvement		756,954	756,954	756,954
15	-	-	5,845,002	818-481.00-490.00-801-01	Debt Service-(818) Port Imprvmt-Extra Pymt		5,380,297	5,380,297	5,380,297
16	-	-	1,723,917	818-481.00-490.00-801-02	Debt Service-(818) Port Rail Loan-Extra Pymt		1,723,917	1,723,917	1,723,917
17	402,000	-	-	818-481.00-490.00-807-00	Debt Service-(818) CFRPD		-	-	-
18	1,158,954	756,954	8,325,873		<b>TOTAL DEBT SERVICE</b>	<b>4</b>	<b>7,861,168</b>	<b>7,861,168</b>	<b>7,861,168</b>
19	-	-	569,381	818-481.00-490.00-880-00	Contingency		426,888	426,888	426,888
20	-	-	569,381		<b>TOTAL CONTINGENCES</b>	<b>6</b>	<b>426,888</b>	<b>426,888</b>	<b>426,888</b>
21	-	-	-	818-481.00-490.00-900-00	Reserve for Future Expenditures		-	-	-
22	-	-	-		<b>TOTAL UNAPPROPRIATED</b>	<b>7</b>	<b>-</b>	<b>-</b>	<b>-</b>
23	28,120	-	-	818-481.00-490.00-953-00	Special Payments-Curry County		-	-	-
24	28,120	-	-		<b>TOTAL SPECIAL PAYMENTS</b>	<b>8</b>	<b>-</b>	<b>-</b>	<b>-</b>
25	<b>1,257,739</b>	<b>860,286</b>	<b>9,047,254</b>		<b>TOTAL REQUIREMENTS</b>	<b>9</b>	<b>8,440,556</b>	<b>8,440,556</b>	<b>8,440,556</b>
26	<b>6,891,403</b>	<b>8,890,948</b>	<b>-</b>		<b>CONTRIBUTION TO/(FROM) FUND</b>		<b>-</b>	<b>-</b>	<b>-</b>
27									
28				<b>FUND 818 SUMMARIES</b>					
29									
30	<b>8,149,142</b>	<b>9,751,233</b>	<b>9,047,254</b>		<b>TOTAL FUND 818 RESOURCES</b>		<b>8,440,556</b>	<b>8,440,556</b>	<b>8,440,556</b>
31	<b>1,257,739</b>	<b>860,286</b>	<b>9,047,254</b>		<b>TOTAL FUND 818 REQUIREMENTS</b>		<b>8,440,556</b>	<b>8,440,556</b>	<b>8,440,556</b>
32	<b>6,891,403</b>	<b>8,890,948</b>	<b>-</b>		<b>TOTAL CONTRIBUTION TO/(FROM) FUND</b>		<b>-</b>	<b>-</b>	<b>-</b>
33									
34				<b>Fund 818 Summary</b>					
35	-	-	-		1. Total Personal Services.....		-	-	-
36	70,665	103,331	152,000		2. Total Materials and Services.....		152,500	152,500	152,500
37	-	-	-		3. Total Capital Outlay.....		-	-	-
38	1,158,954	756,954	8,325,873		4. Total Debt Service.....		7,861,168	7,861,168	7,861,168
39	-	-	-		5. Total Transfers.....		-	-	-
40	-	-	569,381		6. Total Contingencies.....		426,888	426,888	426,888
41	-	-	-		7. Total Special Payments.....		-	-	-
42	28,120	-	-		8. Total Unappropriated / Reserved for Future Expenditure.		-	-	-
43	1,257,739	860,286	9,047,254		9. Total Requirements.....		8,440,556	8,440,556	8,440,556
44									
45	4,715,816	6,977,163	8,907,254		10. Total Resources Except Property Taxes.....		8,340,556	8,340,556	8,340,556
46	3,433,327	2,774,070	140,000		11. Property Taxes Estimated to Be Received.....		100,000	100,000	100,000
47	8,149,142	9,751,233	9,047,254		12. Total Resources (add lines 10 and 11).....		8,440,556	8,440,556	8,440,556
48	<b>6,891,403</b>	<b>8,890,948</b>	<b>-</b>				<b>-</b>	<b>-</b>	<b>-</b>

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**AFFIDAVIT  
OF  
PUBLICATION**


COUNTY OF COLUMBIA  
STATE OF OREGON SS.

I, Jeremy Ruark, being first duly sworn, depose and say that I am The Publisher of The Chronicle, a newspaper of general circulation, as defined by sections ORS 193.010 and 193.020, printed and published at St. Helens, in the aforesaid county and state; that the

Columbia County Dept of Finance  
& Taxation  
Meeting Notice  
CH22-1082

Was published 1 (one) successive and consecutive week(s) in the following issues:

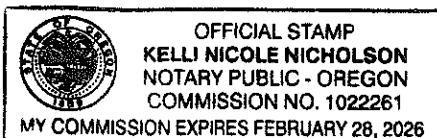
May 4

  
\_\_\_\_\_  
Jeremy Ruark

Subscribed and sworn before me this

11<sup>th</sup> day of May 2022

  
\_\_\_\_\_  
Kelli Nicole Nicholson



CH22-1082

## NOTICE OF PUBLIC MEETING

A public meeting of the Budget Committee of Columbia County Development Agency, State of Oregon, to discuss the budget for the fiscal year July 1, 2022 to June 30, 2023, will be held at 230 Strand Street St. Helens, Oregon 97051 in room 310. The meeting will take place on May 12, 2022 at 11:00 a.m. The purpose of the meeting is to receive

the budget message and to receive comment from the public on the budget. This is a public meeting where deliberations of the Budget Committee will take place. Any person may appear at the meeting and discuss the proposed programs with the Budget Committee. A copy of the budget document may be inspected or obtained on or after May 12, 2022

at (<http://www.ccdaoregon.org/documents>). Notice: Budget Committee Meetings will be conducted as hybrid sessions. In addition to the in person location listed above, the meetings will also be available on the web as follows: <https://meet.goto.com/943843245> United States (Toll Free): 1 877 309 2073 Access Code: 943-843-245

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OF  
PUBLICATION**

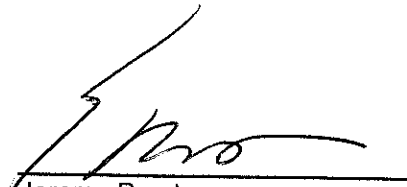
COUNTY OF COLUMBIA  
STATE OF OREGON SS.

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Columbia County Dept of Finance  
& Taxation  
Meeting Notice  
CH22-1083

Was published 1 (one) successive and consecutive week(s) in the following issues:

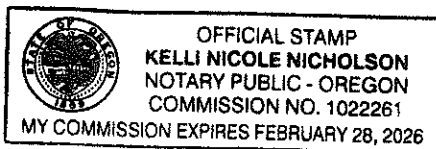
May 4

  
\_\_\_\_\_  
Jeremy Ruark

Subscribed and sworn before me this

11th day of May 2022

Kelli Nicole Nicholson



CH22-1083

## NOTICE OF PUBLIC MEETING

A public meeting of the Budget Committee of Meadowview Service District, Columbia County, State of Oregon, to discuss the budget for the fiscal year July 1, 2022 to June 30, 2023, will be held at 230 Strand Street St. Helens, Oregon 97051 in room 310. The meeting will take place on May 12, 2022 at 10:00 a.m. The purpose of the meeting is to receive

the budget message and to receive comment from the public on the budget. This is a public meeting where deliberations of the Budget Committee will take place. Any person may appear at the meeting and discuss the proposed programs with the Budget Committee. A copy of the budget document may be inspected or obtained on or after May 12, 2022 at ([https://](https://www.columbiacounty.or.gov/meadowview-lighting-district)

[www.columbiacounty.or.gov/meadowview-lighting-district](https://www.columbiacounty.or.gov/meadowview-lighting-district)). Notice: Budget Committee Meetings will be conducted as hybrid sessions. In addition to the in person location listed above, the meetings will also be available on the web as follows: <https://meet.goto.com/831454733> United States (Toll Free): 1 866 899 4679 Access Code: 831-454-733

Meetings — Columbia County D... x

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## Meetings

We welcome your feedback! All meetings are open to the public. Thanks for your interest in participation. All meetings are held at the Columbia County Courthouse located at 230 Strand Street, St. Helens in Room 308.

**May 12, 2022, 11am Budget Committee Meeting**

**NOTICE OF BUDGET COMMITTEE MEETING**

A public meeting of the Budget Committee of Columbia County Development Agency, State of Oregon, to discuss the budget for the fiscal year July 1, 2022 to June 30, 2023, will be held at 230 Strand Street St. Helens, Oregon 97051 in room 310. The meeting will take place on May 12, 2022 at 11:00 a.m.

The purpose of the meeting is to receive the budget message and to receive comment from the public on the budget.

This is a public meeting where deliberations of the Budget Committee will take place. Any person may appear at the meeting and discuss the proposed programs with the Budget Committee.

A copy of the budget document may be inspected or obtained on or after May 12, 2022 at (<http://www.ccdaregion.org/documents>).

Notice: Budget Committee Meetings will be conducted as hybrid sessions. In addition to the in person location listed above, the meetings will also be available on the web as follows:

<https://meet.goto.com/943843245>  
United States (Toll Free): 1 877 309 2073  
Access Code: 943-843-245

**April 20th, 2022 Board Meeting**

- [Notice](#)
- [Agenda](#)

**March 30th, 2022 Annual Meeting**

10:48 AM  
5/4/2022

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# AFFIDAVIT OF PUBLICATION

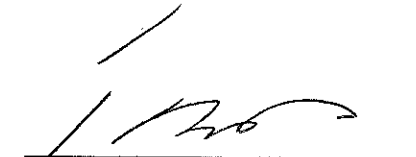
COUNTY OF COLUMBIA  
STATE OF OREGON SS.

I, Jeremy Ruark, being first duly sworn, depose and say that I am The Publisher of The Chronicle, a newspaper of general circulation, as defined by sections ORS 193.010 and 193.020, printed and published at St. Helens, in the aforesaid county and state; that the

Columbia County Dept Finance & Taxation  
CCDA UR-1  
CH22-1122

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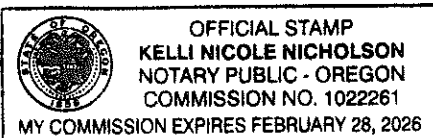
June 15

  
Jeremy Ruark

Subscribed and sworn before me this

16th day of June 2022





CH22-1122

FORM UR-1

### NOTICE OF BUDGET HEARING

A public meeting of the Columbia County Development Agency will be held on June 21, 2022 at 5:00 pm at the Columbia County Courthouse, Annex Meeting Room, located at 230 Strand St., St. Helens, Oregon. The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2022 as approved by the Columbia County Development Agency Budget Committee. A summary of the budget is presented below. A copy of the budget may be inspected or obtained at 230 Strand Street in St. Helens, Oregon, between the hours of 8:30 am and 5:00 pm, Monday through Friday, or online at [www.ccdaoregon.org](http://www.ccdaoregon.org). This budget is for an annual budget period. This budget was prepared on a basis of accounting that is the same as was used the preceding year. This meeting will be conducted in person, digitally via <https://global.gotomeeting.com/join/943843245> and by phone 1-(877)-309-2073 access code 943-843-245

Contact: Louise Kallstrom, Finance and Tax Director Telephone: 503-397-7252 Email: [louise.kallstrom@columbiacountyor.gov](mailto:louise.kallstrom@columbiacountyor.gov)

TOTAL OF ALL FUNDS	FINANCIAL SUMMARY - RESOURCES		Approved Budget Next Year 2022-2023
	Actual Amount 2020-2021	Adopted Budget This Year 2021-2022	
Beginning Fund Balance/Net Working Capital	6,891,403	8,756,754	100,000
Federal, State and All Other Grants	0	0	0
All Other resources Except Division of Tax & Special Levy	85,761	150,500	100,500
Revenue from Division of Tax	2,774,070	140,000	8,240,056
<b>Total Resources</b>	<b>9,751,234</b>	<b>9,047,254</b>	<b>8,440,556</b>

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION		Approved Budget Next Year 2022-2023
Actual Amount 2020-2021	Adopted Budget This Year 2021-2022	
Materials and Services	103,331	152,500
Debt Service	756,954	8,325,873
Interfund Transfers	0	0
Contingencies	0	569,381
Special Payments	0	0
Unappropriated Ending Fund Balance	0	0
<b>Total Requirements</b>	<b>860,285</b>	<b>9,047,754</b>


FINANCIAL SUMMARY - REQUIREMENTS AND FULL-TIME EQUIVALENT EMPLOYEES (FTE) BY ORGANIZATIONAL UNIT OR PROGRAM *		Approved Budget Next Year 2022-2023
Actual Amount 2020-2021	Adopted Budget This Year 2021-2022	
Non-Departmental / Non-Program	860,285	9,047,754
FTE	0	0
<b>Total Requirements</b>	<b>860,285</b>	<b>9,047,754</b>
<b>Total FTE</b>	<b>0</b>	<b>0</b>

STATEMENT OF CHANGES IN ACTIVITIES and SOURCES OF FINANCING  
The fiscal year 2021-2022 budget anticipates paying off the water system and rail system loans.

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## Meetings

We welcome your feedback! All meetings are open to the public. Thanks for your interest in participation. All meetings are held at the Columbia County Courthouse located at 230 Strand Street, St. Helens in Room 308.

### June 21, 2022 5pm Budget Hearing

A public meeting of the Columbia County Development Agency will be held on June 21, 2022 at 5:00 pm at the Columbia County Courthouse, Annex Meeting Room, located at 230 Strand St., St. Helens, Oregon. The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2022 as approved by the Columbia County Development Agency Budget Committee. A summary of the budget is presented below. A copy of the budget may be inspected or obtained at 230 Strand Street in St. Helens, Oregon, between the hours of 8:30 am and 5:00 pm, Monday through Friday, or online at [www.ccdaoregon.org](http://www.ccdaoregon.org). This budget is for an annual budget period. This budget was prepared on a basis of accounting that is the same as was used the preceding year. This meeting will be conducted in person, digitally via <https://global.gotomeeting.com/join/943843245> and by phone 1-(877)-309-2073 access code 943-843-245

- [Notice of Budget Meeting](#)

EP Emily Picha  
picha@cccom.com

BEFORE THE GOVERNING BODY OF THE  
COLUMBIA COUNTY DEVELOPMENT AGENCY  
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Adoption of the )  
Budget for the Columbia County Development )  
Agency for Fiscal Year 2022-2023 and ) RESOLUTION NO. 1-2022  
the Schedule of Appropriations )

THIS MATTER having come before the Board of County Commissioners of Columbia County, Oregon sitting as the governing body of the Columbia County Development Agency on the 29th day of June 2022; and

WHEREAS, the Columbia County Development Agency Budget Committee sitting as budget committee for Columbia County Development Agency approved the budget for the Columbia County Development Agency for fiscal year 2022-2023 on May 12, 2022; and

WHEREAS, the Board of County Commissioners sitting as governing body of the agency has received the budget and made any necessary modifications and the same is now ready for adoption; and

NOW, THEREFORE, IT IS HEREBY RESOLVED that the 2022-2023 budget for the Columbia County Development Agency in the total amount of \$8,440,556 be, and hereby is, adopted; and

IT IS FURTHER RESOLVED the amounts for the fiscal year beginning July 1, 2022 and for the purposes shown below for the fiscal year 2022-2023 are hereby appropriated;

SCHEDULE OF APPROVED APPROPRIATIONS

Materials and Services	\$152,500.00
Debt Service	\$7,861,168.00
Contingency	<u>\$426,888.00</u>
<b>TOTAL APPROPRIATIONS</b>	<b>\$8,440,556.00</b>

IT IS FURTHER RESOLVED that the Board of County Commissioners sitting as governing body of the Columbia County Development Agency hereby resolves to certify

to the county assessor a request for the Port Westward Urban Renewal Plan Area that \$8,600,000 in increment value be used for the purpose of dividing the taxes under section 1c, Article IX of the Oregon Constitution and ORS Chapter 457.

IT IS FURTHER RESOLVED that the Budget Officer certify to the County Clerk of Columbia County, Oregon, the budget for the Columbia County Development Agency and shall file with the Clerk’s Office a copy of the budget as finally adopted.

DATED at St. Helens, Oregon this 29<sup>th</sup> day of June, 2022.


COLUMBIA COUNTY DEVELOPMENT AGENCY

By:   
Casey Garrett, Chair

By:   
Margaret Magruder, Vice-Chair

By:   
Henry Heimuller, Secretary-Treasurer

Approved as to form:

By:   
Office of County Counsel

**FORM  
OR-UR-50**

**NOTICE TO ASSESSOR**  
Oregon Department of Revenue

**2022-2023**

Check here if this is an amended form.

• Submit two (2) copies to the county assessor by July 15.

**Notification**

Columbia County Development Agency (Agency name) authorizes its 2022 - 23 ad valorem tax increment amounts by plan area for the tax roll of Columbia County (County name).  
Louise Kallstrom (Contact person) (503) 397-5252 (Telephone number) 7/8/22 (Date submitted)  
230 Strand Street St.Helens, OR 97051 (Agency's mailing address) louise.kallstrom@columbiacou (Contact person's e-mail address)

Yes, the agency has filed an impairment certificate by May 1 with the assessor (ORS 457.445).

**Part 1: Option One Plans (Reduced Rate).** [ORS 457.435(2)(a)]

Plan Area Name	Increment Value to Use*	100% from Division of Tax	Special Levy Amount**
	\$ OR <input type="checkbox"/> Yes		
	\$ OR <input type="checkbox"/> Yes		

**Part 2: Option Three Plans (Standard Rate).** [ORS 457.435(2)(c)]

Plan Area Name	Increment Value to Use***	100% from Division of Tax***	Special Levy Amount****
	\$ OR		
	\$ OR		

**Part 3: Other Standard Rate Plans.** [ORS 457.445(2)]

Plan Area Name	Increment Value to Use*	100% from Division of Tax*	
Port Westward	\$ 8600000 OR <input type="checkbox"/> Yes		
	\$ OR <input type="checkbox"/> Yes		

**Part 4: Other Reduced Rate Plans.** [ORS 457.445(1)]

Plan Area Name	Increment Value to Use*	100% from Division of Tax*	
	\$ OR <input type="checkbox"/> Yes		
	\$ OR <input type="checkbox"/> Yes		

**Part 5: Permanent Rate Plans.** [ORS 457.087]

Plan Area Name	Increment Value to Use*	100% from Division of Tax*	
	\$ OR <input type="checkbox"/> Yes		
	\$ OR <input type="checkbox"/> Yes		

**Notice to Assessor of Permanent Increase in Frozen Value.** Beginning tax year 2022-23, permanently increase frozen value to:

Plan Area Name	New frozen value
	\$
	\$

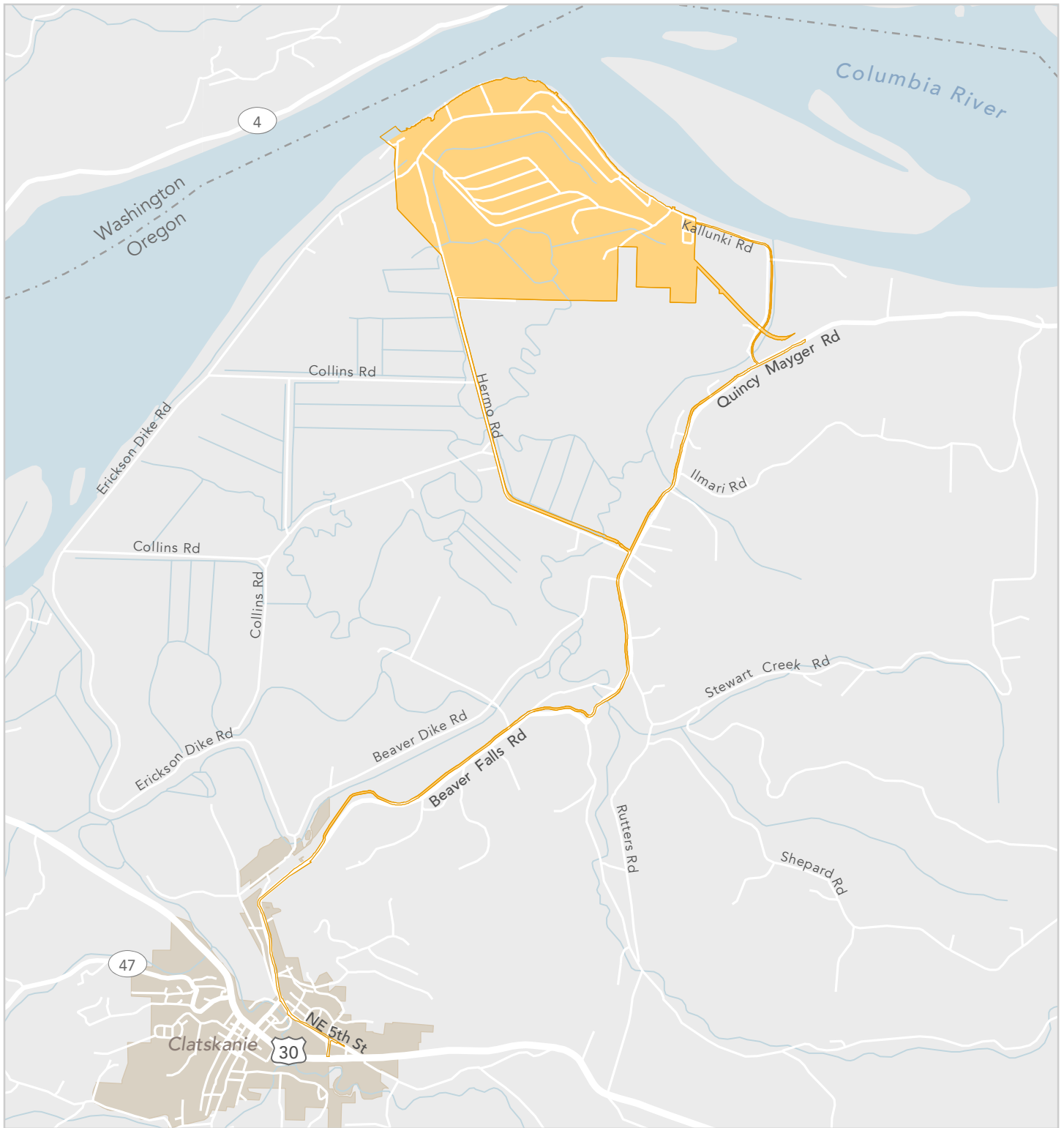
\*All Plans except Option Three: Enter amount of Increment Value to Use that is less than 100 percent or check "Yes" to receive 100 percent of division of tax. Do NOT enter an amount of "Increment Value to Use" AND check "Yes."

\*\*If an Option One plan enters a Special Levy Amount, you MUST check "Yes" and NOT enter an amount of "Increment to Use."

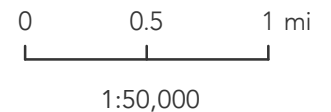
\*\*\*Option Three plans enter EITHER an amount of "Increment Value to Use" to raise less than the amount of division of tax stated in the 1998 ordinance under ORS 457.435(2)(c) OR the "Amount from Division of Tax" stated in the ordinance, NOT both.

\*\*\*\*If an Option Three plan requests both an amount of "Increment Value to Use" that will raise less than the amount of division of tax stated in the 1998 ordinance and a "Special Levy Amount," the "Special Levy Amount" cannot exceed the amount available when the amount from division of tax stated in the ordinance is subtracted from the plan's Maximum Authority.

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# Port Westward Urban Renewal Area



- Port Westward Urban Renewal Area
- Clatskanie City Limits

Data from Columbia County.  
Map date: 1/25/2017.

## Summary of Maximum Indebtedness

The Port Westward Urban Renewal Plan includes a maximum indebtedness of \$34,000,000, which functions as a maximum limit on the cumulative amount of indebtedness that the CCDA can incur over the life of the Port Westward URA. Note that expenditures of revenues other than tax increment (Non-TIF Resources) do not count against the maximum indebtedness limit. The table below shows the amount of indebtedness that has been used through the end of FYE 2021, based on the CCDA's annual financial reports.

## Summary of Maximum Indebtedness through FYE 2021

<b>Authorized Maximum Indebtedness</b>	<b>\$ 34,000,000.00</b>
<b>Formal Indebtedness</b>	
Rail Loan	\$ 3,000,000.00
Road Loan	\$ 5,894,818.00
Water Loan	\$ 8,095,122.00
Subtotal	\$ 16,989,940.00
<b>Contract Indebtedness</b>	
Other Expenditures	\$ 2,135,163.34
Less Non-TIF Resources	\$ (508,912.85)
Subtotal	\$ 1,626,250.49
<b>Total Indebtedness</b>	<b>\$ 18,616,190.49</b>
<b>Remaining Maximum Indebtedness</b>	<b>\$ 15,383,809.51</b>



## Future Schedule of Long-Term Liabilities

Property tax increment revenue from the Port Westward URA has been pledged as a potential source of repayment for two outstanding long-term loans from the State of Oregon to Columbia County and the Port of Columbia County. The future scheduled debt service payments for these loans are shown below.

### Summary – All loans

<b>FYE</b>	<b>Water</b>	<b>Rail</b>	<b>Total</b>
2023	\$ 756,954.45	\$ 230,017.86	\$ 986,972.31
2024	\$ 756,954.45	\$ 230,017.86	\$ 986,972.31
2025	\$ 756,954.45	\$ 230,017.86	\$ 986,972.31
2026	\$ 756,954.45	\$ 230,017.86	\$ 986,972.31
2027	\$ 756,954.45	\$ 230,017.86	\$ 986,972.31
2028	\$ 756,954.45	\$ 230,017.86	\$ 986,972.31
2029	\$ 756,954.45	\$ 230,017.86	\$ 986,972.31
2030	\$ 756,954.45	\$ 230,017.86	\$ 986,972.31
2031	\$ 756,954.45	\$ 230,017.86	\$ 986,972.31
2032	\$ 756,954.40	\$ 230,017.86	\$ 986,972.26
2033	\$ -	\$ 25,990.47	\$ 25,990.47
<b>Total</b>	<b>\$ 7,569,544.45</b>	<b>\$ 2,326,169.07</b>	<b>\$ 9,895,713.52</b>

## Port of Columbia County – Water Loan

FYE	Port Water Loan		
	Principal	Interest	Total
2023	\$ 464,704.37	\$ 292,250.08	\$ 756,954.45
2024	\$ 487,939.59	\$ 269,014.86	\$ 756,954.45
2025	\$ 512,336.57	\$ 244,617.88	\$ 756,954.45
2026	\$ 537,953.40	\$ 219,001.05	\$ 756,954.45
2027	\$ 564,851.07	\$ 192,103.38	\$ 756,954.45
2028	\$ 593,093.62	\$ 163,860.83	\$ 756,954.45
2029	\$ 622,748.30	\$ 134,206.15	\$ 756,954.45
2030	\$ 653,885.72	\$ 103,068.73	\$ 756,954.45
2031	\$ 686,580.00	\$ 70,374.45	\$ 756,954.45
2032	\$ 720,908.95	\$ 36,045.45	\$ 756,954.40
2033	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ 5,845,001.59</b>	<b>\$ 1,724,542.86</b>	<b>\$ 7,569,544.45</b>

## Port of Columbia County – Rail Loan

FYE	Port Rail Loan		
	Principal	Interest	Total
2023	\$ 130,203.08	\$ 99,814.78	\$ 230,017.86
2024	\$ 137,741.84	\$ 92,276.02	\$ 230,017.86
2025	\$ 145,717.09	\$ 84,300.77	\$ 230,017.86
2026	\$ 154,154.11	\$ 75,863.75	\$ 230,017.86
2027	\$ 163,079.64	\$ 66,938.22	\$ 230,017.86
2028	\$ 172,521.95	\$ 57,495.91	\$ 230,017.86
2029	\$ 182,510.97	\$ 47,506.89	\$ 230,017.86
2030	\$ 193,078.35	\$ 36,939.51	\$ 230,017.86
2031	\$ 204,257.59	\$ 25,760.27	\$ 230,017.86
2032	\$ 216,084.10	\$ 13,933.76	\$ 230,017.86
2033	\$ 24,567.98	\$ 1,422.49	\$ 25,990.47
<b>Total</b>	<b>\$ 1,723,916.70</b>	<b>\$ 602,252.37</b>	<b>\$ 2,326,169.07</b>