
Columbia County Development Agency Urban Renewal Annual Report

FYE 2019

ORS 457.460

Submitted to Columbia County Board of Commissioners

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Overview of report

The Columbia County Development Agency (Agency) has prepared this Annual Report for the Port Westward Urban Renewal Area pursuant to ORS 457.460. The Annual Report is on file with the Columbia County Board of Commissioners and with the Columbia County Development Agency. The information contained in the Annual Report is available for review at no cost by all interested persons at the office of the Board of County Commissioners located in the Columbia County Courthouse, Room 331, at 230 Strand Street, St. Helens, OR 97051. Copies of the Annual Report and attached budget are available for purchase.

As required by ORS 457.460, this report includes a summary of financial information for the most recently completed fiscal year (fiscal year ending [FYE] 2019), as well as estimates of financial information for the current fiscal year (FYE 2020).

The entire Port Westward Urban Renewal Plan and Report can be found on Columbia County Development Agency's website, <http://www.cddaoregon.org/documents/>.

Previous fiscal year, FYE 2019

Revenues

General Fund revenues for the Columbia County Development Agency (CCDA) totaled \$3,435,588 in FYE 2019. This included \$3,193,331 in tax increment revenue (current and past property tax years combined), \$161,655 from natural resource revenue, and \$80,602 in interest earnings.¹ The CCDA General Fund had a beginning fund balance of \$1,959,502.²

The detailed revenues of the Columbia County Development Agency can be seen in Table 1 below.

Table 1. Revenues During FYE 2019

Revenues	Amount
Division of Taxes	\$ 3,193,331
Interest on Investments	\$ 80,602
Forest, Land Sales, and Royalties	\$ 161,655
Total	\$ 3,435,588

Source: Columbia County Development Agency Financial Statement FYE 2019, pg. 11

Expenditures

CCDA General Fund expenditures for FYE 2019 totaled \$842,330. These expenditures included \$66,626 on materials and services for economic development, \$756,954 for debt service on behalf of other governments, and \$18,750 in special payments, which include transfers to Columbia County for administration of the Agency, shown in Table 2 below.

Table 2. Expenditures FYE 2019

Expenditures	Amount
Materials and Services	\$ 66,626
Debt Service on behalf of other governments	\$ 756,954
District Management - Special Payments	\$ 18,750
Total	\$ 842,330

Source: Columbia County Development Agency Financial Statement FYE 2019, pg. 11

¹ CCDA Annual Financial Report FYE 2019, page 11.

² CCDA Annual Financial Report FYE 2019, page 11.

Impact on Taxing Districts

The total amount of urban renewal taxes imposed in FYE 2019 was \$3,195,502. This included \$2,937,323 from permanent rate levies and \$258,179 from general obligation bond levies.³ Note that the amount of taxes imposed, is not the same as the property taxes received by the Agency, due to discounts, delinquencies, and collection of prior year’s taxes.

Tax increment revenue derived from permanent rate levies results in an impact to taxing districts. These are “foregone revenues” that result in decreased property tax collections for the affected taxing districts. Tax increment revenue derived from general obligation bonds does not have the same impact on taxing districts. Instead, the general obligation bond tax rates are adjusted upwards to ensure that the full amount of annual debt service payments can be made. Thus, the foregone revenue associated with general obligation bond tax rates does not have an impact on taxing districts, but instead impacts taxpayers countywide through a slightly higher property tax rate. The impact of the division of taxes is shown in Table 3 below.

Table 3. Impact on Taxing Districts FYE 2019

Taxing District	Permanent Rate Levy				GO Bond Levy	Total All Levies
	Foregone Revenue to CCDA	Imposed for Taxing District	Foregone Revenue as % of Total	Imposed for CCDA	Imposed for CCDA	
Columbia County	\$ 445,197	\$ 6,963,763	6%		\$ 445,197	
Columbia 4H & Extension	\$ 17,998	\$ 285,159	6%		\$ 17,998	
Col 9-1-1 Comm Distr	\$ 80,993	\$ 1,274,886	6%		\$ 80,993	
Columbia Vector	\$ 40,607	\$ 550,571	7%		\$ 40,607	
Rainier Cemetery	\$ 22,522	\$ 72,866	24%		\$ 22,522	
Clatskanie Park & Rec	\$ 111,146	\$ 219,890	34%		\$ 111,146	
Clatskanie Library	\$ 91,465	\$ 181,119	34%		\$ 91,465	
Port of Columbia County	\$ 28,148	\$ 381,470	7%		\$ 28,148	
Columbia SWCD	\$ 31,704	\$ 498,254	6%		\$ 31,704	
Clatskanie RFPD	\$ 548,802	\$ 1,041,405	35%		\$ 548,802	
NW Regional ESD	\$ 48,702	\$ 12,322,011	0%		\$ 48,702	
Clatskanie 6J School	\$ 1,470,040	\$ 3,550,667	29%	\$ 258,179	\$ 1,728,219	
Total	\$ 2,937,323	\$ 27,342,061		\$ 258,179	\$ 3,195,502	

Notes:

Taxes imposed are net of rate truncation and compression losses.

Sources: Columbia County Assessor, SAL Tables 4a and 4e, FYE 2019, and SAL tables for additional counties where applicable for taxing districts that extend into multiple counties.

Note that the Clatskanie 6J School District and NW Regional Education Service District do not experience a direct reduction in funding due to urban renewal. School funding is based on a fixed

³ Columbia County Assessor’s SAL 4e, FYE 2019

dollar amount per pupil, determined by the State Legislature. Allocations of funding from the State School Fund offset any variation in local property tax collections to ensure each district across the state receives the same level of funding on a per pupil basis. Thus, any reduction in local property tax revenue due to urban renewal does not have any direct impact on the per pupil funding level for the school district and education service district.

Current fiscal year, FYE 2020

The Agency's adopted FYE 2020 budget estimates it will receive \$3,051,635⁴ in property taxes. Estimated annual expenditures from the FYE 2020 CCDA Adopted Budget are shown below in Table 4.

Table 4. Budgeted Expenditures, CCDA Adopted Budget, FYE 2020

Expenditures	Amount
Debt Service	
Port Improvement Debt Service	\$ 756,954
Other Agencies Debt Service	\$ 402,000
Port Extra Debt Service	\$ 5,540,268
Subtotal	\$ 6,699,222
Materials and Services	
Professional Fees - Administration	\$ 63,000
Property and Liability Insurance	\$ 1,500
Consulting Services	\$ 59,781
Supplies	\$ 1,000
Subtotal	\$ 125,281
Contingencies	\$ 500,000
Total	\$ 7,324,503

Source: Columbia County Development Agency FYE 2020 Adopted Budget and Supplemental Budget Resolution No. 2-2019

Maximum Indebtedness

The authorized maximum indebtedness of the Plan is \$34,000,000. As of June 30, 2019, there is \$15,465,462.75 remaining maximum indebtedness.

⁴ Columbia County Development Agency Adopted Budget FYE 2020