
Columbia County Development Agency Urban Renewal Annual Report

FYE 2022

ORS 457.460

Submitted to Columbia County Board of Commissioners

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Columbia County Finance Director

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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] 2022), as well as estimates of financial information for the current fiscal year (FYE 2023).

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 2022

Revenues

General Fund revenues for the Columbia County Development Agency (CCDA) totaled \$2,891,351 in FYE 2021. This included \$151,264 in tax increment revenue (current and past property tax years combined) and \$104,156 in interest earnings.¹ The CCDA General Fund had an unrestricted beginning fund balance of \$8,889,657 and a restricted beginning fund balance of \$1,291.37.²

The detailed revenues of the CCDA can be seen in Table 1 below.

Table 1. Revenues, FYE 2022

Revenues	Amount
Division of Taxes	\$151,264
Interest on Investments	\$60,346
Forest, Land Sales, and Royalties	\$43,810
Total	\$255,420

Source: Columbia County Development Agency Draft Financial Statement for the 12 Months Ending June 30, 2022

Expenditures

CCDA General Fund expenditures for FYE 2022 totaled \$855,799. These expenditures included \$98,845 on materials and services and \$756,954 for debt service on behalf of other governments as shown in Table 2 below.

Table 2. Expenditures, FYE 2022

Expenditures	Amount
Materials and Services	\$98,845
Debt Service on behalf of other governments	\$756,954
Total	\$855,799

Source: Columbia County Development Agency Draft Financial Statement for the 12 Months Ending June 30, 2022

¹ Columbia County Development Agency Draft Financial Statement for the 12 Months Ending June 30, 2022

² Columbia County Development Agency Draft Financial Statement for the 12 Months Ending June 30, 2022

Impact on Taxing Districts

The total amount of urban renewal taxes imposed in FYE 2022 was \$82,060. This included \$76,199 from permanent rate levies, \$288 from local option levies, and \$5,573 from general obligation bond levies.³ The amount of taxes imposed is not the same as the property taxes received by the CCDA, due to discounts, delinquencies, and collection of prior year's taxes.

The Agency intentionally underlevied property tax increment revenue in FYE 2022. Instead of extending the maximum amount of tax revenue, estimated to be \$2,565,279, the Agency chose to extend 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.⁴

Tax increment revenue derived from permanent rate and local option 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.

³ Columbia County Assessor's SAL 4e, FYE 2022

⁴ Columbia County Development Agency FY 2022-2023 Adopted Budget and Budget Resolution No. 1-2022

Table 3. Impact on Taxing Districts FYE 2022

Taxing District	Impacted Permanent and Local Option Rate Levies				GO Bond Levy	Total All Levies
	Foregone Revenue to CCDA	Imposed for Taxing District	Total	Foregone Revenue as % of Total	Imposed for CCDA	Imposed for CCDA
Columbia County	\$11,468	\$8,281,570	\$8,293,039	0.14%		\$11,468
Columbia 4H & Extension	\$0	\$339,415	\$339,415	0.00%		\$0
Col 9-1-1 Comm District	\$1,811	\$1,515,867	\$1,517,678	0.12%		\$1,811
Columbia Vector	\$1,035	\$648,567	\$649,602	0.16%		\$1,035
Rainier Cemetery	\$575	\$99,831	\$100,406	0.57%		\$575
Rainier Cemetery Local Option	\$288	\$64,578	\$64,866	0.44%		\$288
Clatskanie Park & Rec	\$2,954	\$329,094	\$332,048	0.89%		\$2,954
Clatskanie Library	\$2,382	\$271,035	\$273,417	0.87%		\$2,382
Columbia SWCD	\$603	\$592,587	\$593,190	0.10%		\$603
Clatskanie RFPD	\$14,678	\$1,576,085	\$1,590,763	0.92%		\$14,678
NW Regional ESD	\$1,207	\$14,047,124	\$14,048,331	0.01%		\$1,207
Clatskanie 6J School	\$39,487	\$4,826,831	\$4,866,318	0.81%	\$5,573	\$45,060
Total	\$76,487	\$32,592,585	\$32,669,072	0.23%	\$5,573	\$82,060

Notes:

Taxes imposed are net of rate truncation and compression losses.

Sources: Columbia County Assessor, SAL Tables 4a and 4e, FYE 2022, and SAL tables for additional counties where applicable for taxing districts that extend into multiple counties.

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 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 2023

The CCDA's adopted FYE 2023 budget estimates it will receive \$100,000 in property taxes. 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.

Estimated revenues are shown below in Table 4. Estimated annual expenditures from the FYE 2023 CCDA Adopted Budget are shown below in Table 5.

Table 4. Budgeted Revenues, CCDA Adopted Budget, FYE 2023

Revenues	Amount
Division of Taxes Current	\$75,000
Division of Taxes Prior Years	\$25,000
Interest on Investments	\$50,500
Forest, Land Sales, and Royalties	\$50,000
Beginning Balance	\$8,240,056
Total	\$8,440,556

Source: Columbia County Development Agency FY 2022-2023 Adopted Budget and Budget Resolution No. 1-2022

Table 5. Budgeted Expenditures, CCDA Adopted Budget, FYE 2023

Expenditures	Amount
Debt Service	
Port Improvement Debt Service	\$756,954
Port Improvement Extra Payment	\$5,380,297
Port Rail Loan Extra Payment	\$1,723,917
Subtotal	\$7,861,168
Materials and Services	
Professional Fees - Administration	\$75,000
Professional Fees - Consultant	\$75,000
Property and Liability Insurance	\$1,500
Membership Dues	\$500
Office Supplies	\$500
Subtotal	\$152,500
Contingencies	\$426,888
Total	\$8,440,556

Source: Columbia County Development Agency FY 2022-2023 Adopted Budget and Budget Resolution No. 1-2022

Maximum Indebtedness

The authorized maximum indebtedness of the Plan is \$34,000,000. As of June 30, 2022, there is \$15,328,774.84 remaining maximum indebtedness.⁵

⁵ Tiberius Solutions CCDA MI Tracker workbook FYE 2022