
Columbia County Development Agency Urban Renewal Annual Report

FY 2017/18

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 (2017-2018), as well as estimates of financial information for the current fiscal year (2018-2019).

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

Previous fiscal year, FYE 2018

Revenues

General Fund revenues for the Columbia County Development Agency (CCDA) totaled \$2,880,587 in FYE 2018. This included \$2,789,260 in tax increment revenue (current and past property tax years combined), \$43,510 from natural resource revenue, and \$26,483 in interest earnings.¹ The CCDA General Fund had a beginning fund balance of \$1,112,215.²

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

Table 1. Revenues During FYE 2018

Revenue Category	2017/2018 Amount
Division of Taxes	\$ 2,789,260
Interest on Investments	\$ 26,483
Forest, Land Sales, and Royalties	\$ 43,510
Total	\$ 2,859,253

Source: Columbia County Development Agency Financial Statement FYE 2018, pg. 10

Expenditures

CCDA General Fund expenditures for FYE 2018 totaled \$2,011,966. These expenditures included \$63,620 on materials and services for economic development, \$756,954 for debt service on behalf of other governments, and \$1,191,392 in special payments, which include transfers to Columbia County for debt service payments and administration of the Agency, shown in Table 2 below.

Table 2. Expenditures FYE 2018

Expenditure Category	2017/2018 Amount
Materials and Services for Economic Development	\$ 63,620
Debt Service	\$ 756,954
Special Payments - Debt Service	\$ 1,173,520
Special Payments - District Management	\$ 17,872
Total	\$ 2,011,966

Source: Columbia County Development Agency Financial Statement FYE 2018, pg. 10

¹ CCDA Annual Financial Report FYE 2018, page 10.

² CCDA Annual Financial Report FYE 2018, page 10.

Impact on Taxing Districts

The total amount of urban renewal taxes imposed in FYE 2018 was \$2,854,166. This included \$2,528,221 from permanent rate levies and \$325,945 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 2018

Taxing District	Permanent Rate Levy				GO Bond	Total All
	Foregone Revenue to CCDA	Imposed for Taxing District	Total	Foregone Revenue as % of Total	Imposed for CCDA	Imposed for CCDA
Columbia County	\$ 384,022	\$ 6,694,845	\$ 7,078,867	5%	\$ 66,698	\$ 450,720
Columbia 4H & Extension	\$ 15,664	\$ 273,983	\$ 289,647	5%	\$ -	\$ 15,664
Col 9-1-1 Comm Distr	\$ 70,236	\$ 1,225,233	\$ 1,295,469	5%	\$ -	\$ 70,236
Columbia Vector	\$ 35,098	\$ 527,595	\$ 562,693	6%	\$ -	\$ 35,098
Rainier Cemetary	\$ 19,462	\$ 70,503	\$ 89,965	22%	\$ -	\$ 19,462
Clatskanie Park & Rec	\$ 95,928	\$ 213,883	\$ 309,811	31%	\$ -	\$ 95,928
Clatskanie Library	\$ 78,931	\$ 176,176	\$ 255,107	31%	\$ -	\$ 78,931
Port of St. Helens	\$ 24,130	\$ 365,659	\$ 389,789	6%	\$ -	\$ 24,130
Columbia SWCD	\$ 27,235	\$ 479,068	\$ 506,303	5%	\$ -	\$ 27,235
Clatskanie RFPD	\$ 473,603	\$ 1,013,178	\$ 1,486,781	32%	\$ -	\$ 473,603
NW Regional ESD	\$ 41,939	\$ 11,862,175	\$ 11,904,114	0%	\$ -	\$ 41,939
Clatskanie 6J School	\$ 1,268,640	\$ 3,483,476	\$ 4,752,116	27%	\$ 261,366	\$ 1,530,006
Total	\$ 2,534,888	\$ 26,385,774	\$ 28,920,662		\$ 328,064	\$ 2,862,952

Notes:

Taxes imposed are net of rate truncation and compression losses.

Sources: Columbia County Assessor, SAL Tables 4a and 4e, FYE 2018, 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 dollar amount per pupil, determined by the State Legislature. Allocations of funding from the State School Fund offset any local property tax collections to ensure each district across the state receives the

³ Columbia County Assessor’s SAL 4e, FY 2017/18

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 2019

The Agency's adopted FYE 2019 budget estimates it will receive \$2,657,666⁴ in current year property taxes. Estimated annual expenditures from the FYE 2019 CCDA Budget are shown below in Table 4.

Table 4. Budget FY 2018/2019 Urban Renewal Fund

Expenditures	2018/19 Amount
Debt Service	
Port Improvement Debt Service	\$ 756,954
Other Agencies Debt Service	\$ 200,000
Subtotal	\$ 956,954
Special Payments	
Transfer to General Fund Admin Costs	\$ 60,000
Transfer to Road Fund Staffing	\$ 20,000
Subtotal	\$ 80,000
Materials and Services	
Property and Liability Insurance	\$ 1,391
Consulting Services	\$ 60,000
Supplies	\$ 750
Subtotal	\$ 62,141
Contingency	\$ 3,399,850
Total	\$ 4,498,945

Source: Columbia County Development Agency FY 2018/2019 Budget, p8,9

⁴ Columbia County Development Agency Adopted Budget FY 2018-19