

Clackamas County Development Agency

(A Component Unit of Clackamas County, Oregon)

*Keeping Clackamas Working*

**Annual Comprehensive Financial Report  
For the Fiscal Year Ended June 30, 2022**



**CLACKAMAS COUNTY DEVELOPMENT AGENCY  
(A Component Unit of Clackamas County, Oregon)**

Annual Comprehensive Financial Report

For the Fiscal Year Ended June 30, 2022

Prepared by:

Clackamas County Department of Finance  
Elizabeth Comfort, Director, Finance, MBA  
Patrick Williams, Deputy Director, Finance  
Sue Unger, Accounting Manager, MBA

**CLACKAMAS COUNTY DEVELOPMENT AGENCY  
(A Component Unit of Clackamas County, Oregon)**

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## **INTRODUCTORY SECTION**



**DAN JOHNSON**  
MANAGER

**DEVELOPMENT AGENCY**

**DEVELOPMENT SERVICES BUILDING**  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

January 31, 2023

To the Residents of Clackamas County:

The Annual Comprehensive Financial Report of the Clackamas County Development Agency (the Agency), an Urban Renewal Agency, for the fiscal year ending June 30, 2022 is hereby submitted as mandated by state statute. State statute requires that the Agency issue a report annually on its financial position and activity, and that an independent firm of certified public accountants audit this report. Responsibility for both the accuracy of the data, and the completeness and fairness of the presentation, including all disclosures, rests with the Agency's management and is based upon a comprehensive framework of internal controls that it has established for this purpose. Because the cost of internal controls should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and reported in a manner designed to fairly present the financial position and results of operations of the Agency and its various funds. All disclosures necessary to enable the reader to gain an understanding of the Agency's financial activities have been included.

This report includes all funds of the Agency. The Agency oversees the activities of three urban renewal districts in unincorporated Clackamas County. These districts are the Clackamas Town Center Development Area, the North Clackamas Revitalization Area, and the Clackamas Industrial Development Area. Each area has differing needs that drove the decision to form the district in which urban renewal programs are applied.

Oregon Municipal Audit Law, as contained in the Oregon Revised Statutes, requires an annual audit by independent certified public accountants. The firm of Moss Adams LLP, was selected to perform the audit for the fiscal year ending June 30, 2022. The auditor's report on the general purpose financial statements is included in the financial section of this report.

Management's discussion and analysis immediately follows the report of the independent auditors and provides a narrative, introduction, overview and analysis of the basic financial statements. The management's discussion and analysis, complements this letter and should be read in conjunction with it.

## ***Profile of the Development Agency***

The Agency is a component unit of Clackamas County, Oregon; the Clackamas County Board of Commissioners serves as its governing body. It has a budget committee, composed of the County Commissioners and five citizens, which reviews and approves the fiscal year budget. The level of budgetary control (the level at which expenditures cannot legally exceed the appropriated amount) is established by expenditure category within an individual fund. Budgeted funds include capital projects and tax increment funds for the urban renewal areas discussed below. The Director of Clackamas County's Department of Transportation and Development oversees the activities of the Agency and reports to the County Administrator and the Board of County Commissioners.

The Agency operated three urban renewal areas through fiscal year 2022. These areas are located in one of Oregon's fastest growing regions -- the urbanized northeast portion of Clackamas County.

The **Clackamas Town Center Development Area (CTC)**, which currently encompasses approximately 819-acres, was the first urban renewal program in Clackamas County. With a primary focus on the area around the intersection of I-205 and SE Sunnyside Road, this district focused on the community's need for new and expanded road systems to support the opening of the Clackamas Town Center shopping mall, and to meet the needs of the growing residential neighborhoods, and expanding health care facilities and businesses. In June of 2013, the tax levy within the CTC area was terminated. While the district is not receiving any tax increment revenues, remaining funds are to be spent on completed projects within the plan area.

The **Clackamas Industrial Area (CIA)** is a major regional distribution, warehousing and wholesale trade center. Industry is attracted to the area for a variety of reasons, including access to the interstate freeway system and the international airport, and a large diversified labor force living nearby. The primary goals of the CIA are to reduce traffic congestion, improve drainage, promote economic development and create new jobs for local residents. In 2006, the Agency terminated its tax levy in the CIA. Remaining projects are being completed with carryover funds that remain in the district's budget.

Just to the northwest of the Clackamas Town Center Area is the Agency's newest urban renewal area, the **North Clackamas Revitalization Area (NCRA)**. The Plan for this area was adopted in May 2006 and the area began receiving tax revenue in November 2007. Area residents helped develop the long-range plan for the district and its component projects. This 1,008-acre, primarily residential area has an approximate boundary of the County line to the north, the city of Milwaukie to the west, Monroe Street to the south and I-205 to the east. The NCRA was formed to help revitalize an area that had been historically depressed and blighted. While initial projects focused on expanded sewer service and accessibility to these services in the area, current and future projects and programs will have an emphasis on improving housing, reducing crime, upgrading the transportation system and generally increasing livability for current residents.

## ***Local Economy***

As a whole, Clackamas County has experienced steady growth in population and development. County population increased from 384,000 in 2012 to an estimated 422,000 in 2022.

- In the **Clackamas Town Center Area**, assessed value was \$32 million in 1980 when the area was adopted. Assessed values in 2013 of over \$584 million reflect the fact that this has been the region's fastest growing business center with development of high quality office, retail and multi-family projects. Increases in assessed values attest to the overall success of urban renewal area planning and development. In June 2013, the urban renewal levy within the Clackamas Town Center Area was terminated, adding approximately \$700 million of assessed value to the tax rolls over the life of the plan. (The area of the plan was reduced in 1988 adding \$90 million to the tax rolls, and again in 2005, adding an additional \$48 million. The final assessed value of \$584 million combined with the value of the plan reduction areas totals approximately \$700 million).
- The original assessed value of the **Clackamas Industrial Area**, adopted in 1984, was \$300 million. After making improvements that increased property values, in 2001 the Agency reduced the size of the district by 50 percent and added \$253.5 million to the general tax rolls. In 2006 when the tax levy was ended, the assessed value of the remaining district was \$323 million.
- The **North Clackamas Revitalization Area** had an assessed value of \$719 million in 2021, up from the \$397 million when the district was formed in 2006. Further development is expected now that sewers have been installed, and programs to revitalize housing and streetscape improvements are in progress.

The Agency's work has fostered over \$1 billion of increased assessed value in and around the aforementioned urban renewal areas. With the termination of the levy for two of the three urban renewal areas, the majority of this assessed value has been added back to the tax rolls to assist overlapping taxing districts in providing services to the citizens of Clackamas County.

The business base of Clackamas County is predominantly retail, warehousing and tourism, with metals manufacturing, machinery, healthcare, forestry, and agriculture also holding important places in the economic mix.

As a result of the pandemic, Oregon's economy dipped into a severe recession, pushing unemployment to a record high of 14% during the late spring 2020. This recession was the deepest on record, with data going as far back as 1939 (Oregon Office of Economic Analysis). In response, Oregon households received nearly \$4 billion from Federal Recovery Rebates and additional funds in expanded unemployment benefits. By June 2021, the national average for unemployment had dropped to 5.9%, with 5.0% reported in the metro area and 4.9% in Clackamas County (U.S. Bureau of Labor Statistics). Improvement is largely attributed to the re-openings of Oregon counties coupled with Federal policies to improve the economy. Markets and employment are recovering much faster than originally predicted. Household wage gains are leading to increased spending. However, inflation is also rising rapidly. Economists now point to the risk of a boom bust cycle which could lead to deficits in future budget cycles.

The housing market continues to be strong due to a shortage in supply but high demand. Median home prices in the County are approximately \$649,900, with a median of 48 days on market. Home values climbed with an increase of approximately 11% over the prior year.



## ***Long-Term Financial Planning***

Throughout the past decade, residential development has outpaced both commercial and industrial development in Clackamas County. This creates an imbalance for communities as the revenue collected by ad valorem property tax is less than the cost of providing services. A greater mix of commercial and industrial development is needed to restore the balance, and Agency activities will continue to play an important role in this long-term effort.

Agency projects are developed in conjunction with the community at large to solve specific problems, to bring new jobs to the area and to promote a positive image, with resulting increases in assessed values that also support infrastructure development. Over the long term, urban renewal accomplishes what other funding streams cannot because it provides a framework for planning, sequencing and implementing projects that provides for community-wide input into the development of infrastructure and the related stability needed to attract private sector growth and investment.

## ***Relevant Financial Policies***

The urban renewal philosophy is to revitalize “blighted areas” as defined by Oregon law. Projects in each urban renewal area plan are designed to remove those blighting influences, which then allows for new development and/or redevelopment. Policies set forth within each urban renewal plan determine the use of Agency funds.

- The **CTC Development Area** was formed to provide transportation and community facilities. The Clackamas Regional Center Plan of 1998, which is part of the County’s Comprehensive Plan, also provides for the intensification of Class A office facilities.
- Goals established in the **CIA Plan** seek to reduce traffic congestion, reduce flooding, improve drainage, foster economic development and create new jobs.
- The **NCRA Plan** provides improved public health and safety in a mix of affordable housing types and mixed-use neighborhoods and encourages retail, economic, educational, transportation and recreational opportunities.

## ***Major Initiatives***

The Agency encourages high quality development and economic prosperity in the County and administers its three urban renewal areas accordingly. The areas are:

- Clackamas Town Center Development Area – a regional retail and business center.
- Clackamas Industrial Development Area – the largest wholesale distribution and manufacturing area in the County.
- North Clackamas Revitalization Area – a residential neighborhood community in need of improved public services and community investment.

Typically, the Agency supports economic growth by providing needed public improvements to promote orderly and attractive development. This new development brings jobs, an improved image and an increase in assessed real property value. Urban renewal projects are formed to revitalize “blighted areas” as defined in Oregon statute.

Funding for urban renewal projects is raised primarily through tax increment financing (TIF). The assessed value of property in an urban renewal district is divided into two parts:

- 1) The assessed value before the district is formed. The taxes from this assessed value pay for education and other local government services.
- 2) The increase in assessed value after the district is formed. The taxes on this increase, which occurs as development improves the area, pay for urban renewal projects.

### ***CLACKAMAS TOWN CENTER AREA (CTC)***

**Adding Back:** An important component of any urban renewal plan is the ability to, through new development, increase assessed value to the tax rolls for use by overlapping taxing districts in the area. Throughout the life of this plan, the Agency continued to be responsive to the needs of its overlapping taxing partners. This focus led to two key amendments of the plan area, one in 1988 and one in 2005, which reduced the size of the district and added \$138 million of assessed value to the general tax rolls for use by our taxing partners. In June 2013, the urban renewal levy within the Clackamas Town Center Area was terminated, adding an estimated \$584 million to the tax rolls, and approximately \$700 million over the life of the plan. This is value that would not have been realized without the presence of urban renewal to prioritize and fund needed infrastructure improvements that fostered new development in the area.

Although the levy was terminated in 2013, the Agency still had funds available to implement remaining projects identified in the CTC plan. Through an extensive public involvement effort, five projects were prioritized with the remaining funds and three of those projects have been completed to date. The remaining projects are:

**Clackamas Regional Center (CRC) Mobility Improvements:** Queuing and congestion within the southern Clackamas Regional Center was creating an environment that was neither easily maneuverable nor safe. This project will significantly improve access and safety for all modes of travel while reducing congestion on roadways. Construction began on this \$23.8 million dollar project in January 2020 and was completed November 2021.

**Disposition and Development Projects:** The Agency owns a number of properties throughout the Town Center area that were primarily acquired for road right-of-way. In some cases, only a portion of the property was needed, leaving an area large enough for redevelopment. The Agency continues to market these remnant sites for development.

### ***CLACKAMAS INDUSTRIAL AREA (CIA)***

**Adding Back:** In the Clackamas Industrial Area, the Agency remains focused on the needs of our overlapping taxing partners. In 2001, after most of the projects in the area had been completed, a major amendment to the Plan reduced the total area of the district by 50 percent and allowed property with an assessed value of \$253 million to be added to the general tax rolls. In 2006, the Agency terminated its tax levy in the area and by doing so added approximately \$223 million of additional assessed value to the general rolls. (The remaining assessed value in the District was \$323 million). The Agency's focus on removing blighting influences that limited the local

To the Residents of Clackamas County  
January 31, 2023

community, created an environment for private investment and increased assessed value. In return, this additional assessed value has provided a significant increase in operating revenue for service providers in the area to continue to meet the needs of the community. The Agency continues to actively work on the following projects:

**Northwest Pipe and Casing Site:** In fiscal year 2005-06, the Agency acquired the Northwest Pipe and Casing site; a 32-acre Superfund site in the Sunrise Corridor alignment. The Agency continues to monitor the soil remediation program implemented by the federal Environmental Protection Agency (EPA). Advanced acquisition of the site provided the Agency the ability to secure lands vital for the construction of Phase 1 of the Sunrise Corridor project, opened in June of 2016.

**Pheasant Court Drainage Improvements:** This project will address drainage issues that currently impact private property and nearby businesses and their operations.

**Site Acquisitions/Consolidation:** The plan authorizes acquisition of properties that are incompatible with the surrounding industrial area, including areas suffering from deferred maintenance and lack of infrastructure.

## ***NORTH CLACKAMAS REVITALIZATION AREA (NCRA)***

**Added value:** The North Clackamas Revitalization Area project has increased assessed property value from \$397 million in 2006 to \$719 million in 2021, a \$322 million growth in value. Local transportation and sewer improvement projects have improved economic vitality in the area and are expected to increase the value of the tax rolls.

**Improvements:** The Agency, with input from NCRA residents, prioritized street improvement projects that focus on upgrading the road base, repaving, installing sidewalks, bicycle lanes, storm water facilities, safety improvements and landscaping. Current projects include:

**Monroe Street and Linwood Avenue Improvements:** Design is underway on these road projects. Improvements may include roadway upgrades, sidewalks, safety enhancements, landscaping, lighting or stormwater improvements. Construction of the Linwood improvements will begin in summer of 2022 and completion is scheduled for fall of 2023. The Monroe project is slated for construction in fiscal year 2023-24.

**Fuller Road Station Area:** Construction is underway for two new roads that are needed in order to facilitate development of the Fuller Road Station Area as envisioned in the County's Comprehensive Plan. The project began in March 2021 and was completed in fiscal year 2022.

**Housing Assistance:** Housing rehabilitation and down payment assistance loan programs have been established for eligible property owners in the NCRA. The first owner-occupied rehabilitation loan was awarded and completed in 2008. Since the program's inception, several property owners have been provided home buyer down-payment assistance loans and many more have made critical repairs to their homes with the help of rehabilitation loans provided by the Agency.

To the Residents of Clackamas County  
January 31, 2023

## ***Awards and Acknowledgements***

For the 28<sup>th</sup> year in a row, the Government Finance Officers Association of the United States and Canada (GFOA) awarded its prestigious Certificate of Achievement for Excellence in Financial Reporting to the Clackamas County Development Agency for its Annual Comprehensive Financial Report for the fiscal year ending June 30, 2021. In order to receive this award, a government must publish an easily readable and efficiently organized annual comprehensive financial report that satisfies generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current Annual Comprehensive Financial Report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of the Annual Comprehensive Financial Report on a timely basis was made possible by the assistance of the staff of the Clackamas County Department of Finance. Each member of the team has our sincere appreciation for the contributions made in the preparation of this report.

Grateful acknowledgment is also made to the Board of County Commissioners and the County Administrator, whose leadership and support made the preparation of this report possible.

Sincerely,

CLACKAMAS COUNTY DEVELOPMENT AGENCY

*Dan Johnson*  
Dan Johnson (Jan 31, 2023 14:39 PST)

Dan Johnson  
Director of Transportation and Development

*Elizabeth Comfort*

Elizabeth Comfort, MBA  
Director of Finance



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**Clackamas County Development Agency  
Oregon**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

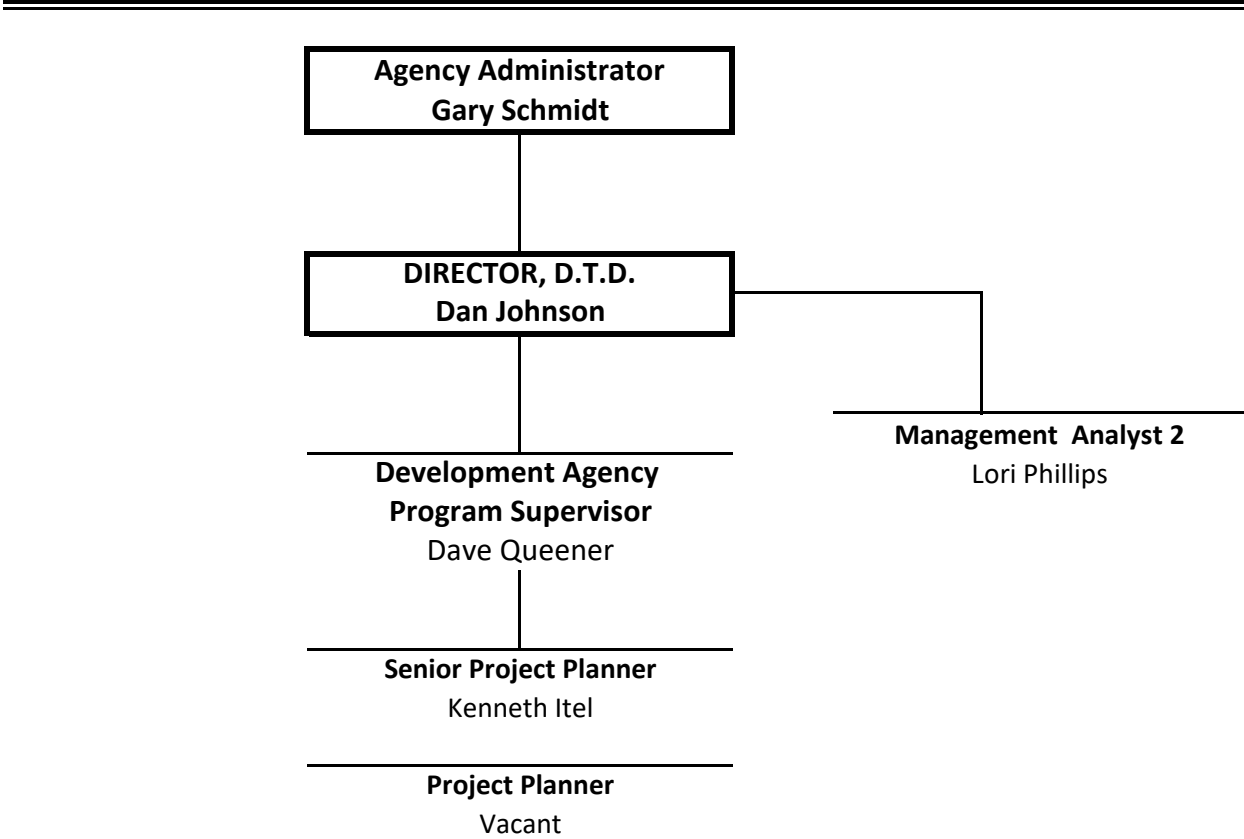
June 30, 2021

*Christopher P. Morill*

Executive Director/CEO

# Department of Transportation & Development

FY 2021-2022



**CLACKAMAS COUNTY DEVELOPMENT AGENCY  
(A Component Unit of Clackamas County, Oregon)**

**GOVERNING BODY UNDER ORS 451.485  
BOARD OF COUNTY COMMISSIONERS  
CLACKAMAS COUNTY, OREGON**

Public Services Building  
2051 Kaen Road  
Oregon City, Oregon 97045

**COMMISSIONERS AS OF JUNE 30, 2022**

<b><u>Name</u></b>	<b><u>Term Expires</u></b>
Tootie Smith, Chair Public Services Building	December 31, 2024
Sonya Fischer, Commissioner Public Services Building	December 31, 2022
Paul Savas, Commissioner Public Services Building	December 31, 2022
Martha Schrader, Commissioner Public Services Building	December 31, 2024
Mark Shull, Commissioner Public Services Building	December 31, 2024

**ADMINISTRATIVE OFFICES**

Department of Transportation and Development  
Clackamas County, Oregon  
150 Beaver Creek Road  
Oregon City, Oregon 97045

**LEGAL COUNSEL AND REGISTERED AGENT**

Stephen Madkour  
2051 Kaen Road  
Oregon City, Oregon

**FINANCIAL SECTION**



**REPORT OF INDEPENDENT AUDITORS**

## **Report of Independent Auditors**

Board of County Commissioners of  
Clackamas County, Oregon, as Governing Body of  
Clackamas County Development Agency  
Oregon City, Oregon

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the financial statements of the governmental activities and each major fund of Clackamas County Development Agency (the Agency), a component unit of Clackamas County, Oregon, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Agency as of June 30, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards (Government Auditing Standards)*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Financial Reporting Entity***

As discussed in Note 1, the financial statements present only the Agency and do not purport to, and do not, present fairly the financial position of Clackamas County, Oregon as of June 30, 2022, the changes in its financial position, or, where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

#### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic financial statements. The supplementary information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Information***

Management is responsible for the other information included in the annual report. The other information comprises the introductory section and statistical section, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

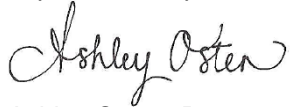
In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated January 31, 2023 on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in the Agency's internal control over financial reporting and compliance.

**Other Reporting Required by *Minimum Standards for Audits of Oregon Municipal Corporations***

In accordance with the *Minimum Standards for Audits of Oregon Municipal Corporations*, we have also issued our report dated January 31, 2023, on our consideration of the Agency's compliance with certain provisions of laws, regulations, contracts, and grant agreements, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-010-0000 through 162-010-0330 of the *Minimum Standards for Audits of Oregon Municipal Corporations*. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing and not to provide an opinion on compliance.

A handwritten signature in cursive script that reads "Ashley Osten".

Ashley Osten, Partner  
For Moss Adams LLP  
Portland, Oregon  
January 31, 2023

**MANAGEMENT'S DISCUSSION AND ANALYSIS**

**CLACKAMAS COUNTY DEVELOPMENT AGENCY  
(A Component Unit of Clackamas County, Oregon)  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED JUNE 30, 2022**

This discussion and analysis of Clackamas County Development Agency (the "Agency") offers readers a narrative overview of financial activities for the fiscal year ended June 30, 2022. Please read it in conjunction with the accompanying transmittal letter, the basic financial statements, and the notes to the basic financial statements. All amounts in the management's discussion and analysis are in thousands.

**FINANCIAL HIGHLIGHTS**

- Assets of the Agency exceeded liabilities at the close of the fiscal year by \$109,267. Of this amount, \$20,284 is available to meet the Agency's ongoing obligations. The remainder is invested in capital assets.
- Overall, the Agency reported a decrease in net position of \$9,854, or 8.3%, for the year. General revenues for the year were \$4,564, an increase of .3%, due to an increase in tax collection and reimbursements. Public ways and facilities reports \$14,319 as program-specific expenses in excess of direct program revenues.
- The governmental funds reported a combined ending fund balance of \$22,197. Fund balance decreased by \$1,604 from the prior year, which is primarily due to capital outlay in the Clackamas Town Center Development Area and North Clackamas Revitalization Area funds.
- Total assets entity-wide decreased \$12,351, or 9.9%, over the prior year. The net decrease is due primarily to decreased liabilities resulting from cash payments for debt and construction related accounts payable, as well as capital assets removed from service.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The Statement of Net Position and the Statement of Activities provide government-wide information for the Agency. These statements include all assets and liabilities of the Agency using the accrual basis of accounting, which is similar to the accounting methodology used by private sector entities. Current year revenues and expenses are taken into account regardless of when cash is received or paid.

The Statement of Net Position and the Statement of Activities report agency-wide net position and change from the prior year. Net position is the difference between assets and liabilities and represents a measurement of financial health. Over time, increases or decreases in Net Position indicate whether financial health is improving or deteriorating. The focus of the Statement of Activities is to match program costs to revenues. To the extent that program costs exceed program-specific revenue, those costs are paid from general Agency resources.

Following the agency-wide financial statements are governmental fund financial statements. The statements are prepared using the current financial resources measurement focus and modified accrual basis of accounting. All funds are Major funds and are reported individually. A reconciliation of the fund financial statements to the agency-wide statements explains the differences in the two methods of reporting.

**CLACKAMAS COUNTY DEVELOPMENT AGENCY  
(A Component Unit of Clackamas County, Oregon)  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED JUNE 30, 2022**

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

As noted earlier, net position of the Agency decreased 7.9%, from the prior year due to an increase in public ways and facilities expenses. Decreases arise from the excess of expenses over revenues in the Statement of Activities and flows to the Statement of Net Position.

**Statement of Net Position**

A condensed version of the Statement of Net Position for fiscal years ended June 30, 2022 and 2021 follows:

	<b>2022</b>	<b>2021</b>
<b>Assets:</b>		
Current assets	\$ 17,632	\$ 23,300
Property held for sale	6,447	4,384
Capital assets	88,983	97,729
<b>Total assets</b>	<b>113,062</b>	<b>125,413</b>
<b>Liabilities:</b>		
Current liabilities	2,265	4,297
Liabilities due after one year	1,530	1,995
<b>Total liabilities</b>	<b>3,795</b>	<b>6,292</b>
<b>Net position:</b>		
Net investment in capital assets	88,983	97,729
Restricted for public ways and facilities	20,284	21,392
<b>Total net position</b>	<b>\$ 109,267</b>	<b>\$ 119,121</b>

Current assets decreased \$5,668, or 24.3%, during the year, due primarily to decrease of \$5,437 in cash, cash equivalents, and investments used to fund construction in progress and reduce accounts payable. Capital assets decreased by \$8,746 or 8.9% due primarily to assets available for sale and depreciation. The total change in net position is discussed in the financial highlights section.

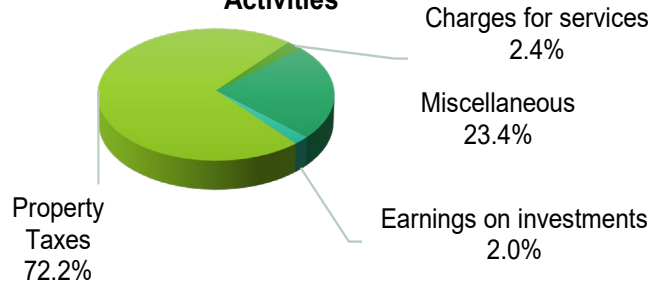


**CLACKAMAS COUNTY DEVELOPMENT AGENCY  
(A Component Unit of Clackamas County, Oregon)  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED JUNE 30, 2022**

**Statement of Activities**

Total general revenues increased \$12 or 0.3%, during fiscal year 2022, primarily due to increased property tax collection in the 2022 fiscal year and a decrease in miscellaneous revenue.

**2022 Revenue by Source - Governmental Activities**



During the year, program expenses for public ways and facilities increased by \$10,625, or 277%. The increase is due to construction projects being completed and moved to the County. Overall, the increase in program expenses along with an increase in total revenues resulted in a decrease in net position of \$9,854, or 8.3%, during fiscal year 2022.

A schedule follows showing revenues and expenses by function and activity:

	<u>2022</u>	<u>2021</u>
<b>Revenues:</b>		
Program revenues:		
Charges for services	\$ 136	\$ 281
General revenues:		
Property taxes levied for debt service	4,174	3,748
Earnings on investments	112	286
Miscellaneous	278	518
<b>Total general revenues</b>	<u>4,564</u>	<u>4,552</u>
<b>Total revenues</b>	<u>4,700</u>	<u>4,833</u>
<b>Expenses:</b>		
Public ways and facilities	14,455	3,830
Interest and fiscal charges	99	153
<b>Total expenses</b>	<u>14,554</u>	<u>3,983</u>
Change in net position	(9,854)	850
Net position, beginning of year	<u>119,121</u>	<u>118,271</u>
Net position, end of year	<u>\$ 109,267</u>	<u>\$ 119,121</u>

**CLACKAMAS COUNTY DEVELOPMENT AGENCY  
(A Component Unit of Clackamas County, Oregon)  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED JUNE 30, 2022**

**FUND ANALYSIS**

The Statement of Revenues, Expenditures and Changes in Fund Balance is presented for the governmental funds. Budget to actual schedules for the governmental funds are included in the supplementary information. This section will discuss fund balance changes.

As of the end of the current fiscal year, the Agency's combined ending fund balance is \$22,197. All of the Agency's fund balance is restricted. Property held for sale (also known as redevelopment properties) represents \$6,447 or 29.0% of the total restricted fund balance. The remainder, \$15,750 or 71.0%, is available for approved projects within the Agency's budget and debt services payments.

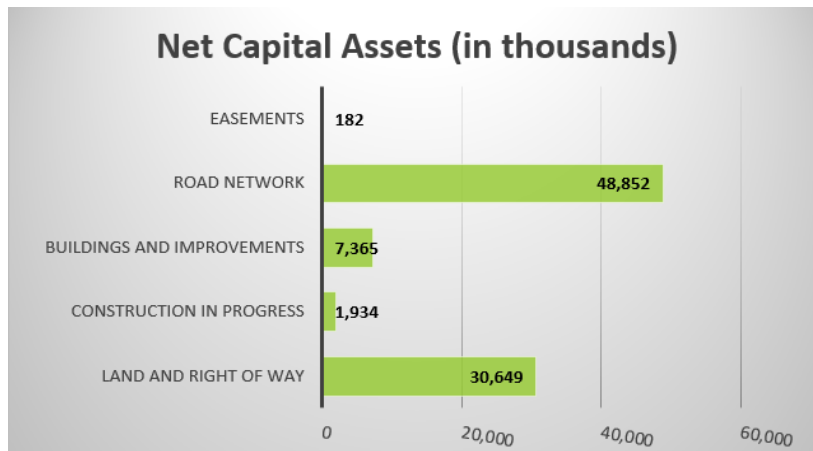
The Clackamas Town Center Development Area Fund balance decreased by \$1,378, or 25.6%, primarily due to a capital expenditures. The Fund has sufficient operating reserves remaining in fund balance to complete the projects identified by the Board.

The Clackamas Industrial Development Area Fund reports a decrease in fund balance of \$110, or 1.1%, due to the decrease in interest received during the fiscal year. The Fund has sufficient operating reserves remaining in fund balance to complete the projects identified by the Board.

The North Clackamas Revitalization Area Fund balance decreased by \$757, or 26.8% due to capital projects and expenditures exceeding transfers during this fiscal year. The Fund has sufficient operating reserves remaining in fund balance to complete the projects identified by the Board.

The North Clackamas Revitalization Area Tax Increment Fund balance increased \$640, or 10.6%. While the Fund has an operating reserve, it collects property tax revenue annually well in excess of the required annual debt services payments.

**CAPITAL ASSETS**

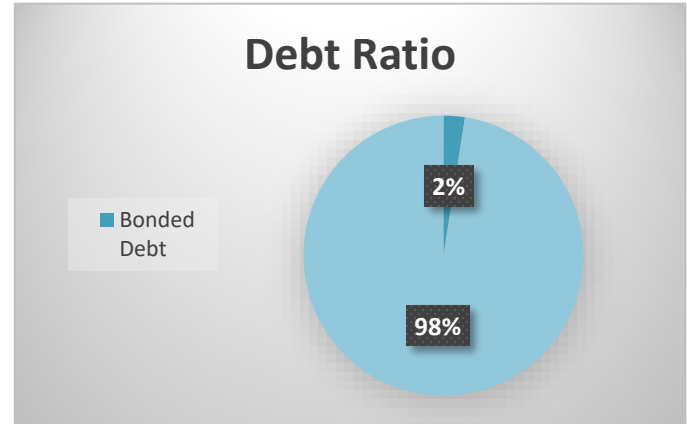


As of June 30, 2022, the Agency had \$88,983 in capital assets net of depreciation. Net capital assets decreased by \$8,746 due to assets reclassified to available for sale, depreciation, and disposals as seen in the notes to the basic financial statements. Please see Notes 1 and 6 to the notes to the basic financial statements for the Agency's capital asset policies and activity.

**CLACKAMAS COUNTY DEVELOPMENT AGENCY  
(A Component Unit of Clackamas County, Oregon)  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED JUNE 30, 2022**

**DEBT ADMINISTRATION**

In 2012, new Urban Renewal Bonds were issued to finance sewer development projects in the North Clackamas Revitalization Area. Principal and interest are payable from the tax increment revenues generated in the North Clackamas Revitalization Area. The total outstanding balance at June 30, 2022 for bonds payable was \$1,995. Please see Note 7 in the notes to basic financial statements for more detail.



**ECONOMIC FACTORS**

The Clackamas County Development Agency is the urban renewal agency for Clackamas County responsible for implementing the County's Urban Renewal program. The Agency has three urban renewal tax increment financing (TIF) districts: Clackamas Town Center Development Area (CTC) Clackamas Industrial Development Area (CIA) and the North Clackamas Revitalization Area (NCRA). Each TIF district levies a property tax on the new growth (or incremental assessed value) within the Agency boundaries since its formation. The levy is comprised of the total consolidated tax rate of all overlapping taxing districts times the incremental assessed value in thousands. Tax revenues are pledged to developing and completing projects contained in each area plan. Projects are designed to remove or resolve the influences that inhibit or slow growth in the plan area.

For those levies that have terminated (CTC in 2013 and CIA in 2006), work continues with the remaining funds to complete the projects already in process for each area plan. Although there are funds available for previously planned projects, no action will be taken unless the Agency receives concurrence from the Agency's Board to advance these projects. The TIF's are reaching the end of their respective lives, and final projects approved by the Board are being completed.

Future revenues will be derived from existing incremental assessed value and growth in each plan area. The Agency is responsible for developing infrastructure projects which will influence or lead growth. Hence, future revenues should increase based on assessed value growth (presuming tax rates are not reduced, or the property tax system modified) for those districts which still actively levy.

**CLACKAMAS COUNTY DEVELOPMENT AGENCY  
(A Component Unit of Clackamas County, Oregon)  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED JUNE 30, 2022**

**FINANCIAL CONTACT**

The financial statements are designed to present users (citizens, taxpayers, customers, investors and creditors) with a general overview of the Agency's finances and to demonstrate accountability. If you have any questions about the report or need additional financial information, please contact the Clackamas County Department of Finance at 2051 Kaen Road, Oregon City, Oregon 97045-4035.

**BASIC FINANCIAL STATEMENTS**

## **BASIC FINANCIAL STATEMENTS**

The basic financial statements include interrelated sets of financial statements as required by the GASB. The sets of statements include:

- Government-Wide Financial Statements
- Fund Financial Statements
- Governmental Funds

In addition, the notes to the basic financial statements are included to provide information that is essential to a user's understanding of the basic financial statements.

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**STATEMENT OF NET POSITION**  
**June 30, 2022**

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	Governmental Activities
<b>ASSETS:</b>	
Cash and investments	\$ 17,338,358
Property taxes receivable	136,047
Notes and loans receivable, net	145,001
Retainage held in escrow	12,183
Property held for sale	6,447,422
Capital assets:	
Nondepreciable	32,583,656
Depreciable, net	56,399,011
	<hr/>
<b>TOTAL ASSETS</b>	<b>113,061,678</b>
	<hr/>
<b>LIABILITIES:</b>	
Accounts payable and other current liabilities	240,799
Accrued interest payable	40,233
Due to other governments	1,436,511
Deposits payable	52,804
Retainage payable	29,253
Current portion of long-term debt	465,000
Noncurrent portion of long-term debt	1,530,000
	<hr/>
<b>TOTAL LIABILITIES</b>	<b>3,794,600</b>
	<hr/>
<b>NET POSITION:</b>	
Investment in capital assets	88,982,667
Restricted for public ways and facilities	20,284,411
	<hr/>
<b>TOTAL NET POSITION</b>	<b>\$ 109,267,078</b>
	<hr/> <hr/>

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended June 30, 2022**

	Expenses	Program Revenues		Net Revenue (Expenses) and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	
<b>EXPENSES:</b>				
Public ways and facilities	\$ 15,641,335	\$ 136,175	\$ 1,185,834	\$ (14,319,326)
Interest on long-term debt	98,505	-	-	(98,505)
Total activities	<u>\$ 15,739,840</u>	<u>\$ 136,175</u>	<u>\$ 1,185,834</u>	<u>\$ (14,417,831)</u>
<b>GENERAL REVENUES:</b>				
Property taxes levied for debt service				4,174,007
Earnings on investments				111,912
Miscellaneous				278,346
Total general revenues				<u>\$ 4,564,265</u>
Change in net position				(9,853,566)
<b>NET POSITION, BEGINNING</b>				<u>119,120,644</u>
<b>NET POSITION, ENDING</b>				<u>\$ 109,267,078</u>



**FUND FINANCIAL STATEMENTS**  
**Major Governmental Funds**

**Clackamas Town Center Development Area Fund**

**Clackamas Industrial Development Area Fund**

**North Clackamas Revitalization Area Fund**

**North Clackamas Revitalization Area Tax Increment Fund**

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**BALANCE SHEET - GOVERNMENTAL FUNDS**  
**June 30, 2022**

	Capital Projects Funds			Debt Service Fund	Total Governmental Funds
	Clackamas Town Center Development Area Fund	Clackamas Industrial Development Area Fund	North Clackamas Revitalization Area Fund	North Clackamas Revitalization Area Tax Increment Fund	
<b>ASSETS:</b>					
Cash and cash equivalents	\$ 1,290,346	\$ 6,591,266	\$ 2,810,806	\$ 6,645,940	\$ 17,338,358
Property taxes receivable	-	-	-	136,047	136,047
Due from other funds	-	-	-	135	135
Notes and loans receivable, net	-	-	145,001	-	145,001
Retainage held in escrow	-	-	12,183	-	12,183
Property held for sale	3,355,187	3,092,235	-	-	6,447,422
<b>Total assets</b>	<b>\$ 4,645,533</b>	<b>\$ 9,683,501</b>	<b>\$ 2,967,990</b>	<b>\$ 6,782,122</b>	<b>\$ 24,079,146</b>
<b>LIABILITIES:</b>					
Accounts payable and other current liabilities	\$ 79,700	\$ -	\$ 161,099	\$ -	\$ 240,799
Due to other governments	484,988	215,128	736,395	-	1,436,511
Due to other funds	-	-	135	-	135
Deposits	41,017	11,787	-	-	52,804
Retainage payable	29,253	-	-	-	29,253
<b>Total liabilities</b>	<b>634,958</b>	<b>226,915</b>	<b>897,629</b>	<b>-</b>	<b>1,759,502</b>
<b>DEFERRED INFLOWS OF RESOURCES:</b>					
Unavailable revenue - property taxes	-	-	-	122,363	122,363
<b>Total deferred inflows of resources</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>122,363</b>	<b>122,363</b>
<b>FUND BALANCES:</b>					
Restricted for:					
Debt service	-	-	-	1,995,000	1,995,000
Public ways and facilities	4,010,575	9,456,586	2,070,361	4,664,759	20,202,281
<b>Total fund balance</b>	<b>4,010,575</b>	<b>9,456,586</b>	<b>2,070,361</b>	<b>6,659,759</b>	<b>22,197,281</b>
<b>Total liabilities, deferred inflows of resources and fund balance</b>	<b>\$ 4,645,533</b>	<b>\$ 9,683,501</b>	<b>\$ 2,967,990</b>	<b>\$ 6,782,122</b>	<b>\$ 24,079,146</b>

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**RECONCILIATION OF THE STATEMENT OF GOVERNMENTAL FUNDS**  
**BALANCE SHEET TO STATEMENT OF NET POSITION**  
**June 30, 2022**

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<b>TOTAL FUND BALANCES</b>		<b>\$ 22,197,281</b>
Amounts reported in the statement of net position are different because:		
Capital assets, net of depreciation, used in governmental activities are not financial resources, therefore, are not reported in the funds.		88,982,667
Other long-term assets are not available to pay for current-period expenditures and, therefore, are deferred in the funds.		122,363
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.		
Interest payable	(40,233)	
Long-term debt	<u>(1,995,000)</u>	<u>(2,035,233)</u>
Total net position		<u><u>\$ 109,267,078</u></u>

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES - GOVERNMENTAL FUNDS**  
**For the Year Ended June 30, 2022**

	Capital Projects Funds			Debt Service Fund	Total Governmental Funds
	Clackamas Town Center Development Area Fund	Clackamas Industrial Development Area Fund	North Clackamas Revitalization Area Fund	North Clackamas Revitalization Area Tax Increment Fund	
<b>REVENUES:</b>					
Intergovernmental	\$ 1,185,834	\$ -	\$ -	\$ -	\$ 1,185,834
Property taxes	-	-	-	4,137,062	4,137,062
Charges for services	34,263	101,912	-	-	136,175
Interest	13,478	37,945	873	59,616	111,912
Miscellaneous	232,303	-	45,015	1,028	278,346
<b>Total revenues</b>	<b>1,465,878</b>	<b>139,857</b>	<b>45,888</b>	<b>4,197,706</b>	<b>5,849,329</b>
<b>EXPENDITURES:</b>					
Public ways and facilities:					
Materials and services	256,326	248,404	503,886	-	1,008,616
Capital outlay	2,587,311	1,081	3,298,806	-	5,887,198
Debt service:					
Principal	-	-	-	450,000	450,000
Interest and fiscal charges	-	-	-	107,580	107,580
<b>Total expenditures</b>	<b>2,843,637</b>	<b>249,485</b>	<b>3,802,692</b>	<b>557,580</b>	<b>7,453,394</b>
Revenues over (under) expenditures	(1,377,759)	(109,628)	(3,756,804)	3,640,126	(1,604,065)
<b>OTHER FINANCING SOURCES (USES):</b>					
Transfers in	-	-	3,000,000	-	3,000,000
Transfers out	-	-	-	(3,000,000)	(3,000,000)
<b>Total other financing sources (uses)</b>	<b>-</b>	<b>-</b>	<b>3,000,000</b>	<b>(3,000,000)</b>	<b>-</b>
Net change in fund balances	(1,377,759)	(109,628)	(756,804)	640,126	(1,604,065)
<b>FUND BALANCE, BEGINNING</b>	<b>5,388,334</b>	<b>9,566,214</b>	<b>2,827,165</b>	<b>6,019,633</b>	<b>23,801,346</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 4,010,575</b>	<b>\$ 9,456,586</b>	<b>\$ 2,070,361</b>	<b>\$ 6,659,759</b>	<b>\$ 22,197,281</b>

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**RECONCILIATION OF THE STATEMENT OF REVENUES,**  
**EXPENDITURES AND CHANGES IN FUND BALANCES OF**  
**GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**  
**For the Year Ended June 30, 2022**

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Amounts reported in the statement of activities are different because:

Net change in fund balance		\$ (1,604,065)
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The statement of revenues, expenditures and changes in fund balances report capital outlay as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation in the current period.

Depreciation	(2,754,809)	
Loss on disposal of assets	(13,941,236)	
Capital asset additions	<u>7,950,524</u>	(8,745,521)

Some revenue reported in the statement of activities do not provide current financial resources in the governmental funds.		36,945
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Interest expense is accrued on long-term debt, whereas in the governmental funds, it is recorded as an interest expenditure when due.		9,075
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The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds.		
Payment on long-term debt principal		<u>450,000</u>

Changes in net position		<u><u>\$ (9,853,566)</u></u>
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**NOTES TO BASIC FINANCIAL STATEMENTS**

**CLACKAMAS COUNTY DEVELOPMENT AGENCY  
(A Component Unit of Clackamas County, Oregon)  
NOTES TO BASIC FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2022**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**The Agency**

Clackamas County Development Agency (the Agency), a blended component unit of Clackamas County, Oregon (the County), was organized in 1977 under the provisions of ORS 457 as the urban renewal agency of the County. The Agency has no potential component units. As provided by ORS 457.035 the Clackamas County Board of Commissioners (the Board) is the governing body of the Agency. The Agency's purpose is to implement programs that provide for economically, socially and environmentally sound development and redevelopment to revitalize blighted areas; building the County's property tax base and creating jobs for the citizens of Clackamas County. The Agency's current activities include the Sunnyside Projects to reduce traffic congestion, the development of the Sunrise Corridor, the revitalization of Government Camp, and the planning for revitalization in North Clackamas. Personnel of the Clackamas County Finance Department provide fiscal and accounting functions. Since the County is financially accountable for and significantly influences the operations of the Agency, the Agency is included in the financial statements of the County.

**Basis of Presentation, Measurement Focus, and Basis of Accounting**

**Government-wide Financial Statements**

The Statement of Net Position and the Statement of Activities display information about the Agency, including all of its financial activities. Governmental activities are financed primarily through property taxes and earnings on investments.

The Statement of Activities presents a comparison between direct expenses and program revenues for the Agency's program. The Agency does not allocate indirect expenses. Program revenues include charges for services and grants and contributions that are restricted to meeting operational requirements. Revenues that are not classified as program revenues, including property taxes and earnings on investments are presented as general revenues.

Net Position is reported as restricted when constraints placed on them are either externally restricted, imposed by creditors (such as through debt covenants, grantors, contributors, or laws), or are imposed through constitutional provisions or enabling legislation.

**Fund Financial Statements**

The fund financial statements provide information about the Agency's funds. The emphasis of fund financial statements is on major funds, each displayed in a separate column. The Agency reports all funds as major funds. These funds account for the general administration of the Agency's urban renewal areas and for the acquisition and rehabilitation of blighted and deteriorated areas within the designated urban renewal areas.

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**YEAR ENDED JUNE 30, 2022**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Basis of Presentation, Measurement Focus, and Basis of Accounting (Continued)**

**Fund Financial Statements (Continued)**

The Agency reports the following major funds:

Capital Projects Funds:

- Clackamas Town Center Development Area Fund - This fund accounts for project related capital outlay and the Public Ways and Facilities Program in the Clackamas Town Center Urban Renewal District. Activities include road network upgrades and capacity improvements.
- Clackamas Industrial Development Area Fund – This fund accounts for project related capital outlay and the Public Ways and Facilities Program in the Clackamas Industrial Area Urban Renewal District.
- North Clackamas Revitalization Area Fund – This fund accounts for project related capital outlay and the Public Ways and Facilities in the North Clackamas Area Urban Renewal District.

Debt Service Fund:

- North Clackamas Revitalization Area Tax Increment Fund – This fund accounts for property tax increment revenues for the North Clackamas Revitalization Area. When debt is outstanding this fund records the payment of principal and interest on long-term indebtedness for the Agency.

**Measurement Focus and Basis of Accounting**

Government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which the taxes are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The Agency funds programs by a combination of restricted resources such as grant agreements and property taxes, as well as unrestricted resources (i.e. general revenues). Thus, when program expenses are incurred, there are both restricted and unrestricted Net Position available to finance the program. It is the Agency's policy to first apply restricted resources to such programs and then unrestricted resources.



**CLACKAMAS COUNTY DEVELOPMENT AGENCY  
(A Component Unit of Clackamas County, Oregon)  
NOTES TO BASIC FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2022**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Basis of Presentation, Measurement Focus, and Basis of Accounting (Continued)**

**Measurement Focus and Basis of Accounting (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible in the current period or soon enough to pay the liabilities of the current period. For this purpose, the Agency considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Capital asset acquisitions are reported as expenditures. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are only recorded when payment is due.

Property taxes and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the Agency.

**Fund Balances and Net Position**

The government-wide *Statement of Net Position*, is segregated into restricted and unrestricted balances. Restrictions are limitations on how the net position may be used. Restrictions may be placed on net position by an external party that provided the resources, by enabling legislation or by the nature of the asset. The *Net investment in capital assets* component of net position represents total capital assets less accumulated depreciation less debt directly related to capital assets. This amount is reported on the Statement of Net Position.

Certain revenues derived from specific taxes or other earmarked revenue sources are considered restricted net position. Such revenues include dedicated property taxes, intergovernmental grants, and charges for services which are legally restricted to finance particular functions or activities. In addition, proceeds from general obligation bonds, revenue bonds, and full faith and credit bonds are restricted to support the specific purpose for which the debt was issued. Net position in these resources is reported as restricted on the *Statement of Net Position* and is recorded in separate funds supporting the specific function or operation.

In the financial statements, assets in excess of liabilities and deferred inflows of resources are presented as either fund balances or net position, depending on the measurement focus used for financial reporting in the fund.

Governmental funds report assets in excess of liabilities as fund balances and will be reported in the classifications that comprise a hierarchy based on the extent that the Agency is bound to honor those constraints on the specific purposes for which amounts in those funds can be spent.

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**YEAR ENDED JUNE 30, 2022**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Fund Balances and Net Position (Continued)**

Fund balance is reported as *Non-spendable* when the resources cannot ever be spent, whether due to legal restrictions (such as a permanent fund) or items not spendable in form such as land held for resale or interfund loans/receivables.

Fund balance is reported as *Restricted* when the resources have legal externally enforceable restrictions, representing a spending constraint such as grants or contracts, fines and forfeitures, lender requirements, or laws and regulations of other governments.

Fund balance is reported as *Committed* when the Board of County Commissioners passes a resolution, the formal action of the Agency's highest decision-making level of authority, to establish a specific spending constraint on how the resources may be used. The Board can also modify or rescind the resolution through the passage of another formal resolution.

Fund balance is reported as *Assigned* by County policy when the County Administrator and Finance Director or designee assign portions of revenue sources or ending fund balance which are not determined to be non-spendable, restricted or committed by formal written notice. Authority is granted to the individuals by the Board of County Commissioners and such authority may only be established, modified or rescinded by the Board.

When both restricted and unrestricted fund balance is available for use, the purpose for which that is restricted, it is the Agency's policy to use restricted fund balance first, then unrestricted fund balance as needed. When unrestricted fund balance is spent, the Agency will consider that committed amounts will be reduced first, followed by assigned amounts.

Fund balances by classification for the year ended June 30, 2022 were as follows:

	<b>Clackamas Town Center Development Area Fund</b>	<b>Clackamas Industrial Development Area Fund</b>	<b>North Clackamas Revitalization Area Fund</b>	<b>North Clackamas Revitalization Area Tax Increment Fund</b>	<b>Total</b>
Restricted for:					
Debt service	\$ -	\$ -	\$ -	\$ 1,995,000	\$ 1,995,000
Public ways and facilities	4,010,575	9,456,586	2,070,361	4,664,759	20,202,281
Total fund balances	<u>\$ 4,010,575</u>	<u>\$ 9,456,586</u>	<u>\$ 2,070,361</u>	<u>\$ 6,659,759</u>	<u>\$ 22,197,281</u>

**Use of Estimates**

The preparation of the basic financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the basic financial statements and reported amounts of revenues and expenses during the reporting period. Actual results may differ from those estimates.

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**YEAR ENDED JUNE 30, 2022**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Cash and Investments**

ORS 294.035 authorizes the Agency to invest in general obligations of the United States and its agencies, debt obligations of the state of Oregon, California, Idaho, and Washington and their political subdivisions, banker's acceptances, corporate indebtedness, commercial paper, repurchase agreements, time certificates of deposit, fixed or variable life insurance contracts, and the State Treasurer's Local Government Investment Pool (LGIP).

Cash and investments comprise funds held and invested by the County Treasurer and the State of Oregon Treasurer's Local Government Investment Pool. Financial information required by Governmental Accounting Standards Board Statements (GASB) No. 3, No. 31, and No. 40 regarding the accounting and financial reporting for the Agency's pooled cash and investments, held by the County Treasurer, has been disclosed in the County's Annual Comprehensive Financial Report for the year ended June 30, 2022.

**Property Tax Receivables**

Real and personal property taxes are assessed and become a lien against the property as of July 1, each year, and are payable in three installments on November 15, February 15, and May 15. Discounts are allowed if the amount due is received by November 15, or February 15. Taxes unpaid and outstanding are considered delinquent on May 15. All property taxes receivable are due from property owners within the Agency's boundaries.

**Property Held For Sale**

Property held for sale is acquired in connection with urban development projects and is held for resale and also consists of real property acquired for the purpose of sale to other governmental units. All property held for sale is valued at the lower of cost or market.

**Capital Assets**

Purchased or constructed capital assets, including infrastructure (road network), right of ways and easements are reported at cost or estimated historical cost in the government-wide financial statements. The Agency defines capital assets as assets with an initial cost of more than \$5,000 and an estimated useful life in excess of one year.

Additions or improvements that significantly extend the useful life of an asset, or that significantly increase the capacity of an asset are capitalized. Expenditures for furniture and equipment, real property acquisitions, improvements and infrastructure are recorded as capital outlay. Donated assets are recorded at their acquisition value at the date of donation. Maintenance and repairs of a routine nature are charged to expenses/expenditures as incurred and are not capitalized.

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**YEAR ENDED JUNE 30, 2022**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Capital Assets (Continued)**

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Buildings and Improvements	20 to 50 years
Road Network	10 to 20 years
Easements	stipulated life of the easements

**Deferred Outflows/ Inflows of Resources**

In addition to assets, the balance sheet reports a separate section for *deferred outflows of resources*, which represents a consumption of net assets that applies to future periods and so will not be recognized as an outflow of resources (expense/expenditure) until that time.

In addition to liabilities, the balance sheet reports a separate section for *deferred inflows of resources*, which represents an acquisition of net assets that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time. Unavailable revenue – property taxes, are a portion of the Agency’s property taxes that are collected after year-end and meet the recognition in future periods requirement of deferred inflows of resources.

**Miscellaneous Revenue**

The Agency owns certain properties awaiting development that have been leased to tenants and for which the Agency receives rent or sells to developers. Leases are typically less than one year.

**Pension Plan**

The Agency's personnel are employees of the County. Substantially all of the County's employees are participants in the Oregon Public Employees Retirement Fund (OPERF), a state-wide agent multiple-employer defined benefit pension plan administered by the Oregon Public Employees Retirement System. No pension costs are attributable to the Agency. The Agency is paying for contracted services from the County that includes the amount to cover employee benefits. Since Agency personnel are employees of the County, the Agency has no obligation for related personnel expense accruals not currently reimbursed through the contracted rate.

**New Accounting Pronouncements**

GASB Statement No. 87 – Leases became effective for fiscal year 2021-2022. The Agency has no material leases in excess of one year and there was no effect on the financial statements due to the implementation of GASB Statement No. 87.

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**YEAR ENDED JUNE 30, 2022**

**2. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

**Budgetary Information**

A budget is prepared and legally adopted for all funds generally on the modified accrual basis of accounting, except for property taxes and the sale of land held for resale, which are recognized on the cash basis. The budget is adopted by the Board, appropriations made, and the tax levy is declared no later than June 30. The resolution authorizing appropriations for each fund sets the level by which expenditures cannot legally exceed appropriations. Appropriations at the principal object level - materials and services (including contractual payments), capital outlay, debt service, special payments, operating contingency, reserve for future expenditures, and operating transfers - are the levels of control established by the resolution. The detail budget document, however, is required to contain more specific, detailed information for the above-mentioned expenditure categories.

The budget is adopted on a modified accrual basis with the exception of the following:

- Property taxes susceptible to accrual are recognized on a cash basis
- Property held for sale is not recognized on a budgetary basis
- Notes and loans receivable are not recognized on a budgetary basis

Management may make transfers of appropriations within object levels. However, transfers of appropriations between object levels require the approval of the governing body. Unexpected additional resources may be added to the budget through the use of a supplemental budget. The Board at a regular Board meeting may adopt supplemental budgets less than 10% of the fund's original budget. A supplemental budget greater than 10% of the fund's original budget requires hearings before the public, publication in newspapers and approval by the Board. Original and supplemental budgets may be modified by the use of appropriation transfers between the levels of control and require approval by the Board. There was one supplemental budget approved during the year. Appropriations lapse as of year-end.

**3. CASH AND INVESTMENTS**

Cash and investments are comprised of the following:

Cash and cash equivalents with the County Treasurer	\$ 137,194
Investments with the County Treasurer	8,000,000
State of Oregon Treasurer's Local Government Investment Pool	<u>9,201,164</u>
Cash and investments	<u><u>\$ 17,338,358</u></u>

Cash and investments with the County Treasurer represent the Agency's equity in pooled accounts maintained by the County Treasurer. Investments with a remaining maturity of more than one year, at the time of purchase, are stated at fair value, which approximates cost. Fair value is determined by the quoted market price, if available; otherwise, the fair value is estimated based on the amount at which the investment could be exchanged in a current transaction between willing parties, other than in a forced liquidation sale. State statutes authorize the Agency to invest in general obligations of the U.S. Government and in its agencies, certain bonded obligations of Oregon municipalities, bank repurchase agreements and bankers' acceptances, certain commercial paper and the State of Oregon Treasurer's

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
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**YEAR ENDED JUNE 30, 2022**

**3. CASH AND INVESTMENTS (Continued)**

Local Government Investment Pool (LGIP), among others. As of June 30, 2022, and for the year then ended, the Agency was in compliance with the aforementioned State of Oregon statutes. Reference should be made to the June 30, 2022 Annual Comprehensive Financial Report of Clackamas County for compliance with these statutes.

PFM Asset Management, LLC provides administrative and operational support for the LGIP. The LGIP is an open-ended no-load diversified portfolio and is offered to any municipality, political subdivision or public corporation of Oregon who by law is made the custodian of, or has control of, any public funds. The LGIP is commingled with state funds in the Oregon Short Term Fund (OSTF). In seeking to best serve participants, the Oregon Legislature established the OSTF Board. The OSTF Board advises the Oregon Investment Council and State Treasury in the management and investments of the OSTF. The OSTF is an external investment pool. The OSTF is not registered with the U.S. Securities and Exchange Commission as an investment company. Separate financial statements for the Oregon Short-Term Fund are available from the Oregon State Treasurer.

Investments in the LGIP are stated at fair value, which approximates cost. Fair value in the LGIP is the same as the value of its pool shares. The Agency's LGIP funds are in the Agency's name and reference should be made to the June 30, 2022, Clackamas County Annual Comprehensive Financial Report for disclosures of the risk inherent in the County's portfolio.

Various inputs are used in determining the fair value of investments. These inputs to valuation techniques are categorized into a fair value hierarchy consisting of three broad levels for financial statement purposes as follows:

Level 1 - unadjusted price quotations in active markets/exchanges for identical assets or liabilities, that each Fund has the ability to access.

Level 2 - other observable inputs (including, but not limited to, quoted prices for similar assets or liabilities in markets that are active, quoted prices for identical or similar assets or liabilities in markets that are not active, inputs other than quoted prices that are observable for the assets or liabilities (such as interest rates, yield curves, volatilities, loss severities, credit risks and default rates) or other market-corroborated inputs).

Level 3 - unobservable inputs based on the best information available in the circumstances, to the extent observable inputs are not available (including each Fund's own assumptions used in determining the fair value of investments)

The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). Accordingly, the degree of judgment exercised in determining fair value is greatest for instruments categorized in Level 3. The inputs used to measure fair value may fall into different levels of the fair value hierarchy. In such cases, for disclosure purposes, the fair value hierarchy classification is determined based on the lowest level input that is significant to the fair value measurement in its entirety.

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
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**3. CASH AND INVESTMENTS (Continued)**

The categorization of a value determined for investments is based on the pricing transparency of the investments and is not necessarily an indication of the risks associated with investing in those securities.

None of the Agency's investments fall into the fair value hierarchy levels, and therefore are not categorized as such.

The Agency does not have a formal investment policy that limits investments maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. Currently, the Agency maintains excess cash in the Local Government Investment Pool.

**Custodial Credit Risk**

The Agency is exposed to custodial credit risk because its cash and investments are held by the counterparty in the counterparty's name. This is the risk that in the event of failure of the counterparty, the Agency's deposits may not be returned. The Agency's cash and investments are held by Clackamas County in a pool. The pool consists of bank and local government investment pool accounts and federal treasury securities. This pool is subject to general credit claims of the County. The Agency believes that the risk of County default is slight and outweighed by the advantages of participation in the Clackamas County Cash and Investment Pool.

The Agency follows Clackamas County's policies to address custodial credit risk, which mirror parameters for the investment of public funds set forth in the ORS. Reference should be made to the Clackamas County Annual Comprehensive Financial Report for information regarding the interest, credit, and custodial credit risks associated with the County's various cash and investments.

**Credit Risk**

The government has adopted the policies as described in the Oregon Revised Statutes, Chapter 294, as it pertains to credit risk. Oregon Revised Statutes, Chapter 294, authorizes the government to invest in obligations of the U.S. Treasury, U.S. Government agencies and instrumentalities, bankers' acceptances guaranteed by an Oregon financial institution, repurchase agreements, State of Oregon Local Government Investment Pool, certain high-grade commercial paper, and various interest-bearing bonds of Oregon municipalities, among others.

The Agency is exposed to credit risk through the investments made by the Clackamas County Treasurer and the LGIP. Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. Credit risk is measured by the assignment of a rating by a national statistical rating organization.

**CLACKAMAS COUNTY DEVELOPMENT AGENCY  
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NOTES TO BASIC FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2022**

**3. CASH AND INVESTMENTS (Continued)**

The Agency follows Clackamas County’s policies to address credit risk, which mirror parameters for the investment of public funds set forth in the ORS. Reference should be made to the Clackamas County Annual Comprehensive Financial Reports for information about the interest, credit, and custodial credit risks associated with the County’s various cash and investments.

Oregon Revised Statutes limit the types of investments that the Agency may have. The Agency is in compliance with these statutes at June 30, 2022. The Agency is also in compliance with the County’s investment policy, which requires the County to limit exposure to credit risk, concentrating its investments in the safest types of securities, diversifying the investment portfolio so that potential losses on individual securities will be minimized, actively monitoring the investment portfolio holdings for ratings changes, changing economic or market conditions, and pre-qualifying the financial institutions with which the County will do business.

**4. NOTES AND LOANS RECEIVABLE**

Notes and loans receivable at June 30, 2022, including the applicable allowance for uncollectible accounts are as follows:

	<b>Gross Notes and Loans Receivable</b>	<b>Uncollectible Allowance Rate</b>	<b>Uncollectible Allowance</b>	<b>Notes and Loans Receivable, net</b>
Notes and Loans receivable:				
Owner-Occupied rehab loans receivable	\$ 695,153	85%	\$ 590,880	\$ 104,273
Homebuyer Assistance Program loans receivable	24,197	35%	8,469	15,728
Rental rehab loans receivable	25,000	0%	-	25,000
Total notes and loans receivable	<u>\$ 744,350</u>		<u>\$ 599,349</u>	<u>\$ 145,001</u>

Notes and loans receivable, net of an allowance, represent uncollected amounts of loans to qualified borrowers for rehabilitation and restoration of single and multi-family residences which are collateralized by real property. The loan loss allowance is comprised of historical evidence of past uncollectible amounts based upon each program offered.

**5. PROPERTY HELD FOR SALE**

Property held for sale activity for the year ending June 30, 2022, is as follows:

	Beginning Balance July 1, 2021	Increases	Decreases	Ending Balance June 30, 2022
Clackamas Town Center	\$ 1,291,861	\$ 2,063,326		\$ 3,355,187
Clackamas Industrial Area	3,092,235			3,092,235
	<u>\$ 4,384,096</u>	<u>\$ 2,063,326</u>	<u>\$ -</u>	<u>\$ 6,447,422</u>



**CLACKAMAS COUNTY DEVELOPMENT AGENCY  
(A Component Unit of Clackamas County, Oregon)  
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YEAR ENDED JUNE 30, 2022**

**6. CAPITAL ASSETS**

Capital asset activity for the year ended June 30, 2022, was as follows:

	<u>Balance June 30, 2021</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Balance June 30, 2022</u>
Capital assets not being depreciated:					
Land & right of way	\$ 32,410,332	\$ -	\$ (1,761,036)	\$ -	\$ 30,649,296
Construction in progress	34,412,304	7,816,602	-	(40,294,546)	1,934,360
Total capital assets not being depreciated	<u>66,822,636</u>	<u>7,816,602</u>	<u>(1,761,036)</u>	<u>(40,294,546)</u>	<u>32,583,656</u>
Capital assets being depreciated and amortized:					
Building & Improvements	27,164,272	-	(1,162,747)	-	\$ 26,001,525
Road network	28,145,939	133,922	(14,818,920)	40,294,546	53,755,487
Easements	592,633	-	-	-	592,633
Total capital assets being depreciated and amortized	<u>55,902,844</u>	<u>133,922</u>	<u>(15,981,667)</u>	<u>40,294,546</u>	<u>80,349,645</u>
Less accumulated depreciation and amortization for:					
Buildings & Improvements	(17,721,938)	(1,370,387)	455,924	-	(18,636,401)
Road network	(6,893,608)	(1,355,643)	3,345,543	-	(4,903,708)
Easements	(381,746)	(28,779)	-	-	(410,525)
Total accumulated depreciation and amortization	<u>(24,997,292)</u>	<u>(2,754,809)</u>	<u>3,801,467</u>	<u>-</u>	<u>(23,950,634)</u>
Total capital assets being depreciated and amortized, net	<u>30,905,552</u>	<u>(2,620,887)</u>	<u>(12,180,200)</u>	<u>40,294,546</u>	<u>56,399,011</u>
Total capital assets, net	<u>\$ 97,728,188</u>	<u>\$ 5,195,715</u>	<u>\$ (13,941,236)</u>	<u>\$ -</u>	<u>\$ 88,982,667</u>

Depreciation expense of \$2,754,809 was charged to public ways and facilities.

**7. LONG-TERM DEBT**

**Bonds Payable**

In 2011, the Agency issued \$6,000,000 of urban renewal bonds with an interest rate of 4.40%. The bond was initially made for past development projects. Upon completion of the projects the assets were transferred to the County or other governments.

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**YEAR ENDED JUNE 30, 2022**

**7. LONG-TERM DEBT (Continued)**

Bonds payable transactions for the year are as follows:

	<u>Original Amount</u>	<u>Outstanding June 30, 2021</u>	<u>Increases</u>	<u>Decreases</u>	<u>Outstanding June 30, 2022</u>
Urban Renewal Bonds, Series 2011, Interest 4.40%	\$ 6,000,000	\$ 2,445,000	\$ -	\$ (450,000)	\$ 1,995,000
	<u>\$ 6,000,000</u>	<u>\$ 2,445,000</u>	<u>\$ -</u>	<u>\$ (450,000)</u>	1,995,000
Current portion					(465,000)
Non-current portion					<u>\$ 1,530,000</u>

Future maturities of bond principal and interest at June 30, 2022, are as follows:

<u>Year Ending June 30,</u>	<b>Urban Renewal Bonds Series 2011</b>	
	<u>Principal</u>	<u>Interest</u>
2023	\$ 465,000	\$ 87,780
2024	490,000	67,320
2025	510,000	45,760
2026	530,000	23,320
	<u>1,995,000</u>	<u>\$ 224,180</u>
Less: Current portion	<u>465,000</u>	
Non-current portion	<u>\$ 1,530,000</u>	

**8. RISK MANAGEMENT**

The Agency is exposed to various risks of loss related to errors and omissions, vehicles, damage to and destruction of assets, and bodily injury, for which the Agency carries commercial insurance. The Agency makes payments to the County's self-insurance internal service funds based on historical cost information estimates of the amounts needed to pay prior year and current year claims, claim reserves, premiums, and administrative costs of the program.

All personnel of the Agency are contracted from the County and the County bears all risk of loss. The County is fully self-insured for unemployment benefits and short-term disability benefits. The County is also partially self-insured for medical and dental benefits, workers' compensation and general liability claims. General liability claims are limited by state statute to \$500,000 per occurrence. The County carries coverage in excess of \$1,000,000 with an outside insurer for workers' compensation claims. There have been no significant reductions in insurance coverage from the prior year for any category of risk and settled claims have not reached the level of commercial coverage for any of the past three fiscal years.

**CLACKAMAS COUNTY DEVELOPMENT AGENCY  
(A Component Unit of Clackamas County, Oregon)  
NOTES TO BASIC FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2022**

**9. TRANSFERS TO/FROM OTHER FUNDS**

During fiscal year 2022, the following transfers were made:

<u>Fund</u>	<u>Transfers In</u>	<u>Transfers Out</u>
North Clackamas Revitalization Area Fund	\$ 3,000,000	\$ -
North Clackamas Revitalization Area Tax Increment Fund	-	(3,000,000)
Total Transfers	<u>\$ 3,000,000</u>	<u>\$ (3,000,000)</u>

Transfers are routinely made for the following purposes:

- To move revenues from which statute or budget requires them to be collected to the fund from which statute or budget requires them to be expended;
- To move receipts restricted to debt service from the funds collecting the receipts to the debt service fund as debt service payments become due;
- To move revenues collected from restricted sources to other funds to pay for direct expenses.

**10. DUE FROM/TO OTHER FUNDS**

Interfund due to/from balances at June 30, 2022 are comprised of the following:

<u>Fund</u>	<u>Due From Other Funds</u>	<u>Due To Other Funds</u>
North Clackamas Revitalization Area Tax Incremental Fund	\$ 135	\$ -
North Clackamas Revitalization Area Fund	-	135
Total Due From / To	<u>\$ 135</u>	<u>\$ 135</u>

Interfund balances consist of expenditures/expenses paid or incurred by a fund, but not yet reimbursed by other funds.

**11. RELATED-PARTY TRANSACTIONS**

Amounts totaling \$828,784 for labor and fringe benefit costs, administrative costs for accounting, occupancy, administration, and other professional services, and property taxes were paid to various County departments. At June 30, 2022, the Agency owed the County and its component units \$1,492,650 for such services. At June 30, 2022, the Agency was owed \$56,139 from the County and its component units. The Agency received \$109,173 in fees charged to various County departments and component units for services. Internal County departments allocate their expenses to all County departments including the Agency. Labor and fringe benefit costs for the Agency are based on actual costs and all other administrative costs are based on historical actual costs and allocated based on a "cost driver."

**CLACKAMAS COUNTY DEVELOPMENT AGENCY  
(A Component Unit of Clackamas County, Oregon)  
NOTES TO BASIC FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2022**

**12. COMMITMENTS**

The Agency has commitments under various construction contracts for approximately \$1,673,939 at June 30, 2022.

**13. TAX ABATEMENTS**

The District has entered into no tax abatement programs. There are two tax abatement programs entered into by another government reducing the District's property tax revenues for the year ended June 30, 2022.

**Oregon Enterprise Zone:**

The Oregon Enterprise Zone program (E-Zone) is a State of Oregon economic development program established under ORS section 285C.175, that allows for property tax exemptions for up to five years. In exchange for receiving property tax exemption, participating firms are required to meet the program requirements set by state statute and the local sponsor. The County is the local sponsor for the E-Zone.

The E-Zone allows industrial firms that will be making a substantial new capital investment a waiver of 100% of the amount of real property taxes attributable to the new investment for a 5-year period after completion. Land or existing machinery or equipment is not tax exempt; therefore, there is no loss of current property tax levies to local taxing jurisdictions.

**Not-for-Profit Low Income Rental Housing:**

In 1985, Oregon legislature authorized a property tax exemption for low-income housing held by charitable, nonprofit organizations (Not-for-Profit Low Income Rental Housing (NPLTE)). Recently the legislature has renewed and extended this program to 2027. The tax exemption is intended to benefit low-income renters by alleviating property tax burden on those agencies that provide this housing opportunity. The qualifying property must be located within the Agency.

Charitable, nonprofit organizations that provide housing to low-income persons are eligible. Organizations must be certified by the Internal Revenue Service as 501(c)(3) or (4). Organizations must own or have a leasehold interest in the property or participate in a partnership as long as the non-profit organization is responsible for the day-to-day management of the property. Applicants who are leaseholders must have a signed leasehold agreement by the application deadline.

Housing units which are unoccupied at the time of application may be included in the total eligible units if the application meets the following conditions:

- (1) The units will be available exclusively to eligible, very low-income persons;
- (2) The units are intended to be occupied within the year;
- (3) The application must be filled out giving information to the best of your ability regarding how the applicant plans to provide housing to eligible tenants; and
- (4) Vacant land must be held for future development of affordable housing for the very low-income, and must include a development plan in the application.

**CLACKAMAS COUNTY DEVELOPMENT AGENCY  
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NOTES TO BASIC FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2022**

**13. TAX ABATEMENTS (Continued)**

Vacant land intended to be developed as low-income housing is also eligible for the exemption.

<b>Tax Abatement Program</b>	<b>Amount of Taxes Abated during the Fiscal Year 2022</b>
<b>Clackamas County Development Agency:</b>	
E-Zone	\$ 15,100
NPLTE	6,542
Total	\$ 21,642

**14. SUBSEQUENT EVENT**

On October 13, 2022, the Board issued a resolution approving the Urban Renewal Bond Series 2022 obligations of \$10,000,000. The bonds were subsequently issued on December 2, 2022. Proceeds will be used for infrastructure improvements according to the North Clackamas Revitalization Area Urban Renewal Plan. Repayments will be sourced from property tax increment revenues and interest earnings.

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**SUPPLEMENTARY INFORMATION**

## **MAJOR FUND BUDGETARY SCHEDULES**

### **Capital Projects Funds**

**Clackamas Town Center Development Area Fund** – This fund accounts for the acquisition and rehabilitation of blighted and deteriorated areas within the designated Clackamas Town Center urban renewal area. The primary funding sources are intergovernmental revenues, interest on investments, proceeds from the sales of property, and transfers of revenues from other funds.

**Clackamas Industrial Development Area Fund** – This fund accounts for the acquisition and rehabilitation of blighted and deteriorated areas within the designated Clackamas Industrial urban renewal area. The primary funding sources are intergovernmental revenues, interest on investments, proceeds from the sales of property, and transfers of revenues from other funds.

**North Clackamas Revitalization Area Fund** – This fund accounts for the acquisition and rehabilitation of blighted and deteriorated areas within the designated North Clackamas urban renewal area. The primary funding sources are intergovernmental revenues, interest on investments, proceeds from the sales of property, and transfers of revenues from other funds.

### **Debt Service Fund**

**North Clackamas Revitalization Area Tax Increment Fund** – This fund accounts for the payment of principal and interest on long-term indebtedness related to the North Clackamas urban renewal area. The principal source of revenue is property taxes and interest on investments.



**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**CLACKAMAS TOWN CENTER DEVELOPMENT AREA FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Year Ended June 30, 2022**

	Budget		Actual	Variance with Final Budget
	Original	Final		
<b>REVENUES:</b>				
Intergovernmental	\$ 1,752,000	\$ 1,752,000	\$ 1,185,834	\$ (566,166)
Charges for services	34,000	34,000	34,263	263
Interest	35,000	35,000	13,478	(21,522)
Miscellaneous	173,017	173,017	232,303	59,286
Total revenues	<u>1,994,017</u>	<u>1,994,017</u>	<u>1,465,878</u>	<u>(528,139)</u>
<b>EXPENDITURES:</b>				
Current:				
Public ways and facilities	4,353,252	6,340,491	4,906,964	1,433,527
Contingency	1,436,058	-	-	-
Total expenditures	<u>5,789,310</u>	<u>6,340,491</u>	<u>4,906,964</u>	<u>1,433,527</u>
Revenues over (under) expenditures	<u>(3,795,293)</u>	<u>(4,346,474)</u>	<u>(3,441,086)</u>	<u>905,388</u>
<b>OTHER FINANCING SOURCES (USES):</b>				
Land sales proceeds	1,250,000	250,000	-	(250,000)
Total other financing sources (uses)	<u>1,250,000</u>	<u>250,000</u>	<u>-</u>	<u>(250,000)</u>
Net change in fund balances	<u>(2,545,293)</u>	<u>(4,096,474)</u>	<u>(3,441,086)</u>	<u>655,388</u>
<b>FUND BALANCES, BEGINNING</b>	<u>2,545,293</u>	<u>4,096,474</u>	<u>4,096,474</u>	<u>-</u>
<b>FUND BALANCE, ENDING</b>	<u>\$ -</u>	<u>\$ -</u>	<u>655,388</u>	<u>\$ 655,388</u>
<b>ADJUSTMENT TO ACCOUNTING PRINCIPLES GENERALLY ACCEPTED IN THE UNITED STATES OF AMERICA (US GAAP BASIS):</b>				
Property held for sale			<u>3,355,187</u>	
<b>FUND BALANCES (US GAAP BASIS), ENDING</b>			<u>\$ 4,010,575</u>	

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**CLACKAMAS INDUSTRIAL DEVELOPMENT AREA FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Year Ended June 30, 2022**

	Budget		Actual	Variance with Final Budget
	Original	Final		
<b>REVENUES:</b>				
Charges for services	\$ 67,452	\$ 67,452	\$ 101,912	\$ 34,460
Interest	50,000	50,000	37,945	(12,055)
Total revenues	<u>117,452</u>	<u>117,452</u>	<u>139,857</u>	<u>22,405</u>
<b>EXPENDITURES:</b>				
Current:				
Public ways and facilities	<u>3,451,093</u>	<u>3,451,093</u>	<u>249,485</u>	<u>3,201,608</u>
Total expenditures	<u>3,451,093</u>	<u>3,451,093</u>	<u>249,485</u>	<u>3,201,608</u>
Revenues over (under) expenditures	<u>(3,333,641)</u>	<u>(3,333,641)</u>	<u>(109,628)</u>	<u>3,224,013</u>
Net changes in fund balances	(3,333,641)	(3,333,641)	(109,628)	3,224,013
<b>FUND BALANCES, BEGINNING</b>	<u>3,333,641</u>	<u>3,333,641</u>	<u>6,473,979</u>	<u>3,140,338</u>
<b>FUND BALANCES, ENDING</b>	<u>\$ -</u>	<u>\$ -</u>	<u>6,364,351</u>	<u>\$ 6,364,351</u>
<b>ADJUSTMENT TO ACCOUNTING PRINCIPLES GENERALLY ACCEPTED IN THE UNITED STATES OF AMERICA (US GAAP BASIS):</b>				
Property held for sale			<u>3,092,235</u>	
<b>FUND BALANCES (US GAAP BASIS), ENDING</b>			<u>\$ 9,456,586</u>	

**CLACKAMAS COUNTY DEVELOPMENT AGENCY  
(A Component Unit of Clackamas County, Oregon)  
NORTH CLACKAMAS REVITALIZATION AREA FUND  
SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL  
For the Year Ended June 30, 2022**

	Budget		Actual	Variance with Final Budget
	Original	Final		
<b>REVENUES:</b>				
Interest	\$ 20,000	\$ 20,000	\$ 873	\$ (19,127)
Miscellaneous	-	-	45,015	45,015
Total revenues	<u>20,000</u>	<u>20,000</u>	<u>45,888</u>	<u>25,888</u>
<b>EXPENDITURES:</b>				
Current:				
Public ways and facilities	10,126,907	10,126,907	3,801,691	6,325,216
Contingency	1,507,728	1,507,728	-	1,507,728
Total expenditures	<u>11,634,635</u>	<u>11,634,635</u>	<u>3,801,691</u>	<u>7,832,944</u>
Revenues over (under) expenditures	<u>(11,614,635)</u>	<u>(11,614,635)</u>	<u>(3,755,803)</u>	<u>7,858,832</u>
<b>OTHER FINANCING SOURCES (USES):</b>				
Transfers in	<u>10,000,000</u>	<u>10,000,000</u>	<u>3,000,000</u>	<u>(7,000,000)</u>
Total other financing sources (uses)	<u>10,000,000</u>	<u>10,000,000</u>	<u>3,000,000</u>	<u>(7,000,000)</u>
Net changes in fund balances	<u>(1,614,635)</u>	<u>(1,614,635)</u>	<u>(755,803)</u>	<u>858,832</u>
<b>FUND BALANCES, BEGINNING</b>	<u>1,614,635</u>	<u>1,614,635</u>	<u>2,681,163</u>	<u>1,066,528</u>
<b>FUND BALANCES, ENDING</b>	<u>\$ -</u>	<u>\$ -</u>	<u>1,925,360</u>	<u>\$ 1,925,360</u>
<b>ADJUSTMENT TO ACCOUNTING PRINCIPLES  GENERALLY ACCEPTED IN THE UNITED STATES OF  AMERICA (US GAAP BASIS):</b>				
Notes and loans receivable			<u>145,001</u>	
<b>FUND BALANCES (US GAAP BASIS), ENDING</b>			<u>\$ 2,070,361</u>	

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**NORTH CLACKAMAS REVITALIZATION AREA TAX INCREMENT FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**For the Year Ended June 30, 2022**

	Budget		Actual	Variance with Final Budget
	Original	Final		
<b>REVENUES:</b>				
Property taxes	\$ 3,535,000	\$ 3,535,000	\$ 4,138,440	\$ 603,440
Interest	35,000	35,000	59,616	24,616
Miscellaneous	500	500	1,028	528
Total revenues	<u>3,570,500</u>	<u>3,570,500</u>	<u>4,199,084</u>	<u>628,584</u>
<b>EXPENDITURES:</b>				
Debt service:				
Principal	2,000,000	2,000,000	450,000	1,550,000
Interest and fiscal charges	650,000	650,000	107,580	542,420
Contingency	5,868,248	5,868,248	-	5,868,248
Total expenditures	<u>8,518,248</u>	<u>8,518,248</u>	<u>557,580</u>	<u>7,960,668</u>
Revenues over (under) expenditures	<u>(4,947,748)</u>	<u>(4,947,748)</u>	<u>3,641,504</u>	<u>8,589,252</u>
<b>OTHER FINANCING SOURCES (USES):</b>				
Bond sale proceeds	12,000,000	12,000,000	-	(12,000,000)
Transfers out	(10,000,000)	(10,000,000)	(3,000,000)	7,000,000
Total other financing sources (uses)	<u>2,000,000</u>	<u>2,000,000</u>	<u>(3,000,000)</u>	<u>(5,000,000)</u>
Net change in fund balances	<u>(2,947,748)</u>	<u>(2,947,748)</u>	<u>641,504</u>	<u>3,589,252</u>
<b>FUND BALANCE, BEGINNING</b>	<u>5,597,748</u>	<u>\$ 5,597,748</u>	<u>6,004,571</u>	<u>406,823</u>
<b>FUND BALANCE, ENDING</b>	<u>\$ 2,650,000</u>	<u>\$ 2,650,000</u>	<u>6,646,075</u>	<u>\$ 3,996,075</u>
<b>ADJUSTMENT TO ACCOUNTING PRINCIPLES</b>				
<b>GENERALLY ACCEPTED IN THE UNITED</b>				
<b>STATES OF AMERICA (US GAAP BASIS):</b>				
Property taxes susceptible to accrual, recognized as revenue on the US GAAP basis			<u>13,684</u>	
<b>FUND BALANCES (US GAAP BASIS), ENDING</b>			<u>\$ 6,659,759</u>	

**OTHER FINANCIAL SCHEDULES**

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**SCHEDULE OF PROPERTY TAX TRANSACTIONS**  
**YEAR ENDED JUNE 30, 2022**

Tax Year	Uncollected June 30, 2021	Levy as Extended by Assessor	Discounts	Interest	Adjustments	Collections	Uncollected June 30, 2022
2021-22	\$ -	\$ 4,296,898	\$ 19	\$ 1,468	\$ (126,003)	\$ (4,086,896)	\$ 85,486
2020-21	58,428	-	17	2,449	(3,372)	(29,053)	28,469
2019-20	25,802	-	17	2,065	(1,158)	(11,660)	15,066
2018-19	9,215	-	11	1,839	(829)	(6,770)	3,466
2017-18	3,715	-	11	931	(477)	(2,849)	1,331
2016-17	1,160	-	-	163	(72)	(447)	804
2015-16 and prior	2,160	-	1	143	(115)	(765)	1,424
	<u>\$ 100,480</u>	<u>\$ 4,296,898</u>	<u>\$ 76</u>	<u>\$ 9,058</u>	<u>\$ (132,026)</u>	<u>\$ (4,138,440)</u>	<u>\$ 136,046</u>

**STATISTICAL SECTION**

## Statistical Section

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This part of the Agency's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and supplemental information says about the Agency's overall financial health.

### **Contents**

#### ***Financial Trends***

These schedules contain trend information to help the reader understand how the Agency's financial performance and well-being have changed over time.

#### ***Revenue Capacity***

These schedules contain information to help the reader assess the Agency's most significant local revenue source, the property tax.

#### ***Debt Capacity***

These schedules present information to help the reader assess the affordability of the Agency's current levels of outstanding debt and the Agency's ability to issue additional debt in the future.

#### ***Demographic and Economic Information***

These schedules offer demographic and economic indicators to help the reader understand the environment within which the Agency's financial activities take place.

#### ***Operating Indicators***

These schedules contain service and infrastructure data to help the reader understand how the information in the Agency's financial report relates to the services the Agency provides and the activities it performs.

#### Sources:

Unless otherwise noted, the information in these schedules is derived from the Annual Comprehensive Financial Reports for the relevant year.



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**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**NET POSITION BY COMPONENT**  
**LAST TEN FISCAL YEARS**  
**(Accrual Basis of Accounting)**

<u>Fiscal Year Ended June 30,</u>	<u>Net Investment in Capital Assets</u>	<u>Restricted</u>	<u>Total Governmental Activities Net Position</u>
2013	\$ 63,344,867	\$ 66,189,024	\$ 129,533,891
2014	61,305,020	65,376,493	126,681,513
2015	62,915,084	57,580,491	120,495,575
2016	69,085,696	50,046,070	119,131,766
2017	74,609,960	41,850,955	116,460,915
2018	77,386,529	40,208,640	117,595,169
2019	77,449,331	48,526,787	125,976,118
2020	85,237,397	33,033,601	118,270,998
2021	97,728,188	21,392,456	119,120,644
2022	88,982,667	20,284,411	109,267,078

Source:  
Clackamas County Finance Department

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**CHANGES IN NET POSITION**  
**LAST TEN FISCAL YEARS**  
**(Accrual Basis of Accounting)**

	Fiscal Year			
	2013	2014	2015	2016
<b>Expenses:</b>				
Public ways and facilities	\$ 5,135,196	\$ 4,843,852	\$ 11,563,486	\$ 6,042,862
Interest and fiscal charges	530,974	231,467	217,304	202,483
<b>Total Expenses</b>	<b>5,666,170</b>	<b>5,075,319</b>	<b>11,780,790</b>	<b>6,245,345</b>
<b>Program Revenues</b>				
Charges for services	84,073	693,417	1,139,716	29,850
Operating grants and contributions	65,110	109,002	23,812	-
<b>Total program revenues</b>	<b>149,183</b>	<b>802,419</b>	<b>1,163,528</b>	<b>29,850</b>
<b>Net (Expense)/Revenue</b>	<b>(5,516,987)</b>	<b>(4,272,900)</b>	<b>(10,617,262)</b>	<b>(6,215,495)</b>
<b>General Revenues:</b>				
Property taxes levied for debt service	13,242,827	867,290	1,942,513	2,320,685
Earnings on investments	302,819	228,499	269,025	312,338
Gain (loss) on disposition of capital assets	(211,753)	-	-	-
Miscellaneous	625,924	324,733	2,219,786	2,218,663
<b>Total general revenues</b>	<b>13,959,817</b>	<b>1,420,522</b>	<b>4,431,324</b>	<b>4,851,686</b>
Commulative effect of correction of error				
<b>Change In Net Position</b>	<b>8,442,830</b>	<b>(2,852,378)</b>	<b>(6,185,938)</b>	<b>(1,363,809)</b>
<b>Total Change In Net Position</b>	<b>\$ 8,442,830</b>	<b>\$ (2,852,378)</b>	<b>\$ (6,185,938)</b>	<b>\$ (1,363,809)</b>

Source:  
Clackamas County Finance Department

Fiscal Year

2017	2018	2019	2020	2021	2022
\$ 5,783,100	\$ 3,518,392	\$ 4,932,333	\$ 6,467,106	\$ 3,829,392	\$ 15,641,335
187,000	170,857	168,667	86,580	152,808	98,505
<u>5,970,100</u>	<u>3,689,249</u>	<u>5,101,000</u>	<u>6,553,686</u>	<u>3,982,200</u>	<u>15,739,840</u>
-	424,455	446,378	483,257	281,013	136,175
-	-	-	-	-	1,185,834
-	<u>424,455</u>	<u>446,378</u>	<u>483,257</u>	<u>281,013</u>	<u>1,322,009</u>
<u>(5,970,100)</u>	<u>(3,264,794)</u>	<u>(4,654,622)</u>	<u>(6,070,429)</u>	<u>(3,701,187)</u>	<u>(14,417,831)</u>
2,736,120	3,077,547	3,222,864	3,518,922	3,747,277	4,174,007
464,172	541,884	834,304	963,193	285,782	111,912
-	-	1,966,548	711,514	-	-
98,957	779,617	32,857	150,678	517,774	278,346
<u>3,299,249</u>	<u>4,399,048</u>	<u>6,056,573</u>	<u>5,344,307</u>	<u>4,550,833</u>	<u>4,564,265</u>
<u>(2,670,851)</u>	<u>1,134,254</u>	<u>1,401,951</u>	<u>(726,122)</u>	<u>849,646</u>	<u>(9,853,566)</u>
<u>\$ (2,670,851)</u>	<u>\$ 1,134,254</u>	<u>\$ 1,401,951</u>	<u>\$ (726,122)</u>	<u>\$ 849,646</u>	<u>\$ (9,853,566)</u>

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**FUND BALANCES, GOVERNMENTAL FUNDS**  
**LAST TEN FISCAL YEARS**  
**(Modified Accrual Basis of Accounting)**

	Fiscal Year			
	2013	2014	2015	2016
Restricted for:				
Debt service	\$ -	\$ -	\$ -	\$ -
Public ways and facilities	<u>70,807,351</u>	<u>70,489,723</u>	<u>62,348,008</u>	<u>53,764,837</u>
Total	<u>\$ 70,807,351</u>	<u>\$ 70,489,723</u>	<u>\$ 62,348,008</u>	<u>\$ 53,764,837</u>

Source:  
 Clackamas County Finance Department

Fiscal Year					
2017	2018	2019	2020	2021	2022
\$ -	\$ -	\$ 28,692,360	\$ 18,292,234	\$ 2,445,000	\$ 1,995,000
45,867,915	43,871,575	16,554,625	17,559,755	21,356,346	20,202,281
<u>\$ 45,867,915</u>	<u>\$ 43,871,575</u>	<u>\$ 45,246,985</u>	<u>\$ 35,851,989</u>	<u>\$ 23,801,346</u>	<u>\$ 22,197,281</u>

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS**  
**LAST TEN FISCAL YEARS**  
**(Modified Accrual Basis of Accounting)**

	Fiscal Year			
	2013	2014	2015	2016
Revenues:				
Property taxes	\$ 13,113,891	\$ 1,656,850	\$ 1,933,455	\$ 2,302,204
Charges for services	65,110	693,417	1,139,716	153,285
Intergovernmental	481,921	109,002	23,812	-
Interest	302,819	228,499	269,025	312,338
Land sale proceeds	-	205,689	-	-
Other revenues	625,924	119,044	2,219,786	735,465
Total revenues	<u>14,589,665</u>	<u>3,012,501</u>	<u>5,585,794</u>	<u>3,503,292</u>
Expenditures:				
Public ways and facilities				
Materials and services	2,517,919	1,304,859	5,764,456	1,222,210
Capital expenditures for urban renewal	1,534,292	822,249	3,271,273	274,818
Capital outlay	99,524	650,201	4,137,821	8,363,910
Special payments	-	-	-	2,475,971
Debt service:				
Principal	6,862,995	315,000	330,000	345,000
Interest	549,558	237,820	223,960	209,440
Total expenditures	<u>11,564,288</u>	<u>3,330,129</u>	<u>13,727,510</u>	<u>12,891,349</u>
Excess (deficiency) of revenues over expenditures	<u>3,025,377</u>	<u>(317,628)</u>	<u>(8,141,716)</u>	<u>(9,388,057)</u>
Other financing sources (uses):				
Issuance of debt	-	-	-	-
Gain/ (Loss) on land held for resale	-	-	-	804,886
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>804,886</u>
Net change in fund balances	<u>\$ 3,025,377</u>	<u>\$ (317,628)</u>	<u>\$ (8,141,716)</u>	<u>\$ (8,583,171)</u>
Debt service as a percentage of noncapital expenditures	74.6%	29.8%	8.8%	13.0%

Source:  
Clackamas County Finance Department

Fiscal Year

	2017	2018	2019	2020	2021	2022
\$	2,723,261	\$ 3,106,085	\$ 3,241,778	\$ 3,511,674	\$ 3,741,471	\$ 4,137,062
	412,598	424,455	446,378	483,257	281,013	136,175
	500,000	-	-	-	-	1,185,834
	464,172	541,884	834,304	963,193	285,782	111,912
	-	-	-	-	-	-
	98,957	779,617	32,857	150,678	517,774	278,346
	<u>4,198,988</u>	<u>4,852,041</u>	<u>4,555,317</u>	<u>5,108,802</u>	<u>4,826,040</u>	<u>5,849,329</u>
	1,181,495	1,078,000	1,031,200	963,788	1,013,030	1,008,616
	2,925,766	49,903	90,694	-	-	-
	4,685,282	5,157,840	3,467,641	13,671,584	15,307,153	5,887,198
	3,427,419	9,218	-	25,400	-	-
	360,000	375,000	395,000	410,000	430,000	450,000
	194,260	178,420	161,920	144,540	126,500	107,580
	<u>12,774,222</u>	<u>6,848,381</u>	<u>5,146,455</u>	<u>15,215,312</u>	<u>16,876,683</u>	<u>7,453,394</u>
	<u>(8,575,234)</u>	<u>(1,996,340)</u>	<u>(591,138)</u>	<u>(10,106,510)</u>	<u>(12,050,643)</u>	<u>(1,604,065)</u>
	-	-	-	-	-	-
	678,312	-	1,966,548	711,514	-	-
	<u>678,312</u>	<u>-</u>	<u>1,966,548</u>	<u>711,514</u>	<u>-</u>	<u>-</u>
\$	<u>(7,896,922)</u>	<u>(1,996,340)</u>	<u>\$ 1,375,410</u>	<u>\$ (9,394,996)</u>	<u>\$ (12,050,643)</u>	<u>\$ (1,604,065)</u>
	10.7%	33.7%	35.1%	35.9%	35.5%	35.6%



**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**ASSESSED VALUE AND ACTUAL VALUE OF TAXABLE PROPERTY**  
**LAST TEN FISCAL YEARS**

Fiscal Year Ended June 30,	Clackamas Town Center Development Area	North Clackamas Revitalization Area	Total Taxable Assessed Value Before Exempt Property	Less: Tax-Exempt Property	Total Taxable Assessed Value
2013	\$ 713,675,190	\$ 516,819,892	\$ 1,230,495,082	\$ 144,900,842	\$ 1,085,594,240
2014	-	534,489,027	534,489,027	16,818,635	517,670,392
2015	-	558,344,837	558,344,837	18,894,028	539,450,809
2016	-	587,672,926	587,672,926	20,345,877	567,327,049
2017	-	619,338,610	619,338,610	22,137,590	597,201,020
2018	-	645,961,693	645,961,693	23,273,333	622,688,360
2019	-	674,266,726	674,266,726	25,203,668	649,063,058
2020	-	698,154,272	698,154,272	27,626,191	670,528,081
2021	-	719,168,746	719,168,746	28,136,301	691,032,445
2022	-	973,229,546	973,229,546	48,204,695	925,024,851

Notes:

- (1) A property tax limitation measure became effective in fiscal year 1998. The measure limited taxes on each property by reducing the 1997-98 assessed value of each property to 90% of its 1995-96 value. The measure also limits growth of taxable value to 3% per year with certain exceptions, as well as establishing permanent tax rates for Oregon's local taxing districts, which replace the former tax base amounts of the districts. Because of the tax limitation, taxable assessed value is significantly below true cash value, which is the comparative measure tracked by the County and reported in this schedule.
- (2) Tax rates vary between tax codes and between the urban renewal areas which comprise the Agency for 2003 - 2009. Rates are lowest in the Government Camp Area and higher in the Clackamas Town Center and Industrial Areas.
- (3) The total direct rate is from the Direct and Overlapping Property Tax Rates

Source:

Clackamas County Department of Assessment and Taxation

Total Direct Tax Rate (3)	Estimated Actual Market Value	Assessed Value as a Percentage of Market Value
0.79	\$ 1,396,001,589	77.76 %
0.11	627,214,181	82.53
0.12	687,680,813	78.44
0.12	785,056,834	72.27
0.15	907,616,996	65.80
0.16	1,014,575,740	61.37
0.16	1,132,004,713	57.34
0.16	1,214,417,634	55.21
0.17	1,269,475,519	54.43
0.18	1,425,283,424	64.90

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**DIRECT AND OVERLAPPING PROPERTY TAX RATES <sup>(1)</sup>**  
**LAST TEN FISCAL YEARS**  
**(Rate per \$1,000 of Assessed Valuation)**

Year	Development Agency				Overlapping Rates							Total Direct & Overlapping
	General Operations	Special Revenue	Debt Service	Total Direct Rate	Clackamas County	County Component Units	Cities	Schools	College/ESD	Fire	Other Special	
2013	\$ -	\$ -	\$ 0.79	\$ 0.79	\$ 3.11	\$ 1.61	\$ -	\$ 6.78	\$ 1.06	\$ 2.36	\$ 0.55	\$ 16.26
2014 <sup>(3)</sup>	-	-	0.11	0.11	2.97	1.31	2.19	7.03	1.07	2.09	0.77	17.53
2015	-	-	0.12	0.12	2.97	1.31	2.24	6.75	1.07	2.09	0.75	17.30
2016	-	-	0.12	0.12	2.96	1.31	2.22	7.16	1.11	2.12	0.68	17.70
2017	-	-	0.15	0.15	2.96	1.30	2.32	7.15	1.11	2.12	0.69	17.80
2018	-	-	0.16	0.16	2.96	1.30	2.34	7.13	1.11	2.13	0.81	17.93
2019	-	-	0.16	0.16	2.96	1.30	2.33	7.15	1.10	2.11	0.87	17.98
2020	-	-	0.16	0.16	2.96	1.30	2.32	8.78	1.09	2.12	1.06	19.79
2021	-	-	0.17	0.17	2.95	1.29	2.37	8.58	1.10	2.10	0.99	19.55
2022	-	-	0.18	0.18	2.95	1.29	2.54	8.68	1.08	2.09	0.94	19.75

Notes:

- (1) Overlapping rates are those of local governments that apply to property owners within Agency geographical boundaries. Not all overlapping rates apply to all property owners. Rates shown are those charged to the majority of the taxpayers within the district and are stated in dollars and cents.
- (2) Property tax levies may only be approved by a majority vote in elections in which a majority of voters cast a ballot. In November elections in even numbered years, a majority vote in favor of a tax levy is sufficient to enact a levy, regardless of voter turnout.
- (3) The urban renewal levy within the Clackamas Town Center was terminated in June 2013, adding assessed value back to the tax rolls.

Source:

Clackamas County Department of Assessment and Taxation

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**PRINCIPAL PROPERTY TAX PAYERS**  
**JUNE 30, 2022 AND NINE YEARS AGO**

Taxpayer	2022			2013		
	Taxable Assessed Value	Rank	Percentage of Total District Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total District Taxable Assessed Value
Fred Meyer Stores Incorporated	\$ 31,099,901	1	3.36 %	26,228,717	2	2.42 %
Sterling Rlty Orgnztion Co	28,879,426	2	3.12			
ROIC Oregon LLC	23,850,737	3	2.58			
Clackamas Court-270 LLC	20,625,209	4	2.23			
PCC Structurals, Inc.	16,558,195	5	1.79			
Portland General Electric	14,757,000	6	1.60			
WPC Crosswhite LLC	14,447,228	7	1.56			
Livcor Property Tax	13,442,977	8	1.45			
Portland Paving Co Inc	12,240,928	9	1.32			
Liberty Management Group LLC	10,454,027	10	1.13			
CH Realty III/Clackamas LLC				44,774,269	1	4.12
CNL Income TCV Owner LLC				24,729,758	3	2.28
Monterey Springs Holdings LLC				21,817,725	4	2.01
EMC4 LLC				18,648,343	6	1.72
Comcast Corporation				19,852,200	5	1.83
Costco Wholesale Corp				17,867,160	7	1.65
Phillips Edison Co.				17,533,123	9	1.62
Cooper Mountain Trust Co.				17,643,693	8	1.63
General Growth Properies Inc.				17,017,201	10	1.57
<b>Total</b>	<u>\$ 186,355,628</u>		<u>20.15 %</u>	<u>\$ 226,112,189</u>		<u>20.85 %</u>

Source:  
Clackamas County Department of Assessment and Taxation

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**PROPERTY TAX LEVIES AND COLLECTIONS <sup>(1)</sup>**  
**LAST TEN FISCAL YEARS**

Fiscal Year Ended June 30,	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2013	\$ 13,581,806	\$ 12,803,001	94.27 %	\$ 35,829	\$ 12,838,830	94.53 %
2014 <sup>(2)</sup>	1,696,068	1,607,597	94.78	33,808	1,641,406	96.78
2015	1,989,738	1,889,474	94.96	33,939	1,923,413	96.67
2016	2,377,317	2,260,795	95.10	35,518	2,296,313	96.59
2017	2,808,232	2,676,460	95.31	32,232	2,708,692	96.46
2018	3,163,666	3,012,293	95.22	18,719	3,031,012	95.81
2019	3,339,968	3,193,948	95.63	40,824	3,234,772	96.85
2020	3,617,635	3,457,091	95.56	39,014	3,496,105	96.64
2021	3,849,777	3,683,991	95.69	26,604	3,710,595	96.38
2022	4,296,898	4,085,429	95.08	-	4,085,429	95.08

Notes:

(1) Clackamas Industrial Area and portions of Clackamas Town Center urban renewal areas were returned to regular tax roles during 2007.

(2) The urban renewal levy within the Clackamas Town Center was terminated in June 2013, adding assessed value back to the tax rolls.

Source:

Clackamas County Department of Assessment and Taxation

**CLACKAMAS COUNTY DEVELOPMENT AGENCY  
(A Component Unit of Clackamas County Oregon)  
RATIOS OF OUTSTANDING DEBT  
LAST TEN FISCAL YEARS**

Fiscal Year	Urban Renewal Bonds	Contract Payable	Percentage of Personal Income	Per Capita	Percentage of Taxable Assessed Value of Property
2013	\$ 5,405,000	\$ -	0.62 %	290 %	0.50 %
2014	5,090,000	-	0.56	271	0.98
2015	4,760,000	-	0.50	250	0.88
2016	4,415,000	-	0.44	225	0.78
2017	4,055,000	-	0.36	201	0.68
2018	3,680,000	-	0.30	177	0.59
2019	3,285,000	-	0.25	153	0.51
2020	2,875,000	-	0.21	136	0.43
2021	2,445,000	-	N/A	115	0.35
2022	1,995,000	-	N/A	92.78	0.22

Notes:

Details regarding the Agency's outstanding debt can be found in the notes to the basic financial statements.

See pages 48 & 49 for property value data.

See page 57 for population data.

N/A - Not available

Sources:

Clackamas County Department of Assessment and Taxation  
Department of Human Resources, State of Oregon, Employment Division

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County Oregon)**  
**DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT**  
**JUNE 30, 2022**

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable	Estimated Share of Overlapping Debt
<b>Debt repaid with property taxes:</b>			
Clackamas County	\$ 115,525,000	0.6889 %	\$ 795,852
Clackamas County Rural Fire Protection District #1	25,184,520	1.5053	379,103
Clackamas County School District #12 (North Clackamas)	667,644,451	2.3713	15,831,853
Clackamas Community College	134,508,536	0.9335	1,255,637
Mt Hood Community College	76,545,000	0.0007	536
Metro	873,470,000	0.1691	1,477,038
Clackamas County Education Service District	21,902,000	0.7217	158,067
Clackamas County School District #46 (Oregon Trail)	76,150,071	0.0006	4,569
Clackamas Soil & Water Conservation	5,785,000	0.6889	39,853
<b>Other debt:</b>			
Clackamas County Rural Fire Protection District #1	11,155,000	1.5053	167,916
Clackamas County School District #12 (North Clackamas)	1,610,378	2.3713	38,187
Clackamas Community College	18,070,000	0.9335	168,684
Port of Portland	45,725,000	0.1556	71,148
Metro	24,485,000	0.1691	41,104
Mt. Hood Community College	29,122,863	0.0007	204
Subtotal overlapping debt			20,429,751
<b>Agency direct debt</b>			<b>1,995,000</b>
<b>Total direct and overlapping debt</b>			<b>\$ 22,424,751</b>

Note:

(1) Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the Agency. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the Agency. The State of Oregon provides overlapping debt data based on real market valuation of properties for each jurisdiction.

Source:

Municipal Debt Advisory Commission, State of Oregon, Office of the Treasurer

**CLACKAMAS COUNTY DEVELOPMENT AGENCY  
(A Component Unit of Clackamas County Oregon)  
LEGAL DEBT MARGIN  
LAST TEN FISCAL YEARS**

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Debt limit *	\$ 273,321,300	\$ 87,000,000	\$ 87,000,000	\$ 87,000,000
Total net debt applicable to limit	<u>5,405,000</u>	<u>5,090,000</u>	<u>4,760,000</u>	<u>4,415,000</u>
Legal debt margin	<u>\$ 267,916,300</u>	<u>\$ 81,910,000</u>	<u>\$ 82,240,000</u>	<u>\$ 82,585,000</u>
Total net debt applicable to the limit as a percentage of debt limit	1.98%	5.85%	5.47%	5.07%

Note:

ORS 457.190 notes for urban renewal plans that maximum indebtedness "shall be based upon good faith estimates of the scope and costs of projects" and specified in plan documents.

\* The limit is calculated as the maximum debt the Agency can incur as outlined in its approved budget document.

Source:

Clackamas County Finance Department



<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
\$ 87,000,000	\$ 87,000,000	\$ 87,000,000	\$ 87,000,000	\$ 87,000,000	\$ 87,000,000
<u>4,055,000</u>	<u>3,680,000</u>	<u>3,285,000</u>	<u>2,875,000</u>	<u>2,445,000</u>	<u>1,995,000</u>
<u>\$ 82,945,000</u>	<u>\$ 83,320,000</u>	<u>\$ 83,715,000</u>	<u>\$ 84,125,000</u>	<u>\$ 84,555,000</u>	<u>\$ 85,005,000</u>
4.66%	4.23%	3.78%	3.30%	2.81%	2.29%

**CLACKAMAS COUNTY DEVELOPMENT AGENCY  
(A Component Unit of Clackamas County, Oregon)  
DEMOGRAPHIC AND ECONOMIC STATISTICS  
LAST TEN FISCAL YEARS**

<u>Year</u>	<u>Population</u>	<u>Personal Income</u>	<u>Per Capita Personal Income (1)</u>	<u>Clackamas County Unemployment Rate (2)</u>
2013	18,633	\$ 876,738,549	\$ 47,053	7.7 %
2014	18,778	914,732,714	48,713	6.6
2015	19,025	942,974,125	49,565	5.6
2016	19,594	1,006,720,126	51,379	4.7
2017	20,181	1,135,544,508	56,268	3.9
2018	20,787	1,218,284,496	58,608	3.7
2019	21,411	1,321,615,386	61,726	3.9
2020	21,079	1,365,729,489	64,791	5.8
2021	21,290	N/A	N/A	6.9
2022	21,503	N/A	N/A	3.8

Notes:

(1) Figures are for calendar year for Clackamas County from Bureau of Economic Analysis-U.S. Dept of Commerce.

(2) This number has been updated to reflect rates specific to Clackamas County per the State of Oregon Employment Department.

N/A - Not available.

Sources:

Department of Human Resources, State of Oregon Employment Department  
Population for 2007-2015 from Claritas, Inc. Site Report, based on 2000 census and projections thereafter.  
Population 2016 estimate based on a 3% increase as estimated by the Portland State University Office of Metropolitan Studies.  
Bureau of Economic Analysis, U.S. Department of Commerce  
U.S. Department of Labor, Bureau of Labor Statistics

**CLACKAMAS COUNTY, OREGON  
PRINCIPAL EMPLOYERS <sup>(1)</sup>  
JUNE 30, 2022 AND NINE YEARS AGO**

Employer	2022			2013		
	Employees	Rank	Percentage of Total <sup>(2)</sup>	Employees	Rank	Percentage of Total <sup>(2)</sup>
Intel Corp.	21,000	1	.02 %	16,250	1	.01 %
Providence Health & Services	21,000	2	.02	14,389	2	.01
Oregon Health & Sciences University	18,048	3	.01	13,733	4	.01
Nike Inc.	13,964	4	.01	7,000	10	.01
Legacy Health	13,120	5	.01	9,662	6	.01
Kaiser Permanente	11,163	6	.01	9,195	7	.01
Fred Meyer	9,525	7	.01	10,389	5	.01
Portland Public Schools	6,847	8	.01			
City of Portland	6,635	9	.01	8,951	8	.01
Multnomah County	5,096	10	.00			
U.S. Federal Govt.				7,559	9	.01
State of Oregon				13,900	3	.01
<b>Total</b>	<b>126,398</b>		<b>0.10 %</b>	<b>111,028</b>		<b>0.10 %</b>

Sources:

(1) Statistics are the latest available data published in the Portland Business Journal *Book of Lists 2022*, and *Book of Lists 2013*.

The Business Journal Book of Lists ranks Portland Metropolitan Area employers.

(2) Total Portland Metropolitan Area employment used to calculate percentages is from the United States Department of Labor Bureau of Labor Statistics.

**CLACKAMAS COUNTY DEVELOPMENT AGENCY  
(A Component Unit of Clackamas County, Oregon)  
FULL-TIME EQUIVALENT EMPLOYEES BY FUNCTION  
LAST TEN FISCAL YEARS**

<u>Fiscal Year Ended June 30,</u>	<u>Function Highways &amp; Streets</u>
2013	5.00
2014	5.00
2015	5.00
2016	5.00
2017	5.00
2018	4.50
2019	4.00
2020	4.00
2021	4.00
2022	4.00

Source:  
Clackamas County Finance Department

**CLACKAMAS COUNTY DEVELOPMENT AGENCY**  
**(A Component Unit of Clackamas County, Oregon)**  
**OPERATING INDICATORS**  
**LAST TEN FISCAL YEARS**

	2013	2014	2015	2016
Assessed value Clackamas Town Center Development	\$ 583,768,166	\$ -	\$ -	\$ -
Change from prior year	14,290,604	N/A	N/A	N/A
Percentage change	2.51 %	N/A %	N/A %	N/A %
Assessed value North Clackamas Revitalization Area <sup>(2)</sup>	\$ 501,826,074	\$ 517,670,392	\$ 539,450,809	\$ 587,672,926
Change from prior year	13,734,468	15,844,318	21,780,417	48,222,117
Percentage change	2.81 %	3.16 %	4.21 %	8.94 %
Assessed value all areas	\$ 1,085,594,240	\$ 517,670,392	\$ 539,450,809	\$ 587,672,926
Change from prior year	28,025,072	(567,923,848)	21,780,417	48,222,117
Percentage change	2.65 %	(52.31) %	4.21 %	8.94 %

Notes:

(1) Increased incremental assessed value due to project development and implementation, capital construction, and property development and redevelopment is a typical measure for an Urban Renewal District. As an urban renewal area nears plan termination, assessed value is returned to overlapping taxing districts. The Clackamas Town Center returned assessed values to regular tax roles during 2007 and the Clackamas Industrial Area ceased tax collection. Growth reported for these areas in prior years has been passed on to overlapping districts.

(2) Board of County Commissioners approved creation of the North Clackamas Revitalization Area at their May 25, 2006 meeting.

N/A - Not available

Source:

Clackamas County Department of Assessment and Taxation

	2017		2018		2019		2020		2021		2022	
	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
	N/A		N/A		N/A		N/A		N/A		N/A	
	N/A	%	N/A	%	N/A	%	N/A	%	N/A	%	N/A	%
	\$ 619,338,610		\$ 645,961,693		\$ 674,266,726		\$ 698,154,272		\$ 719,168,746		\$ 973,229,546	
	31,665,684		26,623,083		28,305,033		23,887,546		21,014,474		254,060,800	
	5.39 %		4.30 %		4.38 %		3.54 %		3.01 %		35.33 %	
	\$ 619,338,610		\$ 645,961,693		\$ 674,266,726		\$ 698,154,272		\$ 719,168,746		\$ 973,229,546	
	31,665,684		26,623,083		28,305,033		23,887,546		21,014,474		254,060,800	
	5.39 %		4.30 %		4.38 %		3.54 %		3.01 %		35.33 %	

**REPORT OF INDEPENDENT AUDITORS ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED  
IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

## **Report of Independent Auditors on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards***

Board of County Commissioners of  
Clackamas County, Oregon, as Governing Body of  
Clackamas County Development Agency  
Oregon City, Oregon

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Clackamas County Development Agency (the Agency), a component unit of Clackamas County, Oregon, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise Clackamas County Development Agency's basic financial statements, and have issued our report thereon dated January 31, 2023.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did identify a certain deficiency in internal control, described in the accompanying schedule of findings and responses as item 2022-001 that we consider to be a material weakness.



## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## **The Agency's Response to the Finding**

*Government Auditing Standards* requires the auditor to perform limited procedures on Agency's response to the finding identified in our audit and described in the accompanying schedule of findings and responses. The Agency's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in cursive script that reads "Moss Adams LLP".

Portland, Oregon  
January 31, 2023

**CLACKAMAS COUNTY DEVELOPMENT AGENCY  
(A COMPONENT UNIT OF CLACKAMAS COUNTY, OREGON)  
Schedule of Findings and Responses  
Year Ended June 30, 2022**

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**FINDING 2022-001—Valuation of Property Held for Sale**

*Criteria* – Governments occasionally acquire redevelopment properties. These properties held for sale are considered financial assets because they are intended to be sold, rather than used for the government’s operations. Since these assets should not be reported at an amount higher than their net realizable amount, these properties are valued at the lower of cost or market.

*Condition* – The Agency transferred a capital asset with a net book value of \$1,623,576 to property held for sale. Net book value is an approximation of the asset’s cost. Rather than recording the property held for sale asset at net book value, the asset was recorded at its book value of \$2,078,477. This materially overstated the Agency’s Clackamas Town Center Development Area financial statements, which is a major fund.

*Context* – The Agency infrequently transfers capital assets to property held for sale. This year, there were two such transfers, and one of those assets had a material amount of accumulated depreciation.

*Effect* – The Agency’s Clackamas Town Center Development Area financial statements as of June 30, 2022 overstated property held for sale by \$454,901.

*Cause* – When reclassifying the capital asset to property held for sale, Agency staff did not reduce the asset’s book value by accumulated depreciation.

*Recommendation* – We recommend the County provide staff education and training over transactions occurring between capital assets and property held for sale, including how to value such assets.

*Response* – The County Finance Department acting on behalf of the Agency will establish training on transactions occurring between capital assets and property held for sale. Additionally, Finance will continue to educate as these transactions are infrequent.

**REPORT OF INDEPENDENT AUDITORS REQUIRED BY  
OREGON STATE REGULATIONS**

## **Report of Independent Auditors Required by Oregon State Regulations**

Board of County Commissioners of  
Clackamas County, Oregon, as Governing Body of  
Clackamas County Development Agency  
Oregon City, Oregon

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Clackamas County Development Agency (the Agency), a component unit of Clackamas County, Oregon, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated January 31, 2023.

### **Compliance**

As part of obtaining reasonable assurance about whether the Agency's basic financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, including provisions of Oregon Revised Statutes (ORS) as specified in Oregon Administrative Rules (OAR) 162-010-0000 to 162-010-0330, of the Minimum Standards for Audits of Oregon Municipal Corporations, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion.

We performed procedures to the extent we considered necessary to address the required comments and disclosures which included, but were not limited to, the following:

- Accounting records and internal control
- Public fund deposits
- Indebtedness
- Budget
- Insurance and fidelity bonds
- Programs funded from outside sources
- Investments
- Public contracts and purchasing

In connection with our testing, nothing came to our attention that caused us to believe the Agency was not in substantial compliance with certain provisions of laws, regulations, contracts, and grant agreements, including the provisions of ORS as specified in OAR 162-010-0000 through 162-010-0330 of the Minimum Standards for Audits of Oregon Municipal Corporations.

## **Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did identify a certain deficiency in internal control, described in the accompanying schedule of findings and responses as item 2022-001 that we consider to be a material weakness.

## **The Agency's Response to the Finding**

*Government Auditing Standards* requires the auditor to perform limited procedures on Agency's response to the finding identified in our audit and described in the accompanying schedule of findings and responses. The Agency's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. Accordingly, this communication is not suitable for any other purpose.

This report is intended solely for the information and use of the Board of County Commissioners and management of the District and the Oregon Secretary of State and is not intended to be and should not be used by anyone other than these parties.



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Portland, Oregon  
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