

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS
Session Worksheet

Presentation Date: 6/16/15 **Approx Start Time:** 10:30 am **Approx Length:** 1 hr

Presentation Title: City of Sandy Urban Renewal District

Department: County Administration

Presenters: Nancy Newton, Deputy County Administrator; Chris Storey, County Counsel

Other Invitees: Bob Vroman, County Assessor; Seth Atkinson, City Manager, City of Sandy

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Staff respectfully requests that the Board of County Commissioners discuss the City of Sandy's proposed Urban Renewal Plan at an upcoming Business Meeting and determine whether or not the County will support said Plan.

EXECUTIVE SUMMARY:

The City of Sandy City Council is considering adoption of an ordinance to amend the Sandy Urban Renewal Plan to increase the maximum indebtedness, to add projects, and add area to the urban renewal boundary. The present urban renewal area encompasses the commercial core of Sandy (Figure 1, attached). The proposed amendment area is property owned by the Oregon Trail School District (Figure 2, attached). The City of Sandy wishes to redevelop that area into an aquatic/recreation center. The tax increment revenues from urban renewal would assist with funding this project and other projects that are identified in the attached Plan Amendment.

The legal requirements for the adoption of an urban renewal plan stipulate that the proposed urban renewal plan be sent to representatives of overlapping taxing districts. Because this is a substantial amendment increasing maximum indebtedness, approval of taxing districts representing 75% of the permanent tax rate is required. The legislation adopted in 2009 also requires revenue sharing after a substantial amendment to increase maximum indebtedness. That revenue sharing can be adjusted or modified if agreed upon by taxing jurisdictions representing 75% of the permanent rate levy. The City of Sandy has completed financial modeling that shows if the revenue-sharing commences as required by statute, the urban renewal plan would last an additional 45 years and cost the taxing jurisdictions an additional \$12,960,077 over the partial revenue sharing model. The City of Sandy discussed this issue with their urban renewal agency and as a result proposes a modified revenue-sharing formula. This modified formula is constructed on the assumption that the urban renewal area would terminate in 2048 (an additional 27 years), with the aquatic center being funded in 2021.

Attached is a letter from City of Sandy City Manager Seth Atkinson, fully detailing the scope of the proposed urban renewal district amendment and its financial implications. Mr. Atkinson will be present during this policy session to review the information with the Board and answer any questions that may arise.

FINANCIAL IMPLICATIONS (current year and ongoing):

Please see the attached letter that includes Table 1 – Projected Impact on Taxing District Permanent Rate Levies with Modified Revenue Sharing.

LEGAL/POLICY REQUIREMENTS:

The policy issue at hand is whether or not the Board will deliberate to decision at an upcoming Business Meeting whether or not the County will support the City’s proposed Urban Renewal Plan.

PUBLIC/GOVERNMENTAL PARTICIPATION:

An Open House was held on March 11, 2015 where there was an opportunity to gather and share information. Public testimony was taken at the Agency meeting on May 4, 2015, at the City of Sandy Planning Commission hearing on May 26, 2015 and at the City Council Hearing on July 6, 2015. A city wide notice will be sent on June 19, 2015.

The impacted school and fire districts within the urban renewal boundaries have approved the proposed Sandy Urban Renewal Plan.

Staff is requesting that the Board place this issue as a discussion item for the June 25 Business Meeting. The City of Sandy City Council is The Sandy City Council is scheduled to consider the adoption of the proposed Sandy Urban Renewal Plan on July 6, 2015 at the Sandy City Hall, 39250 Pioneer Boulevard, at 7:00 pm.

OPTIONS:

1. The Board of County Commissioners may place this item on their June 26 Business Meeting agenda for public input and Board decision.
2. The Board may take no action at this time.

RECOMMENDATION:

Staff respectfully requests that the Board approve option one and include the City of Sandy Urban Renewal Plan on their June 26 Business Meeting agenda for public input and Board decision.

ATTACHMENTS *(provided by the City of Sandy):*

- May 6, 2015 information letter from City of Sandy City Manager Seth Atkinson
- City of Sandy Urban Renewal Plan Amendment
- Report on Urban Renewal Plan Amendment
- Resolution for Taxing Districts

SUBMITTED BY: Nancy Newton, Deputy County Administrator

Division Director/Head Approval _____

Department Director/Head Approval _____

County Administrator Approval _____

For information on this issue or copies of attachments, please contact
Nancy Newton at (503) 742-5918



**CITY OF
SANDY**

39250 PIONEER BOULEVARD • SANDY, OR 97055

PHONE (503) 668-5533

FAX (503) 668-8714

Gateway to Mt. Hood

Date: May 6, 2015

Re: Proposed Amendment to the Sandy Urban Renewal Plan

The Sandy City Council is considering adoption of an ordinance to amend the Sandy Urban Renewal Plan to increase the maximum indebtedness, to add projects, and add area to the urban renewal boundary. The present urban renewal area encompasses the commercial core of Sandy (Figure 1). The proposed amendment area is property owned by the Oregon Trail School District (Figure 2). The City of Sandy wishes to redevelop that area into an aquatic/recreation center. The tax increment revenues from urban renewal would assist with funding this project and other projects that would increase the livability and economic vitality of Sandy. These projects are identified in the attached Plan Amendment.

The legal requirements for the adoption of an urban renewal plan stipulate that the proposed urban renewal plan be sent to representatives of overlapping taxing districts. Because this is a substantial amendment increasing maximum indebtedness, approval of taxing districts representing 75% of the permanent tax rate is required. The legislation adopted in 2009 also requires revenue sharing after a substantial amendment to increase maximum indebtedness. That revenue sharing can be adjusted or modified if agreed upon by taxing jurisdictions representing 75% of the permanent rate levy. We have completed financial modeling that shows if the revenue-sharing commences as required by statute, the urban renewal plan would last an additional 45 years and cost the taxing jurisdictions an additional \$12,960,077 over the partial revenue sharing model. After discussing this with our urban renewal agency, we would like to propose a modified revenue-sharing formula. This modified formula is constructed on the assumption that the urban renewal area would terminate in 2048 (an additional 27 years), with the aquatic center being funded in 2021. A projection of what that revenue sharing would look like for the taxing jurisdictions is shown in the tables later in this letter. The projection is based on assessed value increases of 3% annually. While we cannot guarantee these increases, our average assessed value increases over the past five years in the urban renewal area have been 3.31%. As we all know the past five years have been in a recession, and we fully expect to exceed those values in the future. In any case, if we could achieve that 3% in the recession, we should be able to achieve that going forward. A projection showing the full revenue-sharing as envisioned by the statute is also shown.

We are asking you to adopt a resolution to both approve the increase in maximum indebtedness and to approve a modified revenue-sharing scenario. A sample resolution is attached.

In addition to your vote on the resolution, the city council is required to respond specifically to any written recommendations of the districts. This letter is the official transmission of the proposed Sandy Urban Renewal Plan Amendment.

The Sandy City Council is scheduled to consider the adoption of the proposed Sandy Urban Renewal Plan on July 6, 2015 at the Sandy City Hall, 39250 Pioneer Boulevard, at 7:00 pm.

INPUT

An Open House was held on March 11, 2015 where there was an opportunity to gather and share information. Public testimony was taken at the Agency meeting on May 4, 2015, and will also be taken at the Planning Commission hearing scheduled for May 26, 2015 and at the City Council Hearing on July 6, 2015. A city wide notice will be sent on June 19, 2015. In addition, city staff will be available to come to your board meeting if desired.

FINANCING

The existing maximum indebtedness, the limit on the amount of funds that may be spent on administration, projects and programs in the Area is \$18,000,000. If the reduced revenue sharing model is used, the proposed amendment would increase the maximum indebtedness by \$49,500,000 to \$67,000,000. If full revenue sharing is used, the proposed amendment would increase the maximum indebtedness by \$57,650,000 to \$73,766,574, this increase in maximum indebtedness over the reduced revenue sharing model is due to the additional funds that will go to the taxing jurisdictions from revenue sharing. The maximum indebtedness does not include interest paid on any borrowing by the urban renewal agency. There is a proposed financing plan in the Report that shows that the Plan is financially feasible. It is understood that the Agency may make changes to the financing plan as needs and opportunities arise, typically during the annual budgeting process.

Figure 1 – Existing Urban Renewal Area

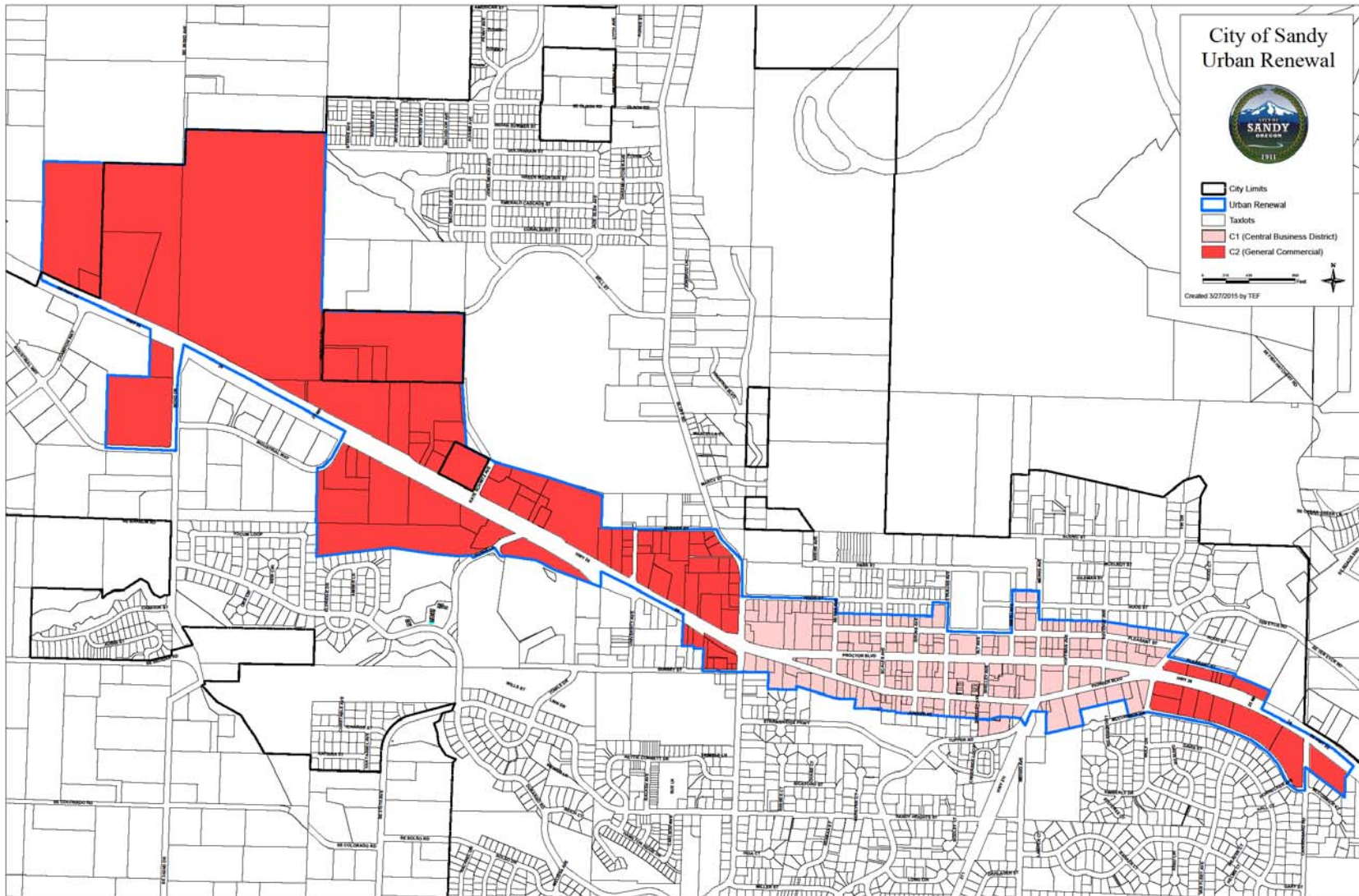
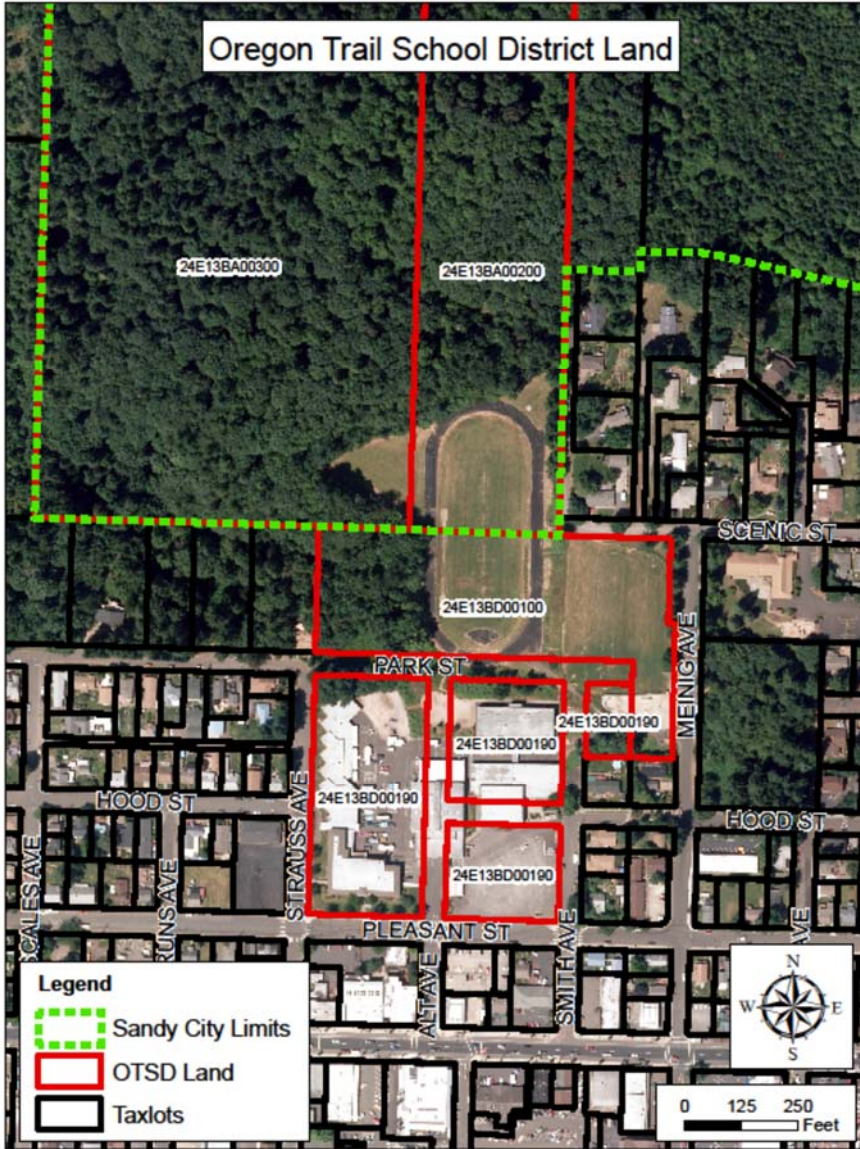


Figure 2 – Proposed Addition to the Urban Renewal Area – Tax lots 24E13BD00100 and 24E13BD00190



Impact on Taxing Jurisdictions

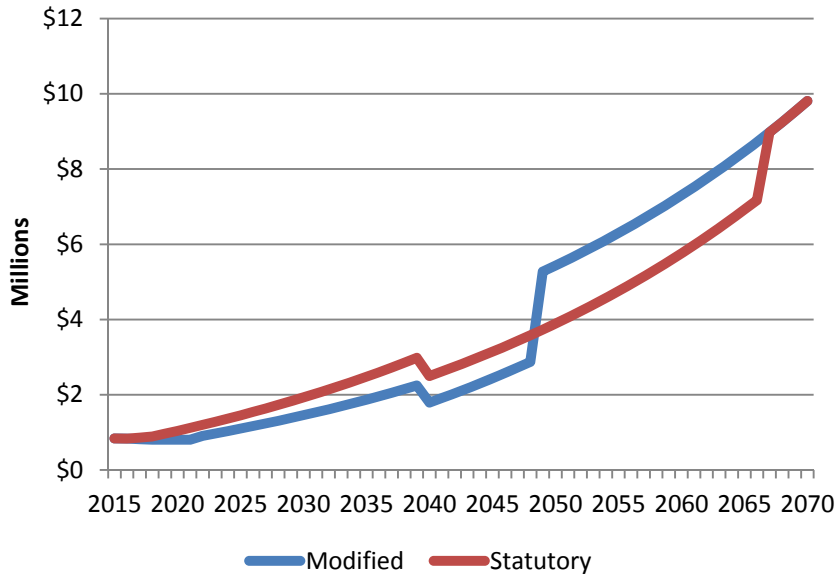
The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area.

Revenue sharing was a feature of the 2009 legislative changes in urban renewal law. Revenue sharing is based on the actual tax increment revenues generated and occurs at stipulated trigger points in the life of a Plan. Revenue sharing is based on the actual tax increment revenues generated and occurs at stipulated trigger points in the life of a Plan. The first trigger point is when the annual tax increment revenues are equal to 10% of the maximum indebtedness established for the Area. It is projected that this urban renewal area may reach the statutory revenue sharing triggers in FYE 2017. If actual assessed value growth in the urban renewal area exceeds the projections made in the urban renewal plan, revenue sharing could occur earlier. The Sandy Urban Renewal Plan is called a “window” urban renewal plan. Window plans take revenue from permanent rate levies, bonds, and local option levies. Due to legislation passed in 2013, any **new** local option tax revenue will not be impacted by urban renewal.

The Oregon Trail School District and the Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the charts. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes that are foregone because of the use of Tax Increment Financing are replaced (as determined by a funding formula at the State level) with State School Fund revenues.

Table 1 shows the projected impacts to the taxing districts as a result of the proposed Sandy Urban Renewal Plan Amendment using a modified (reduced) revenue sharing model. This model was built on the end date of urban renewal in FY 2048/49. Table 2 shows the projected revenue sharing to the taxing jurisdictions under a modified revenue-sharing formula, our recommendation as it terminates the urban renewal plan 18 years earlier and costs \$12,960,077 less to the taxing jurisdictions. (It is estimated that the current maximum indebtedness of 18 million would be used in 2021, and, without this amendment, the Area would terminate at that time.) Table 3 shows the projected impacts to the taxing districts as a result of the proposed Sandy Urban Renewal Plan Amendment using the statutory revenue sharing model. Table 4 shows the projected revenue sharing to the taxing jurisdictions under the statutory revenue-sharing formula.

A chart showing the differences in modified and statutory revenue sharing is shown below. It shows that there are more funds for taxing districts in the statutory model. However, once the modified model reaches 2048, the projected end of the district, the funds from the modified model greatly exceed the statutory model. The chart includes money to the taxing districts from both the frozen base and revenue sharing.



The table below shows the projected impact to taxing jurisdictions from the two scenarios.

	Modified Revenue Sharing	Statutory Revenue Sharing	Difference
Estimated termination date	2048	2066	-18 Years
Extends timeframe	27 Years	45 Years	-18 Years
Year aquatic center funded	2021	2021	0
Impact to taxing districts	-\$60,806,497	-\$73,766,574	\$12,960,077

Table 1 – Projected Impact on Taxing District Permanent Rate Levies with Modified Revenue Sharing

FYE	General Government											Education				Total
	Clackamas County	County Public Safety Local Option	City of Sandy	County Ext & 4-H	County Library	County Soil Conservation	Sandy Fire District 72	Port of Portland	Vector Control	Vector Control - Local Option	Subtotal	Mt. Hood CC	Clackamas ESD	Oregon Trail SD	Subtotal	
2015	207,021	21,227	343,362	4,280	34,015	4,280	186,382	6,000	556	2,140	809,264	42,087	31,559	397,133	470,778	1,280,042
2016	216,503	22,204	359,498	4,477	35,581	4,477	194,961	6,276	582	2,238	846,797	44,024	33,011	415,412	492,447	1,339,244
2017	219,737	22,666	376,117	4,570	36,321	4,570	199,017	6,407	594	2,285	872,284	44,940	33,698	424,055	502,693	1,374,976
2018	229,737	-	393,235	4,778	37,974	4,778	208,075	6,699	621	-	885,896	46,985	35,232	443,354	525,571	1,411,468
2019	240,038	-	410,866	4,992	39,677	4,992	217,404	6,999	649	-	925,617	49,092	36,811	463,233	549,136	1,474,754
2020	250,648	-	429,027	5,213	41,431	5,213	227,013	7,308	678	-	966,530	51,262	38,439	483,708	573,408	1,539,938
2021	261,576	-	447,732	5,440	43,237	5,440	236,911	7,627	707	-	1,008,670	53,497	40,114	504,797	598,409	1,607,079
2022	258,514	-	442,491	5,376	42,731	5,376	234,138	7,538	699	-	996,863	52,871	39,645	498,888	591,404	1,588,267
2023	261,389	-	447,412	5,436	43,206	5,436	236,742	7,621	707	-	1,007,949	53,459	40,086	504,437	597,981	1,605,930
2024	264,368	-	452,511	5,498	43,698	5,498	239,440	7,708	715	-	1,019,435	54,068	40,543	510,185	604,795	1,624,230
2025	267,440	-	457,770	5,562	44,206	5,562	242,222	7,798	723	-	1,031,284	54,696	41,014	516,115	611,825	1,643,108
2026	270,601	-	463,180	5,628	44,729	5,628	245,085	7,890	732	-	1,043,471	55,342	41,498	522,214	619,055	1,662,525
2027	273,843	-	468,729	5,695	45,265	5,695	248,021	7,985	740	-	1,055,973	56,006	41,996	528,471	626,472	1,682,445
2028	277,204	-	474,482	5,765	45,820	5,765	251,066	8,083	749	-	1,068,934	56,693	42,511	534,957	634,161	1,703,095
2029	280,650	-	480,381	5,837	46,390	5,837	254,187	8,183	759	-	1,082,223	57,398	43,040	541,608	642,045	1,724,269
2030	284,206	-	486,467	5,911	46,978	5,911	257,407	8,287	768	-	1,095,935	58,125	43,585	548,470	650,180	1,746,115
2031	287,873	-	492,744	5,987	47,584	5,987	260,729	8,394	778	-	1,110,076	58,875	44,147	555,547	658,569	1,768,645
2032	291,955	-	499,732	6,072	48,258	6,072	264,426	8,513	789	-	1,125,817	59,710	44,773	563,425	667,908	1,793,724
2033	295,838	-	506,378	6,153	48,900	6,153	267,943	8,626	800	-	1,140,790	60,504	45,369	570,918	676,791	1,817,580
2034	299,850	-	513,245	6,236	49,563	6,236	271,576	8,743	811	-	1,156,261	61,325	45,984	578,660	685,969	1,842,230
2035	303,972	-	520,299	6,322	50,245	6,322	275,309	8,863	822	-	1,172,153	62,167	46,616	586,614	695,397	1,867,550
2036	308,228	-	527,585	6,410	50,948	6,410	279,164	8,987	833	-	1,188,566	63,038	47,269	594,828	705,135	1,893,700
2037	312,601	-	535,070	6,501	51,671	6,501	283,125	9,115	845	-	1,205,428	63,932	47,939	603,267	715,138	1,920,567
2038	317,109	-	542,786	6,595	52,416	6,595	287,207	9,246	857	-	1,222,811	64,854	48,631	611,966	725,451	1,948,262
2039	321,753	-	550,735	6,691	53,184	6,691	291,414	9,381	870	-	1,240,720	65,804	49,343	620,929	736,076	1,976,796
2040	366,221	-	626,850	7,616	60,534	7,616	331,689	10,678	990	-	1,412,195	74,898	56,162	706,745	837,806	2,250,000
2041	366,221	-	626,850	7,616	60,534	7,616	331,689	10,678	990	-	1,412,194	74,898	56,162	706,745	837,805	2,250,000
2042	366,221	-	626,850	7,616	60,534	7,616	331,689	10,678	990	-	1,412,195	74,898	56,162	706,745	837,806	2,250,000
2043	366,221	-	626,850	7,616	60,534	7,616	331,689	10,678	990	-	1,412,194	74,898	56,162	706,745	837,805	2,250,000
2044	366,221	-	626,850	7,616	60,534	7,616	331,689	10,678	990	-	1,412,195	74,898	56,162	706,745	837,806	2,250,000
2045	366,221	-	626,850	7,616	60,534	7,616	331,689	10,678	990	-	1,412,195	74,898	56,162	706,745	837,806	2,250,000
2046	366,221	-	626,850	7,616	60,534	7,616	331,689	10,678	990	-	1,412,195	74,898	56,162	706,745	837,805	2,250,000
2047	366,221	-	626,850	7,616	60,534	7,616	331,689	10,678	990	-	1,412,194	74,898	56,162	706,745	837,805	2,250,000
2048	366,221	-	626,850	7,616	60,534	7,616	331,689	10,678	990	-	1,412,195	74,898	56,162	706,745	837,806	2,250,000
Total	9,891,622	44,871	16,920,120	205,690	1,634,821	205,690	8,957,781	288,377	26,740	4,523	38,180,234	2,022,751	1,516,755	19,086,757	22,626,263	60,806,497

Source: ECONorthwest Sandy Schools and the Education Service District are not directly impacted, as they are allocated funding through a state school funding formula based on per pupil counts.

Table 2 – Projected Revenue Sharing to Taxing Jurisdictions with Modified Revenue Sharing

FYE	General Government									Education					Total
	Clackamas County	City of Sandy	County Ext & 4-H	County Library	County Soil Conservation	Sandy Fire District 72	Port of Portland	Vector Control	Subtotal	Mt. Hood CC	Clackamas ESD	Oregon Trail SD	Oregon Trail SD (bond)	Subtotal	
2015	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2017	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2018	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2019	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2020	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2022	14,318	24,507	298	2,367	298	12,968	417	39	55,211	2,928	2,196	27,631	13,602	46,357	101,568
2023	23,036	39,431	479	3,808	479	20,864	672	62	88,832	4,711	3,533	44,456	21,905	74,605	163,437
2024	31,999	54,772	665	5,289	665	28,982	933	87	123,393	6,544	4,907	61,753	30,435	103,640	227,033
2025	41,226	70,565	857	6,814	857	37,339	1,202	111	158,973	8,431	6,322	79,559	39,215	133,528	292,501
2026	50,734	86,840	1,055	8,386	1,055	45,950	1,479	137	195,638	10,376	7,780	97,909	48,272	164,337	359,975
2027	60,541	103,626	1,259	10,007	1,259	54,832	1,765	164	233,453	12,382	9,284	116,834	57,647	196,147	429,600
2028	70,620	120,878	1,469	11,673	1,469	63,961	2,059	191	272,319	14,443	10,830	136,284	67,242	228,799	501,118
2029	81,017	138,674	1,685	13,392	1,685	73,377	2,362	219	312,411	16,569	12,424	156,349	77,185	262,528	574,939
2030	91,720	156,994	1,907	15,161	1,907	83,071	2,674	248	353,683	18,758	14,066	177,003	87,413	297,240	650,923
2031	102,739	175,855	2,137	16,982	2,137	93,051	2,996	278	396,175	21,012	15,756	198,269	97,932	332,968	729,143
2032	113,784	194,761	2,366	18,808	2,366	103,055	3,318	308	438,765	23,271	17,450	219,584	107,186	367,490	806,255
2033	125,482	214,784	2,610	20,741	2,610	113,650	3,659	339	483,874	25,663	19,243	242,159	118,263	405,329	889,202
2034	137,518	235,385	2,860	22,731	2,860	124,551	4,010	372	530,286	28,125	21,089	265,386	129,607	444,207	974,494
2035	149,926	256,625	3,118	24,782	3,118	135,789	4,371	405	578,135	30,663	22,992	289,333	141,364	484,352	1,062,487
2036	162,696	278,481	3,384	26,893	3,384	147,354	4,744	440	627,374	33,274	24,950	313,975	153,404	525,604	1,152,978
2037	175,859	301,013	3,657	29,068	3,657	159,277	5,128	475	678,134	35,966	26,969	339,378	165,889	568,202	1,246,337
2038	189,414	324,214	3,939	31,309	3,939	171,553	5,523	512	730,402	38,738	29,048	365,536	178,730	612,053	1,342,455
2039	203,373	348,109	4,230	33,616	4,230	184,197	5,930	550	784,234	41,593	31,189	392,476	191,954	657,212	1,441,446
2040	178,068	304,794	3,703	29,434	3,703	161,277	5,192	481	686,652	36,418	27,308	343,641	-	407,367	1,094,019
2041	197,805	338,578	4,114	32,696	4,114	179,154	5,767	535	762,762	40,455	30,335	381,731	-	452,520	1,215,282
2042	218,135	373,375	4,537	36,056	4,537	197,566	6,360	590	841,155	44,612	33,452	420,963	-	499,027	1,340,182
2043	239,074	409,216	4,972	39,518	4,972	216,531	6,971	646	921,899	48,895	36,664	461,372	-	546,931	1,468,830
2044	260,641	446,132	5,421	43,082	5,421	236,065	7,600	705	1,005,066	53,306	39,971	502,994	-	596,270	1,601,336
2045	282,856	484,156	5,883	46,754	5,883	256,184	8,247	765	1,090,728	57,849	43,378	545,864	-	647,090	1,737,818
2046	305,737	523,321	6,358	50,536	6,358	276,908	8,914	827	1,178,960	62,528	46,887	590,020	-	699,435	1,878,395
2047	329,304	563,660	6,849	54,432	6,849	298,253	9,602	890	1,269,838	67,348	50,501	635,501	-	753,351	2,023,189
2048	353,578	605,210	7,353	58,444	7,353	320,238	10,309	956	1,363,443	72,313	54,224	682,347	-	808,883	2,172,326
Total	4,191,199	7,173,954	87,164	692,780	87,164	3,795,997	122,204	11,331	16,161,794	857,172	642,748	8,088,306	1,727,246	11,315,471	27,477,265

Source: ECONorthwest

Table 3 - Projected Impact on Taxing District Permanent Rate Levies with Statutory Revenue Sharing

FYE	General Government											Education				Total
	Clackamas County	County Public Safety Local Option	City of Sandy	County Ext & 4-H	County Library	County Soil Conservation	Sandy Fire District 72	Port of Portland	Vector Control	Vector Control - Local Option	Subtotal	Mt Hood CC	Clackamas ESD	Oregon Trail SD	Subtotal	
2015	207,021	21,227	343,362	4,280	34,015	4,280	186,382	6,000	556	2,140	809,264	42,087	31,559	397,133	470,778	1,280,042
2016	216,503	22,204	359,498	4,477	35,581	4,477	194,961	6,276	582	2,238	846,797	44,024	33,011	415,412	492,447	1,339,244
2017	214,207	22,096	366,652	4,455	35,407	4,455	194,009	6,246	579	2,227	850,333	43,809	32,850	413,383	490,042	1,340,375
2018	217,683	-	372,601	4,527	35,982	4,527	197,157	6,347	589	-	839,412	44,520	33,383	420,091	497,994	1,337,406
2019	217,602	-	372,464	4,525	35,968	4,525	197,084	6,345	588	-	839,103	44,503	33,371	419,936	497,810	1,336,913
2020	217,596	-	372,453	4,525	35,967	4,525	197,078	6,345	588	-	839,078	44,502	33,370	419,924	497,795	1,336,873
2021	217,568	-	372,405	4,525	35,963	4,525	197,053	6,344	588	-	838,969	44,496	33,365	419,869	497,731	1,336,701
2022	217,567	-	372,403	4,525	35,962	4,525	197,052	6,344	588	-	838,965	44,496	33,365	419,867	497,728	1,336,693
2023	217,540	-	372,357	4,524	35,958	4,524	197,027	6,343	588	-	838,861	44,491	33,361	419,815	497,667	1,336,528
2024	217,532	-	372,344	4,524	35,957	4,524	197,020	6,343	588	-	838,832	44,489	33,360	419,800	497,650	1,336,481
2025	217,530	-	372,339	4,524	35,956	4,524	197,018	6,343	588	-	838,822	44,489	33,360	419,796	497,644	1,336,466
2026	217,522	-	372,326	4,524	35,955	4,524	197,011	6,342	588	-	838,792	44,487	33,358	419,781	497,626	1,336,418
2027	217,499	-	372,287	4,523	35,951	4,523	196,990	6,342	588	-	838,704	44,482	33,355	419,736	497,574	1,336,278
2028	217,500	-	372,289	4,523	35,952	4,523	196,992	6,342	588	-	838,709	44,483	33,355	419,739	497,577	1,336,286
2029	217,484	-	372,261	4,523	35,949	4,523	196,977	6,341	588	-	838,645	44,479	33,353	419,707	497,539	1,336,184
2030	217,474	-	372,243	4,523	35,947	4,523	196,967	6,341	588	-	838,606	44,477	33,351	419,687	497,515	1,336,121
2031	217,468	-	372,234	4,523	35,946	4,523	196,963	6,341	588	-	838,586	44,476	33,350	419,677	497,504	1,336,089
2032	217,812	-	372,822	4,530	36,003	4,530	197,274	6,351	589	-	839,910	44,546	33,403	420,340	498,289	1,338,199
2033	217,798	-	372,798	4,530	36,001	4,530	197,261	6,350	589	-	839,856	44,543	33,401	420,313	498,257	1,338,113
2034	217,798	-	372,798	4,530	36,001	4,530	197,261	6,350	589	-	839,856	44,543	33,401	420,313	498,257	1,338,113
2035	217,785	-	372,776	4,529	35,999	4,529	197,249	6,350	589	-	839,806	44,541	33,399	420,288	498,228	1,338,034
2036	217,785	-	372,776	4,529	35,999	4,529	197,249	6,350	589	-	839,807	44,541	33,399	420,288	498,228	1,338,034
2037	217,772	-	372,754	4,529	35,996	4,529	197,238	6,350	589	-	839,757	44,538	33,397	420,264	498,199	1,337,956
2038	217,763	-	372,739	4,529	35,995	4,529	197,230	6,349	589	-	839,723	44,536	33,395	420,246	498,178	1,337,901
2039	217,756	-	372,726	4,529	35,994	4,529	197,223	6,349	589	-	839,693	44,535	33,394	420,232	498,161	1,337,854
2040	251,208	-	429,986	5,224	41,523	5,224	227,521	7,325	679	-	968,691	51,376	38,524	484,790	574,691	1,543,382

Source: ECONorthwest Continued on next page

Table 3 - Projected Impact on Taxing District Permanent Rate Levies with Statutory Revenue Sharing, continued

FYE	General Government									Education				Total
	Clackamas County	City of Sandy	County Ext & 4-H	County Library	County Soil Conservation	Sandy Fire District 72	Port of Portland	Vector Control	Subtotal	Mt. Hood CC	Clackamas ESD	Oregon Trail SD	Subtotal	
2041	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2042	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2043	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2044	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2045	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2046	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2047	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2048	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2049	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2050	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2051	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2052	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2053	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2054	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2055	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2056	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2057	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2058	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2059	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2060	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2061	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2062	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2063	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2064	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2065	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
2066	251,208	429,986	5,224	41,523	5,224	227,521	7,325	679	968,691	51,376	38,524	484,790	574,691	1,543,382
Total	12,001,170	20,530,972	249,562	1,983,516	249,562	10,868,412	349,885	32,443	46,314,288	2,454,190	1,840,268	23,157,828	27,452,285	73,766,574

Source: ECONorthwest Sandy Schools and the Education Service District are not directly impacted, as they are allocated funding through a state school funding formula based on per pupil counts.

Table 4— Projected Revenue Sharing with Taxing Jurisdictions with Statutory Revenue Sharing

FYE	General Government											Education				
	Clackamas County	County Public Safety Local Option	City of Sandy	County Ext & 4-H	County Library	County Soil Conservation	Sandy Fire District 72	Port of Portland	Vector Control	Vector Control - Local Option	Subtotal	Mt. Hood CC	Clackamas ESD	Oregon Trail SD	Oregon Trail SD (bond)	Subtotal
2015	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2017	5,530	570	9,465	115	914	115	5,008	161	15	58	21,951	1,131	848	10,671	5,241	17,891
2018	12,055	-	20,634	251	1,993	251	10,918	351	33	-	46,484	2,465	1,849	23,263	11,406	38,984
2019	22,436	-	38,403	467	3,708	467	20,320	654	61	-	86,515	4,588	3,441	43,297	21,288	72,614
2020	33,052	-	56,574	687	5,463	687	29,935	964	89	-	127,452	6,760	5,069	63,785	31,368	106,981
2021	44,008	-	75,327	915	7,274	915	39,858	1,283	119	-	169,701	9,000	6,749	84,928	41,806	142,483
2022	55,265	-	94,596	1,149	9,135	1,149	50,054	1,611	149	-	213,109	11,303	8,475	106,652	52,502	178,933
2023	66,886	-	114,486	1,391	11,056	1,391	60,579	1,950	181	-	257,919	13,679	10,257	129,078	63,600	216,615
2024	78,835	-	134,939	1,640	13,031	1,640	71,401	2,299	213	-	303,996	16,123	12,090	152,137	74,982	255,332
2025	91,137	-	155,996	1,895	15,064	1,895	82,543	2,657	246	-	351,435	18,639	13,976	175,879	86,690	295,184
2026	103,813	-	177,694	2,159	17,160	2,159	94,024	3,027	281	-	400,316	21,232	15,920	200,342	98,774	336,268
2027	116,885	-	200,068	2,431	19,320	2,431	105,863	3,408	316	-	450,722	23,905	17,925	225,568	111,299	378,696
2028	130,323	-	223,071	2,710	21,542	2,710	118,035	3,800	352	-	502,544	26,653	19,986	251,502	124,090	422,231
2029	144,183	-	246,795	2,999	23,833	2,999	130,588	4,204	390	-	555,989	29,488	22,111	278,250	137,365	467,214
2030	158,452	-	271,218	3,295	26,191	3,295	143,511	4,620	428	-	611,012	32,406	24,300	305,786	151,011	513,503
2031	173,144	-	296,365	3,601	28,620	3,601	156,817	5,048	468	-	667,664	35,411	26,553	334,138	165,042	561,144
2032	187,927	-	321,670	3,908	31,063	3,908	170,207	5,479	508	-	724,672	38,434	28,820	362,668	177,031	606,953
2033	203,522	-	348,363	4,233	33,641	4,233	184,331	5,934	550	-	784,807	41,624	31,211	392,764	191,815	657,414
2034	219,570	-	375,832	4,566	36,294	4,566	198,866	6,402	594	-	846,691	44,906	33,673	423,734	206,940	709,252
2035	236,113	-	404,148	4,910	39,028	4,910	213,849	6,884	638	-	910,481	48,289	36,209	455,658	222,629	762,786
2036	253,138	-	433,290	5,265	41,842	5,265	229,269	7,381	684	-	976,134	51,771	38,820	488,514	238,682	817,788
2037	270,688	-	463,328	5,629	44,743	5,629	245,163	7,893	732	-	1,043,805	55,360	41,512	522,381	255,342	874,595
2038	288,759	-	494,260	6,005	47,730	6,005	261,531	8,419	781	-	1,113,491	59,056	44,283	557,256	272,472	933,067
2039	307,371	-	526,118	6,392	50,807	6,392	278,388	8,962	831	-	1,185,261	62,863	47,137	593,174	290,111	993,285
2040	293,080	-	501,657	6,095	48,444	6,095	265,445	8,545	792	-	1,130,155	59,940	44,946	565,596	-	670,482

Source: ECONorthwest Continued on next page

Table 4– Projected Revenue Sharing with Statutory Revenue Sharing, continued

FYE	General Government											Education				
	Clackamas County	County Public Safety Local	City of Sandy	County Ext & 4-H	County Library	County Soil Conservation	Sandy Fire District 72	Port of Portland	Vector Control	Vector Control - Local Option	Subtotal	Mt. Hood CC	Clackamas ESD	Oregon Trail SD	Oregon Trail SD (bond)	Subtotal
2041	312,818	-	535,441	6,506	51,707	6,506	283,321	9,121	846	-	1,206,265	63,977	47,973	603,686	-	715,635
2042	333,147	-	570,238	6,928	55,067	6,928	301,734	9,714	901	-	1,284,658	68,134	51,090	642,918	-	762,142
2043	354,087	-	606,080	7,364	58,528	7,364	320,699	10,324	957	-	1,365,403	72,417	54,302	683,327	-	810,045
2044	375,654	-	642,996	7,812	62,093	7,812	340,232	10,953	1,016	-	1,448,569	76,828	57,609	724,948	-	859,385
2045	397,868	-	681,020	8,274	65,765	8,274	360,352	11,601	1,076	-	1,534,231	81,371	61,016	767,819	-	910,205
2046	420,749	-	720,185	8,750	69,547	8,750	381,075	12,268	1,138	-	1,622,463	86,050	64,525	811,975	-	962,550
2047	444,317	-	760,524	9,240	73,443	9,240	402,421	12,955	1,201	-	1,713,342	90,870	68,139	857,456	-	1,016,465
2048	468,591	-	802,074	9,745	77,455	9,745	424,406	13,663	1,267	-	1,806,946	95,835	71,862	904,301	-	1,071,998
2049	493,594	-	844,870	10,265	81,588	10,265	447,051	14,392	1,334	-	1,903,360	100,948	75,696	952,552	-	1,129,196
2050	519,346	-	888,950	10,801	85,845	10,801	470,375	15,143	1,404	-	2,002,665	106,215	79,645	1,002,251	-	1,188,111
2051	545,872	-	934,353	11,352	90,229	11,352	494,400	15,916	1,476	-	2,104,950	111,640	83,713	1,053,440	-	1,248,793
2052	573,193	-	981,117	11,921	94,745	11,921	519,144	16,713	1,550	-	2,210,303	117,228	87,903	1,106,165	-	1,311,296
2053	601,333	-	1,029,285	12,506	99,397	12,506	544,632	17,533	1,626	-	2,318,817	122,983	92,218	1,160,472	-	1,375,673
2054	630,318	-	1,078,898	13,109	104,188	13,109	570,883	18,378	1,704	-	2,430,587	128,911	96,663	1,216,408	-	1,441,982
2055	660,173	-	1,129,998	13,730	109,123	13,730	597,923	19,249	1,785	-	2,545,709	135,017	101,242	1,274,022	-	1,510,280
2056	690,923	-	1,182,632	14,369	114,205	14,369	625,773	20,145	1,868	-	2,664,285	141,305	105,958	1,333,364	-	1,580,627
2057	722,595	-	1,236,845	15,028	119,441	15,028	654,459	21,069	1,954	-	2,786,419	147,783	110,815	1,394,487	-	1,653,084
2058	755,218	-	1,292,685	15,706	124,833	15,706	684,006	22,020	2,042	-	2,912,216	154,455	115,818	1,457,443	-	1,727,715
2059	788,819	-	1,350,199	16,405	130,387	16,405	714,439	23,000	2,133	-	3,041,787	161,327	120,971	1,522,288	-	1,804,586
2060	823,429	-	1,409,439	17,125	136,108	17,125	745,785	24,009	2,226	-	3,175,246	168,405	126,278	1,589,079	-	1,883,762
2061	859,076	-	1,470,456	17,866	142,000	17,866	778,071	25,048	2,323	-	3,312,708	175,696	131,745	1,657,872	-	1,965,313
2062	895,794	-	1,533,304	18,630	148,069	18,630	811,326	26,119	2,422	-	3,454,294	183,205	137,376	1,728,730	-	2,049,311
2063	933,612	-	1,598,037	19,416	154,321	19,416	845,579	27,222	2,524	-	3,600,128	190,940	143,176	1,801,714	-	2,135,829
2064	972,566	-	1,664,712	20,226	160,759	20,226	880,859	28,357	2,629	-	3,750,336	198,906	149,149	1,876,887	-	2,224,943
2065	1,012,687	-	1,733,388	21,061	167,391	21,061	917,198	29,527	2,738	-	3,905,051	207,112	155,302	1,954,316	-	2,316,730
2066	1,054,013	-	1,804,124	21,920	174,222	21,920	954,627	30,732	2,850	-	4,064,407	215,564	161,640	2,034,067	-	2,411,271
Total	20,135,962	570	34,466,147	418,766	3,328,355	418,766	18,237,275	587,110	54,440	58	77,647,450	4,118,148	3,087,983	38,859,006	3,031,485	49,096,623

Source: ECONorthwest

Tables 5 and 6 show the tax revenues projected to be available to taxing jurisdictions once the Area is terminated. These are estimates only; changes in the economy may impact the projections. The table depicts the taxes from the frozen base of the Area that the taxing jurisdictions receive throughout the life of the Plan, and the taxes estimated from the additional taxes which will be received by the taxing jurisdictions once the Plan is terminated, estimated to be in FY 2049/50 for the reduced revenue sharing and FY 2067/68 for the full revenue sharing. The final column estimates the total amount of taxes estimated for the year that the Plan is expected to be terminated.

Table 5 – Additional Revenues Projected After Termination of Tax Increment Financing – Reduced Revenue Sharing, FY 2049/50

Jurisdiction	Type	Tax Rate	Annual Tax Revenue		Total
			From Frozen Base	From Expiration of URA	
Clackamas County	Permanent	\$ 2.4042	\$ 113,621	\$ 858,423	\$ 972,044
City of Sandy	Permanent	\$ 4.1152	\$ 194,481	\$ 1,469,337	\$ 1,663,818
County Ext & 4-H	Permanent	\$ 0.0500	\$ 2,363	\$ 17,853	\$ 20,216
County Library	Permanent	\$ 0.3974	\$ 18,781	\$ 141,892	\$ 160,673
County Soil Conservation	Permanent	\$ 0.0500	\$ 2,363	\$ 17,853	\$ 20,216
Sandy Fire District 72	Permanent	\$ 2.1775	\$ 102,907	\$ 777,479	\$ 880,386
Port of Portland	Permanent	\$ 0.0701	\$ 3,313	\$ 25,029	\$ 28,342
Vector Control	Permanent	\$ 0.0065	\$ 307	\$ 2,321	\$ 2,628
Subtotal		\$ 9.2709	\$ 438,136	\$ 3,310,187	\$ 3,748,323
Mt. Hood CC	Permanent	\$ 0.4917	\$ 23,237	\$ 175,562	\$ 198,799
Clackamas ESD	Permanent	\$ 0.3687	\$ 17,424	\$ 131,645	\$ 149,069
Oregon Trail SD	Permanent	\$ 4.6397	\$ 219,269	\$ 1,656,611	\$ 1,875,880
Subtotal		\$ 5.5001	\$ 259,930	\$ 1,963,818	\$ 2,223,748
Total		\$ 14.7710	\$ 698,066	\$ 5,274,005	\$ 5,972,071

Source: ECONorthwest

Table 6 – Additional Revenues Projected After Termination of Tax Increment Financing – Statutory Revenue Sharing, FY 2067/68

Jurisdiction	Type	Tax Rate	From Frozen Base	From Expiration of URA	Total
Clackamas County	Permanent	\$ 2.4042	\$ 113,621	\$ 1,461,407	\$ 1,575,028
City of Sandy	Permanent	\$ 4.1152	\$ 194,481	\$ 2,501,449	\$ 2,695,930
County Ext & 4-H	Permanent	\$ 0.0500	\$ 2,363	\$ 30,393	\$ 32,756
County Library	Permanent	\$ 0.3974	\$ 18,781	\$ 241,562	\$ 260,343
County Soil Conservation	Permanent	\$ 0.0500	\$ 2,363	\$ 30,393	\$ 32,756
Sandy Fire District 72	Permanent	\$ 2.1775	\$ 102,907	\$ 1,323,606	\$ 1,426,513
Port of Portland	Permanent	\$ 0.0701	\$ 3,313	\$ 42,611	\$ 45,924
Vector Control	Permanent	\$ 0.0065	\$ 307	\$ 3,951	\$ 4,258
Subtotal		\$ 9.2709	\$ 438,136	\$ 5,635,372	\$ 6,073,508
Mt. Hood CC	Permanent	\$ 0.4917	\$ 23,237	\$ 298,883	\$ 322,120
Clackamas ESD	Permanent	\$ 0.3687	\$ 17,424	\$ 224,116	\$ 241,540
Oregon Trail SD	Permanent	\$ 4.6397	\$ 219,269	\$ 2,820,269	\$ 3,039,538
Subtotal		\$ 5.5001	\$ 259,930	\$ 3,343,268	\$ 3,603,198
Total		\$ 14.7710	\$ 698,066	\$ 8,978,640	\$ 9,676,706

Source: ECONorthwest

PROCESS FOR REVIEW

The process for final review of the Plan and Report include the following steps:

- Planning Commission review
- Presentation to Clackamas County Commission
- Notice to property owners
- City Council Public Hearing

The draft Sandy Urban Renewal Plan Amendment and Report are enclosed with this letter. If you would like to provide written comments, they will be responded to by the Sandy City Council. Please provide any written comments June 30, 2015. For more information, please contact me at 503-668-5767 or satkinson@ci.sandy.or.us. If you are supportive of the amendment to increase maximum indebtedness, please pass the attached resolution by June 18, 2015. This resolution includes the provision for reduced revenue sharing. If this is not acceptable, please contact me immediately to discuss possible options.

Sincerely,

Seth Atkinson, City Manager
City of Sandy
39250 Pioneer Boulevard
Sandy, OR 97055

Attachments:

- A: Sandy Urban Renewal Plan Amendment
- B: Report on the Sandy Urban Renewal Plan
- C: Resolution of Taxing Jurisdictions

Exhibit A Sandy Urban Renewal Plan Third Amendment

The following changes are made in the Sandy urban renewal plan. Added language is shown in *italics*. Deleted language is shown by ~~cross-out~~.

100. THE URBAN RENEWAL PLAN AMENDMENT

~~This plan~~ *The first amendment was approved by the City Council on October 6, 2008 by Ordinance No. 2008 –15. The first amendment added projects, detailed further citizen participation, and increased the maximum indebtedness.*

The Second Amendment removed property that was not in the city limits.

The Third Amendment added property, added projects, detailed further citizen participation, and increased the maximum indebtedness.

200. CITIZEN PARTICIPATION

The Third Amendment to the urban renewal plan was developed under the guidance of the Sandy Urban Renewal Agency Board. Public input for the Third Amendment included a public forum on March 11, 2015 where information was shared about the amendment process and planned projects. Testimony was allowed at the Planning Commission meeting on _____ and at the City Council hearing on _____. Additional notice on the City Council hearing was provided, as required by ORS 457.120 to _____.

300. RELATIONSHIP TO LOCAL OBJECTIVES

The areas where the Sandy Urban Renewal Plan Third Amendment conforms to the goals of the Sandy Comprehensive Plan are as follows. The numbering reflects the numbering in the comprehensive plan document.

8. Parks and Recreation

This goal is to establish policies to satisfy the recreational needs of the citizens of the state and visitors.

General Policies

- 2. Establish methods to maintain and enhance the quality and quantity of parks, open space, and recreational facilities and services. Ensure that these facilities and services serve the diverse recreational needs and interests of area residents and are accessible to all members of the community.*
- 8.** *Cooperate with the school district to develop joint recreational facilities, particularly at new school sites.*

The Sandy Urban Renewal Plan Third Amendment conforms to this goal by providing resources for the future development of an aquatic/recreation center in Sandy.

9. Economic Development

This goal is to establish policies to diversify and improve the economy of the state.

General Policies

Commercial

2. The city will support projects that:

- Are consistent with the city's planning and growth policies*
- Maintain the quality of the environment*
- Can be accommodated by existing or planned water, sewer and streets capacity*
- Carry out specific community goals*

Downtown Commercial Policies

14. Recognize the downtown area as the focal point for concentrated, small-scale commercial retail and service uses, which can be integrated with public uses and spaces.

The Sandy Urban Renewal Plan Third Amendment conforms to this goal by providing streetscape funding, transportation funding, storefront improvement funding that will support the development of business and the existing businesses in Sandy and funding for an aquatic/recreation center that will help improve the quality of life in Sandy.

11. Public Facilities and Services

The goal is to establish policies to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

2. Coordinate the siting of public facilities and services with other agencies or districts; such as, the fire district, post office, school districts, etc.

16. Coordinate resources with the school districts to reduce duplication of services, where possible, to meet community needs.

17. Cooperate with the school district to develop and manage joint facilities. Such facilities may include green spaces, recreation uses, cultural facilities, etc.

18. Support the development of a community college or university. Such a facility will promote higher education and allow for coordination with the schools and local industries to increase employability.

The Sandy Urban Renewal Plan Third Amendment conforms to this goal by providing funding to assist the Fire District in upgrading their facilities and providing infrastructure improvements that will assist in the effective delivery of public services.

12. **Transportation**

The goal is to establish policies to provide and encourage a safe, convenient, and economic transportation system.

Neighborhood Street System

1. Supported pattern of connected streets, sidewalks, and bicycle routes to:

- a. Provide safe and convenient options for cars, bikes, and pedestrians;*
- b. Create a logical, recognizable pattern of circulation; and,*
- c. Spread traffic over local streets so that collector and our arterial streets are not overburdened.*

The Sandy Urban Renewal Plan Third Amendment conforms to this goal by providing streetscape and transportation funding to help provide a safe, convenient and economic transportation system.

500. OUTLINE OF DEVELOPMENT

Add projects completed since the 2008 amendment in this section

600. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN THROUGH THE PLAN AMENDMENT

10. Aquatic/Recreation Center: This project will help achieve the Council goals of a public pool in Sandy and building a multi-generational community center. It would also improve a section of the city that has aged school facilities and would potentially promote additional development in an area zoned for commercial use. The project would include land acquisition and construction of an aquatic and recreational facility. Amenities may include indoor courts, multi-use rooms, a senior center, a pool, and other recreational uses.

11. 362nd Extension north of Highway 26

Consistent with the Comprehensive Plan and the goals of the City Council, this street extension can promote economic development in the west commercial zone of the city. The project will improve the intersection at 362nd and Highway 26 and extend SE 362nd northward for approximately 1,500 LF. The street will be a three lane section with median/turn pockets, a sidewalk on one side, landscaping, street lighting, and dry and wet utilities.

1000. MAXIMUM INDEBTEDNESS

The maximum indebtedness authorized under this plan is increased from ~~five~~ *eighteen* million dollars to ~~eighteen~~ *sixty seven* million dollars.

700. PROPERTY ACQUISITION PROCEDURES

A. 2. Property to be Acquired for Public Preservation, Rehabilitation, Development, or Redevelopment.

The following properties will be acquired for the development of the Aquatic/Recreation Center. The Aquatic/Recreation Center serves and benefits the Area by providing enhanced quality of life for the citizens of Sandy, coordinating with the school district for the provision of programs using the center, and thereby encouraging economic development and prosperity in Sandy.

24E13BD00190




24E13BD00100

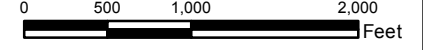
Exhibit A, Boundary, will be replaced in its entirety.

Exhibit B, Existing Uses is deleted from the Plan.

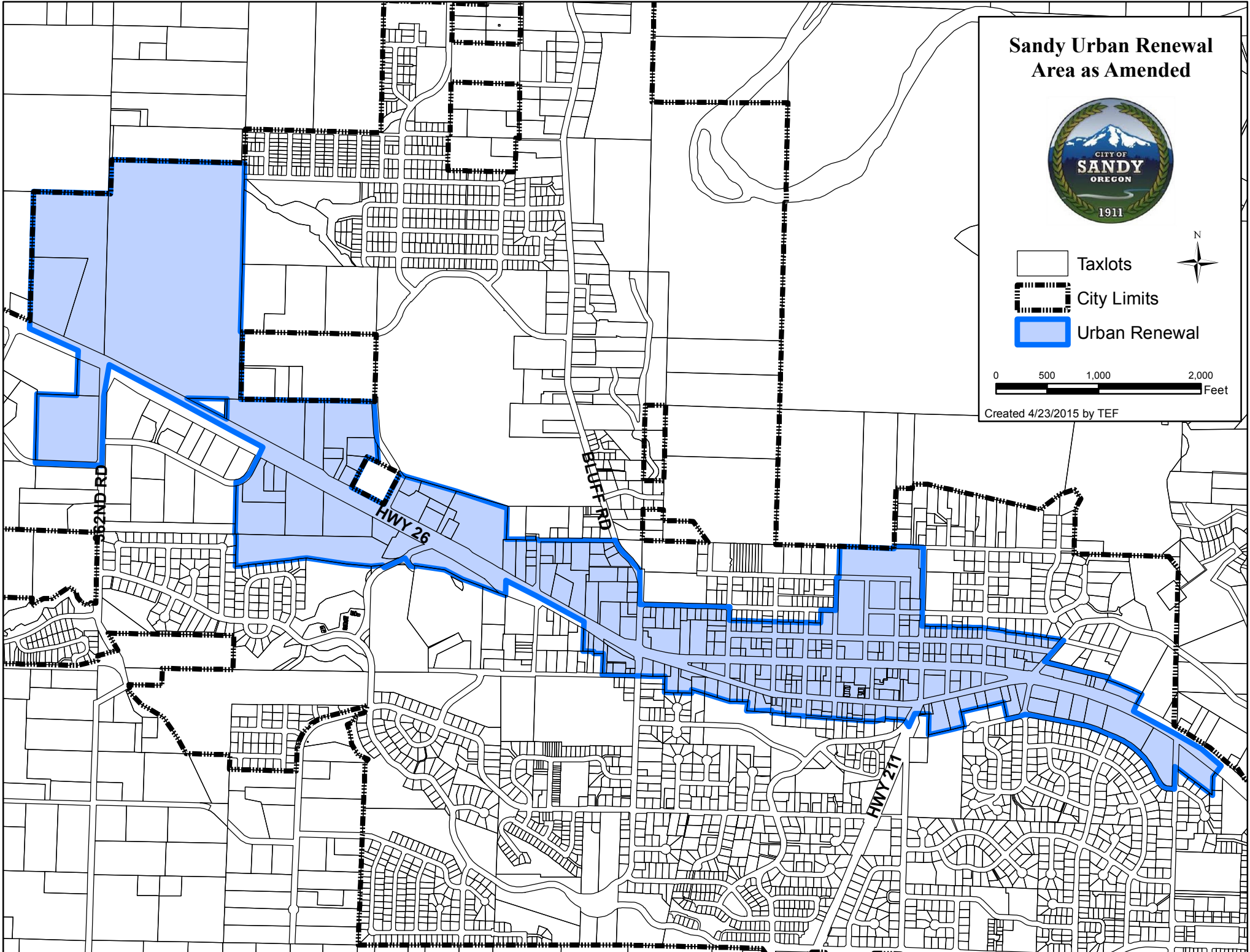
Sandy Urban Renewal Area as Amended



-  Taxlots
-  City Limits
-  Urban Renewal








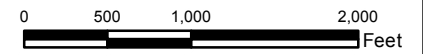
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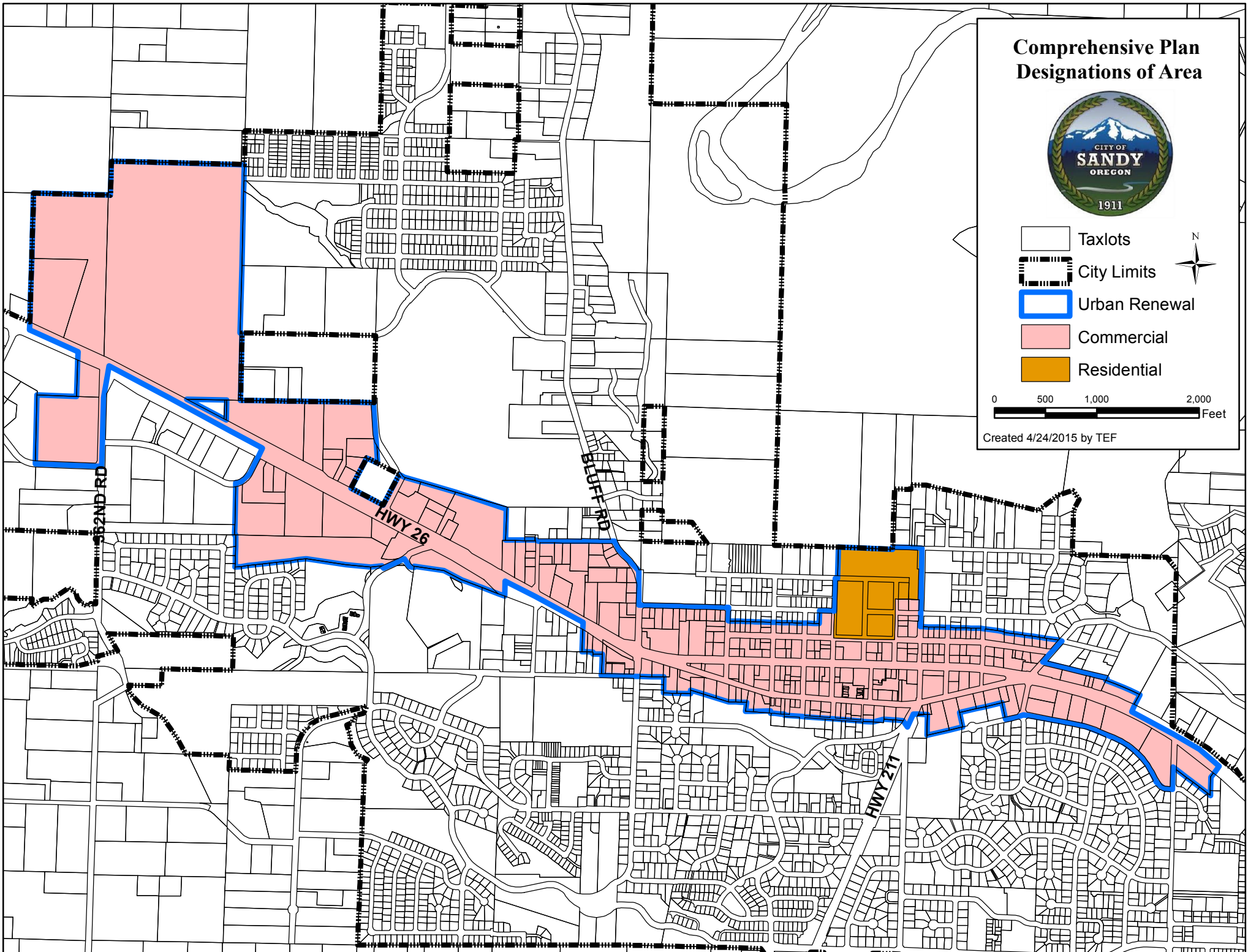
Comprehensive Plan Designations of Area



-  Taxlots
-  City Limits
-  Urban Renewal
-  Commercial
-  Residential



Created 4/24/2015 by TEF



CITY OF SANDY
TAX LOT 100 CLACKAMAS COUNTY ASSESSOR'S MAP 2S4E13BD

A tract of land conveyed to School District #46, Clackamas County recorded in book 449, page 353, Clackamas County Deed Records situated in the Southeast one-quarter of the Northwest quarter of Section 13, Township 2 South, Range 4 East, Willamette Meridian, County of Clackamas, State of Oregon, said tract of land being more particularly described as follows:

Beginning at a point on the North right-of-way line of Park Avenue, said point being the Southwest corner of said tract of land conveyed to School District #46, Clackamas County recorded in book 449, page 353, Clackamas County Deed Records; thence North along the Westerly property line of said tract a distance of 275.5 feet to a point, said point being the Northwest corner of said tract; thence East a distance of 784.0 feet more or less to a point on the Westerly right-of-way line of Meinig (First) Avenue; thence South along the Westerly right-of-way line of Meinig (First) Avenue a distance of 490.3 feet more or less; thence West a distance of 104.0 feet more or less; thence North a distance of 212.0 feet more or less to a point on the North right-of-way line of Park Avenue; thence West along the North right-of-way line of Park Avenue a distance of 695.0 feet more or less to the point of beginning. Said described area totaling 5.52 acres more or less.

CITY OF SANDY
TAX LOT 190 CLACKAMAS COUNTY ASSESSOR'S MAP 2S4E13BD

A parcel of land conveyed to School District #46, Clackamas County recorded in book 293, page 351, Clackamas County Deed Records situated in the Southeast one-quarter of the Northwest quarter of Section 13, Township 2 South, Range 4 East, Willamette Meridian, County of Clackamas, State of Oregon, said parcel of land being more particularly described as follows:

LOTS 10 and 16:

Beginning at a point at the Northeast intersection of the right-of-way of Strauss Street and Pleasant Street, said point being the Southwest corner of lots 10 and 16 of "The Sandy Land and Company's Second Addition to Sandy"; thence North along the East property line of Strauss Avenue a distance 530.0 feet more or less to a point on the South right-of-way of Park Avenue, said point being the Northwest corner of lots 10 and 16 of "The Sandy Land and Company's Second Addition to Sandy"; thence East along the South right-of-way of Park Avenue a distance of 250.0 feet more or less to a point, said point being the Northeast corner of lots 10 and 16 of "The Sandy Land and Company's Second Addition to Sandy"; thence South along the right-of-way line of Alt Avenue a distance of 530.0 feet more or less to a point, said point being the Southeast corner of lots 10 and 16 of "The Sandy Land and Company's Second Addition to Sandy"; thence West along the North right-of-way line of Pleasant Street a distance of 250.0 feet more or less to the point of beginning. Said described area totaling 132,500 square feet (3.04 acres) more or less.

LOT 14:

Beginning at a point at the Northeast intersection of the right-of-way of Alt Avenue and Pleasant Street, said point being the Southwest corner of lot 14 of "The Sandy Land and Company's Second Addition to Sandy"; thence North along the East property line of Alt Avenue a distance 210.0 feet more or less to a point on the South right-of-way of Hood Street, said point being the Northwest corner of lot 14 of "The Sandy Land and Company's Second Addition to Sandy"; thence East along the South right-of-way of Hood Street a distance of 250.0 feet more or less to a point, said point being the Northeast corner of lot 14 of "The Sandy Land and Company's Second Addition to Sandy"; thence South along the West right-of-way line of Smith Avenue a distance of 210.0 feet more or less to a point, said point being the Southeast corner of lot 14 of "The Sandy Land and Company's Second Addition to Sandy"; thence West along the North right-of-way line of Pleasant Street a distance of 250.0 feet more or less to the point of beginning. Said described area totaling 52,500 square feet (1.21 acres) more or less.

LOT 15:

Beginning at a point at the Northeast intersection of the right-of-way of Alt Avenue and Hood Street, said point being the Southwest corner of lot 15 of “The Sandy Land and Company’s Second Addition to Sandy”; thence North along the East property line of Alt Avenue a distance 270.0 feet more or less to a point on the South right-of-way of Park Avenue, said point being the Northwest corner of lot 15 of “The Sandy Land and Company’s Second Addition to Sandy”; thence East along the South right-of-way of Park Avenue a distance of 250.0 feet more or less to a point, said point being the Northeast corner of lot 15 of “The Sandy Land and Company’s Second Addition to Sandy”; thence South along the West right-of-way line of Smith Avenue a distance of 270.0 feet more or less to a point, said point being the Southeast corner of lot 15 of “The Sandy Land and Company’s Second Addition to Sandy”; thence West along the North right-of-way line of Hood Street a distance of 250.0 feet more or less to the point of beginning. Said described area totaling 67,500 square feet (1.55 acres) more or less.

LOT 20:

Beginning at a point at the Northwest intersection of the right-of-way of Park Avenue and Smith Avenue, said point being the Northwest corner of lot 20 of “The Sandy Land and Company’s Second Addition to Sandy”; thence East along the South property line of Park Avenue a distance 99.7 feet more or less to a point, said point being the Northeast corner of lot 20 of “The Sandy Land and Company’s Second Addition to Sandy”; thence South along the East property line of said lot 20 a distance of 162.0 feet more or less to a point, said point being the Southeast corner of lot 20 of “The Sandy Land and Company’s Second Addition to Sandy”; thence West a distance of 99.7 feet more or less to a point, said point being the Southwest corner of lot 20 of “The Sandy Land and Company’s Second Addition to Sandy”; thence North along the East right-of-way line of Smith Avenue a distance of 162.0 feet more or less to the point of beginning. Said described area totaling 167,151 square feet (0.37 acres) more or less.

REPORT ACCOMPANYING THE THIRD
AMENDMENT TO THE SANDY URBAN RENEWAL
PLAN

DRAFT

City of Sandy
MAY 4, 2015

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Prepared by Elaine Howard Consulting, LLC in association with ECONorthwest

I. INTRODUCTION

This Urban Renewal Report (Report) contains background information and project details for the Third amendment to the Sandy Urban Renewal Plan (Amendment). The Report is not a legal part of the Plan but is intended to provide public information and a basis for the findings made by the Sandy City Council as part of its approval of the Plan.

The Report provides the information required in ORS 457.085(3). The format of the Report is based on this statute.

The 2015 Amendment to the Sandy Urban Renewal Plan adds property, adds projects, and increases the maximum indebtedness.

Figure 1a - Sandy Urban Renewal Area Prior to Third Amendment

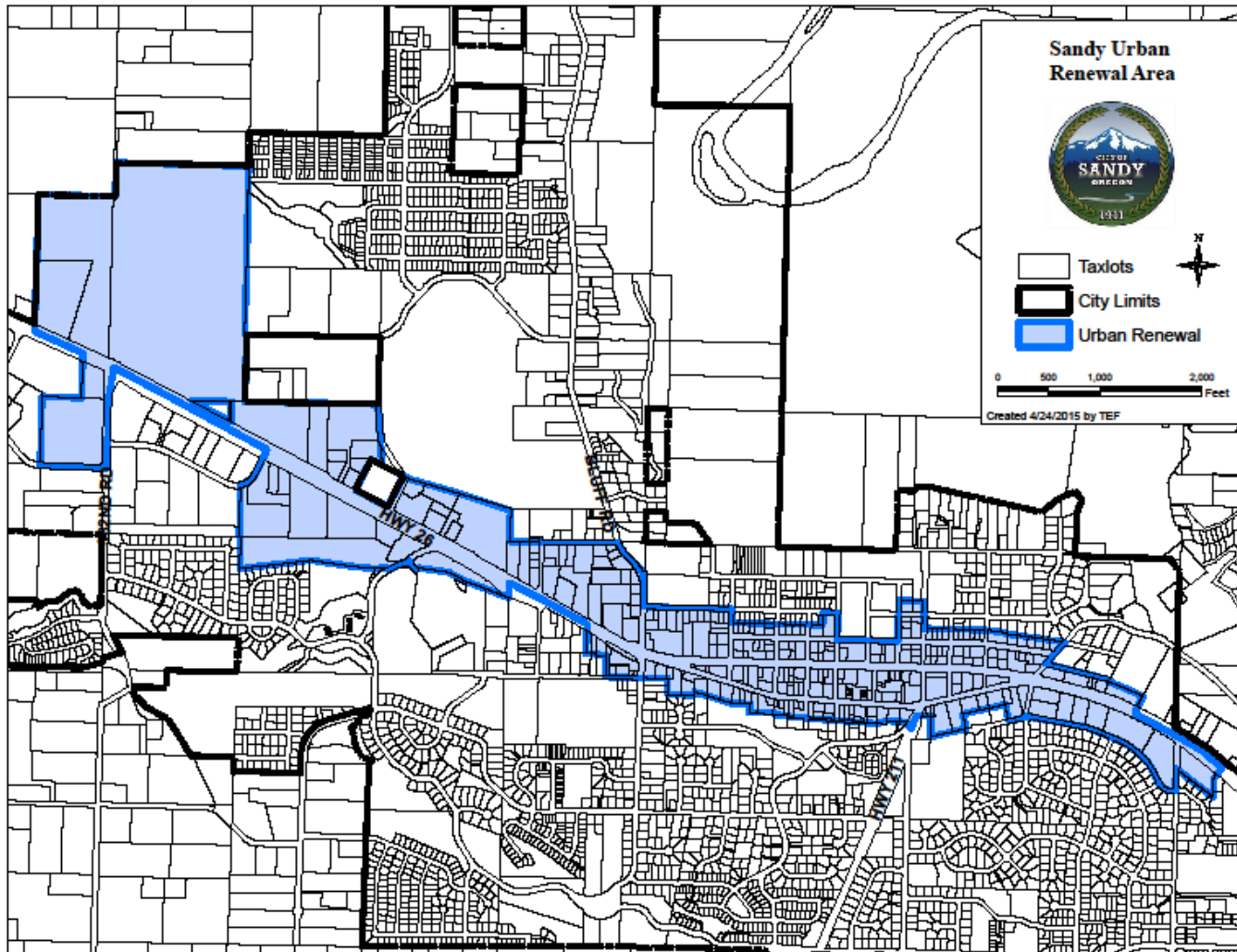


Figure 1b – Amendment Area

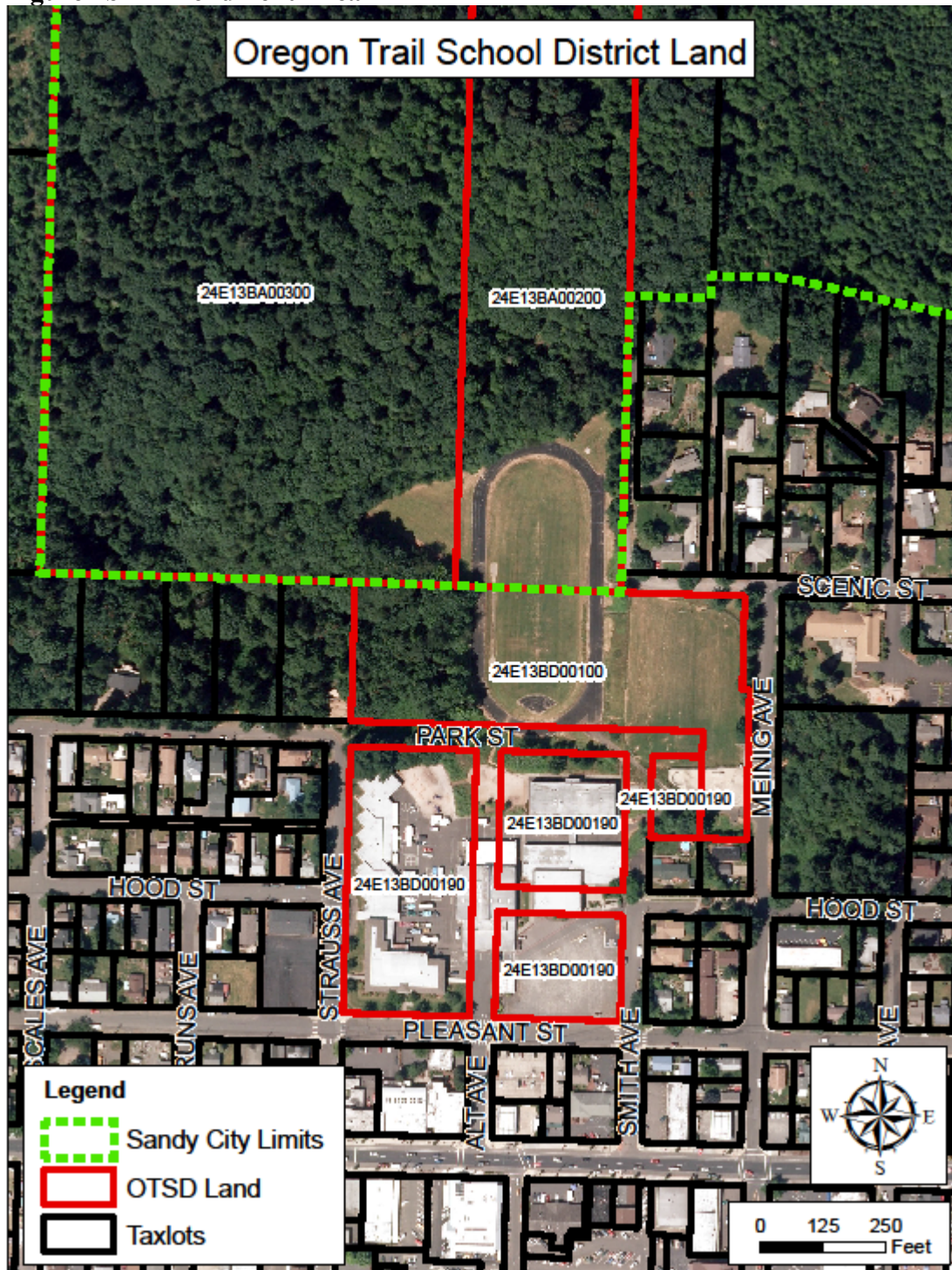
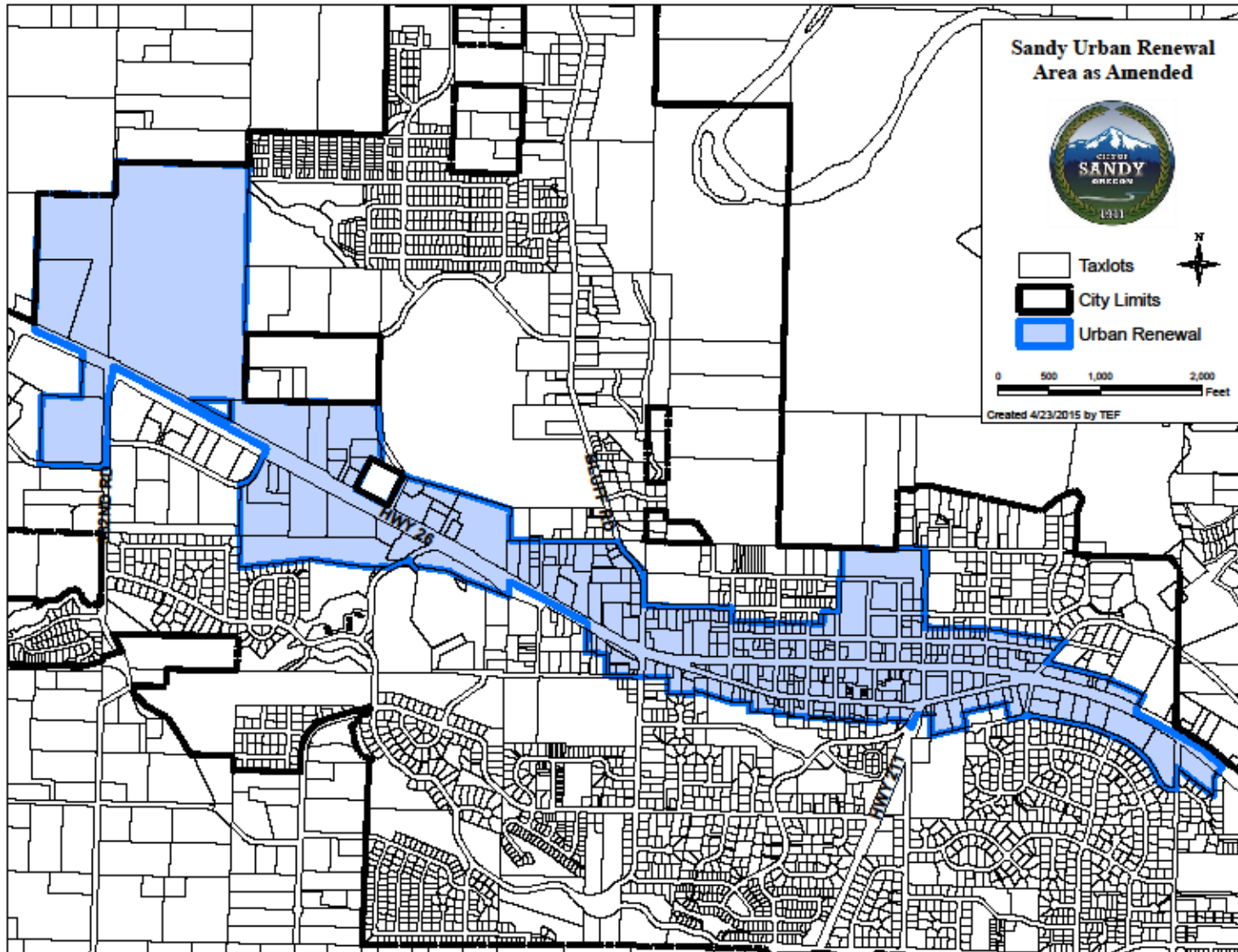


Figure 1c – Sandy Urban Renewal Area as Amended by Third Amendment



II. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND THEIR IMPACT ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Area, and documents the occurrence of “blighted areas” as defined by ORS 457.010(1).

A. **Physical Conditions**

1. Land Use

The Amendment Area, shown in orange in Figures 1b above, contains approximately 9.13 acres of parcels and 2.67 acres of right of way, for a total of 11.80 acres. It includes the following tax lots and right of way:

24E13BD00190 3.61 acres

24E13BD00100 5.52 acres

Right of way for Alt, Hood, Park and Smith Streets as shown on Figure 1b, estimated at 2.67 acres.

The existing urban renewal area is 313.2 acres. The total acreage in the Area inclusive of the Amendment, (“Area”) is 255.8 acres of tax lots and 69.2 acres of right of way, for a total of 325 acres in the Area.

The properties to be added are parcels directly abutting the urban renewal area.

An analysis of property classification data from the Clackamas County 2014/15 Assessment and Taxation database was used to determine the land use designation of parcels in the Amendment Area. All of the property is classified as exempt as it is in public use. It is owned by the Oregon Trail School District and will be purchased by the City of Sandy.

Land use information for the Area inclusive of the Amendment is in Table 1.

Table 1 - Existing Land Use of Area

Land Use	Acres		Parcels	
	Number	Percent	Number	Percent
Condominium	0.0	0.0%	0.0	0.0%
Single-family residential	15.5	6.1%	81.0	25.2%
Multi-family residential	3.0	1.2%	3.0	0.9%
Commercial	96.2	37.6%	167.0	51.9%
Industrial	2.0	0.8%	1.0	0.3%
Rural / Ag / Farm	74.1	29.0%	2.0	0.6%
Public / Exempt	24.4	9.5%	36.0	11.2%
Utility	0.8	0.3%	1.0	0.3%
Vacant	39.7	15.5%	31.0	9.6%
Total	255.8	100.0%	322.0	100.0%

Source: Clackamas County Assessor Records

2. Zoning and Comprehensive Plan Designations

As illustrated in Table 2, 76 percent of the acreage of the Area parcels is zoned general commercial and another 21 percent of the acreage of the parcels is zoned central business district.

Table 2 shows the zoning designations for the Area.

Table 2 - Zoning of Area

Zoning	Number	Percent	Number	Percent
Central Business District	53.15	20.8%	230.0	71.4%
General Commercial	193.25	75.5%	86.0	26.7%
Medium Density Residential	9.39	3.7%	5.0	1.6%
High Density Residential	0.01	0.0%	1.0	0.3%
Total	255.80	100.0%	322.0	100.0%

Source: Clackamas County Assessor Records

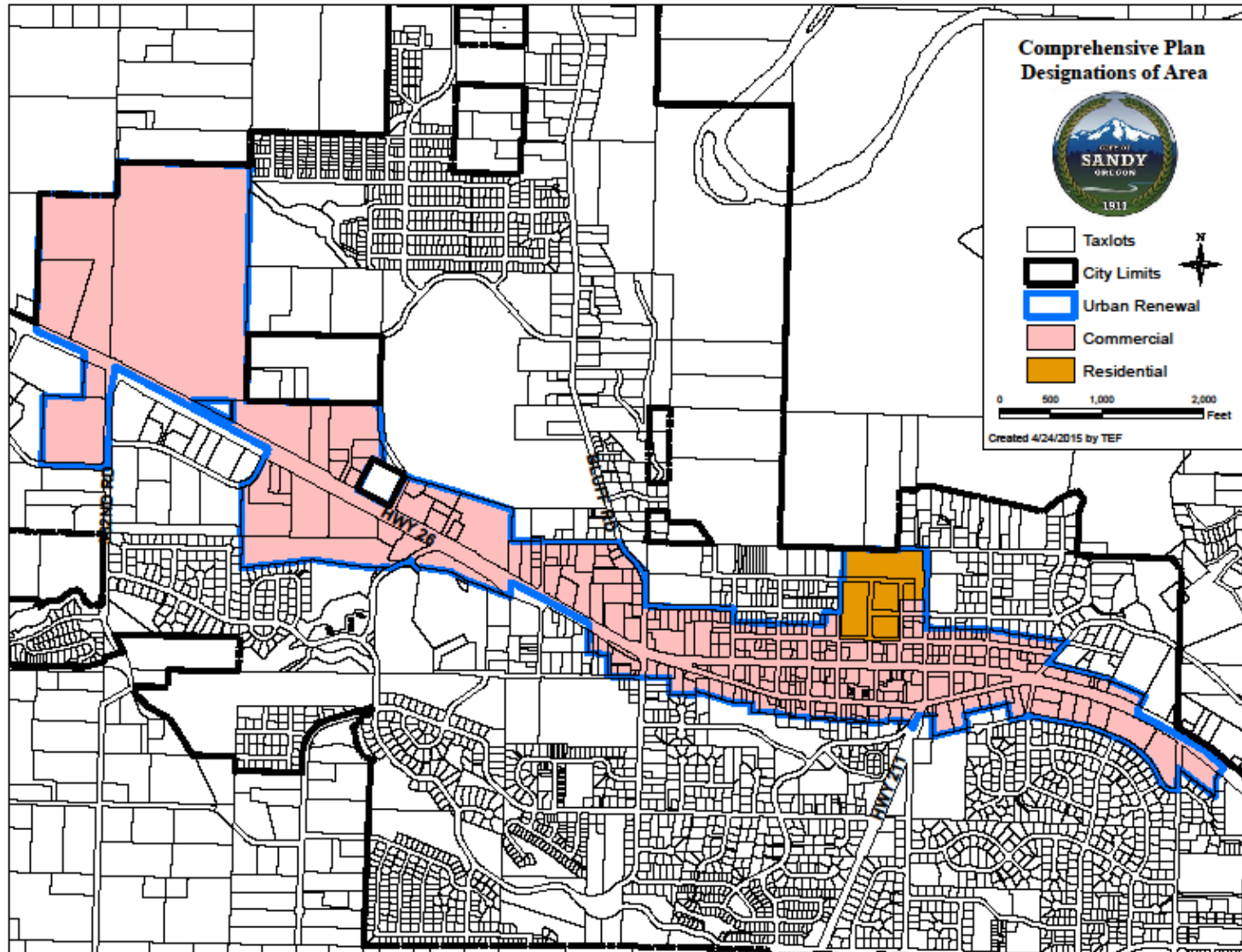
Table 3 shows the comprehensive plan designations for the Area, showing that 96 percent of the acreage of the parcels are designated as commercial in the comprehensive plan. Figure 4 also shows the comprehensive plan designations for the Area.

Table 3 - Comprehensive Plan Designations of Area

Comprehensive Plan	Acres		Parcels	
	Number	Percent	Number	Percent
Commercial	246.67	96.4%	320.0	99.4%
Medium Density Residential	9.13	3.6%	2.0	0.6%
Total	255.80	100.0%	322.0	100.0%

Source: Clackamas County Assessor Records

Figure 4 - Comprehensive Plan Designations



B. Infrastructure

1. Transportation

Streets and Sidewalk Conditions

The right of way being added to the Area will be vacated by the city and use for future development of the aquatic/recreation center.

Conditions of streets in the Area:

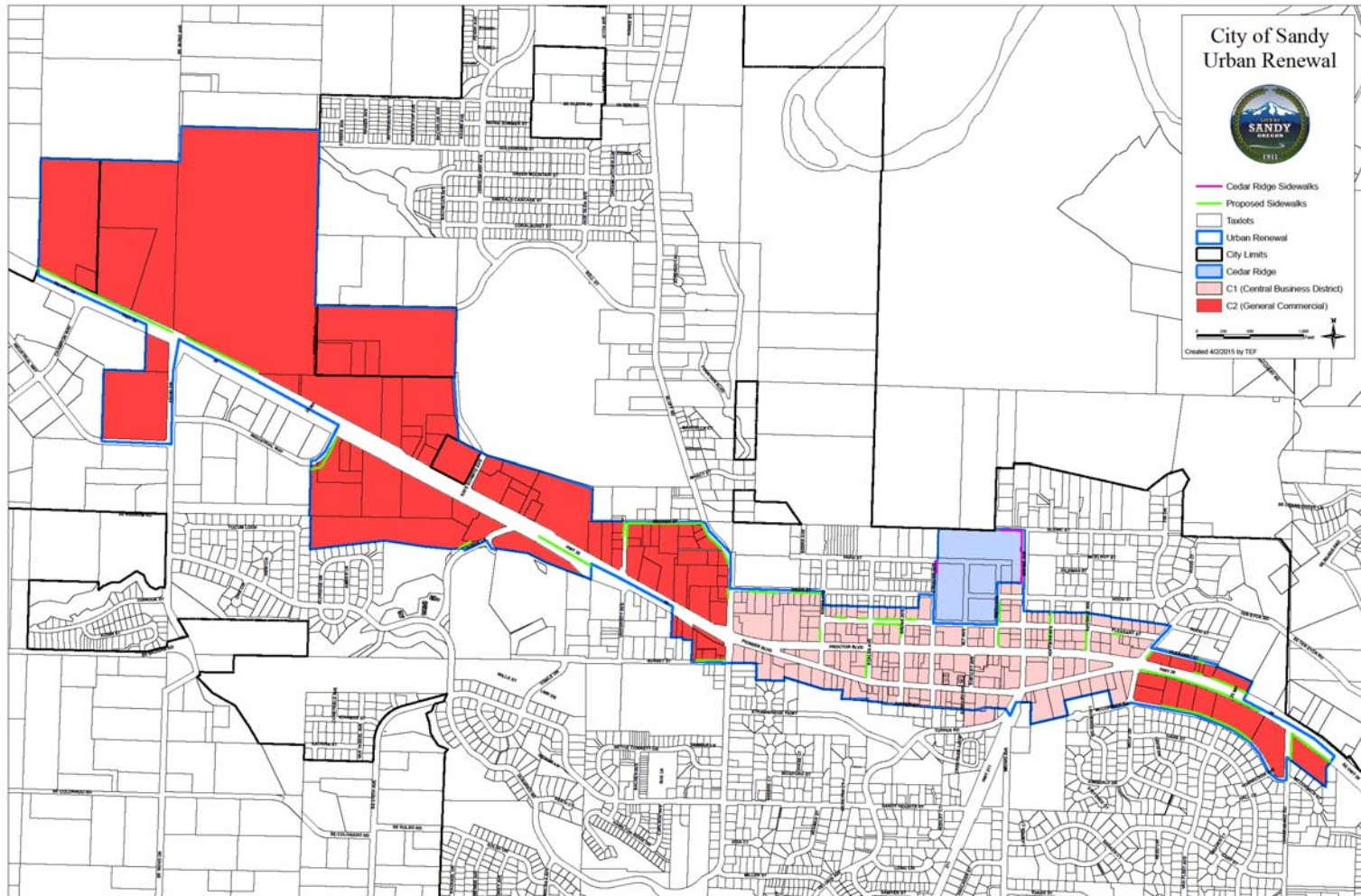
The following street projects in the Area are identified in the Sandy Transportation Systems Plan as projects needing improvements:

Table 4 - TSP Projects in Area.

TSP Projects	Roadway Segment	Project Cost (2009\$)
M12	Industrial Way Extension to Jarl Road/US 26	10,800,000
M16	Extend Kate Schmidt Ave. from US 26 to proposed Bell St extension	7,345,000
M17	Extend Industrial Way north to Bell St. extension	3,820,000
M20	Extend Dubarko Road to US 26 opposite Vista Loop Dr. (west)	3,200,000
M22	New road extension from Dubarko Road to US 26 opposite Loop Dr. (east)	16,390,000
M24	Shelley Avenue Realignment	2,000,000
	Total	43,555,000

Figure 5 shows the location of sidewalk deficiencies identified in the Area. There are segments of sidewalks with deficiencies in the Area on US 26, Meeker Street, University Avenue, Sunset Street, Hood Street, Beers Avenue, Scales Avenue, Bruns Avenue, Pleasant Street, Smith Avenue, Strauss Avenue, Meinig Avenue, Hoffman Avenue, Revenue Avenue, Ten Eyck Road, Pleasant Street, McCormick Drive, and Langensand Road.

Figure 5 - Sidewalk Deficiencies in Area



The conditions of some of the streets and sidewalks in the Area are blighted in accordance with ORS 457.010(1)(e).

2. Water, Sewer, and Storm Drainage Facilities

Water

The water lines in the Area are in good condition.

Sewer/Storm Water

The sewer and storm water systems in the Area are in good condition.

C. Social Conditions

There are no parcels in the Amendment Area that have residential use despite having residential zoning. There are 84 parcels in the Area classified by the Clackamas County Assessor as having residential use.

The following information is taken from the United States Census for 2010. It is for Sandy as a whole, with the expectation that the residential units within the Area are representative of the city as a whole. As of the United States Census of 2010, there were 9,570 people, 3,567 households, and 2,486 families residing in Sandy. The population density was 3,047 people per square mile.

The racial makeup of the city as of the 2010 census is shown in Table 5. The Census calculates Hispanics or Latinos of any race as a separate category.

Table 5 - Racial Characteristics

Race	Population
White alone	90.0%
Black or African American alone	.4%
American Indian and Alaska Native alone	1.3%
Asian	1.2%
Pacific Islander	0.2%
Some other race alone	3.4%
Two or more races	3.4%
Total	100%

Hispanic or Latino of any race was 9.2 percent of the population.

Additional household information:

- a. There were 3,567 households, out of which 40.6 percent had children under the age of 18 living with them.
- b. 51.7 percent were married couples living together.
- c. 12.6 percent had a female householder with no husband present.
- d. 30.3 percent were non-families.
- e. Individuals comprised 23.5 percent of all households.
- f. 10 percent had someone living alone who was 65 years of age or older.
- g. The average household size was 2.68 and the average family size was 3.17.

The population sorted by age in the 2010 census is shown in Table 6.

Table 6 - Population by Age

Age	Percentage
<18	29%
18-24	8.8%
25-44	29.5%
45-64	22.6%
65 >	10.2%

The median age was 32.7 years.

The Portland State University Population Research Study of July 2014 estimates the population of Sandy has increased to 10,170.

D. Economic Conditions

1. *Taxable Value of Property within the Area*

There is no increase in the total assessed value of the properties to be added in the 2015 amendment as they are presently owned by a public entity and ownership will change to another public entity. The existing frozen base of the Area is estimated at \$47,259,240, the value after the Clackamas County Assessor processes Sandy Urban Renewal Plan Second Amendment that removed properties from the Area. The frozen base will not be increased as of this Amendment as the properties being added are not taxed. The 2014/15 total assessed value of the city of Sandy less urban renewal excess of \$83,248,892 is \$694,461,573.

2. *Building to Land Value Ratio*

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement

value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the “Improvement to Land Ratio” or “I:L”. The values used are real market values. In urban renewal areas, the I:L may be used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives. A healthy condition of real estate investment in the Sandy area would be over 2:1.

Table 7, below, shows the improvement to land ratios for properties within the Amendment Area. As the table shows, approximately 8.3 percent of the Area is not taxable (public or non-profit use). Another 67 percent (197 acres) of the Area’s acreage either has no improvements, no land value, or the I:L value is below 2. The I:L ratios for improved properties in the urban renewal study area are low. This growing lack of proper utilization of land results in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety, and welfare, and constitutes blight in accordance with ORS 457.010(1)(h).

Table 7 - I:L Ratio of Parcels in the Area

I:L Ratio	Parcels	Acreage	% of Total Acreage
Not Taxable	36	24.4	8.33%
No Improvements	46	48.12	16.43%
No Land Value	12	1.44	0.49%
0.01 - 0.50	41	92.7	31.66%
0.51 - 1.00	50	15.33	5.24%
1.01 - 1.50	53	26.71	9.12%
1.51 - 2.00	36	13.55	4.63%
2.01 – 2.49	16	12.05	4.12%
2.50 – 3.00	15	12.48	4.26%
3.01 – 3.49	8	18.44	6.30%
3.50 and above	16	27.6	9.43%
<i>Total</i>	<i>329</i>	<i>292.82</i>	<i>100.00%</i>

Source: Sandy GIS from Clackamas County Assessor data

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section IX of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

Aquatic Center/Recreation Center: This facility is expected to be used by the school district for their ongoing aquatic programs and as a resource for the entire Sandy community. The present aquatic center is antiquated and will not be able to keep in operation. There is demand in the community for both an aquatic center and a recreation center. There will be a demand on the city of Sandy for the operating of the facility. It is anticipated that the monies returned to the taxing districts through the revenue sharing as part of this amendment could be a source of funds for the Sandy City Council to use to offset those operating costs.

There is a benefit to the Area as a result of the transportation systems improvements planned as part of the projects. These roads, including sidewalk and streetscape improvements, will better serve the citizens of Sandy by improving the transportation network.

There is also an additional positive impact on municipal services due to the existence of the Façade Improvement Program. This project will continue to assist in the improvement of businesses in the Area, thereby increasing business license fees, improving the tax base, and supporting the citizens of Sandy by providing services in the Area. Depending on the activity, this could increase the demand for fire and life safety services (new development). On the other hand, it could assist in those same areas if dilapidated buildings are improved as a result of assistance through the Façade Improvement Program.

The continuation of assistance to the Fire District will benefit the area by providing the Fire District with additional resources to assist their efforts in the community.

III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the properties to be added to the urban renewal area is to develop an aquatic/recreation center and thereby cure blight on the existing parcels. The school district will be able to construct new facilities that will better serve their students and the community while a much desired aquatic/recreation center is added through urban renewal.

IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The new projects in the Area are:

Aquatic/Recreation Center: Development of an aquatic/recreation center on property presently owned by the Oregon Trail School District. This project will help achieve the Council goals of a public pool in Sandy and building a multi-generational community center. It would also improve a section of the city that has aged school facilities and would potentially promote additional development in an area zoned for commercial use. The project would include land acquisition and construction of an aquatic and recreational facility. Amenities may include indoor courts, multi-use rooms, a senior center, a pool, and other recreational uses.

Existing Conditions: This property is presently the site of the former middle school. It is no longer in use and the property is dilapidated.

362nd Street Extension: Consistent with the Comprehensive Plan and the goals of the City Council, this street extension can promote economic development in the west commercial zone of the city. The project will improve the intersection at 362nd and Highway 26 and extend SE 362nd northward for approximately 1,500 LF. The street will be a three lane section with median/turn pockets, a sidewalk on one side, landscaping, street lighting, and dry and wet utilities.

Existing Conditions: 362nd presently terminates at Highway 26.

The following programs and projects are already identified in the plan and may receive additional funding through the amendment.

Traffic Signalization
Street, Curb and Sidewalk Improvements
Fire Protection Improvements
Streetscape Projects
Preservation, Rehabilitation, Development and Redevelopment: Façade Improvement Program

The project areas in general categories and the project list are shown in Table 8. The estimated cost of each project and the sources of money to pay such costs is shown in Table 9. The ending fund balance in FY 2047/48 is sufficient to pay off remaining debt.

Table 8 – Project and Plan Categories

Project	Estimated Cost
Aquatic Center	\$21,154,300
Streetscape Projects	\$2,525,400
Rehabilitation: Façade Improvements	\$3,442,900
Fire Protection	\$5,870,859
Transportation Improvements	\$16,380,200
Administration and Financing Fees	\$4,831,700
Total	\$54,205,359

Source: ECONorthwest with input from City of Sandy Staff

V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

Table 9 - Projects and Expenditures and Money to Pay Costs

	Total	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
PROJECT FUND								
<i>Resources</i>								
Beginning Balance		\$ 596,659	\$ 1,279,588	\$ 1,008,455	\$ 1,705,387	\$ 2,516,035	\$ 3,390,372	\$ 4,859,294
Pay-as-you-go (Transfer from D/S Reserve Fund)	\$ 32,653,808	\$ 995,996	\$ 1,014,598	\$ 1,021,563	\$ 1,131,740	\$ 1,189,816	\$ 1,777,815	\$ 1,855,566
Bond/Loan Proceeds	\$ 25,100,000							
Interest Earnings	\$ 1,377,132	\$ 11,933	\$ 25,592	\$ 20,169	\$ 34,108	\$ 50,321	\$ 67,807	\$ 97,186
Total Resources	\$ 59,130,940	\$ 1,604,588	\$ 2,319,778	\$ 2,050,187	\$ 2,871,235	\$ 3,756,172	\$ 5,235,994	\$ 6,812,046
<i>Expenditures (nominal \$)</i>								
Streetscape Projects	\$ 2,525,400	\$ 150,000	\$ 154,500	\$ 159,100	\$ 163,900	\$ 168,800	\$ 173,900	\$ 179,100
Rehabilitaton: Façade Improvements	\$ 3,442,900	\$ 100,000	\$ 103,000	\$ 106,100	\$ 109,300	\$ 112,600	\$ 115,900	\$ 119,400
Traffic Signalization	\$ 1,543,300							
Fire Protection Improvements	\$ 976,523		\$ 976,523					
Aquatic Center	\$ 21,154,300							
Infrastructure	\$ 9,551,600							
Infrastructure: 362nd Street Extension	\$ 5,285,300							
Fire Protection Improvements (Round 2)	\$ 4,894,336							\$ 185,557
Administration	\$ 4,329,700	\$ 75,000	\$ 77,300	\$ 79,600	\$ 82,000	\$ 84,400	\$ 86,900	\$ 89,600
Financing Fees	\$ 502,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Refinance outstanding debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 54,205,359	\$ 325,000	\$ 1,311,323	\$ 344,800	\$ 355,200	\$ 365,800	\$ 376,700	\$ 573,657
Ending Fund Balance		\$ 1,279,588	\$ 1,008,455	\$ 1,705,387	\$ 2,516,035	\$ 3,390,372	\$ 4,859,294	\$ 6,238,389

Source: ECONorthwest with input from City of Sandy Staff

Table 9 - Projects and Expenditures and Money to Pay Costs, continued

	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
PROJECT FUND								
<i>Resources</i>								
Beginning Balance	\$ 6,238,389	\$ 45,964	\$ 92,551	\$ 146,749	\$ 208,971	\$ 279,679	\$ 359,090	\$ 485,145
Pay-as-you-go (Transfer from D/S Reserve Fund)	\$ 622,193	\$ 642,816	\$ 664,015	\$ 685,837	\$ 708,329	\$ 731,537	\$ 755,376	\$ 779,983
Bond/Loan Proceeds	\$ 15,100,000							
Interest Earnings	\$ 124,768	\$ 919	\$ 1,851	\$ 2,935	\$ 4,179	\$ 5,594	\$ 7,182	\$ 9,703
Total Resources	\$ 22,085,350	\$ 689,699	\$ 758,417	\$ 835,521	\$ 921,478	\$ 1,016,810	\$ 1,121,649	\$ 1,274,831
<i>Expenditures (nominal \$)</i>								
Streetscape Projects	\$ 184,500	\$ 190,000	\$ 195,700	\$ 201,600	\$ 207,600	\$ 213,900	\$ 182,800	
Rehabilitaton: Façade Improvements	\$ 123,000	\$ 126,700	\$ 130,500	\$ 134,400	\$ 138,400	\$ 142,600	\$ 146,900	\$ 151,300
Traffic Signalization								
Fire Protection Improvements								
Aquatic Center	\$ 21,154,300							
Infrastructure								
Infrastructure: 362nd Street Extension								
Fire Protection Improvements (Round 2)	\$ 183,386	\$ 185,448	\$ 187,568	\$ 189,750	\$ 191,999	\$ 194,320	\$ 196,704	\$ 199,165
Administration	\$ 92,200	\$ 95,000	\$ 97,900	\$ 100,800	\$ 103,800	\$ 106,900	\$ 110,100	\$ 113,400
Financing Fees	\$ 302,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Refinance outstanding debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 22,039,386	\$ 597,148	\$ 611,668	\$ 626,550	\$ 641,799	\$ 657,720	\$ 636,504	\$ 463,865
Ending Fund Balance	\$ 45,964	\$ 92,551	\$ 146,749	\$ 208,971	\$ 279,679	\$ 359,090	\$ 485,145	\$ 810,966

Source: ECONorthwest with input from City of Sandy Staff

Table 9 - Projects and Expenditures and Money to Pay Costs, continued

	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
PROJECT FUND								
<i>Resources</i>								
Beginning Balance	\$ 810,966	\$ 1,158,099	\$ 1,527,441	\$ 1,918,903	\$ 2,334,479	\$ 2,774,954	\$ 3,241,437	\$ 3,734,996
Pay-as-you-go (Transfer from D/S Reserve Fund)	\$ 805,311	\$ 831,385	\$ 857,089	\$ 884,738	\$ 913,168	\$ 942,499	\$ 972,663	\$ 1,003,783
Bond/Loan Proceeds								
Interest Earnings	\$ 16,219	\$ 23,162	\$ 30,549	\$ 38,378	\$ 46,690	\$ 55,499	\$ 64,829	\$ 74,700
Total Resources	\$ 1,632,496	\$ 2,012,646	\$ 2,415,078	\$ 2,842,019	\$ 3,294,337	\$ 3,772,953	\$ 4,278,929	\$ 4,813,478
<i>Expenditures (nominal \$)</i>								
Streetscape Projects								
Rehabilitaton: Façade Improvements	\$ 155,800	\$ 160,500	\$ 165,300	\$ 170,200	\$ 175,400	\$ 180,600	\$ 186,000	\$ 191,600
Traffic Signalization								
Fire Protection Improvements								
Aquatic Center								
Infrastructure								
Infrastructure: 362nd Street Extension								
Fire Protection Improvements (Round 2)	\$ 201,697	\$ 204,305	\$ 206,875	\$ 209,640	\$ 212,483	\$ 215,416	\$ 218,433	\$ 221,545
Administration	\$ 116,900	\$ 120,400	\$ 124,000	\$ 127,700	\$ 131,500	\$ 135,500	\$ 139,500	\$ 143,700
Financing Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Refinance outstanding debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 474,397	\$ 485,205	\$ 496,175	\$ 507,540	\$ 519,383	\$ 531,516	\$ 543,933	\$ 556,845
Ending Fund Balance	\$ 1,158,099	\$ 1,527,441	\$ 1,918,903	\$ 2,334,479	\$ 2,774,954	\$ 3,241,437	\$ 3,734,996	\$ 4,256,633

Source: ECONorthwest with input from City of Sandy Staff

Table 9 - Projects and Expenditures and Money to Pay Costs, continued

	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45
PROJECT FUND								
<i>Resources</i>								
Beginning Balance	\$ 4,256,633	\$ 4,807,439	\$ 306,559	\$ 969,027	\$ 1,640,045	\$ 941,300	\$ 1,518,480	\$ 2,189,856
Pay-as-you-go (Transfer from D/S Reserve Fund)	\$ 1,035,822	\$ 1,068,819	\$ 1,038,337	\$ 1,038,337	\$ 954,954	\$ 954,954	\$ 954,954	\$ 954,954
Bond/Loan Proceeds					\$ 10,000,000			
Interest Earnings	\$ 85,133	\$ 96,149	\$ 6,131	\$ 19,381	\$ 32,801	\$ 18,826	\$ 30,370	\$ 43,797
Total Resources	\$ 5,377,588	\$ 5,972,407	\$ 1,351,027	\$ 2,026,745	\$ 12,627,800	\$ 1,915,080	\$ 2,503,804	\$ 3,188,607
<i>Expenditures (nominal \$)</i>								
Streetscape Projects								
Rehabilitaton: Façade Improvements	\$ 197,400							
Traffic Signalization					\$ 1,543,300			
Fire Protection Improvements								
Aquatic Center								
Infrastructure					\$ 9,551,600			
Infrastructure: 362nd Street Extension		\$ 5,285,300						
Fire Protection Improvements (Round 2)	\$ 224,749	\$ 228,048	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 137,248	
Administration	\$ 148,000	\$ 152,500	\$ 157,000	\$ 161,700	\$ 166,600	\$ 171,600	\$ 176,700	\$ 182,000
Financing Fees	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -
Refinance outstanding debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 570,149	\$ 5,665,848	\$ 382,000	\$ 386,700	\$ 11,686,500	\$ 396,600	\$ 313,948	\$ 182,000
Ending Fund Balance	\$ 4,807,439	\$ 306,559	\$ 969,027	\$ 1,640,045	\$ 941,300	\$ 1,518,480	\$ 2,189,856	\$ 3,006,607

Source: ECONorthwest with input from City of Sandy Staff

Table 9 - Projects and Expenditures and Money to Pay Costs, continued

	2045-46	2046-47	2047-48
PROJECT FUND			
<i>Resources</i>			
Beginning Balance	\$ 3,006,607	\$ 3,834,193	\$ 4,672,731
Pay-as-you-go (Transfer from D/S Reserve Fund)	\$ 954,954	\$ 954,954	\$ 954,954
Bond/Loan Proceeds			
Interest Earnings	\$ 60,132	\$ 76,684	\$ 93,455
Total Resources	\$ 4,021,693	\$ 4,865,831	\$ 5,721,140
<i>Expenditures (nominal \$)</i>			
Streetscape Projects			
Rehabilitaton: Façade Improvements			
Traffic Signalization			
Fire Protection Improvements			
Aquatic Center			
Infrastructure			
Infrastructure: 362nd Street Extension			
Fire Protection Improvements (Round 2)			
Administration	\$ 187,500	\$ 193,100	\$ 198,900
Financing Fees	\$ -	\$ -	\$ -
Refinance outstanding debt	\$ -	\$ -	\$ -
Total Expenditures	\$ 187,500	\$ 193,100	\$ 198,900
Ending Fund Balance	\$ 3,834,193	\$ 4,672,731	\$ 5,522,240

Source: ECONorthwest with input from City of Sandy Staff

VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

Projects will be ongoing and accomplished in increments throughout the life of the Plan. Estimated completion dates are shown above in Table 9. The inflation rate for project costs is 3%.

VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 10 shows the tax increment revenues and their allocation to loan repayments, reimbursements, debt service and debt service reserve funds. It is anticipated that all debt will be retired by the end of FY 2048. The maximum indebtedness in the Plan is Sixty Seven Million dollars (\$67,000,000). The total amount remaining of the maximum indebtedness as of this Report is \$54,205,359. (The previous maximum indebtedness of \$18 million had \$5,262,000 remaining at this Report, part of the total remaining.) The projections anticipate fifteen million one hundred thousand dollars (\$15,100,000) of debt being issued in FY 2021/22, to be paid off in FYE 2041 and an additional ten million (\$10,000,000) of debt issued in FYE 2041/42, to be paid off in FYE 2048. The remaining expenditures are anticipated to be from Pay as You Go Expenditures, not incurring interest costs. The total amount of tax increment revenues required to service debt (on existing debt that is already counted against the maximum indebtedness limit and any projected new debt) from 2015 to 2048 is estimated to be \$68,536,053.

Table 10 - Tax Increment Revenues and Allocations to Debt Service

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Resources								
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF for URA	\$ 1,479,409	\$ 1,543,382	\$ 1,583,224	\$ 1,628,850	\$ 1,702,511	\$ 1,777,815	\$ 1,855,566	\$ 1,833,856
Total Resources	\$ 1,479,409	\$ 1,543,382	\$ 1,583,224	\$ 1,628,850	\$ 1,702,511	\$ 1,777,815	\$ 1,855,566	\$ 1,833,856
Expenditures								
<i>Debt Service</i>								
UR Series 2014	\$ (439,813)	\$ (465,984)	\$ (480,061)	\$ (497,110)	\$ (512,695)			
Interfund Loan	\$ (43,600)	\$ (62,800)	\$ (81,600)					
Future Borrowing (2021-22)								\$ (1,211,663)
Future Borrowing (2041-42)								
Total Debt Service	\$ (483,413)	\$ (528,784)	\$ (561,661)	\$ (497,110)	\$ (512,695)	\$ -	\$ -	\$ (1,211,663)
	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Resources								
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF for URA	\$ 1,854,479	\$ 1,875,678	\$ 1,897,500	\$ 1,919,992	\$ 1,943,200	\$ 1,967,039	\$ 1,991,646	\$ 2,016,974
Total Resources	\$ 1,854,479	\$ 1,875,678	\$ 1,897,500	\$ 1,919,992	\$ 1,943,200	\$ 1,967,039	\$ 1,991,646	\$ 2,016,974
Expenditures								
<i>Debt Service</i>								
UR Series 2014								
Interfund Loan								
Future Borrowing (2021-22)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)
Future Borrowing (2041-42)								
Total Debt Service	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)

Source: ECONorthwest with input from City of Sandy Staff

Table 10 - Tax Increment Revenues and Allocations to Debt Service, continued

	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
Resources								
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF for URA	\$ 2,043,048	\$ 2,068,752	\$ 2,096,401	\$ 2,124,831	\$ 2,154,162	\$ 2,184,326	\$ 2,215,446	\$ 2,247,485
Total Resources	\$ 2,043,048	\$ 2,068,752	\$ 2,096,401	\$ 2,124,831	\$ 2,154,162	\$ 2,184,326	\$ 2,215,446	\$ 2,247,485
Expenditures								
<i>Debt Service</i>								
UR Series 2014								
Interfund Loan								
Future Borrowing (2021-22)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)
Future Borrowing (2041-42)								
Total Debt Service	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)
	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46
Resources								
Beginning Fund Balance	\$ -	\$ -						
TIF for URA	\$ 2,280,482	\$ 2,250,000	\$ 2,250,000	\$ 2,250,000	\$ 2,250,000	\$ 2,250,000	\$ 2,250,000	\$ 2,250,000
Total Resources	\$ 2,280,482	\$ 2,250,000	\$ 2,250,000	\$ 2,250,000	\$ 2,250,000	\$ 2,250,000	\$ 2,250,000	\$ 2,250,000
Expenditures								
<i>Debt Service</i>								
UR Series 2014								
Interfund Loan								
Future Borrowing (2021-22)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)					
Future Borrowing (2041-42)				\$ (1,295,046)	\$ (1,295,046)	\$ (1,295,046)	\$ (1,295,046)	\$ (1,295,046)
Total Debt Service	\$ (1,211,663)	\$ (1,211,663)	\$ (1,211,663)	\$ (1,295,046)	\$ (1,295,046)	\$ (1,295,046)	\$ (1,295,046)	\$ (1,295,046)

Source: ECONorthwest with input from City of Sandy Staff

Table 10 - Tax Increment Revenues and Allocations to Debt Service, continued

	2046-47	2047-48
Resources		
Beginning Fund Balance		
TIF for URA	\$ 2,250,000	\$ 2,250,000
Total Resources	\$ 2,250,000	\$ 2,250,000
Expenditures		
<i>Debt Service</i>		
UR Series 2014		
Interfund Loan		
Future Borrowing (2021-22)		
Future Borrowing (2041-42)	\$ (1,295,046)	\$ (1,295,046)
Total Debt Service	\$ (1,295,046)	\$ (1,295,046)

Source: ECONorthwest with input from City of Sandy Staff

VIII. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through FY 2048 as shown above are based on projections of the assessed value of development within the Area.

Table 11 shows the projected incremental assessed value, projected tax rates that would produce tax increment revenues, and the annual tax increment revenues. These, in turn, provide the basis for the projections in Tables 9 and 10. Table 12 shows the estimated revenue sharing with the taxing jurisdictions based on the modified revenue sharing that completes the plan in FYE 2048. This is predicated on assessed value growth of 3%. If this growth is not met, the Area could last longer. However, growth over the last five years in the Area has averaged 3.3%, and this was during the recession. It is not anticipated that growth would decline to under an annual average 3% mark.

Table 11- Projected Incremental Assessed Value, Tax Rates and Tax Increment Revenues

FYE	Assessed Value	Frozen Base	Excess Value	Tax Rate	TIF
2015	\$ 133,989,058	\$ 48,394,540	\$ 85,594,518	17.2839	\$ 1,479,409
2016	\$ 137,928,699	\$ 48,394,540	\$ 89,534,159	17.2379	\$ 1,543,382
2017	\$ 138,656,234	\$ 47,259,240	\$ 91,396,994	17.3225	\$ 1,583,224
2018	\$ 142,815,921	\$ 47,259,240	\$ 95,556,681	17.0459	\$ 1,628,850
2019	\$ 147,100,400	\$ 47,259,240	\$ 99,841,160	17.0522	\$ 1,702,511
2020	\$ 151,513,412	\$ 47,259,240	\$ 104,254,172	17.0527	\$ 1,777,815
2021	\$ 156,058,814	\$ 47,259,240	\$ 108,799,574	17.0549	\$ 1,855,566
2022	\$ 160,740,579	\$ 47,259,240	\$ 113,481,339	17.0550	\$ 1,935,424
2023	\$ 165,562,797	\$ 47,259,240	\$ 118,303,557	17.0571	\$ 2,017,916
2024	\$ 170,529,681	\$ 47,259,240	\$ 123,270,441	17.0577	\$ 2,102,710
2025	\$ 175,645,571	\$ 47,259,240	\$ 128,386,331	17.0579	\$ 2,190,001
2026	\$ 180,914,939	\$ 47,259,240	\$ 133,655,699	17.0585	\$ 2,279,966
2027	\$ 186,342,388	\$ 47,259,240	\$ 139,083,148	17.0603	\$ 2,372,800
2028	\$ 191,932,660	\$ 47,259,240	\$ 144,673,420	17.0602	\$ 2,468,157
2029	\$ 197,690,639	\$ 47,259,240	\$ 150,431,399	17.0615	\$ 2,566,585
2030	\$ 203,621,358	\$ 47,259,240	\$ 156,362,118	17.0623	\$ 2,667,897
2031	\$ 209,729,999	\$ 47,259,240	\$ 162,470,759	17.0627	\$ 2,772,190
2032	\$ 216,021,899	\$ 47,259,240	\$ 168,762,659	17.0358	\$ 2,875,007
2033	\$ 222,502,556	\$ 47,259,240	\$ 175,243,316	17.0369	\$ 2,985,603
2034	\$ 229,177,632	\$ 47,259,240	\$ 181,918,392	17.0369	\$ 3,099,325
2035	\$ 236,052,961	\$ 47,259,240	\$ 188,793,721	17.0379	\$ 3,216,649
2036	\$ 243,134,550	\$ 47,259,240	\$ 195,875,310	17.0379	\$ 3,337,304
2037	\$ 250,428,586	\$ 47,259,240	\$ 203,169,346	17.0389	\$ 3,461,782
2038	\$ 257,941,444	\$ 47,259,240	\$ 210,682,204	17.0396	\$ 3,589,940
2039	\$ 265,679,687	\$ 47,259,240	\$ 218,420,447	17.0402	\$ 3,721,928
2040	\$ 273,650,078	\$ 47,259,240	\$ 226,390,838	14.7710	\$ 3,344,019
2041	\$ 281,859,580	\$ 47,259,240	\$ 234,600,340	14.7710	\$ 3,465,282
2042	\$ 290,315,368	\$ 47,259,240	\$ 243,056,128	14.7710	\$ 3,590,182
2043	\$ 299,024,829	\$ 47,259,240	\$ 251,765,589	14.7710	\$ 3,718,830
2044	\$ 307,995,574	\$ 47,259,240	\$ 260,736,334	14.7710	\$ 3,851,336
2045	\$ 317,235,441	\$ 47,259,240	\$ 269,976,201	14.7710	\$ 3,987,818
2046	\$ 326,752,504	\$ 47,259,240	\$ 279,493,264	14.7710	\$ 4,128,395
2047	\$ 336,555,080	\$ 47,259,240	\$ 289,295,840	14.7710	\$ 4,273,189
2048	\$ 346,651,732	\$ 47,259,240	\$ 299,392,492	14.7710	\$ 4,422,326
Total					\$96,013,318

Source: ECONorthwest with input from City of Sandy Staff

Table 12- Projected Modified Revenue Sharing

FYE	Total TIF	for URA	Shared
2015	\$1,479,409	\$1,479,409	\$0
2016	\$1,543,382	\$1,543,382	\$0
2017	\$1,583,224	\$1,583,224	\$0
2018	\$1,628,850	\$1,628,850	\$0
2019	\$1,702,511	\$1,702,511	\$0
2020	\$1,777,815	\$1,777,815	\$0
2021	\$1,855,566	\$1,855,566	\$0
2022	\$1,935,424	\$1,833,856	\$101,568
2023	\$2,017,916	\$1,854,479	\$163,437
2024	\$2,102,710	\$1,875,678	\$227,033
2025	\$2,190,001	\$1,897,500	\$292,501
2026	\$2,279,966	\$1,919,992	\$359,975
2027	\$2,372,800	\$1,943,200	\$429,600
2028	\$2,468,157	\$1,967,039	\$501,118
2029	\$2,566,585	\$1,991,646	\$574,939
2030	\$2,667,897	\$2,016,974	\$650,923
2031	\$2,772,190	\$2,043,048	\$729,143
2032	\$2,875,007	\$2,068,752	\$806,255
2033	\$2,985,603	\$2,096,401	\$889,202
2034	\$3,099,325	\$2,124,831	\$974,494
2035	\$3,216,649	\$2,154,162	\$1,062,487
2036	\$3,337,304	\$2,184,326	\$1,152,978
2037	\$3,461,782	\$2,215,446	\$1,246,337
2038	\$3,589,940	\$2,247,485	\$1,342,455
2039	\$3,721,928	\$2,280,482	\$1,441,446
2040	\$3,344,019	\$2,250,000	\$1,094,019
2041	\$3,465,282	\$2,250,000	\$1,215,282
2042	\$3,590,182	\$2,250,000	\$1,340,182
2043	\$3,718,830	\$2,250,000	\$1,468,830
2044	\$3,851,336	\$2,250,000	\$1,601,336
2045	\$3,987,818	\$2,250,000	\$1,737,818
2046	\$4,128,395	\$2,250,000	\$1,878,395
2047	\$4,273,189	\$2,250,000	\$2,023,189
2048	\$4,422,326	\$2,250,000	\$2,172,326
Total	\$96,013,318	\$68,536,053	\$27,477,265

Source: ECONorthwest with input from City of Sandy Staff

IX. IMPACT OF THE TAX INCREMENT FINANCING, BOTH UNTIL AND AFTER THE INDEBTEDNESS IS REPAYED, UPON ALL ENTITIES LEVYING TAXES UPON PROPERTY IN THE URBAN RENEWAL AREA

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. In this amendment, there are both positive and negative impacts on the taxing. The positive impact is that they will begin revenue sharing in FYE 2022. The negative impact is that they will continue with the division of taxes until FYE 2048. Table 13 shows impacts to the taxing jurisdictions of the division of taxes. It is divided into two sections, the general government taxes and the education taxes. Table 14 shows the positive impact of revenue sharing under the modified revenue sharing formula. It is also divided into two sections, the general government taxes and the education taxes.

The Oregon Trail School District and the Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the charts. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes that are foregone because of the use of Tax Increment Financing are replaced (as determined by a funding formula at the State level) with State School Fund revenues.

Table 13a - Projected Impact on Taxing District Permanent Rate Levies During Use of Tax Increment Financing

General Government												
FYE	County Public			County Ext & 4-H	County Library	County Soil Conservation	Sandy Fire District 72	Port of Portland	Vector Control	Vector Control -		Subtotal
	Clackamas County	Safety Local Option	City of Sandy							Local Option		
2015	207,021	21,227	343,362	4,280	34,015	4,280	186,382	6,000	556	2,140	809,264	
2016	216,503	22,204	359,498	4,477	35,581	4,477	194,961	6,276	582	2,238	846,797	
2017	219,737	22,666	376,117	4,570	36,321	4,570	199,017	6,407	594	2,285	872,284	
2018	229,737	-	393,235	4,778	37,974	4,778	208,075	6,699	621	-	885,896	
2019	240,038	-	410,866	4,992	39,677	4,992	217,404	6,999	649	-	925,617	
2020	250,648	-	429,027	5,213	41,431	5,213	227,013	7,308	678	-	966,530	
2021	261,576	-	447,732	5,440	43,237	5,440	236,911	7,627	707	-	1,008,670	
2022	258,514	-	442,491	5,376	42,731	5,376	234,138	7,538	699	-	996,863	
2023	261,389	-	447,412	5,436	43,206	5,436	236,742	7,621	707	-	1,007,949	
2024	264,368	-	452,511	5,498	43,698	5,498	239,440	7,708	715	-	1,019,435	
2025	267,440	-	457,770	5,562	44,206	5,562	242,222	7,798	723	-	1,031,284	
2026	270,601	-	463,180	5,628	44,729	5,628	245,085	7,890	732	-	1,043,471	
2027	273,843	-	468,729	5,695	45,265	5,695	248,021	7,985	740	-	1,055,973	
2028	277,204	-	474,482	5,765	45,820	5,765	251,066	8,083	749	-	1,068,934	
2029	280,650	-	480,381	5,837	46,390	5,837	254,187	8,183	759	-	1,082,223	
2030	284,206	-	486,467	5,911	46,978	5,911	257,407	8,287	768	-	1,095,935	
2031	287,873	-	492,744	5,987	47,584	5,987	260,729	8,394	778	-	1,110,076	
2032	291,955	-	499,732	6,072	48,258	6,072	264,426	8,513	789	-	1,125,817	
2033	295,838	-	506,378	6,153	48,900	6,153	267,943	8,626	800	-	1,140,790	
2034	299,850	-	513,245	6,236	49,563	6,236	271,576	8,743	811	-	1,156,261	
2035	303,972	-	520,299	6,322	50,245	6,322	275,309	8,863	822	-	1,172,153	
2036	308,228	-	527,585	6,410	50,948	6,410	279,164	8,987	833	-	1,188,566	
2037	312,601	-	535,070	6,501	51,671	6,501	283,125	9,115	845	-	1,205,428	
2038	317,109	-	542,786	6,595	52,416	6,595	287,207	9,246	857	-	1,222,811	
2039	321,753	-	550,735	6,691	53,184	6,691	291,414	9,381	870	-	1,240,720	
2040	366,221	-	626,850	7,616	60,534	7,616	331,689	10,678	990	-	1,412,195	
2041	366,221	-	626,850	7,616	60,534	7,616	331,689	10,678	990	-	1,412,194	
2042	366,221	-	626,850	7,616	60,534	7,616	331,689	10,678	990	-	1,412,195	
2043	366,221	-	626,850	7,616	60,534	7,616	331,689	10,678	990	-	1,412,194	
2044	366,221	-	626,850	7,616	60,534	7,616	331,689	10,678	990	-	1,412,195	
2045	366,221	-	626,850	7,616	60,534	7,616	331,689	10,678	990	-	1,412,195	
2046	366,221	-	626,850	7,616	60,534	7,616	331,689	10,678	990	-	1,412,195	
2047	366,221	-	626,850	7,616	60,534	7,616	331,689	10,678	990	-	1,412,194	
2048	366,221	-	626,850	7,616	60,534	7,616	331,689	10,678	990	-	1,412,195	
Total	9,891,622	44,871	16,920,120	205,690	1,634,821	205,690	8,957,781	288,377	26,740	4,523	38,180,234	

Source: ECONorthwest

Table 13b - Projected Impact on Taxing District Permanent Rate Levies During Use of Tax Increment Financing

FYE	Education				
	Mt. Hood CC	Clackamas ESD	Oregon Trail SD	Subtotal	Total
2015	42,087	31,559	397,133	470,778	1,280,042
2016	44,024	33,011	415,412	492,447	1,339,244
2017	44,940	33,698	424,055	502,693	1,374,976
2018	46,985	35,232	443,354	525,571	1,411,468
2019	49,092	36,811	463,233	549,136	1,474,754
2020	51,262	38,439	483,708	573,408	1,539,938
2021	53,497	40,114	504,797	598,409	1,607,079
2022	52,871	39,645	498,888	591,404	1,588,267
2023	53,459	40,086	504,437	597,981	1,605,930
2024	54,068	40,543	510,185	604,795	1,624,230
2025	54,696	41,014	516,115	611,825	1,643,108
2026	55,342	41,498	522,214	619,055	1,662,525
2027	56,006	41,996	528,471	626,472	1,682,445
2028	56,693	42,511	534,957	634,161	1,703,095
2029	57,398	43,040	541,608	642,045	1,724,269
2030	58,125	43,585	548,470	650,180	1,746,115
2031	58,875	44,147	555,547	658,569	1,768,645
2032	59,710	44,773	563,425	667,908	1,793,724
2033	60,504	45,369	570,918	676,791	1,817,580
2034	61,325	45,984	578,660	685,969	1,842,230
2035	62,167	46,616	586,614	695,397	1,867,550
2036	63,038	47,269	594,828	705,135	1,893,700
2037	63,932	47,939	603,267	715,138	1,920,567
2038	64,854	48,631	611,966	725,451	1,948,262
2039	65,804	49,343	620,929	736,076	1,976,796
2040	74,898	56,162	706,745	837,806	2,250,000
2041	74,898	56,162	706,745	837,805	2,250,000
2042	74,898	56,162	706,745	837,806	2,250,000
2043	74,898	56,162	706,745	837,805	2,250,000
2044	74,898	56,162	706,745	837,806	2,250,000
2045	74,898	56,162	706,745	837,806	2,250,000
2046	74,898	56,162	706,745	837,805	2,250,000
2047	74,898	56,162	706,745	837,805	2,250,000
2048	74,898	56,162	706,745	837,806	2,250,000
Total	2,022,751	1,516,755	19,086,757	22,626,263	60,806,497

Source: ECONorthwest

Table 14a - Projected Revenue Sharing to Taxing Jurisdictions with Modified Revenue Sharing

General Government										
FYE	Clackamas County	City of Sandy	County Ext & 4-H	County Library	County Soil Conservation	Sandy Fire District 72	Port of Portland	Vector Control	Subtotal	
2022	14,318	24,507	298	2,367	298	12,968	417	39	55,211	
2023	23,036	39,431	479	3,808	479	20,864	672	62	88,832	
2024	31,999	54,772	665	5,289	665	28,982	933	87	123,393	
2025	41,226	70,565	857	6,814	857	37,339	1,202	111	158,973	
2026	50,734	86,840	1,055	8,386	1,055	45,950	1,479	137	195,638	
2027	60,541	103,626	1,259	10,007	1,259	54,832	1,765	164	233,453	
2028	70,620	120,878	1,469	11,673	1,469	63,961	2,059	191	272,319	
2029	81,017	138,674	1,685	13,392	1,685	73,377	2,362	219	312,411	
2030	91,720	156,994	1,907	15,161	1,907	83,071	2,674	248	353,683	
2031	102,739	175,855	2,137	16,982	2,137	93,051	2,996	278	396,175	
2032	113,784	194,761	2,366	18,808	2,366	103,055	3,318	308	438,765	
2033	125,482	214,784	2,610	20,741	2,610	113,650	3,659	339	483,874	
2034	137,518	235,385	2,860	22,731	2,860	124,551	4,010	372	530,286	
2035	149,926	256,625	3,118	24,782	3,118	135,789	4,371	405	578,135	
2036	162,696	278,481	3,384	26,893	3,384	147,354	4,744	440	627,374	
2037	175,859	301,013	3,657	29,068	3,657	159,277	5,128	475	678,134	
2038	189,414	324,214	3,939	31,309	3,939	171,553	5,523	512	730,402	
2039	203,373	348,109	4,230	33,616	4,230	184,197	5,930	550	784,234	
2040	178,068	304,794	3,703	29,434	3,703	161,277	5,192	481	686,652	
2041	197,805	338,578	4,114	32,696	4,114	179,154	5,767	535	762,762	
2042	218,135	373,375	4,537	36,056	4,537	197,566	6,360	590	841,155	
2043	239,074	409,216	4,972	39,518	4,972	216,531	6,971	646	921,899	
2044	260,641	446,132	5,421	43,082	5,421	236,065	7,600	705	1,005,066	
2045	282,856	484,156	5,883	46,754	5,883	256,184	8,247	765	1,090,728	
2046	305,737	523,321	6,358	50,536	6,358	276,908	8,914	827	1,178,960	
2047	329,304	563,660	6,849	54,432	6,849	298,253	9,602	890	1,269,838	
2048	353,578	605,210	7,353	58,444	7,353	320,238	10,309	956	1,363,443	
Total	4,191,199	7,173,954	87,164	692,780	87,164	3,795,997	122,204	11,331	16,161,794	

Source: ECONorthwest

Table 14b - Projected Revenue Sharing to Taxing Jurisdictions with Modified Revenue Sharing

FYE	Education					Subtotal	Total
	Mt. Hood CC	Clackamas ESD	Oregon Trail SD	Oregon Trail SD (bond)			
2022	2,928	2,196	27,631	13,602	46,357	101,568	
2023	4,711	3,533	44,456	21,905	74,605	163,437	
2024	6,544	4,907	61,753	30,435	103,640	227,033	
2025	8,431	6,322	79,559	39,215	133,528	292,501	
2026	10,376	7,780	97,909	48,272	164,337	359,975	
2027	12,382	9,284	116,834	57,647	196,147	429,600	
2028	14,443	10,830	136,284	67,242	228,799	501,118	
2029	16,569	12,424	156,349	77,185	262,528	574,939	
2030	18,758	14,066	177,003	87,413	297,240	650,923	
2031	21,012	15,756	198,269	97,932	332,968	729,143	
2032	23,271	17,450	219,584	107,186	367,490	806,255	
2033	25,663	19,243	242,159	118,263	405,329	889,202	
2034	28,125	21,089	265,386	129,607	444,207	974,494	
2035	30,663	22,992	289,333	141,364	484,352	1,062,487	
2036	33,274	24,950	313,975	153,404	525,604	1,152,978	
2037	35,966	26,969	339,378	165,889	568,202	1,246,337	
2038	38,738	29,048	365,536	178,730	612,053	1,342,455	
2039	41,593	31,189	392,476	191,954	657,212	1,441,446	
2040	36,418	27,308	343,641	-	407,367	1,094,019	
2041	40,455	30,335	381,731	-	452,520	1,215,282	
2042	44,612	33,452	420,963	-	499,027	1,340,182	
2043	48,895	36,664	461,372	-	546,931	1,468,830	
2044	53,306	39,971	502,994	-	596,270	1,601,336	
2045	57,849	43,378	545,864	-	647,090	1,737,818	
2046	62,528	46,887	590,020	-	699,435	1,878,395	
2047	67,348	50,501	635,501	-	753,351	2,023,189	
2048	72,313	54,224	682,347	-	808,883	2,172,326	
Total	857,172	642,748	8,088,306	1,727,246	11,315,471	27,477,265	

Table 15 shows the increase in permanent rate levy revenues that are estimated to occur after termination of the tax increment financing for the Area in FY 2048/49.

Table 15 - Estimated Additional Revenues Obtained After Termination of Tax Increment Financing in FY 2048/49

Jurisdiction	Type	Tax Rate	Annual Tax Revenue		
			From Frozen Base	From Expiration of URA	Total
Clackamas County	Permanent	\$2.4042	\$113,621	\$858,423	\$972,044
City of Sandy	Permanent	\$4.1152	\$194,481	\$1,469,337	\$1,663,818
County Ext & 4-H	Permanent	\$0.0500	\$2,363	\$17,853	\$20,216
County Library	Permanent	\$0.3974	\$18,781	\$141,892	\$160,673
County Soil Conservation	Permanent	\$0.0500	\$2,363	\$17,853	\$20,216
Sandy Fire District 72	Permanent	\$2.1775	\$102,907	\$777,479	\$880,386
Port of Portland	Permanent	\$0.0701	\$3,313	\$25,029	\$28,342
Vector Control	Permanent	\$0.0065	\$307	\$2,321	\$2,628
Subtotal		\$9.2709	\$438,136	\$3,310,187	\$3,748,323
Mt. Hood CC	Permanent	\$0.4917	\$23,237	\$175,562	\$198,799
Clackamas ESD	Permanent	\$0.3687	\$17,424	\$131,645	\$149,069
Oregon Trail SD	Permanent	\$4.6397	\$219,269	\$1,656,611	\$1,875,880
Subtotal		\$5.5001	\$259,930	\$1,963,818	\$2,223,748
Total		\$14.7710	\$698,066	\$5,274,005	\$5,972,071

Source: ECONorthwest

X. RELOCATION REPORT

There are no businesses or residents to be relocated under the Amendment to the Plan.

XI. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality’s total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25 percent for municipalities under 50,000 in population. There is only one URA in Sandy. As noted below, the frozen base including all real, personal, personal manufactured and utility properties is \$48,394,540 and will be \$47,259,240 after the changes from the Second Amendment are made by the Clackamas County Assessor. There will be no change to the frozen base after the amendment as the Amendment Area has no assessed value. The Area’s assessed value is 6.81 percent of the Sandy’s total assessed value minus urban renewal excess value, and within the 25 percent statutory limitation.

The estimated total acreage of the Area is 325 acres, including public right of way and inclusive of the Amendment Area. Therefore, 15.1 percent of the acreage in the City would be in urban renewal areas, and 6.81 percent of the assessed value of the City would be in urban renewal areas. This is below the statutory limitation of 25 percent in both cases.

ORS 457 limits the amount of acreage that can be added to an urban renewal area to 20% of the original acreage. The original acreage of the Plan was 338.4 acres. This Amendment is below the 67.60 acre limitation.

Table 15 - URA Conformance with AV and Area Limits

Urban Renewal Area	Acres	Frozen Base/Assessed Value
Amendment Area	11.80	\$0
Sandy Urban Renewal Plan	313.20	\$47,259,240
Total in Area inclusive of Amendment	325	\$47,259,240
City (less urban renewal excess)	2,152.8	\$694,461,573
<i>Total Amount of City in Urban Renewal Area</i>	<i>15.1%</i>	<i>6.81%</i>

Source: City of Sandy staff

WHEREAS, the City of Sandy, Oregon adopted the Sandy Urban Renewal Plan on December 21, 1998 by Ordinance No. 98-18; and

WHEREAS, the Sandy Urban Renewal Agency and the City of Sandy are considering a substantial amendment to the Sandy Urban Renewal Plan to increase its maximum indebtedness from \$18,000,000 to \$67,000,000 (“Urban Renewal Plan Amendment”), which increase exceeds the statutory limit of 20% of the original maximum indebtedness, as adjusted, under statute; and

WHEREAS, the increase in maximum indebtedness of more than 20% of the original maximum indebtedness, as adjusted, requires the concurrence of those taxing districts imposing at least 75 percent of the amount of taxes imposed under permanent rate limits in the urban renewal area; and

WHEREAS, revenue-sharing as envisioned by ORS 457 would cause the urban renewal plan to continue an extra 17 years over a recommended modified revenue sharing plan; and

WHEREAS, revenue-sharing can be modified by agreement of those taxing districts imposing at least 75% of the amount of taxes imposed under permanent rate limits in the urban renewal area; and

WHEREAS, (specify Taxing Jurisdiction) imposes permanent rate property taxes in the Sandy Urban Renewal Area and wishes to indicate its concurrence with the increase in the maximum indebtedness of the Sandy Urban Renewal Plan as stated in the Urban Renewal Plan Amendment and wishes to indicate its concurrence with the modified revenue sharing that is estimated to pay off all debt by fiscal year end (FYE) 2048;

NOW THEREFORE THE BOARD OF (SPECIFY TAXING JURISDICTION) RESOLVES:

1. The Board hereby concurs with the increase in the maximum indebtedness of the Sandy Urban Renewal Plan as indicated in the Urban Renewal Plan Amendment, which increase is more than 20% of the original maximum indebtedness as adjusted.
2. The Board hereby concurs with the modified revenue sharing as projected in the financial model where all debt is estimated to be paid off in FYE 2048 and shown as Exhibit A to this resolution. The Board understands that these are estimates based on projected tax increment revenues and actual payments will depend on actual tax increment revenue amounts.

(add whatever your individual taxing district needs for the signature lines and effective dates)

Exhibit A - Financial Model Showing Modified Revenue Sharing Estimated to Fiscal Year End 2048

FYE	General Government									Education				Subtotal	Total
	Clackamas County	City of Sandy	County Ext & 4-H	County Library	County Soil Conservation	Sandy Fire District 72	Port of Portland	Vector Control	Subtotal	Mt. Hood CC	Clackamas ESD	Oregon Trail SD	Oregon Trail SD (bond)		
2015	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2017	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2018	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2019	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2020	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2022	14,318	24,507	298	2,367	298	12,968	417	39	55,211	2,928	2,196	27,631	13,602	46,357	101,568
2023	23,036	39,431	479	3,808	479	20,864	672	62	88,832	4,711	3,533	44,456	21,905	74,605	163,437
2024	31,999	54,772	665	5,289	665	28,982	933	87	123,393	6,544	4,907	61,753	30,435	103,640	227,033
2025	41,226	70,565	857	6,814	857	37,339	1,202	111	158,973	8,431	6,322	79,559	39,215	133,528	292,501
2026	50,734	86,840	1,055	8,386	1,055	45,950	1,479	137	195,638	10,376	7,780	97,909	48,272	164,337	359,975
2027	60,541	103,626	1,259	10,007	1,259	54,832	1,765	164	233,453	12,382	9,284	116,834	57,647	196,147	429,600
2028	70,620	120,878	1,469	11,673	1,469	63,961	2,059	191	272,319	14,443	10,830	136,284	67,242	228,799	501,118
2029	81,017	138,674	1,685	13,392	1,685	73,377	2,362	219	312,411	16,569	12,424	156,349	77,185	262,528	574,939
2030	91,720	156,994	1,907	15,161	1,907	83,071	2,674	248	353,683	18,758	14,066	177,003	87,413	297,240	650,923
2031	102,739	175,855	2,137	16,982	2,137	93,051	2,996	278	396,175	21,012	15,756	198,269	97,932	332,968	729,143
2032	113,784	194,761	2,366	18,808	2,366	103,055	3,318	308	438,765	23,271	17,450	219,584	107,186	367,490	806,255
2033	125,482	214,784	2,610	20,741	2,610	113,650	3,659	339	483,874	25,663	19,243	242,159	118,263	405,329	889,202
2034	137,518	235,385	2,860	22,731	2,860	124,551	4,010	372	530,286	28,125	21,089	265,386	129,607	444,207	974,494
2035	149,926	256,625	3,118	24,782	3,118	135,789	4,371	405	578,135	30,663	22,992	289,333	141,364	484,352	1,062,487
2036	162,696	278,481	3,384	26,893	3,384	147,354	4,744	440	627,374	33,274	24,950	313,975	153,404	525,604	1,152,978
2037	175,859	301,013	3,657	29,068	3,657	159,277	5,128	475	678,134	35,966	26,969	339,378	165,889	568,202	1,246,337
2038	189,414	324,214	3,939	31,309	3,939	171,553	5,523	512	730,402	38,738	29,048	365,536	178,730	612,053	1,342,455
2039	203,373	348,109	4,230	33,616	4,230	184,197	5,930	550	784,234	41,593	31,189	392,476	191,954	657,212	1,441,446
2040	178,068	304,794	3,703	29,434	3,703	161,277	5,192	481	686,652	36,418	27,308	343,641	-	407,367	1,094,019
2041	197,805	338,578	4,114	32,696	4,114	179,154	5,767	535	762,762	40,455	30,335	381,731	-	452,520	1,215,282
2042	218,135	373,375	4,537	36,056	4,537	197,566	6,360	590	841,155	44,612	33,452	420,963	-	499,027	1,340,182
2043	239,074	409,216	4,972	39,518	4,972	216,531	6,971	646	921,899	48,895	36,664	461,372	-	546,931	1,468,830
2044	260,641	446,132	5,421	43,082	5,421	236,065	7,600	705	1,005,066	53,306	39,971	502,994	-	596,270	1,601,336
2045	282,856	484,156	5,883	46,754	5,883	256,184	8,247	765	1,090,728	57,849	43,378	545,864	-	647,090	1,737,818
2046	305,737	523,321	6,358	50,536	6,358	276,908	8,914	827	1,178,960	62,528	46,887	590,020	-	699,435	1,878,395
2047	329,304	563,660	6,849	54,432	6,849	298,253	9,602	890	1,269,838	67,348	50,501	635,501	-	753,351	2,023,189
2048	353,578	605,210	7,353	58,444	7,353	320,238	10,309	956	1,363,443	72,313	54,224	682,347	-	808,883	2,172,326
Total	4,191,199	7,173,954	87,164	692,780	87,164	3,795,997	122,204	11,331	16,161,794	857,172	642,748	8,088,306	1,727,246	11,315,471	27,477,265