

Annual Report 2014-15

Clackamas County Development Agency

Keeping Clackamas Working

The Clackamas County Board of Commissioners created the Clackamas County Development Agency (CCDA) in 1977 as the urban renewal authority for Clackamas County. The Development Agency is:

Committed to carrying out plans developed specifically for each urban renewal area to:

- *Increase jobs*
- *Improve economic vitality*
- *Improve opportunities and capabilities by removing influences that inhibit development or redevelopment*

Dedicated to fulfilling commitments to the community:

- *Develop plans that best meet the needs of each area's residents, businesses and agencies.*
- *Ensure funds are spent efficiently and effectively for the benefit of each urban renewal area.*
- *Work closely with and consider the ideas, needs and wants of residents, businesses, workers and other agencies in and near each urban renewal area.*
- *Consistently working with citizens, businesses and agencies to support the growth of livable, sustainable, economically viable communities.*

Our Mission

Using urban renewal authority, the Development Agency implements programs that provide for economically, socially and environmentally sound development and redevelopment to revitalize blighted areas, build the County's property tax base and create jobs for the residents of Clackamas County.

The Development Agency has been making a positive difference for Clackamas County residents, communities, businesses and travelers for more than 30 years.

This report reviews a few of the major accomplishments achieved by the Clackamas County Development Agency staff with Development Agency funds during 2014-15, and previews plans for the coming year.

Clackamas Town Center Area

Commercial and Retail Center of Clackamas County

Timeline: Founded in 1980. Reduced district size, adding back acreage to the tax rolls in 1988 and 2005. Retired June 30, 2013.

Assessed Value: \$584 million for the current, smaller urban renewal area. The assessed value of the original area is \$706 million, up from \$32 million in 1980. **This reduction in the urban renewal plan area added \$90 million in assessed value to tax rolls in 1988 and another \$48 million in 2005.*

Area: Currently 738 acres in northwest Clackamas County between the cities of Milwaukie and Happy Valley and surrounding, but not including, Clackamas Town Center Mall and Kaiser Sunnyside Medical Center. The original area included 913 acres.

Purpose: Enable the construction and improvement of transportation and other needed public systems in a formerly blighted area to encourage economic development and private investment.

Projects and Partnerships

Construction of the Monterey Extension, shown to the right, began in 2015. Four other projects are in planning or design phases – Sunnyside/Stevens Intersection Improvements, CRC Mobility Improvements, Boyer Extension and Otty Realignment.

These projects were selected from a larger prioritized list by the Clackamas Regional Center Working Group, affirmed by the four largest overlapping taxing districts (North Clackamas School District, Clackamas County Fire District #1, Clackamas County and North Clackamas Parks & Recreation District) and approved by the Board of County Commissioners.

In addition to these projects, the Agency developed a property enhancement program for small businesses and coordinated with the same four overlapping taxing districts on direct investment projects to assist with their capital construction needs.



Clackamas Town Center Area

The Clackamas Town Center Area in the heart of the Clackamas Regional Center is the region's fastest-growing business center with high quality office, retail and multi-family projects supported by safe, modern roadways and mass transit. Urban renewal funds provide new, expanded and safer roadways; increased multi-modal travel options; commercial and retail growth; enhanced public safety and medical facilities, and multiple housing options.

OPERATING FUND		
	6/30/15 Year- End Actuals	2015-16 Budget
Beginning Fund Balance	\$12,801,214	\$10,546,985
Revenues		
Federal Revenues	\$0	\$0
State Revenues	\$0	\$0
Misc Revenue	\$417,318	\$202,000
Intergovernmental	\$23,812	\$10,000
Charges for Services	\$235,271	\$115,000
Interfund Transfers	\$5,000,000	\$5,200,000
Land Sale Proceeds	\$1,688,898	\$1,300,000
Total Annual Revenue	\$20,166,512	\$17,373,985
Expenditures		
Materials & Services	\$4,377,475	\$6,239,546
Allocated Costs	\$44,226	\$37,137
Capital Outlay	\$3,205,960	\$10,570,000
Interfund Transfers	\$0	\$0
Reserve for Future		
Expenditures	\$0	\$0
Contingency	\$0	\$527,302
Total Annual Expenditures	\$7,627,661	\$17,373,985
Ending Fund Balance	\$12,538,851	\$0

DEBT SERVICE FUND		
	6/30/15 Year- End Actuals	2015-16 Budget
Beginning Fund Balance	\$38,195,279	\$31,970,279
Revenues		
Taxes	\$0	\$0
Intergovernmental	\$0	\$0
Interfund Transfers	\$0	\$0
Misc. Revenue	\$135,706	\$75,000
Bond Sale Proceeds	\$0	\$0
Other Financing Sources	\$0	\$0
Total Annual Revenue	\$38,330,985	\$32,045,279
Expenditures		
Bond Services	\$0	\$0
Bond Principal	\$0	\$0
Bond Interest	\$0	\$0
Debt Service	\$1,310,000	\$0
Interfund Transfer	\$5,000,000	\$5,200,000
Reserve for Future		
Expenditures	\$0	\$25,300,000
Contingency	\$0	\$1,545,279
Total Annual Expenditures	\$6,310,000	\$32,045,279
Ending Fund Balance	\$32,020,985	\$0

Clackamas Industrial Area

The Industrial Center of Clackamas County

Timeline: Founded in 1984. Retired June 30, 2006.

Assessed Value: \$699 million in 2006 for the current, smaller area. The assessed value of the larger, original area was \$263 million in 1984. **This urban renewal area added \$213 million to tax rolls in 2001.*

Area: Originally 2,173 acres along Highways 212/224 and I-205; *1,187 acres in 2001 when 986 acres were added back to tax rolls.

Purpose: Support area as an intensive employment center offering family-wage jobs. Urban renewal funds enabled the development of flood control, public safety facilities, expanded and safer roadways and intersections, wetland mitigation, stream restoration and habitat enhancement.

Impact on overlapping taxing districts: \$649 million was added to tax rolls when the district was retired in 2006.



OPERATING FUND		
	6/30/15 Year- End Actuals	2015-16 Budget
Beginning Fund Balance	\$3,982,679	\$2,995,939
Revenues		
Federal Revenues	\$0	\$0
State Revenues	\$0	\$500,000
Misc Revenue	\$549,037	\$185,000
Intergovernmental	\$0	\$0
Charges for Services	\$0	\$0
Interfund Transfers	\$0	\$0
Land Sale Proceeds	\$995,865	\$2,874,960
Total Annual Revenue	\$5,527,581	\$6,555,899
Expenditures		
Materials & Services	\$245,994	\$1,017,420
Allocated Costs	\$16,586	\$6,753
Capital Outlay	\$1,148,891	\$4,793,460
Interfund Transfers	\$0	\$0
Reserve for Future Expenditures	\$0	\$0
Contingency	\$0	\$738,266
Total Annual Expenditures	\$1,411,471	\$6,555,899
Ending Fund Balance	\$4,116,110	\$0

Projects

The Minuteman (Industrial) Way project, pictured to the left with Sunrise construction, was completed in 2015. This multi-modal connection along the east side of the Union Pacific Railroad right-of-way between Minuteman Way and Lawnfield Road includes a bridge, new roadway, bike lanes, sidewalks, curve alignments, turn lanes, street lighting, and new and reconfigured intersections.

Government Camp Village Area

The Recreation Destination of Clackamas County

Timeline: Founded in 1989; stopped collecting revenue June 30, 2009. **Assessed Value:** \$160 million in 2009, up from \$24 million in 1989.

Area: 8,960 acres on the slopes of Mt. Hood, adjacent to U.S. Highway 26.

Purpose: Target public investment to revitalize the community and encourage private developments such as resorts, hotels, condominiums, retail, restaurants, recreational facilities and single-family homes.

Impact on Overlapping Taxing Districts: \$136 million was added to tax rolls when the district was retired in 2009.

Projects

There have been more than 40 infrastructure projects in recent years, including those shown below with fire protection, sewers, lighting, streetscapes, drainage, building facades and tourist facilities. A road district, approved by voters in 2012, provides funds to maintain public roads, roadside drainage, sidewalk snow removal, street lighting and signage. In 2015 funds were allocated to remodel the fire station and extend a waterline.



OPERATING FUND		
	6/30/15 Year-End Actuals	2015-16 Budget
Beginning Fund Balance	\$979,962	\$301,957
Revenues		
Federal Revenues	\$0	\$0
State Revenue	\$0	\$0
Misc Revenue	\$3,493	\$112
Intergovernmental	\$0	\$0
Charges for Services	\$0	\$0
Interfund Transfers	\$0	\$0
Land Sale Proceeds	\$0	\$0
Total Annual Revenue	\$983,454	\$302,069
Expenditures		
Materials & Services	\$609,473	\$15,748
Allocated Costs	\$5,529	\$0
Capital Outlay	\$72,587	\$286,321
Interfund Transfers	\$0	\$0
Reserve for Future Expenditures	\$0	\$0
Contingency	\$0	\$0
Total Annual Expenditures	\$687,589	\$302,069
Ending Fund Balance	\$295,865	\$0

North Clackamas Revitalization Area

An Affordable, Residential, Small-Business Community

Timeline: Founded in 2006.

Assessed Value: \$539 million, up from \$398 million in 2006.

Area: 1,008 acres in northwest Clackamas County between Milwaukie and Happy Valley, adjacent to Clackamas Town Center Area (map below right).

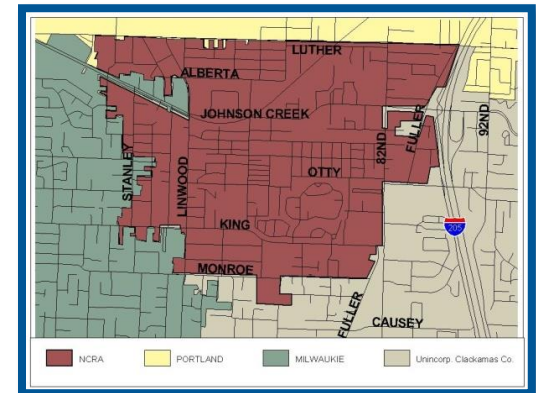
Purpose: Support revitalization of the community as a safe, clean, affordable mixed-use residential neighborhood with retail, economic, educational, transportation and recreational opportunities



70th Avenue improvements included paving, curb, sidewalk on one side and drainage.

Overlapping Taxing District	Amount	Percent of Taxes Levied
Clackamas Community College	\$94,675	0.52%
Clackamas County Library	\$67,402	0.38%
Clackamas Education Service District	\$62,534	0.40%
County Extension and 4H	\$8,480	0.38%
County Law Enforcement	\$122,083	1.85%
County Soil Conservation District	\$8,480	0.38%
Fire District 1	\$407,261	0.94%
Metro	\$16,384	0.52%
North Clackamas Parks	\$91,283	1.34%
North Clackamas School District	\$826,005	1.35%
Port of Portland	\$11,889	0.38%
Unincorporated Clackamas County	\$504,854	0.87%
Vector Control	\$1,102	0.38%

**The amount of funds received by schools is not actually affected by urban renewal because school funding is based on a state formula. The state provides schools with funds that are not available from local property taxes.



North Clackamas Revitalization Area

A lot has been accomplished since this district was created nine years ago, including a three-phase sanitary sewer installation project, creation of a new neighborhood park, establishment of housing rehabilitation and repair programs and, with community input, preparations for roadway, sidewalk and bike lane improvements.

- Sanitary sewers are in all of the Clackamas County Service District #1 area in the NCRA, and there are financial assistance options for property owners who need help paying assessment charges or connection fees.
- Phase 1 of a two-phase improvement project for SE Bell Avenue between King Road and Brehaut has been completed (see below), and Phase 2 will be completed in 2016. The reconstruction of SE 70th Avenue between King Road and Monroe Avenue was completed in 2015.



DEBT SERVICE FUND		
	6/30/15 Year-End Actuals	2015-16 Budget
Beginning Fund Balance	\$939,196	\$105,335
Revenues		
Taxes	\$1,928,337	\$1,935,000
Intergovernmental	\$0	\$0
Interfund Transfers	\$0	\$0
Misc. Revenue	\$6,075	\$5,000
Bond Sale Proceeds	\$0	\$0
Other Financing Sources	\$0	\$0
Total Annual Revenue	\$2,873,608	\$2,045,335
Expenditures		
Bond Principal	\$330,000	\$345,000
Bond Services	\$0	\$0
Bond Interest	\$223,960	\$209,440
Debt Service	\$0	\$0
Interfund Transfer	\$2,035,236	\$1,400,000
Reserve for Future Expenditures	\$0	\$90,895
Contingency	\$0	\$0
Total Annual Expenditures	\$2,589,196	\$2,045,335
Ending Fund Balance	\$284,412	\$0

OPERATING FUND		
	6/30/15 Year End Actuals	2015-16 Budget
Beginning Fund Balance	\$3,256,318	\$3,140,590
Revenues		
Federal Revenues	\$0	\$0
State Revenues	\$0	\$0
Misc. Revenue	\$34,397	\$1,000
Intergovernmental	\$0	\$0
Charges for Services	\$0	\$0
Interfund Transfers	\$2,035,236	\$1,400,000
Land Sale Proceeds		\$0
Total Annual Revenue	\$5,325,950	\$4,541,590
Expenditures		
Materials & Services	\$460,422	\$686,072
Allocated Costs	\$44,230	\$23,633
Capital Outlay	\$1,172,812	\$3,225,000
Interfund Transfers	\$0	\$0
Reserve for Future Expenditure	\$0	\$0
Contingency	\$0	\$606,885
Total Annual Expenditures	\$1,677,464	\$4,541,590
Ending Fund Balance	\$3,648,486	\$0



Development Agency

Manager: Dan Johnson

Senior Project Planner: David Queener

Senior Project Planner: Ken Itel

Project Planner: Mary Anderson

Administrative Assistant: Lori Phillips

Counsel: Nathan Boderman

Community Relations: Ellen Rogalin

Board of County Commissioners, 2014-15

John Ludlow, Chair

Paul Savas, Vice Chair

Jim Bernard

Martha Schrader

Tootie Smith

County Administrator: **Don Krupp**

Director of Transportation & Development:

M. Barbara Cartmill