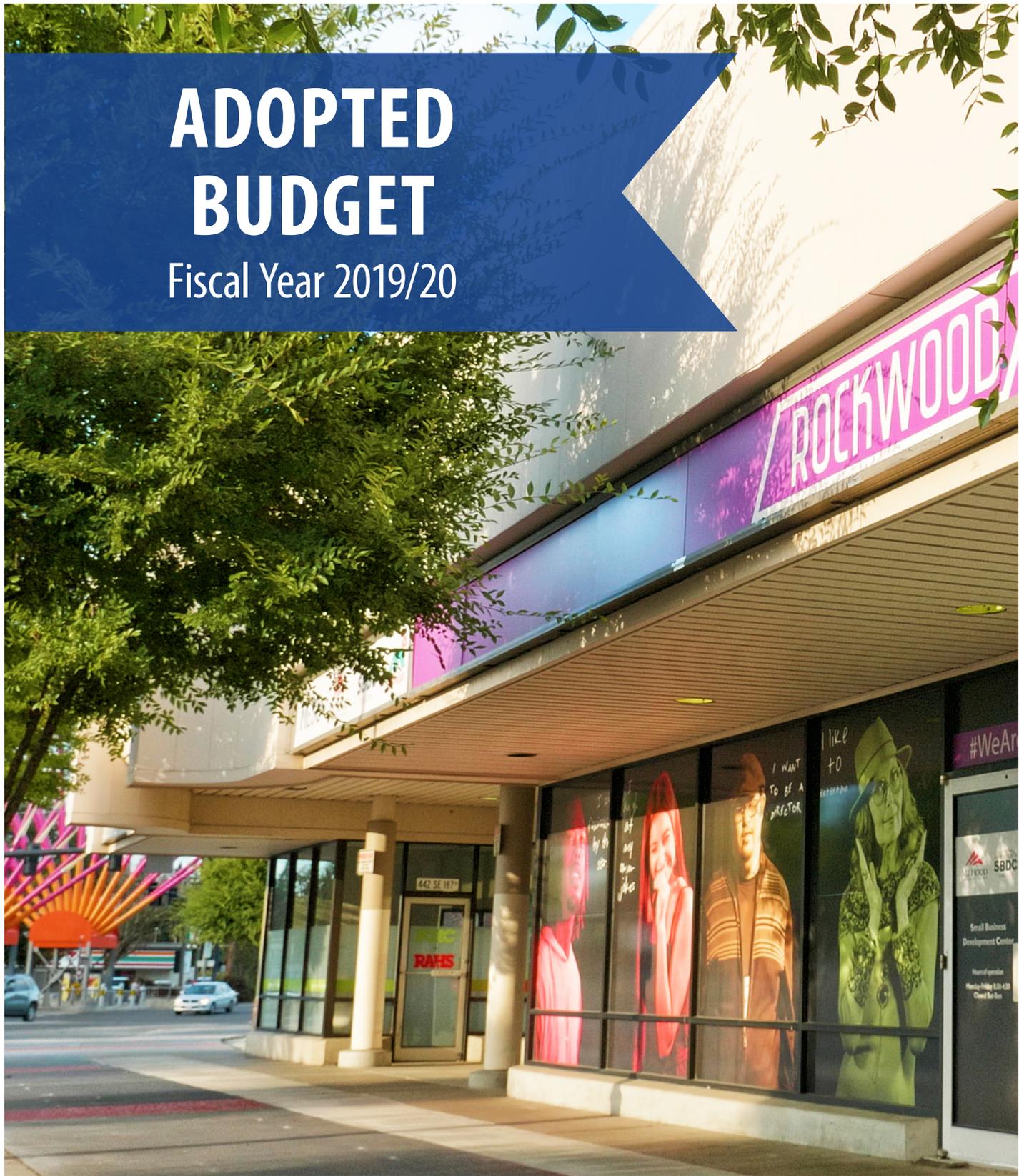


# ADOPTED BUDGET

Fiscal Year 2019/20



## ROCKWOOD-WEST GRESHAM URBAN RENEWAL AREA

**GRESHAM**  
REDEVELOPMENT COMMISSION

CITY OF  
**GRESHAM**  
OREGON





**Adopted Budget for Fiscal Year 2019/20**  
**for the**  
**Rockwood-West Gresham Urban Renewal Area**

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# TABLE OF CONTENTS

Budget Message Fiscal Year 2019/20 .....	1
Fiscal Year 2019/20 Property Tax Projection .....	9
Total Tax Revenue Proceeds – Actual and Projected .....	10
Incremental Assessed Value - Year-to-Year Percentage Change – Comparison of Original to Current Projections .....	11
Budget Development Process.....	12
Gresham Redevelopment Commission Work Plan.....	14
Rockwood-West Gresham Urban Renewal Area Map.....	15

## **ADOPTED BUDGET FISCAL YEAR 2019/20**

Fiscal Year 2019/20 Budget Summary .....	16
Resources and Requirements - All Funds .....	17
Resources and Requirements - Fund 950: Rockwood UR Capital Projects Fund .....	18
Resources and Requirements – Fund 951: Rockwood UR Debt Service Fund .....	21

## **CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2019/20 TO 2023/24: FUNDED PROJECTS**

Cover Page .....	24
Funded Projects Overview and Highlights.....	25
Urban Renewal Expenditure Graph by Fiscal Year .....	26
Urban Renewal Funded Summary .....	27
Urban Renewal Funded Summary by Resource .....	28
Urban Renewal Funded Resource Detail .....	29
Funded Project UR1043: Catalyst Site .....	30
Funded Project UR1047: Sandy Boulevard Street Improvements .....	31
Funded Project UR1053: Stark Street Property Redevelopment .....	32
Funded Project UR1054: Sunrise Site .....	33
Funded Project UR1055: Rockwood Urban Plaza.....	34
Carryover Projects.....	35
Carryover Projects Summary .....	36

## **CHART OF ACCOUNTS STRUCTURE IN FISCAL YEAR 2019/20**

Chart of Accounts Structure in Fiscal Year 2019/20 .....	37
Resources and Requirements - All Funds .....	38
Resources and Requirements – Rockwood Capital Improvement Fund .....	39
Resources and Requirements – Rockwood Debt Service Fund .....	40

## BUDGET MESSAGE

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### FISCAL YEAR 2019/20

Urban renewal is a public funding mechanism for capital projects and programs that stimulate private investment, create jobs, and revitalize the condition of the community. The Rockwood-West Gresham Urban Renewal Area (URA) is the first urban renewal area in the City of Gresham (City). The 1,200-acre URA was established through a citywide vote in November 2003 and is governed by the 20-year Rockwood-West Gresham Renewal Plan (Renewal Plan).

The Fiscal Year (FY) 2019/20 budget supports the Gresham Redevelopment Commission (GRDC) goals and objectives and is consistent with the Renewal Plan. The budget for the URA describes the planned appropriations and supports the GRDC 2019 Work Plan and the FY 2019/20 - 2023/24 Urban Renewal Capital Improvement Program. Because the GRDC contracts with the City to carry out projects and programs on its behalf, operational revenue and expenditures are summarized in the City's budget under Funds 290, 390, and 450.<sup>1</sup>

#### **FY 2018/19 Highlights**

Highlights of the significant project and program accomplishments of FY 2018/19 are provided below.

#### Rockwood Rising Catalyst Site

##### *Development Activities:*

- Executed Land Development Agreements with RKM Development for construction of the project.
- Completed all project design, and permits are ready to be issued for all phases of the project.
- Secured all financing required for Phase 1 of the project, including a senior construction loan, three New Markets Tax Credit allocations, \$2 million in Oregon Lottery Bond funds, and \$300,000 in Regional Infrastructure Grant funds.
- Completed a market analysis and business plan for the market hall. The analysis looked at local and national public market examples, identified best practices for operations and marketing, reviewed local competition, and developed recommendations for operational success. The business plan details the vision, partnerships, operational plan, and financial plan for the market hall. This document summarizes the economic impacts and outcomes planned for this dynamic community space.
- Received a \$300,000 grant from the Governor's Regional Solutions, Regional Infrastructure Fund for the Rockwood Rising Maker Space. The grant will support the capital investment necessary to renovate the Rockwood Community Office (RCO) building into the construction and manufacturing training center.
- Multiple outreach events promoting the construction bid opportunity was conducted by the National Association of Minority Contractors – Oregon Chapter (NAMC-OR) in coordination with LMC Construction to support the Minority, Women and Emerging Small Businesses (MWESB) diversity goals for the construction of the project. As a result, 22 percent of subcontractors selected for Building A are minority, women, and veteran-owned companies. This exceeds the project goal of 20 percent MWVESB participation.

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<sup>1</sup> The City will be using a new Chart of Accounts structure beginning in fiscal year 2019/20. References to fund numbers and names contained throughout most of this document reflect the old structure in order to provide consistency with prior years. Please refer to page 37 for more details regarding the new Chart of Accounts structure.

- Pre-development environmental site preparation services began in Fall 2017 and were completed in Fall 2018, resulting in a “No Further Action” (NFA) determination from the Oregon Department of Environmental Quality and a Cesspool Decommissioning Permit from the City of Portland. Services included Underground Injection Control (UIC) Decommissioning; Sampling and Analyses Plan (SAP) Development; Surface Soil and Excavation Area Soil Characterization; Soil & Gas Characterization; Contaminated Media Management Plan (CMMP) Development; Monitoring Well Abandonment Services; and Septic Evaluation Application process with the City of Portland. The NFA letter states that the project site requires no further action, unless new or previously undisclosed information becomes available, or there are changes in site development or land and water uses, or more contamination is discovered during construction of the project.
- Made minor repairs to the RCO building to keep it in good working condition for our non-profit tenants until it is remodeled as part of Rockwood Rising. Repairs included replacement of an HVAC unit. Remodel of the building is anticipated to begin this July and be completed this December.
- Held a groundbreaking event on June 12, 2019 to commemorate the start of construction of Phase I of the Rockwood Rising project. Construction of Building A got underway on May 13 and will take approximately one year to construct.

*Community Outreach:*

- Racial & Ethnic Approaches to Community Health (REACH) Grant 2.0 is a continued partnership with Multnomah County Health Department, to support food access initiatives in the Rockwood neighborhood. This second award of REACH Grant funds were awarded for another five years to Urban Renewal and Urban Design and Planning. Urban Renewal’s portion of \$40,000 will allow the City to create a food mapping tool and continue our efforts on culturally specific community engagement for the food-based components of the Rockwood Rising project.
- Continued interim programming at the RCO building:

Beginning in Fall 2016, MetroEast Community Media (MECM) began providing their “Rockwood Digital Inclusion and Youth” (Rockwood DIY) programming in the 484 SE 187th Ave. suite. This free programming is focused on teaching at-risk youth, the elderly, low income families, diverse cultures, immigrants, and non-native English speakers the basics of computer literacy. MECM also offers free camps for youth focusing on podcasting, music production, and video game creation.

In Summer 2017, the Mt. Hood Community College (MHCC) Small Business Development Center (SBDC) relocated to space within the MECM suite. The MHCC SBDC supports entrepreneurs in creating, growing, and running a successful business through no-cost one-on-one advising. In addition, they offer training and online courses that cover a wide range of business topics.

In Summer 2017, established a partnership with Micro Enterprise Services of Oregon (MESO) to provide small business development services to the community. Through REACH Grant and Community Development Block Grant (CDBG) funding, MESO established services in the 478 S.E. 187<sup>th</sup> Ave. suite. An additional \$250,000 in funding from Key Bank in 2018 allowed them to expand their service offering to the community.

In Fall 2017, Portland Opportunities Industrialization Center + Rosemary Anderson High School (POIC + RAHS) relocated their development offices and street-level gang outreach program to the 442, 454 and 466 S.E. 187th Ave. suites. The gang outreach workers provide youth with mentoring and referrals that promote reconnection to schools, pathways to employment, and navigation to social support services, as well as mentorship, home visits, and connections to pro-social activities.

MECM, SBDC, MESO, and POIC + RAHC will relocate to Building A in the Rockwood Rising project after construction is complete and will continue to provide their much-needed services to the community.

- Partnered with Beyond Black and MESO in August 2018 to provide a five-week business development course to 20 black participants. Beyond Black members learned how to better support emerging businesses and advocate for MESO services, and business participants learned about economic development opportunities in Rockwood Rising.
- Partnered with Black Food Sovereignty Council, Beyond Black, and Mudbone Grown on Black Feast! on August 5 and 19, 2018. The workshops focused on food justice in the black community, and the 45 participants received information about the market hall in the Rockwood Rising project. The workshop resulted in community members selecting a food-related, community-based project to support home gardens. Oregon Food Bank provided \$4,000 to support the project.
- Partnered with POIC + RAHS, MESO and Beyond Black to design and promote Rock the Block 2018 at the Rockwood Rising project site on August 25, 2018. This event saw more than 4,000 community members participate in giveaways, music, local food and retail, and access to community resources. Returning the event to the Rockwood Rising site also provided opportunity for more community education about the Rockwood Rising project.
- Partnered with Beyond Black to organize 20 volunteers to perform outreach to the Rockwood community about Rock the Block. The group met at the Rockwood Rising site to learn more about the project and take pictures in front of the Rockwood Rising sign before dispersing into the neighborhood. The group distributed over 2,000 bilingual (Spanish/English) flyers.
- The Rockwood Food Stories Cookbook, completed in 2018 in partnership with the City's Communications Department, promotes the wide array of culinary diversity and talent that exists in Rockwood and its burgeoning food scene, as well as the people and diverse cultures that call this neighborhood home. Recipes draw from food traditions across the globe, and right here at home. The City spent two years engaging and interviewing various community members, spending time and detailed attention to stories, and photographing participants in their kitchens. Many of the more than 20 recipes gathered in this book were passed down from generation to generation but had never been written down. The cookbook is available from the City for \$5.00, with proceeds going to Birch Community Services to help those in the community who are struggling with food insecurity.
- Gave presentations and performed outreach at a variety of community events and organizations, including Mt. Hood Community College Conservation Fair; Rock the Block 2018; Play Grow Learn Spring Break Celebration; BestHQ Contractor Outreach Breakfast; Black Feast!; GREAT Business Coffee Hour; Good Shepherd Community Church, Pathway Church, Rockwood Neighborhood Association, Wilkes East Neighborhood Association.

#### Stark Street

- Made minor repairs to the former landscaping office building and fencing at the old Drake's 7 Dees property to keep it habitable for our non-profit tenant Latino Network, who has been leasing the property since December 1, 2017 and providing services to the community from that location. The Latino Network entered into a Purchase and Sale Agreement on February 6, 2018 to purchase the site for redevelopment upon completion of a capital campaign and project design. The design and capital campaign are now underway for Latino Network's future facility on the site.

Economic Development Grants

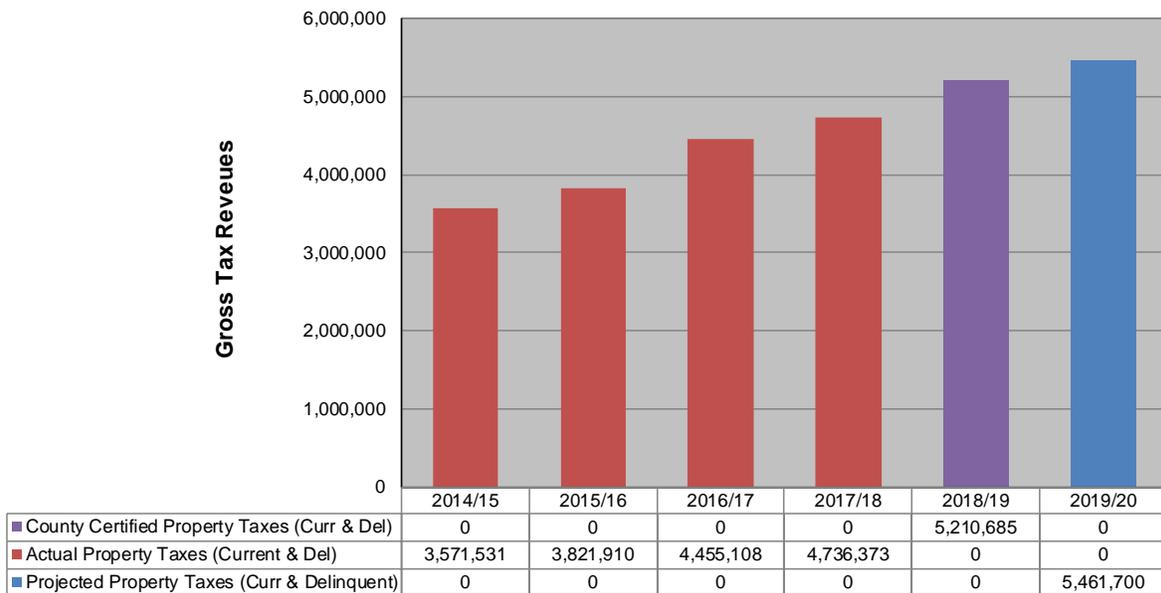
- One New Industries Grant award at \$27,552 to Outside Van LLC is anticipated to leverage \$1,420,500 in private investment.

**Revenue Trends**

Urban renewal tax resources repay debt issued for capital projects and programs in the URA.

(Chart A)

**Rockwood-West Gresham Urban Renewal Area  
Property Tax Revenues**



As we enter into the final four years of the URA’s life span, the URA’s Property Tax Revenue growth is expected to moderate, in step with the regional slowing economy. Actual revenues between FY 2014/15 and the expected resources for FY 2018/19 show an increase of 46 percent. The expectations for growth over the final four years are likely to be significantly lower than this percentage.

FY 2018/19 tax revenue, which is now certified and levied by the County, is \$5.2 million. This levy essentially matches the FY 18/19 budget. Construction activity and normal assessed value (AV) growth came in as forecasted for the year, resulting in a FY 2018/19 tax revenue increase of 9.8 percent over FY 2017/18.

Tax resources for FY 2019/20 are expected to continue the upward trend seen during the last few years. This projection is supported by construction permits taken out during the past year, which can give advanced notice about assessed value growth. The increase in resources supports the capital program. Revenue is expected to increase \$254,300 in FY 2019/20, a 4.7 percent gain.

Assessed values, and therefore tax resources, have steadily improved over the past decade. As we enter the final year of the decade, indications suggest the recovery from the Great Recession is slowing. Changes in assessed values tend to be volatile, and the effect on tax revenue is equally dynamic. For the URA, tax revenue growth has widely ranged from less than 1.5 percent in FY 2011/12 to over 16.5 percent in FY 2016/17. As the URAs time grows short, the current trend of sizable increases in AV becomes less likely to continue, due to the lack of major development in the URA on the horizon.

Development permit activity is moderate in the near term, with the Rockwood Rising development being a major initiative.

Periodic substantial construction has added new AV to the URA, in addition to normal AV growth. Percentage revenue growth in the range of 2.0 to 2.5 is assumed to now be the ordinary pattern of growth, based on typical AV increases for existing properties, plus a moderate amount of new development. There is thought that economic activity perhaps has reached a “new normal” for the region. While we are already experiencing a mild economic slowdown, a recession is not predicted in the near future. Perhaps an unexpected large-scale development in the URA will spike this overall trend; however, this is not assumed at the present time.

Overall, the URA’s total 20-year tax increment revenue is expected to be significantly less than originally forecasted. This outcome is due to a number of factors, including the effect and lengthy recovery period of the Great Recession of 2008.

### Fiscal Year 2019/20 Budget

The budget consists of two funds: a Capital Projects Fund (Fund 950) for investment in capital projects and programs, and a Debt Service Fund (Fund 951) that accounts for tax revenues and repayment of debt.

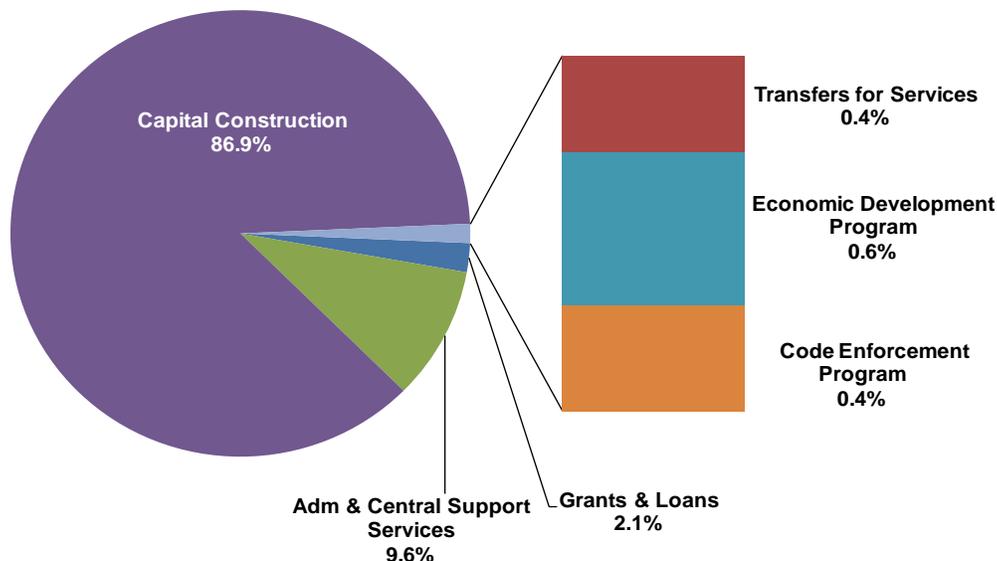
\$17.75 million in resources are available for the Capital Projects Fund and approximately \$13.58 million is available for the Debt Service Fund.

#### Fund 950: Rockwood UR Capital Project Fund

The Capital Projects Fund accounts for expenditures related to managing, designing, and constructing URA projects. All Urban Renewal expenditures, except for debt service, flow through Fund 950. These costs include construction projects, Urban Renewal grants, and administrative costs.

(Chart B)

#### City of Gresham Rockwood-West Gresham Urban Renewal UR-Funded Capital Program & Public Services Fiscal Year 2019/20



Total resources for the capital fund are approximately \$17.75 million. Loan proceeds from GRDC-issued debt of approximately \$14.5 million are programmed. In addition, \$2 million in Intergovernmental Revenue from a State of Oregon Lottery reimbursement style grant for the Rockwood Rising site, a \$300,000 grant from the Governor's Regional Solutions, Regional Infrastructure Fund for the Rockwood Rising Maker Space, and a \$500,000 reimbursement from the City of Gresham for the site's plaza is forecast. The fund also includes \$680,100 in estimated beginning fund balance carried forward from FY 2018/19, and other minor revenues.

Expenditures for City contractual services are \$2.1 million. Expenditures for capital construction projects are \$12.4 million. The majority of the URA-funded construction budget is carryover funding programmed for the Rockwood Rising site to be spent in FYs 2018/19 and/or 2019/20.

A contingency of \$500,000 is also included in this fund. An anticipated ending balance of \$2.74 million is expected. This sizeable amount of the ending balance reflects uncertainty on when the URA will receive the reimbursements from the Oregon Lottery and the City as described above. Timing is contingent upon completion of the construction on the site. Total fund requirements are approximately \$17.75 million.

#### *Capital Improvements*

Individual GRDC projects are budgeted and accounted for in the City's Budget, and Capital Improvement Program (CIP). The City's CIP program is a 5-year forecasted estimate for all major capital projects requiring the expenditure of public funds over and above routine operating expenses. URA construction activity appears in Fund 390: City UR Capital Improvement Fund. The CIP is updated annually to ensure that projects are aligned with community priorities and available resources. The updating process engages stakeholders in setting priorities and ensures that the GRDC is transparent and accountable in the delivery of those projects. Additional URA resources over and above the amounts allocated to projects in the current CIP program are extremely limited.

FY 2019/20 capital expenditures in the City UR Capital Improvement Fund are approximately \$19.5 million. This figure includes unfinished projects carried over from FY 2018/19 and re-budgeted in FY 2019/20. URA funding totals approximately \$12.4 million, with the Catalyst Site being the primary share of URA-funded projects. Major funding also includes grants of \$3.5 million, and \$2.8 million in City Transportation and Utility resources for Capital Improvements. The approximately \$900,000 in funding shown for the Rockwood Urban Plaza project reflects the maximum amount that may be eligible for funding under the City's Park System Development Charge methodology. Remaining funding is directed to the Stark Street property and Sunrise Site redevelopment projects.

#### *Grant Programs*

The Urban Renewal program awards grants to provide direct incentives to support investment in the URA. New Industries and Predevelopment Services grants have been effective tools for promoting private investment in the industrial area, and for creating new jobs. Grant funding to support industrial and commercial development is tapering off, due to the expiration of the URA in the near term, and the need to reduce expenditures in the remaining years to facilitate retirement of URA liabilities by 2023.

The budget includes \$299,500 in grant funds; however, this is carryover from FY 2018/19. Grants awarded but not paid out at the time this budget was developed include one Predevelopment Services Grant for \$99,500 to Trammell Crow Portland Development, Inc. and one New Industries Grant for \$27,552 to Outside Van LLC. The balance of the carryover funds remains available to complete the payment of grants that were awarded or applied for in FY 2018/19. (Note: The above-referenced Predevelopment Services Grant was subsequently paid out in May 2019.)

*City Contractual Services*

Administrative costs are budgeted and accounted for in the City’s Budget. URA program services appear in Fund 290: Urban Renewal Support Fund. City contractual expenses are approximately \$2.1 million. Staff support, including three full-time employees, is supplied by the City. The industrial grant programs are allocated \$299,500 as described above. The Garage to Storefront Program is budgeted at \$40,000, the same level as in FY 2018/19.

Fund 951: Rockwood UR Debt Service Fund

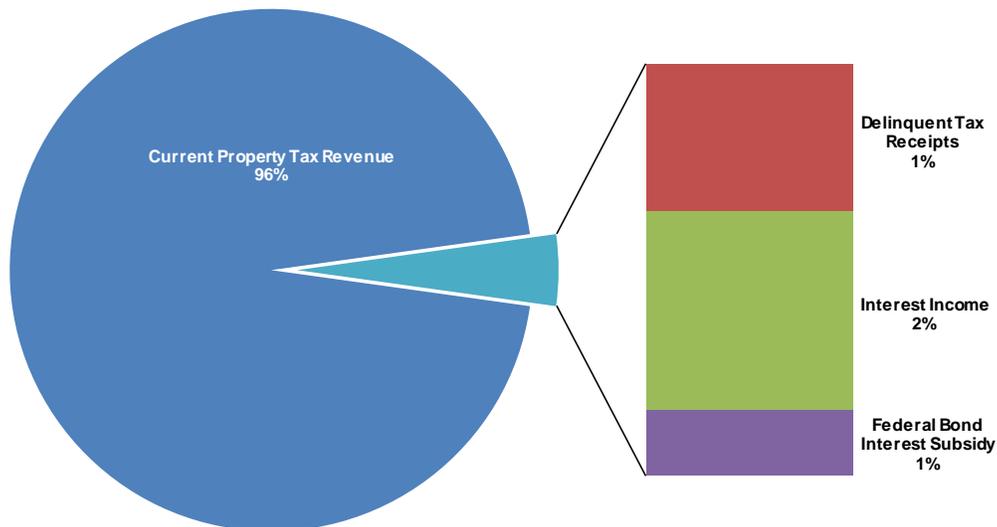
The Debt Service Fund accounts for the URA property tax revenue. Urban renewal statutes dictate property tax resources be limited to debt repayment. The GRDC finances all expenses through debt, as required by State law.

Over the life of the URA, the GRDC has and continues to use a mix of short-term and long-term debt to cover expenses. Total resources in this fund are estimated to be \$13.6 million. The budget anticipates approximately \$5.5 million in property tax revenues, a federal bond interest subsidy of approximately \$40,000, and interest income of just under \$120,000, with approximately \$7.9 million in beginning fund balance.

Expenditures from this fund pay the principal, interest, and debt issuance costs. The GRDC has routinely issued debt, using various lending arrangements over the years, including short-term and long-term contracts from banking firms and the City of Gresham. Current annual short-term and installment debt service of approximately \$8.2 million is anticipated.

(Chart C)

**Rockwood-West Gresham Urban Renewal  
Debt Service Resources  
Fiscal Year 2019/20**



The GRDC currently arranges financing through the City. The GRDC issues, and the City purchases, revolving Urban Renewal Tax Increment Revenue Notes, which are repaid with URA tax revenues. This arrangement is mutually beneficial to both parties.

\$5.4 million in unappropriated ending fund balance is reserved for future debt payments. Total fund requirements are \$13.6 million.

**Budget Document**

As required by State law, the FY 2019/20 budget is balanced, meaning the projected resources are sufficient to meet allocated expenditures. Please note the six columns of data: 2019/20 Commission Proposed, 2019/20 Commission Approved, 2019/20 Commission Adopted, 2018/19 Budget, and two prior FYs of audited data, also required by law.

**Relationship between the Gresham Redevelopment Commission and the City of Gresham**

The GRDC oversees the URA. The URA is a distinct legal entity that is separate from the municipality of the City of Gresham. On February 26, 2004, the GRDC bylaws were adopted and officers were elected. The bylaws state that the GRDC is composed of the Gresham City Council. The URA is administered through an intergovernmental agreement with the City of Gresham.

**Conclusion**

The budget presents a spending plan for FY 2019/20 that reflects the goals and priorities of the Renewal Plan. I would like to acknowledge and thank all involved for their efforts in developing this budget.

Respectfully submitted,



Josh Fuhrer  
GRDC Executive Director

**Rockwood-West Gresham Urban Renewal Area  
Fiscal Year 2019/20 Property Tax Projection**

	<u>AMOUNT</u>	<u>EXPLANATION</u>
<b>2018/19 Tax Assessed Value Base and Growth</b>		
URA Frozen Base TAV	\$ 437,507,294	
URA Incremental TAV: Current Fiscal Year 2018/19	\$ 345,992,706	
<b>URA Total TAV: End of Fiscal Year 2018/19</b>	<b>\$ 783,500,000</b>	<b>From Multnomah County Tax Assessor</b>

<b>Projected Growth in Tax Assessed Value</b>		
URA Incremental TAV: Current Fiscal Year 2018/19	\$ 345,992,706	
Normal Growth in TAV: Fiscal Year 2019/20	\$ 11,752,500	Estimated at 1.5%
Estimated New Development TAV: Fiscal Year 2019/20	\$ 5,183,051	Based on an estimate for known projects from Permit Records
<b>Projected Incremental TAV: Fiscal Year 2019/20</b>	<b>\$ 362,928,257</b>	

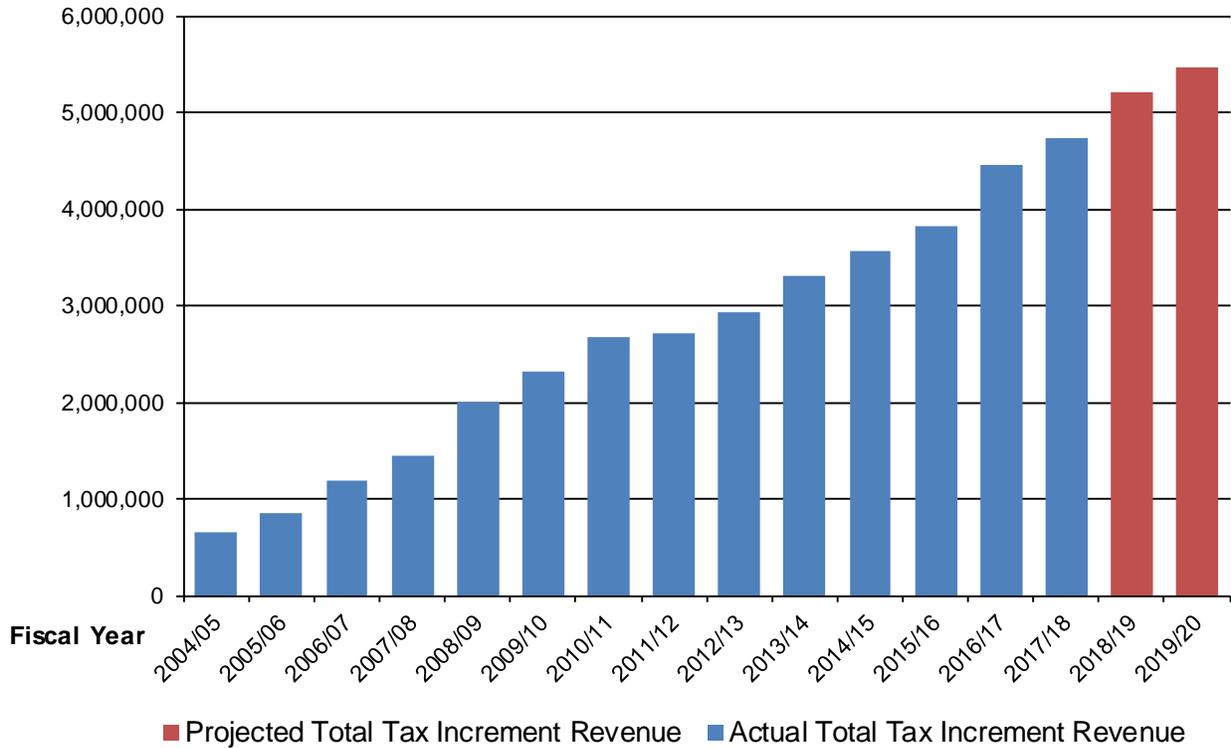
<b>2019/20 Tax Assessed Value Base and Growth</b>		
URA Frozen Base TAV	\$ 437,507,294	
Projected Incremental TAV: Fiscal Year 2019/20	\$ 362,928,257	
<b>URA Total Estimated TAV: Fiscal Year 2019/20</b>	<b>\$ 800,435,551</b>	<b>Forecast</b>

<b>Projected URA Tax Revenue</b>		
Projected URA Tax Rate	\$ 15.68	
Calculated URA Tax (before Adjustments)	\$ 5,691,600	
Less: Discounts and Delinquencies	\$ (318,400)	Uncollected taxes estimated as a Percent of Tax
Plus: Delinquent Collections and Penalties	\$ 88,400	A projection based on a percent of the average actual collections, plus interest penalty
<b>Projected URA Tax Revenue: Fiscal Year 2019/20</b>	<b>\$ 5,461,600</b>	

**Legend**

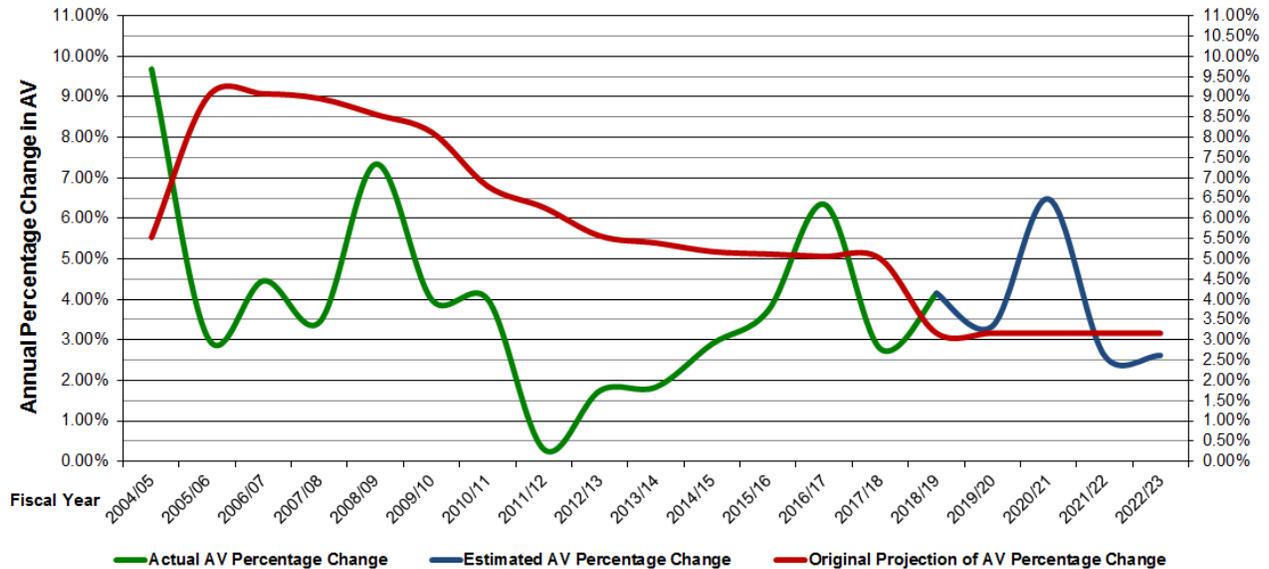
URA = Rockwood-West Gresham Urban Renewal Area  
TAV = URAs Taxable Assessed Value

**Rockwood-West Gresham Urban Renewal Area  
Total Tax Revenue Proceeds  
Actual and Projected**



The noticeable uptick in development activity in two of the last three years in the Rockwood-West Gresham Urban Renewal Area is expected to moderate in fiscal year 2019/20. The current fiscal year 2018/19 tax resources reflect the region’s recent robust economy, with an upward trend of real growth from both an increase in assessed value of existing properties, and construction activity coming on the assessment rolls. The economy is showing signs of slowing, which is reflected in next fiscal year’s lower revenue growth outlook. Tax proceeds languished starting in fiscal year 2010/11 in the aftermath of the Great Recession. The recession flattened and declined assessed values, as well as stalled development-related assessed value growth for a number of years. The upward trend over the past few years in assessed value is expected to continue, though at a slower pace. New construction activity is expected to continue to generate assessed value growth at least into the near future. Projections indicate temperate activity in fiscal years 2018/19 and 2019/20. Further into the future revenue projections are less clear.

**Rockwood-West Gresham Urban Renewal Area  
Incremental Assessed Value  
Year-to-Year Percentage Change  
Comparison of Original to Current Projections**



The recent robust annual upward trend of assessed value (AV) growth (green line: fiscal years 2011/12 through 2016/17) is moderating but remains healthy. The recent sustained trend in AV growth, of a steady increase each year in AV growth as the economy recovers from the Great Recession, is somewhat unusual. AV change is generally quite volatile, depending as it does on the opportunities of development. Without evidence in the form of building permits, which denote only the near future, long-term growth in construction-generated AV for a particular geographical area is difficult to predict with accuracy. As demonstrated during the last decade (green line) in the graphic above, actual AV percentage change is generally quite volatile, with a wide percentage change from year to year. Explosive growth is fueled by episodes of capital spending, productivity improvements, and infusions of private debt. The “new normal” average percentage trend for economic growth in the region is thought to be lower than pre-recession times. Currently, there is promising, but not extensive, development activity on the near horizon. The current assumption is routine growth in the neighborhood of 2.5 percent (blue line). The forecast shown above assumed that the Catalyst Site would start to generate AV beginning in fiscal year 2020/21, which explains the spike in the AV percentage (blue line: fiscal year 2020/21), however, most of this AV growth is now likely to be deferred until fiscal year 2021/22. The chance of an additional major spike in revenue when a large development is added to the assessment rolls is becoming less likely as the Rockwood-West Gresham Urban Renewal Area’s (URA) time grows short. The red line demonstrates the assumption of the original forecast for AV growth. It should be assumed that the full financial potential of the URA, as originally forecast, will not be reached by fiscal year 2022/23. The single most identifiable reason would be the Great Recession and the lost years during the recovery.

## BUDGET DEVELOPMENT PROCESS

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Key steps related to the Gresham Redevelopment Commission budget development process are described below.

### Process Design – *July/August*

- Review and evaluate prior year's process
- Establish outline of process for the upcoming year

### Fund Evaluation and Financial Forecasting – *September/October*

- Review year-end close information
- Evaluate financial status of Urban Renewal
- Develop revenue forecasts for Urban Renewal funding

### Develop Budget Proposal – *November/December/January*

- Urban Renewal staff completes their estimates of next year's operating costs
- Budget proposal supports adopted Gresham Redevelopment Commission Work Plan
- Budget proposal adjusted based on revenue forecast and other funding constraints
- Capital Improvement Program (CIP) projects for the Rockwood-West Gresham Urban Renewal Area are developed based on the goals set forth in the Rockwood-West Gresham Renewal Plan approved by Gresham voters in November 2003

### Balance Funds and Finalize Proposed Budget – *March/April*

- CIP reviewed by City of Gresham Planning Commission, Gresham Redevelopment Commission Advisory Committee, and Gresham Redevelopment Commission
- Proposed budget prepared
- First year of 5-year CIP is incorporated into annual budget

### Gresham Redevelopment Commission Budget Committee Deliberates on Proposed Budget – *April/May*

- Budget Committee composed of the seven-member Gresham City Council serving as the Gresham Redevelopment Commission, and seven members of the Gresham Redevelopment Commission Advisory Committee who reside in Gresham
- Budget Committee meets one evening to consider and approve proposed budget
- Public invited to attend meeting and provide comment on proposed budget
- Budget Committee may make revisions to proposed budget
- Budget Committee reviews the first year of the 5-year CIP
- Budget Committee approves budget, which may include revisions

Gresham Redevelopment Commission Recommends 5-Year CIP to the Gresham City Council –  
*May*

- Proposed CIP projects for the Rockwood-West Gresham Urban Renewal Area (URA) are included in the City of Gresham’s 5-year CIP
- Gresham Redevelopment Commission recommends proposed 5-year CIP to Gresham City Council

CIP Adoption – *May/June*

- Gresham City Council public hearing and enactment reading for final adoption of 5-year CIP

Budget Adoption – *June*

- Gresham Redevelopment Commission holds public hearing to receive public comment on approved budget prior to their deliberations and adoption of budget
- Commission may choose to revise the budget within statutory restrictions prior to adoption

Budget Implementation – *July*

- All local governments in Oregon begin their fiscal year on July 1
- Budget is implemented as adopted

Budget Amendments - *During fiscal year, as needed*

- Amendments may occur if authorized by action of the Gresham Redevelopment Commission or, depending on the requested amendment, by action of the Gresham City Council, as dictated by Oregon budget law
- Supplemental budget is required to spend unanticipated revenues or to create a transfer between funds
- Adjustments may require a public hearing, authorization by the Gresham Redevelopment Commission and/or authorization by the Gresham City Council, as dictated by Oregon budget law

## GRESHAM REDEVELOPMENT COMMISSION WORK PLAN

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Since calendar year 2010, the Gresham Redevelopment Commission (GRDC) has adopted a Work Plan that identifies projects to be completed in the Rockwood-West Gresham Urban Renewal Area during the calendar year. The projects in the Work Plan support the goals identified in the Rockwood-West Gresham Renewal Plan approved by Gresham voters on November 4, 2003.

### 2019 WORK PLAN PROJECT SUMMARY

#### **One Gresham: Urban Redevelopment (Rockwood Rising):**

This project will continue the GRDC's efforts to redevelop the former Fred Meyer site at Southeast 187<sup>th</sup> Avenue and Stark Street. Now that phase 1 of the project is under construction, we will focus our work on the following two components:

- Support the developer in its efforts to secure financing necessary to complete phases 2 and 3, while also monitoring construction progress on phase 1, and;
- Engage with community groups, stakeholders, and the general public about the project's leasing opportunities for emerging entrepreneurs. The goal is to ensure a broad cross-section of community groups are represented in the Market Hall as tenants, while providing them with the wrap-around services necessary to support their success. Strategies include partnering with community organizations and communities of color to create a stakeholder advisory committee that can provide feedback to the developer regarding leasing and tenaning considerations, in order to ensure that the project's tenants meet the needs of local residents from all backgrounds.

The 2019 GRDC Work Plan, along with project updates and related information, is available on the City of Gresham website and can be accessed from the following link: <https://greshamoregon.gov/Gresham-Redevelopment-Commission-Work-Plan/>.

# Rockwood-West Gresham Urban Renewal Area

## Zoning/Land Use

### Corridor District

- Community Commercial
- Moderate Commercial
- Station Center
- Station Center Ruby Junction Overlay
- Rockwood Town Center
- Corridor Multi-Family

Corridor Mixed Use

### Industrial Lands

- General Industrial
- Heavy Industrial

### Residential

- Low Density Residential - 5
- Transition Residential
- Transit Low Density Residential

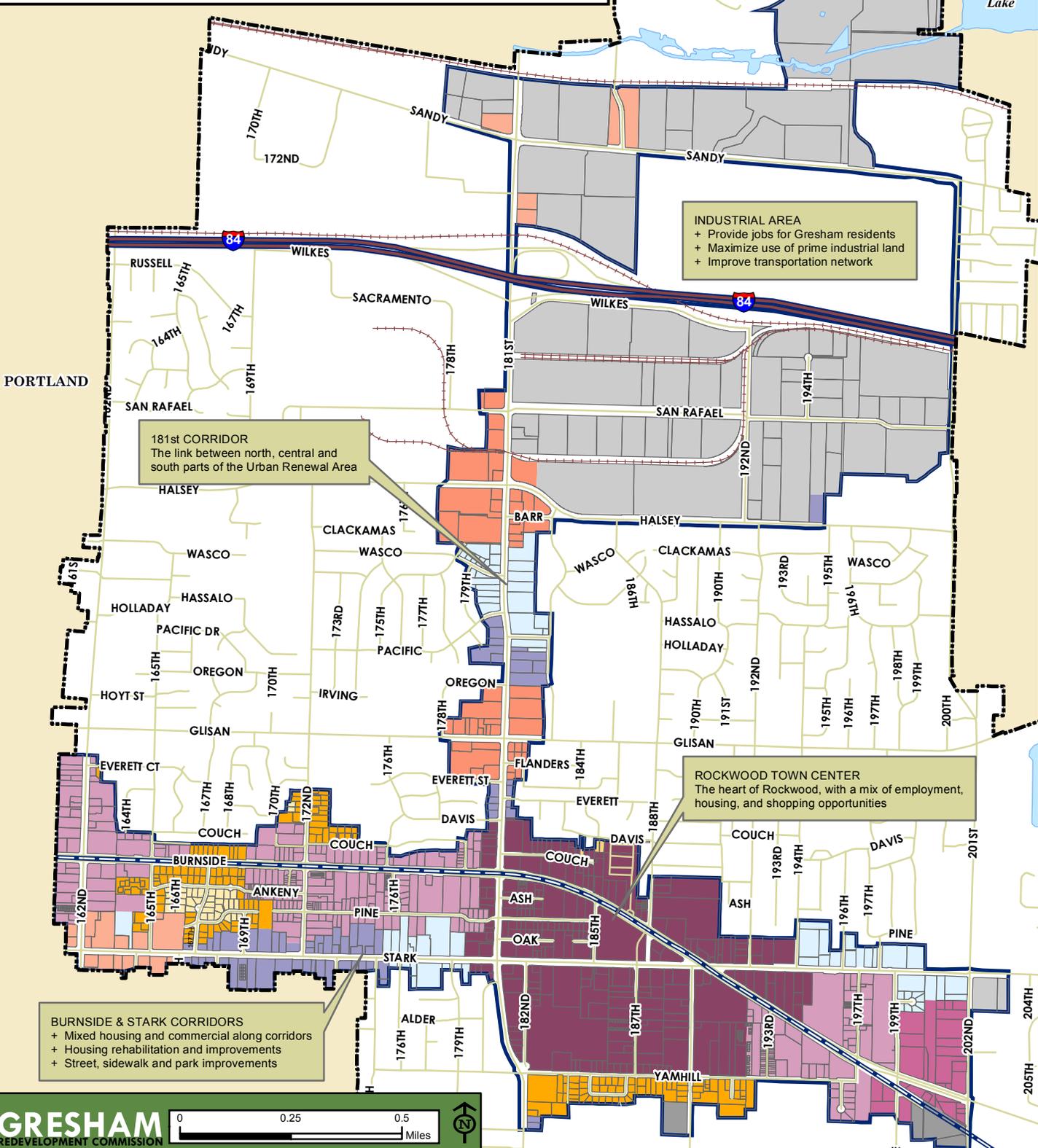
UR Area Boundary

Gresham City Limits

MAX Light Rail

Rail Line

PORTLAND



**INDUSTRIAL AREA**  
 + Provide jobs for Gresham residents  
 + Maximize use of prime industrial land  
 + Improve transportation network

**181st CORRIDOR**  
 The link between north, central and south parts of the Urban Renewal Area

**ROCKWOOD TOWN CENTER**  
 The heart of Rockwood, with a mix of employment, housing, and shopping opportunities

**BURNSIDE & STARK CORRIDORS**  
 + Mixed housing and commercial along corridors  
 + Housing rehabilitation and improvements  
 + Street, sidewalk and park improvements

**GRESHAM**  
 REDEVELOPMENT COMMISSION



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**Rockwood-West Gresham Urban Renewal Adopted Budget  
FY 2019/20**

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	<b>FY 2019/20 Appropriations</b>
<b>Rockwood UR Capital Proj. Fund</b>	
Urban Renewal District	14,507,000
Contingency	500,000
<i>Total Rockwood UR Capital Proj. Fund Appropriation</i>	<u>15,007,000</u>
Unappropriated	<u>2,739,900</u>
<b>Total Rockwood UR Capital Proj. Fund Requirements</b>	<b><u><u>17,746,900</u></u></b>
<b>Rockwood UR Debt Service Fund</b>	
Debt Service	8,180,000
<i>Total Rockwood UR Debt Service Fund Appropriation</i>	<u>8,180,000</u>
Unappropriated	<u>5,397,800</u>
<b>Total Rockwood UR Debt Service Fund Requirements</b>	<b><u><u>13,577,800</u></u></b>
<b>FY 2019/20 Budget in Aggregate:</b>	<u><u>31,324,700</u></u>

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## Resources and Requirements All Funds

	2016/17 Actual	2017/18 Actual	2018/19 Budget	2019/20 Commission Proposed	2019/20 Commission Approved	2019/20 Commission Adopted
<b>Resources</b>						
Taxes	4,455,108	4,736,373	5,198,900	5,461,700	5,461,700	5,461,700
Intergovernmental Revenue	69,102	59,626	2,049,900	2,090,000	2,090,000	2,090,000
Charges for Services	11,049	33,766	511,800	550,000	550,000	550,000
Interest Income	177,871	209,132	130,000	129,200	129,200	129,200
Miscellaneous Income	650,000	32,704	0	0	0	0
Other Resources	0	1,000,000	14,397,300	14,457,000	14,457,000	14,457,000
Beginning Balance	13,176,078	11,183,409	8,394,100	8,636,800	8,636,800	8,636,800
<b>Total Resources</b>	<u>18,539,208</u>	<u>17,255,010</u>	<u>30,682,000</u>	<u>31,324,700</u>	<u>31,324,700</u>	<u>31,324,700</u>
 <b>Requirements</b>						
Urban Renewal District	<u>3,614,701</u>	<u>1,705,600</u>	<u>14,425,700</u>	<u>14,507,000</u>	<u>14,507,000</u>	<u>14,507,000</u>
Total Operations	3,614,701	1,705,600	14,425,700	14,507,000	14,507,000	14,507,000
Contingency	0	0	500,000	500,000	500,000	500,000
Debt Service	3,741,098	3,741,441	8,732,200	8,180,000	8,180,000	8,180,000
Unappropriated	<u>11,183,409</u>	<u>11,807,969</u>	<u>7,024,100</u>	<u>8,137,700</u>	<u>8,137,700</u>	<u>8,137,700</u>
Total Non-operating	14,924,507	15,549,410	16,256,300	16,817,700	16,817,700	16,817,700
<b>Total Requirements</b>	<u>18,539,208</u>	<u>17,255,010</u>	<u>30,682,000</u>	<u>31,324,700</u>	<u>31,324,700</u>	<u>31,324,700</u>

## Resources and Requirements By Fund

	2016/17 Actual	2017/18 Actual	2018/19 Budget	2019/20 Commission Proposed	2019/20 Commission Approved	2019/20 Commission Adopted
<b>Resources</b>						
<b>950 Rockwood UR Capital Proj. Fund</b>						
Intergovernmental Revenue	0	0	2,000,000	2,050,000	2,050,000	2,050,000
Charges for Services	11,049	33,766	511,800	550,000	550,000	550,000
Interest Income	32,013	14,847	12,000	9,800	9,800	9,800
Miscellaneous Income	650,000	32,704	0	0	0	0
Other Resources	0	1,000,000	14,397,300	14,457,000	14,457,000	14,457,000
Beginning Balance	4,167,781	1,246,142	528,400	680,100	680,100	680,100
<b>Total Rockwood UR Capital Proj. Fund</b>	<b><u>4,860,843</u></b>	<b><u>2,327,459</u></b>	<b><u>17,449,500</u></b>	<b><u>17,746,900</u></b>	<b><u>17,746,900</u></b>	<b><u>17,746,900</u></b>
 <b>Requirements</b>						
Urban Renewal District	<u>3,614,701</u>	<u>1,705,600</u>	<u>14,425,700</u>	<u>14,507,000</u>	<u>14,507,000</u>	<u>14,507,000</u>
Total	3,614,701	1,705,600	14,425,700	14,507,000	14,507,000	14,507,000
Contingency	0	0	500,000	500,000	500,000	500,000
Unappropriated	<u>1,246,142</u>	<u>621,859</u>	<u>2,523,800</u>	<u>2,739,900</u>	<u>2,739,900</u>	<u>2,739,900</u>
Total	1,246,142	621,859	3,023,800	3,239,900	3,239,900	3,239,900
<b>Total Rockwood UR Capital Proj. Fund</b>	<b><u>4,860,843</u></b>	<b><u>2,327,459</u></b>	<b><u>17,449,500</u></b>	<b><u>17,746,900</u></b>	<b><u>17,746,900</u></b>	<b><u>17,746,900</u></b>

## Resources

	2016/17	2017/18	2018/19	2019/20	2019/20	2019/20
	Actual	Actual	Budget	Commission Proposed	Commission Approved	Commission Adopted
<b>FUND: Rockwood UR Capital Proj. Fund</b>						
<u>Intergovernmental Revenue</u>						
Other	0	0	2,000,000	2,050,000	2,050,000	2,050,000
TOTAL Intergovernmental Revenue	0	0	2,000,000	2,050,000	2,050,000	2,050,000
<u>Charges for Services</u>						
Capital Program Reimburse	0	0	500,000	500,000	500,000	500,000
Miscellaneous	11,049	33,766	11,800	50,000	50,000	50,000
TOTAL Charges for Services	11,049	33,766	511,800	550,000	550,000	550,000
<u>Miscellaneous Income</u>						
Investment Interest	32,013	14,847	12,000	9,800	9,800	9,800
Sale of Fixed Assets	650,000	0	0	0	0	0
Miscellaneous Income	0	32,704	0	0	0	0
TOTAL Miscellaneous Income	682,013	47,551	12,000	9,800	9,800	9,800
<u>Other Resources</u>						
Line of Credit	0	0	14,397,300	14,457,000	14,457,000	14,457,000
Tax Exempt-Line of Credit	0	1,000,000	0	0	0	0
Beginning Balance	4,167,781	1,246,142	528,400	680,100	680,100	680,100
TOTAL Other Resources	4,167,781	2,246,142	14,925,700	15,137,100	15,137,100	15,137,100
<b>Total Rockwood UR Capital Proj.</b>	<b>4,860,843</b>	<b>2,327,459</b>	<b>17,449,500</b>	<b>17,746,900</b>	<b>17,746,900</b>	<b>17,746,900</b>

## Requirements

	2016/17 Actual	2017/18 Actual	2018/19 Budget	2019/20 Commission Proposed	2019/20 Commission Approved	2019/20 Commission Adopted
<b>Fund: Rockwood UR Capital Proj. Fund</b>						
OPERATIONS						
Prof and Tech Services						
City contractual services	1,195,300	1,197,600	2,000,300	2,109,400	2,109,400	2,109,400
City Construction Service	2,384,500	508,000	12,425,400	12,397,600	12,397,600	12,397,600
City Debt Refinancing	34,901	0	0	0	0	0
Total Prof and Tech Services	<u>3,614,701</u>	<u>1,705,600</u>	<u>14,425,700</u>	<u>14,507,000</u>	<u>14,507,000</u>	<u>14,507,000</u>
Unappropriated						
Unappropriated	<u>1,246,142</u>	<u>621,859</u>	<u>2,523,800</u>	<u>2,739,900</u>	<u>2,739,900</u>	<u>2,739,900</u>
Total Unappropriated	<u>1,246,142</u>	<u>621,859</u>	<u>2,523,800</u>	<u>2,739,900</u>	<u>2,739,900</u>	<u>2,739,900</u>
Contingency						
Contingency	<u>0</u>	<u>0</u>	<u>500,000</u>	<u>500,000</u>	<u>500,000</u>	<u>500,000</u>
Total Contingency	<u>0</u>	<u>0</u>	<u>500,000</u>	<u>500,000</u>	<u>500,000</u>	<u>500,000</u>
<b>Total Rockwood UR Capital Proj.</b>	<u><u>4,860,843</u></u>	<u><u>2,327,459</u></u>	<u><u>17,449,500</u></u>	<u><u>17,746,900</u></u>	<u><u>17,746,900</u></u>	<u><u>17,746,900</u></u>

## Resources and Requirements By Fund

	2016/17 Actual	2017/18 Actual	2018/19 Budget	2019/20 Commission Proposed	2019/20 Commission Approved	2019/20 Commission Adopted
<b>Resources</b>						
<b>951 Rockwood UR Debt Service Fund</b>						
Taxes	4,455,108	4,736,373	5,198,900	5,461,700	5,461,700	5,461,700
Intergovernmental Revenue	69,102	59,626	49,900	40,000	40,000	40,000
Interest Income	145,858	194,285	118,000	119,400	119,400	119,400
Beginning Balance	9,008,297	9,937,267	7,865,700	7,956,700	7,956,700	7,956,700
<b>Total Rockwood UR Debt Service Fund</b>	<b><u>13,678,365</u></b>	<b><u>14,927,551</u></b>	<b><u>13,232,500</u></b>	<b><u>13,577,800</u></b>	<b><u>13,577,800</u></b>	<b><u>13,577,800</u></b>
<b>Requirements</b>						
Debt Service	3,741,098	3,741,441	8,732,200	8,180,000	8,180,000	8,180,000
Unappropriated	9,937,267	11,186,110	4,500,300	5,397,800	5,397,800	5,397,800
Total	13,678,365	14,927,551	13,232,500	13,577,800	13,577,800	13,577,800
<b>Total Rockwood UR Debt Service Fund</b>	<b><u>13,678,365</u></b>	<b><u>14,927,551</u></b>	<b><u>13,232,500</u></b>	<b><u>13,577,800</u></b>	<b><u>13,577,800</u></b>	<b><u>13,577,800</u></b>

## Resources

	2016/17	2017/18	2018/19	2019/20	2019/20	2019/20
	Actual	Actual	Budget	Commission Proposed	Commission Approved	Commission Adopted
<b>FUND: Rockwood UR Debt Service Fund</b>						
<u>Taxes</u>						
Special Assessment	0	12,323	0	0	0	0
Current	4,368,086	4,636,703	5,069,300	5,373,200	5,373,200	5,373,200
Delinquent	85,707	84,771	129,100	88,000	88,000	88,000
Interest	1,315	2,576	500	500	500	500
<b>TOTAL Taxes</b>	<u>4,455,108</u>	<u>4,736,373</u>	<u>5,198,900</u>	<u>5,461,700</u>	<u>5,461,700</u>	<u>5,461,700</u>
<u>Intergovernmental Revenue</u>						
Federal interest subsidy	69,102	59,626	49,900	40,000	40,000	40,000
<b>TOTAL Intergovernmental Revenue</b>	<u>69,102</u>	<u>59,626</u>	<u>49,900</u>	<u>40,000</u>	<u>40,000</u>	<u>40,000</u>
<u>Miscellaneous Income</u>						
Investment Interest	145,858	194,285	118,000	119,400	119,400	119,400
<b>TOTAL Miscellaneous Income</b>	<u>145,858</u>	<u>194,285</u>	<u>118,000</u>	<u>119,400</u>	<u>119,400</u>	<u>119,400</u>
<u>Other Resources</u>						
Beginning Balance	9,008,297	9,937,267	7,865,700	7,956,700	7,956,700	7,956,700
<b>TOTAL Other Resources</b>	<u>9,008,297</u>	<u>9,937,267</u>	<u>7,865,700</u>	<u>7,956,700</u>	<u>7,956,700</u>	<u>7,956,700</u>
<b>Total Rockwood UR Debt Service</b>	<u><u>13,678,365</u></u>	<u><u>14,927,551</u></u>	<u><u>13,232,500</u></u>	<u><u>13,577,800</u></u>	<u><u>13,577,800</u></u>	<u><u>13,577,800</u></u>

## Requirements

	2016/17 Actual	2017/18 Actual	2018/19 Budget	2019/20 Commission Proposed	2019/20 Commission Approved	2019/20 Commission Adopted
<b>Fund: Rockwood UR Debt Service Fund</b>						
OPERATIONS						
Contracts						
Principal	0	1,546,405	4,500,000	1,724,000	1,724,000	1,724,000
Interest	0	418,493	511,000	69,000	69,000	69,000
Total Contracts	0	1,964,898	5,011,000	1,793,000	1,793,000	1,793,000
Bonds						
Principal	2,811,484	1,369,387	3,028,800	5,323,000	5,323,000	5,323,000
Interest	929,614	407,156	690,400	1,063,000	1,063,000	1,063,000
Sale Costs/Loan Fees	0	0	2,000	1,000	1,000	1,000
Total Bonds	3,741,098	1,776,543	3,721,200	6,387,000	6,387,000	6,387,000
Unappropriated						
Unappropriated	9,937,267	11,186,110	4,500,300	5,397,800	5,397,800	5,397,800
Total Unappropriated	9,937,267	11,186,110	4,500,300	5,397,800	5,397,800	5,397,800
<b>Total Rockwood UR Debt Service</b>	<b>13,678,365</b>	<b>14,927,551</b>	<b>13,232,500</b>	<b>13,577,800</b>	<b>13,577,800</b>	<b>13,577,800</b>



# ADOPTED CAPITAL IMPROVEMENT PROGRAM

Fiscal Years  
2019/20 to 2023/24

CITY OF GRESHAM

## Funded Projects

### *Overview*

The 1,211-acre Rockwood-West Gresham Urban Renewal Area (URA) was established by city-wide vote in November 2003. The Rockwood-West Gresham Renewal Plan is a 20-year plan aimed at improving public infrastructure, attracting private investment, adding quality jobs, housing and services to the area. The Gresham Redevelopment Commission (GRDC) is made up of members of Gresham's City council and serves as the final decision-making body. A citizen advisory committee also reviews proposed projects and policies and makes recommendations to the GRDC.

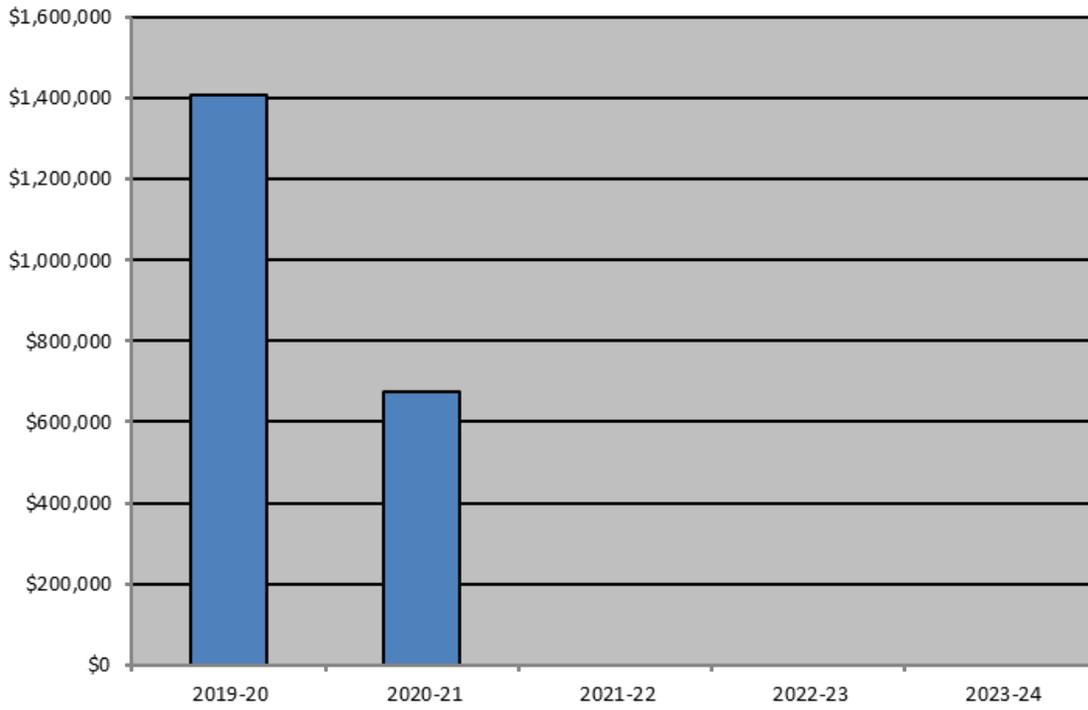
The following capital improvement projects implement the goals of the Rockwood-West Gresham Renewal Plan. To carry out the capital projects the GRDC entered into an agreement with the City of Gresham. Thus, the URA projects are included in the City's CIP and are subject to the same review process as all other City CIP projects.

### *Highlights*

Significant capital improvement projects include:

1. Now that design work on the Rockwood Rising project on the Catalyst Site at 18535 SE Stark Street is complete, move the project into the construction phase. Efforts related to community engagement and tenant recruitment will continue (UR1043).
2. Leverage grant funding to improve and upgrade Sandy Boulevard, a major arterial in the industrial area (UR1047).
3. Design and construct a neighborhood urban plaza that will provide a neighborhood urban space for events and passive recreation (UR1055).

### Urban Renewal Expenditure Graph by Fiscal Year



Urban Renewal Funded Summary									
Project	Project Name	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Total	
UR1043	Catalyst Site	11,455,066	450,000	675,000	0	0	0	12,580,066	
UR1047	Sandy Boulevard Improvements	5,819,563	928,032	0	0	0	0	6,747,595	
UR1053	Stark Street Property Redevelopment	20,000	0	0	0	0	0	20,000	
UR1054	Sunrise Site	50,000	0	0	0	0	0	50,000	
UR1055	Rockwood Urban Plaza	865,755	28,570	0	0	0	0	894,325	
<b>Grand Total</b>		<b>18,210,384</b>	<b>1,406,602</b>	<b>675,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20,291,986</b>	

Urban Renewal Funded Summary by Resource							
Description	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Total
Debt-SDC	1,684,894	663,215	0	0	0	0	2,348,109
Dev/SDC Credit	365,755	12,070	0	0	0	0	377,825
Grant	3,166,448	300,000	0	0	0	0	3,466,448
SDC	675,000	280,317	0	0	0	0	955,317
Streetlight	50,000	0	0	0	0	0	50,000
Transportation	0	1,000	0	0	0	0	1,000
Urban Renewal	12,268,287	150,000	675,000	0	0	0	13,093,287
<b>Grand Total</b>	<b>18,210,384</b>	<b>1,406,602</b>	<b>675,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20,291,986</b>

Urban Renewal Funded Resource Detail										
Project	Project Name	Description	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Total	
UR1043	Catalyst Site	Grant	0	300,000	0	0	0	0	300,000	
		Urban Renewal	11,455,066	150,000	675,000	0	0	0	12,280,066	
<b>UR1043 Total</b>			<b>11,455,066</b>	<b>450,000</b>	<b>675,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,580,066</b>	
UR1047	Sandy Boulevard Improvements	Debt-SDC	1,684,894	663,215	0	0	0	0	2,348,109	
		Grant	3,166,448	0	0	0	0	0	3,166,448	
		SDC	175,000	263,817	0	0	0	0	438,817	
		Streetlight	50,000	0	0	0	0	0	50,000	
		Transportation	0	1,000	0	0	0	0	1,000	
		Urban Renewal	743,221	0	0	0	0	0	743,221	
<b>UR1047 Total</b>			<b>5,819,563</b>	<b>928,032</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,747,595</b>	
UR1053	Stark Street Property Redevelopment	Urban Renewal	20,000	0	0	0	0	0	20,000	
<b>UR1053 Total</b>			<b>20,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20,000</b>	
UR1054	Sunrise Site	Urban Renewal	50,000	0	0	0	0	0	50,000	
<b>UR1054 Total</b>			<b>50,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50,000</b>	
UR1055	Rockwood Urban Plaza	Dev/SDC Credit	365,755	12,070	0	0	0	0	377,825	
		SDC	500,000	16,500	0	0	0	0	516,500	
<b>UR1055 Total</b>			<b>865,755</b>	<b>28,570</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>894,325</b>	
<b>Grand Total</b>			<b>18,210,384</b>	<b>1,406,602</b>	<b>675,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20,291,986</b>	

**FUNDED PROJECT**  
**Urban Renewal**

**UR1043: Catalyst Site**

**Description:** Located in the heart of the Rockwood Town Center, the Gresham Redevelopment Commission purchased this 6.5 acre site for redevelopment. Formerly the home of Rockwood Fred Meyer, the site is now called the Catalyst Site. This project will cover capital costs associated with site redevelopment.

**Justification:** This project will help renew and revitalize the Rockwood Town Center, making it more appealing to private investment.

**Type of project:** Construction and renovation of facilities and supporting utilities.

**Partners:** Private development.



**Estimated Dollars:**

Funds	Description	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Total
<b>Resources</b>	Grant	0	300,000	0	0	0	0	300,000
	Urban Renewal	11,455,066	150,000	675,000	0	0	0	12,280,066
<b>Resources Total</b>		<b>11,455,066</b>	<b>450,000</b>	<b>675,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,580,066</b>
<b>Expenses</b>	Design/Const Admin	1,145,500	28,000	67,500	0	0	0	1,241,000
	Construction	9,975,966	408,900	587,800	0	0	0	10,972,666
	Admin (3%)	333,600	13,100	19,700	0	0	0	366,400
<b>Expenses Total</b>		<b>11,455,066</b>	<b>450,000</b>	<b>675,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,580,066</b>

**FUNDED PROJECT  
Urban Renewal**

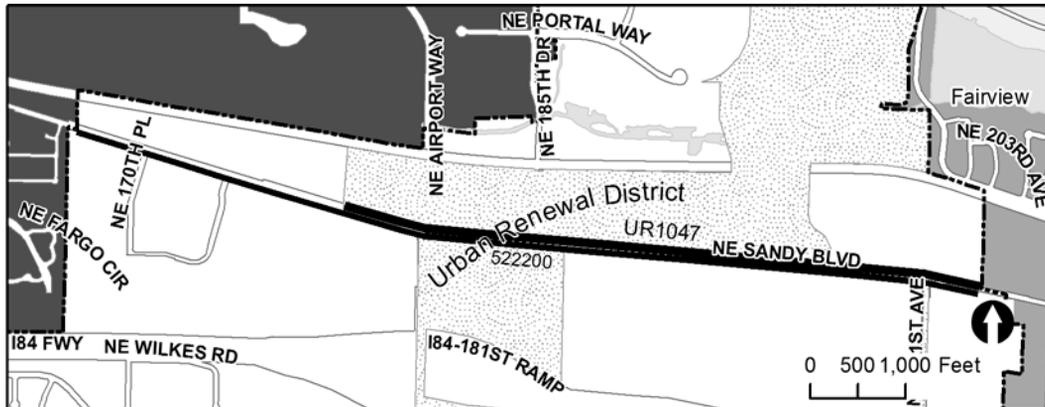
**UR1047: Sandy Boulevard Street Improvements**

**Description:** Sandy Boulevard is a major arterial through prime industrial land in the urban renewal area. To improve the function of the street network through the area, the project will update the road to current arterial standards. New and upgraded traffic signals may also be included. This project includes a grant from ODOT. SDC is stormwater (SDC project #WG-6) and Debt-SDC is transportation (SDC projects #32, #33, #PATHWAYS, and #SIGNAL OPS).

**Justification:** Attract new capital intensive industrial development to the urban renewal area.

**Type of Project:** Construction of facilities and utilities for growth.

**Partners:** City of Gresham Department of Environmental Services & future industrial development.



**Estimated Dollars:**

Funds	Description	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Total
<b>Resources</b>	Debt-SDC	1,684,894	663,215	0	0	0	0	2,348,109
	Grant	3,166,448	0	0	0	0	0	3,166,448
	SDC	175,000	263,817	0	0	0	0	438,817
	Streetlight	50,000	0	0	0	0	0	50,000
	Transportation	0	1,000	0	0	0	0	1,000
	Urban Renewal	743,221	0	0	0	0	0	743,221
<b>Resources Total</b>		<b>5,819,563</b>	<b>928,032</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,747,595</b>
<b>Expenses</b>	Design/Const Admin	733,400	116,900	0	0	0	0	850,300
	Construction	3,671,463	697,132	0	0	0	0	4,368,595
	Property Acq	700,000	0	0	0	0	0	700,000
	Admin (14%)	714,700	114,000	0	0	0	0	828,700
<b>Expenses Total</b>		<b>5,819,563</b>	<b>928,032</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,747,595</b>

**FUNDED PROJECT  
Urban Renewal**

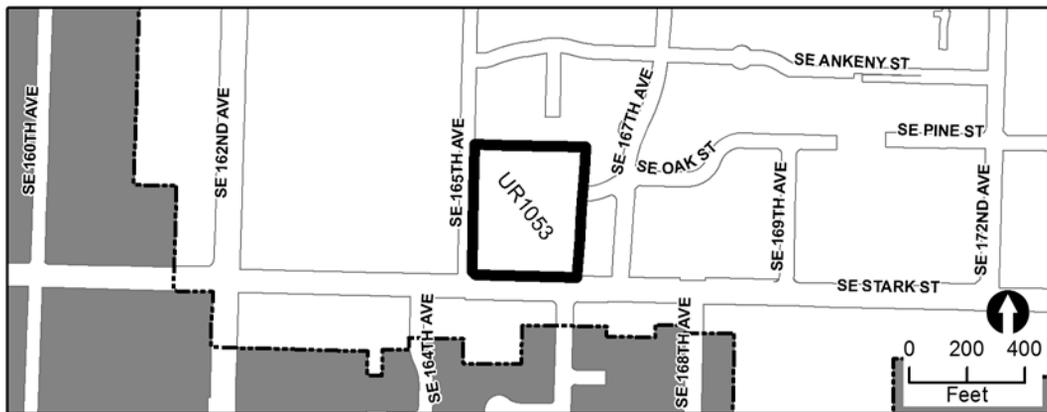
**UR1053: Stark Street Property Redevelopment**

**Description:** The Gresham Redevelopment Commission purchased this 3.8 acre site to accommodate the proposed Rockwood Boys and Girls Club (BGC) and Open Meadow School (OMS). Together, BGC and OMS occupy approximately 75% of the property, and the remainder will be redeveloped at a later date.

**Justification:** This project allows Boys and Girls Club and Open Meadow School to bring expanded youth services to Rockwood, as well as help renew and revitalize the Stark Street corridor, enhancing property values and attracting additional private investment.

**Type of project:** Construction and renovation of facilities and supporting public infrastructure.

**Partner:** Boys and Girls Club of Portland Metropolitan Area, Open Meadow School, Latino Network



**Estimated Dollars:**

Funds	Description	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Total
Resources	Urban Renewal	20,000	0	0	0	0	0	20,000
<b>Resources Total</b>		<b>20,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20,000</b>
Expenses	Design/Const Admin	1,000	0	0	0	0	0	1,000
	Construction	16,500	0	0	0	0	0	16,500
	Admin (14%)	2,500	0	0	0	0	0	2,500
<b>Expenses Total</b>		<b>20,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20,000</b>

**FUNDED PROJECT  
Urban Renewal**

**UR1054: Sunrise Site**

**Description:** This project will cover capital costs associated with site redevelopment, including on-going maintenance prior to redevelopment. In September 2016, the Gresham Redevelopment Commission purchased the 0.59-acre Asia Kitchen Chinese Restaurant property at 18801 E. Burnside St. and the adjacent 1.40-acre Sunrise Community Center parcel at 18901 E. Burnside St. The purchase will ensure quality redevelopment in a manner consistent with the goals of the Rockwood-West Gresham Renewal Plan and the Commission, as well as complement redevelopment of the Commission's adjacent Rockwood Rising Catalyst Site. The parcels are located to the northeast of the Rockwood Rising Catalyst Site and immediately east of the Rockwood/E. 188th Ave. MAX light rail station and together, they constitute one of the largest sites in the Rockwood Town Center.

**Justification:** This project will complement the adjacent Rockwood Rising Catalyst Site and help renew and revitalize the Rockwood Town Center, making it more appealing to private investment.

**Type of project:** Construction and renovation of facilities and supporting utilities.

**Partner:** Private development.



**Estimated Dollars:**

Funds	Description	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Total
Resources	Urban Renewal	50,000	0	0	0	0	0	50,000
<b>Resources Total</b>		<b>50,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50,000</b>
Expenses	Construction	43,860	0	0	0	0	0	43,860
	Admin (14%)	6,140	0	0	0	0	0	6,140
<b>Expenses Total</b>		<b>50,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50,000</b>

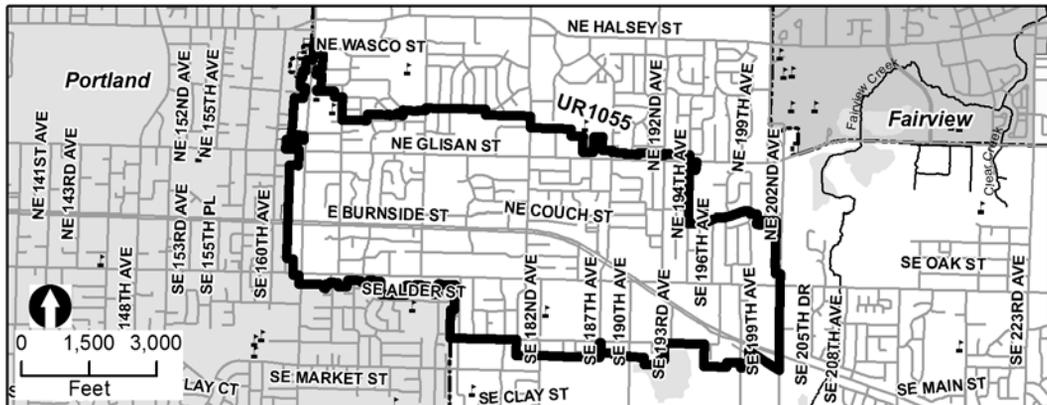
**FUNDED PROJECT  
Urban Renewal**

**UR1055: Rockwood Urban Plaza**

**Description:** This project will design and construct up to a 1-acre neighborhood urban plaza in the Rockwood Plan District. SDC Park project #19.

**Justification:** Development is needed to provide a neighborhood urban space for events and passive recreation.

**Type of project:** Design and construction of a neighborhood urban plaza for growth.



**Estimated Dollars:**

Funds	Description	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Total
Resources	Dev/SDC Credit	365,755	12,070	0	0	0	0	377,825
	SDC	500,000	16,500	0	0	0	0	516,500
<b>Resources Total</b>		<b>865,755</b>	<b>28,570</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>894,325</b>
Expenses	Construct/Reimburse	865,755	28,570	0	0	0	0	894,325
<b>Expenses Total</b>		<b>865,755</b>	<b>28,570</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>894,325</b>

# Carryover Projects

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Budgets for the Capital Improvement Program (CIP) projects are based on construction schedules put in place the previous fall. By spring, it is sometimes necessary to adjust the schedule for projects if they have been delayed by weather or other factors. Projects within the CIP that have not been completed by March are included in a listing of carryovers to be rebudgeted for the following fiscal year. This ensures that appropriations are available during the busy summer construction period. The appropriations are adjusted again in late summer, once the year-end accounting is complete, to eliminate unnecessary carryovers.

Listings of the requested CIP projects to be carried over to the 2019/20 fiscal year are included in the following tables. The total amount requested is \$105,209,715. Totals by fund are as follows:

Wastewater Collection & Treatment Plant	\$ 15,225,261
Water	9,375,931
Transportation	22,109,949
Footpaths & Bikeways	5,090,187
Parks, Trails & Open Space	200,000
General Development	27,756,737
Stormwater	7,342,457
<b>Urban Renewal</b>	<b>18,109,193</b>
Total	<u><u>\$105,209,715</u></u>

**CARRYOVER PROJECTS SUMMARY**  
**Urban Renewal**

Project	Project Name	Project Budget Consists of			Total Project Budget for FY19/20	Project Funding Consists of								
		Carryover from FY18/19	New FY19/20			Grant	Urban Renewal	Streetlight	Transportation	SDC	Debt-SDC	Dev/SDC Credit		
UR1043	Catalyst Site	11,396,203	450,000		11,846,203	300,000	11,546,203	0	0	0	0	0	0	0
UR1047	Sandy Boulevard Improvements	5,777,235	928,032		6,705,267	3,166,448	731,364	49,202	1,000	436,025	2,321,228	0	0	
UR1053	Stark Street Property Redevelopment	20,000	0	20,000	20,000	0	20,000	0	0	0	0	0	0	0
UR1054	Sunrise Site	50,000	0	50,000	50,000	0	50,000	0	0	0	0	0	0	0
UR1055	Rockwood Urban Plaza	865,755	28,570	894,325	894,325	0	0	0	0	516,500	0	0	377,825	
<b>Grand Total</b>		<b>18,109,193</b>	<b>1,406,602</b>	<b>19,515,795</b>	<b>19,515,795</b>	<b>3,466,448</b>	<b>12,347,567</b>	<b>49,202</b>	<b>1,000</b>	<b>952,525</b>	<b>2,321,228</b>	<b>0</b>	<b>377,825</b>	
					=									
					<b>Total Budget for FY19/20</b>									
					=									
					<b>19,515,795</b>									
					=									
					<b>19,515,795</b>									

## Chart of Accounts Structure in Fiscal Year 2019/20

The City will begin using a new Chart of Accounts structure in fiscal year 2019/20 as part of the implementation of the new Enterprise Resource Planning System (ERP) replacement project. The restructure will cause some funds related to the GRDC to have new numbers and/or names beginning in fiscal year 2019/20. In addition, certain revenues are being recategorized.

Changes related to fund names and/or numbers related to the GRDC include:

Fund 950 (GRDC) – Rockwood UR Capital Project Fund *will change to*  
Fund 930 – GRDC – Rockwood Capital Improvement Fund

Fund 951 (GRDC) – Rockwood UR Debt Service Fund *will change to*  
Fund 940 – GRDC – Rockwood Debt Service Fund

Fund 290 (City) – Urban Renewal Support Fund *will change to*  
Fund 290 – Urban Renewal Fund

Fund 390 (City) – City UR Capital Improvement Fund *will change to*  
Fund 390 – Urban Renewal Capital Improvement Fund

Fund 450 (City) – City Backed Urban Renewal Fund *will change to*  
Fund 490 – Urban Renewal Debt Service Fund

Changes related to the categorization of revenues include:

Interest Income will be included within Miscellaneous Income rather than listed separately.

For consistency with prior years, most of the information within this document has been presented using the old fund names, numbers and account structure. However, the fiscal year 2019/20 budget must be adopted in the new chart of accounts. The reports shown here reflect the same data that is provided in other parts of the document, only with the display and categorizing of information in the new account structure. Consistent with Oregon Budget Law, only the Resources and Requirements reports are displayed.

## Resources and Requirements by Fund

All Funds	2016/17 Actual	2017/18 Actual	2018/19 Revised Budget	2019/20 Director Proposed	2019/20 Budget Committee Approved	2019/20 Commission Adopted
<b>Resources</b>						
Taxes	4,455,108	4,736,373	5,198,900	5,461,700	5,461,700	5,461,700
Intergovernmental	69,102	59,626	2,049,900	2,090,000	2,090,000	2,090,000
Charges for Services	11,049	33,766	511,800	550,000	550,000	550,000
Interest Income	177,871	32,704	130,000	-	-	-
Miscellaneous Income	650,000	209,132	-	129,200	129,200	129,200
Other Proceeds	-	1,000,000	14,397,300	14,457,000	14,457,000	14,457,000
Beginning Balance	13,176,078	11,183,409	8,394,100	8,636,800	8,636,800	8,636,800
<b>Total Resources</b>	<b><u>18,539,208</u></b>	<b><u>17,255,010</u></b>	<b><u>30,682,000</u></b>	<b><u>31,324,700</u></b>	<b><u>31,324,700</u></b>	<b><u>31,324,700</u></b>
<b>Requirements</b>						
GRDC	<u>3,614,701</u>	<u>1,705,600</u>	<u>14,425,700</u>	<u>14,507,000</u>	<u>14,507,000</u>	<u>14,507,000</u>
<i>Operating Total</i>	<u>3,614,701</u>	<u>1,705,600</u>	<u>14,425,700</u>	<u>14,507,000</u>	<u>14,507,000</u>	<u>14,507,000</u>
Debt Service	3,741,098	3,741,441	8,732,200	8,180,000	8,180,000	8,180,000
Interfund Transfers	-	-	-	-	-	-
Contingency	-	-	500,000	500,000	500,000	500,000
Unappropriated	<u>11,183,409</u>	<u>11,807,969</u>	<u>7,024,100</u>	<u>8,137,700</u>	<u>8,137,700</u>	<u>8,137,700</u>
<i>Non-Operating Total</i>	<u>14,924,507</u>	<u>15,549,410</u>	<u>16,256,300</u>	<u>16,817,700</u>	<u>16,817,700</u>	<u>16,817,700</u>
<b>Total Requirements</b>	<b><u>18,539,208</u></b>	<b><u>17,255,010</u></b>	<b><u>30,682,000</u></b>	<b><u>31,324,700</u></b>	<b><u>31,324,700</u></b>	<b><u>31,324,700</u></b>

## Resources and Requirements by Fund

GRDC - Rockwood Capital Improvement Fund	2016/17 Actual	2017/18 Actual	2018/19 Revised Budget	2019/20 Director Proposed	2019/20 Budget Committee Approved	2019/20 Commission Adopted
<b>Resources</b>						
Intergovernmental	-	-	2,000,000	2,050,000	2,050,000	2,050,000
Charges for Services	11,049	33,766	511,800	550,000	550,000	550,000
Interest Income	32,013	14,847	12,000	-	-	-
Miscellaneous Income	650,000	32,704	-	9,800	9,800	9,800
Financing Proceeds	-	1,000,000	14,397,300	14,457,000	14,457,000	14,457,000
Beginning Balance	4,167,781	1,246,142	528,400	680,100	680,100	680,100
<b>Total Resources</b>	<b><u>4,860,843</u></b>	<b><u>2,327,459</u></b>	<b><u>17,449,500</u></b>	<b><u>17,746,900</u></b>	<b><u>17,746,900</u></b>	<b><u>17,746,900</u></b>
<b>Requirements</b>						
GRDC	<u>3,614,701</u>	<u>1,705,600</u>	<u>14,425,700</u>	<u>14,507,000</u>	<u>14,507,000</u>	<u>14,507,000</u>
<i>Operating Total</i>	<u>3,614,701</u>	<u>1,705,600</u>	<u>14,425,700</u>	<u>14,507,000</u>	<u>14,507,000</u>	<u>14,507,000</u>
Contingency	-	-	500,000	500,000	500,000	500,000
Unappropriated	<u>1,246,142</u>	<u>621,859</u>	<u>2,523,800</u>	<u>2,739,900</u>	<u>2,739,900</u>	<u>2,739,900</u>
<i>Non-Operating Total</i>	<u>1,246,142</u>	<u>621,859</u>	<u>3,023,800</u>	<u>3,239,900</u>	<u>3,239,900</u>	<u>3,239,900</u>
<b>Total Requirements</b>	<b><u>4,860,843</u></b>	<b><u>2,327,459</u></b>	<b><u>17,449,500</u></b>	<b><u>17,746,900</u></b>	<b><u>17,746,900</u></b>	<b><u>17,746,900</u></b>

## Resources and Requirements by Fund

GRDC - Rockwood Debt Service Fund	2016/17	2017/18	2018/19	2019/20	2019/20	2019/20
	Actual	Actual	Revised Budget	Director Proposed	Budget Committee Approved	Commission Adopted
<b>Resources</b>						
Taxes	4,455,108	4,736,373	5,198,900	5,461,700	5,461,700	5,461,700
Intergovernmental	69,102	59,626	49,900	40,000	40,000	40,000
Interest Income	145,858	194,285	118,000	-	-	-
Miscellaneous Income	-	-	-	119,400	119,400	119,400
Beginning Balance	9,008,297	9,937,267	7,865,700	7,956,700	7,956,700	7,956,700
<b>Total Resources</b>	<b><u>13,678,365</u></b>	<b><u>14,927,551</u></b>	<b><u>13,232,500</u></b>	<b><u>13,577,800</u></b>	<b><u>13,577,800</u></b>	<b><u>13,577,800</u></b>
<b>Requirements</b>						
Debt Service	3,741,098	3,741,441	8,732,200	8,180,000	8,180,000	8,180,000
Unappropriated	9,937,267	11,186,110	4,500,300	5,397,800	5,397,800	5,397,800
<i>Non-Operating Total</i>	<i>13,678,365</i>	<i>14,927,551</i>	<i>13,232,500</i>	<i>13,577,800</i>	<i>13,577,800</i>	<i>13,577,800</i>
<b>Total Requirements</b>	<b><u>13,678,365</u></b>	<b><u>14,927,551</u></b>	<b><u>13,232,500</u></b>	<b><u>13,577,800</u></b>	<b><u>13,577,800</u></b>	<b><u>13,577,800</u></b>