

Wednesday, January 21, 2026  
7:00 p.m.  
Zoom Meeting  
See Below for Access Information

CITY OF GRESHAM

# Meeting Agenda | Finance Committee

Wednesday, January 21, 2026  
7:00 p.m.  
Zoom Meeting  
See Below for Access Information

Meeting log-in or call-in information to access the meeting:

Click the link to join:

<https://greshamoregon.zoom.us/j/89369188261?pwd=IzRQMxAXOHZ1uJQSirupwURob2R1qn.1>

Passcode: WbVGqf8bHq

One tap mobile :

+16699006833,,89369188261#,,,,\*2668534568# US (San Jose)

+12133388477,,89369188261#,,,,\*2668534568# US (Los Angeles)

Telephone: +1 669 900 6833 US or +1 213 338 8477 US or +1 253 215 8782 US or +1 646 876 9923 US

Webinar ID: 893 6918 8261

Passcode: 2668534568

## Meeting Date: January 21, 2026

### Agenda Executive Summary

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#### 2. Election of Chair

The Finance Committee Chair position is currently vacant due to a committee member resignation. This election will fill the position for the remainder of the term through June 30, 2026. According to Gresham Revised Code 2.18.060, committee members cannot hold the same leadership position for more than two terms. No current members of the committee have held the position of Chair.

***Requested Action: Election of Chair***

#### 5. Fiscal Year 2024/25 Audit Results

*Presented by Ashley Osten, Partner and Kevin Mullerleile, Director, Baker Tilly*

The City of Gresham contracted with Baker Tilly US, LLP to perform an independent audit of the City's financial statements for the prior fiscal year which ended on June 30, 2025. As is done each year, the audit firm has an opportunity for their representatives to address the Finance Committee.

***Requested Action: Information only***

#### 6. Annual Comprehensive Financial Report Review

*Presented by Susan Brown, Finance & Accounting Services Manager*

Ms. Brown will give a primer on the City's annual financial report and provide information about it. The Annual Comprehensive Financial Report (ACFR) can be accessed here: [2025 Annual Comprehensive Financial Report](#)

***Requested Action: Information only***

#### 7. Facility Lease – Police Training Facility

*Presented by Captain John Rasmussen and Lieutenant Ted Van Beek, Gresham Police Department*

The Police Department is working to secure a leased facility to be used as a training facility for the department. Cpt Rasmussen and Lt Van Beek will present the details of the proposed lease.

***Requested Action: Recommendation to City Council***

## **8. Budget Adjustment – Grant Accept & Appropriate**

*Presented by Bill Eggert, Budget Manager*

Mr. Eggert will provide an overview of the budget adjustment to Accept and Appropriate a grant from the Department of Homeland Security to be utilized for comprehensive health assessments for Gresham Firefighters and the purchase of two turnout washer-extractors to aid in cleaning contaminated gear.

***Requested Action: Recommendation to City Council***

## **9. Public Safety Levy Advisory Subcommittee Year 1 Report**

On November 18, 2025, the Public Safety Levy Advisory Subcommittee Chair, Heather Coleman Cox, presented a report from subcommittee to City Council detailing their work in 2025. The presentation can be accessed here:

[https://www.youtube.com/watch?v=mGO\\_l5b21nc](https://www.youtube.com/watch?v=mGO_l5b21nc)

***Requested Action: Information and Committee Discussion***

## **10. Property Tax Update**

*Presented by Ian Peterson, Sr Financial Analyst*

Mr. Peterson will provide an update and summary level information regarding the 2025 property tax data recently received from Multnomah County and will outline key areas of the more detailed review and analysis that is currently underway.

***Requested Action: Information and Committee Discussion***

## **11. FY 2025/26 Budget to Actual Report (Quarter 2)**

*Presented by Elizabeth McCann, Budget & Finance Director and Bill Eggert, Budget Manager*

Ms. McCann and Mr. Eggert will provide an overview of the FY 2025/26 Quarter 2 Budget to Actual Report.

***Requested Action: Information and Committee Discussion***

## **12. 2026 Finance/Budget Committee Calendar**

*Presented by Elizabeth McCann, Budget & Finance Director*

Ms. McCann will review the draft meeting schedule and agenda items for calendar year 2026.

***Requested Action: Information and Committee Discussion***

### 13. Project Updates

*Presented by Elizabeth McCann, Budget & Finance Director*

Committee members and staff will provide updates on the status of various projects and other key initiatives that are underway. This may include reporting on the activity of other committees or workgroups where relevant as well as special Finance Committee projects.

***Requested Action: Information and Committee Discussion***

Meeting Date: January 21, 2026  
Agenda Item: 4. Meeting Minutes – November 19, 2025

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Attached are the draft minutes for the November 19, 2025 Finance Committee meeting. Please review them prior to the meeting. Approval of the minutes will be included on the agenda.

**City of Gresham Finance Committee  
Wednesday, November 19, 2025, 7:00 p.m.  
Zoom Meeting Minutes**

**Finance Committee Members Present:**

Theresa Tschirky, Chair  
Mike Schultze, Vice-Chair  
Anisa Ali  
Faith Luch  
Nick McWilliams  
Preston Pace  
Rusty Allen

**Finance Committee Members Absent:**

**Council Liaison in Attendance:**

Janine Gladfelter

**Staff Members in Attendance:**

Elizabeth McCann, Director of Budget & Finance  
Ellen Van Riper, City Attorney  
Susan Brown, Finance & Accounting Services Manager  
Terry Augon, Treasury Analyst  
Sarah Kirk, Budget Analyst  
Tyler Harrington, Budget Analyst

Deanne Woodring, Government Portfolio Advisor

Christina Ott (Recording Secretary)

**1. Convene Meeting and Roll Call**

The meeting was convened at 7pm by Chair Tschirky.

**2. Public Comment**

None

**3. Meeting Minutes – October 15, 2025**

There was a motion made by Mr. Pace and seconded by Mr. McWilliams to:

**“Approve the meeting minutes as distributed.”**

**Motion passes unanimously.**

Ms. Tschirky informed the committee members that she would be resigning from the Finance Committee due to a pending move.

Councilor Gladfelter thanked Ms. Tschirky for her participation and service over her years on City committees.

#### **4. Ethics Training**

Attorney Van Riper began with her presentation.

*'Presentation can be seen as a part of Attachment A'.*

Council Gladfelter asked why media is allowed to attend executive sessions if they can't report on the information shared in the meeting.

Attorney Van Riper shared that the media serves as a watchdog on the public's behalf to ensure decisions are not being made. If the media feels that violations have been committed, they could report them to Oregon Government Ethics Commission (OGEC).

Attorney Van Riper continued with her presentation.

Mr. McWilliams asked for clarification regarding serial meetings and the thresholds for triggering a serial meeting.

Attorney Van Riper explained that smaller meetings that do not contain a quorum would be considered a serial meeting if information is conveyed from one group to the next. There is uncertainty around this type of situation, and legislation may be considered to provide clarification on this topic.

Attorney Van Riper continued with her presentation.

Ms. Tschirky shared that in preparation for the annual Finance Committee deliberations related to Mayor and Council compensation, that she annually prepared information about Council compensation at other entities. Ms. Tschirky asked Attorney Van Riper to confirm that she could meet with one other committee member after her resignation to pass on her information gathering process if anyone was interested, but not meet with multiple members and not violate any ethics rules.

Attorney Van Riper confirmed that was correct as long as the committee members don't discuss the information outside of the public meeting.



Throughout the presentation staff and members of the committee discussed specific examples relevant to the committee to ensure clarity of the topic presented by Attorney Van Riper.

## 5. Investment Performance Review

Ms. Woodring began with her presentation.

*'Presentation can be seen as a part of Attachment B'*

Ms Woodring, Ms. McCann, and Ms. Brown discussed some of the reasons that the City has a significant amount of cash to be invested and how that benefits the City in the long-term.

Ms. Woodring then opened it up to the committee for questions and comments. There were none.

## 6. Project Updates

Ms. McCann began sharing some updates:

- After conversation the committee decided to cancel the December Finance Committee meeting.
- The city is making an \$8 million contribution in December to the Public Employees Retirement System (PERS), with the state matching 25% (\$2 million) for a total of \$10 million. These funds will be invested and then given as a credit over the next 6 years against the City's PERS rates.
- Budget development is underway for the 2026-27 Fiscal Year.

Ms. Brown shared that the last of the field work for the auditors has concluded and is now under review and proceeding better than expected. The Accounting team is looking to provide a full draft to the auditors in the next week and be completely wrapped up by mid-December. The auditors will bring their report in January to the Committee.

## 7. Committee Business

During the beginning of the meeting, Chair Tschirky announced that she would be moving out of Gresham by the end of 2025. A new spot will be opening for the Finance Committee.

Ms. McCann asked if other committee members would appreciate a summary of the Year One report to council from the Levy Oversight committee. The committee agreed to get a summary of the report.

Chair Tschirky proclaimed she would love to have another session on the Urban Renewal

Districts Reeducation for an upcoming committee meeting. Ms. McCann informed the committee that there were plans for one being held in the spring.

**8. Good of the order**

None

**9. Meeting Adjournment**

The meeting was adjourned by Chair Tschirky at 8:21pm. The next Finance Committee meeting will be held on January 21, 2026 at 7pm.

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Mike Schultze, Vice-Chair

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Christina Ott, Recording Secretary



Gresham Finance Committee  
Public Meetings, Public Records, and Ethics

October 14, 2025  
Ellen Van Riper -- City Attorney

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# Why is this training Necessary?

- State and City Law require Public Officials to comply with applicable Ethics and Public Meetings/Records Laws
- Finance Committee members are Public Officials (ORS 244.020)



# What we will cover

- State Public Meetings/Records Laws
- Oregon State Ethics Laws
- City Laws contained in the GRC/Code of Ethics



# Takeaways from this training

- Conduct Finance Committee business in the sunlight.
- Understand that everything you write/record having to do with City business is subject to the Public Records Law and may be disclosed publicly.
- **Bring ethics concerns/issues to the Office of the City Manager or CAO *before* your Committee meetings!**

# Public Meetings Law

- The Oregon Public Meetings Law was enacted in 1973 (Watergate). This law, together with the Oregon Public Records Law, is the backbone of the state's policy of open government.
- **In sum, the public is entitled to know how the public's business is conducted. To that end, every person has the right to attend every public meeting of the City of Gresham** (does *not* give the public a right to participate in every meeting).
- A public meeting is the convening of any governing or advisory body (i.e., Finance Committee) for which a quorum is required to make or deliberate toward a decision or recommendation on any matter, or to gather information.

# Public Meetings Law

- The Finance Committee may not conduct business without a quorum present- a majority of its members.
- If there is a quorum of members present and making decisions or deliberating towards a recommendation or decision on any matter (wherever they are)- the Finance Committee is having a meeting!
- Violation of Public Meetings Law- **potential personal civil liability/voiding the Finance Committee's decisions and recommendations to the City Council** (any person affected by a violation can file a lawsuit to enforce its provisions).



# Public Meetings Law

- Serial meetings- series of communications among less than quorum of members, either directly or through an intermediary, which eventually includes a quorum of members.
- While the law specifically states that a *quorum* of a public body may not meet in private for the purposes of deciding on or deliberating towards a decision, the City Attorney's office strongly recommends that Finance Committee members not discuss an agenda item (or any other matter that might make its way before the Committee) with any other member, *regardless of whether a quorum of members is present or not.*

# Serial Meetings

## Actions to Avoid

- Texting/emailing fellow Committee members regarding Finance Committee business
- “Replying all” to such texts/emails
- Deliberating/meeting with individual members regarding Finance Committee business

Communicating with staff is fine, but members should address emails to staff only and not copy all members.

Staff should not be the “hub” of the wheel.

# Public Records Law

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Enacted in 1973.

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Similar to the Public Meetings Law, one of the purposes of the Public Records Law is to allow the public to know how the public's business is conducted.

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To that end, every person has the right (unless the City determines that there is an applicable exemption to disclosure) to inspect every public record of the City of Gresham.

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Public records include all writings relating to the conduct of the City's business- which includes handwritten notes, texts, social media posts, emails, reports, etc.

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# Public Records Law

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If you generate/store public records on your private device (e.g., personal laptop, personal cell phone):

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**Those records are also subject to disclosure.**



# Government Ethics

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Oregon's state government ethics law applies to public officials, their relatives, persons living in their household and businesses with which they are associated.

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Enforced by the Oregon Government Ethics Commission (OGEC). Sanctions range from letters of education/reprimand/explanation to the imposition of civil penalties and forfeitures.



# Oregon Government Ethics Commission Overview

- **Prohibited Use of Position or Office** (ORS 244.040)
- **Financial Interest in Public Contract** (ORS 244.047)
- **Conflicts of Interest** (ORS 244.020(1); ORS 244.020(13); ORS 244.120)

# Prohibited Use of Official Position

## ORS 244.040(1)

A public official must not use or attempt to use their position or office to obtain financial gain for the official (or a relative, member of the household, or an associated business) if that opportunity for the financial benefit would not otherwise be available but the position held by the public official.

Examples: identifying position to gain business or other favors; “flashing a badge;” driving a City vehicle to visit family out of state.

# Financial Interest in Public Contract ORS 244.047

A person who ceases to be a public official may not have a direct beneficial financial interest in a public contract approved by the governmental entity for *two years* after the date of its approval, *if* the person played a significant role in authorizing or approving (*i.e.*, selecting, executing, recommending, or approving) that public contract as a public official.



# Oregon Ethics Law

## Conflicts of Interest

ORS 244.020 (1) & (13)

A "conflict of interest" (COI) exists when participating in official action *would* (actual COI) or *could* (potential COI) result in a financial benefit or detriment to the public official, their relative or a business with which they are associated.

If met with an actual COI- cannot participate in the discussions or decision.

If met with a potential COI- after disclosing the potential conflict, may participate in the discussion and decision.

# Code of Ethics

Code of Ethics is contained within the Council Rules Chapter IV(4), Section 18A, of the Gresham Charter provides that the Council shall adopt and be governed by a Code of Ethics. This Code was first adopted by Resolution No. 2237 on September 1, 1998.

The Code of Ethics applies to the Council and its “appointees,” which includes anyone who has been appointed to a commission, board, or advisory committee.

Besides requiring board, commission, and advisory subcommittee members to follow the State Ethics laws, the Code of Ethics spells out further guideposts for the conduct expected (Leadership, Trust, Accountability, Objectivity)

- Obey all laws.
- Avoid appearance of impropriety.
- Accept gifts only as permitted per Oregon law- **but must always disclose accepted gifts at a public meeting.**



THANK YOU!!

QUESTIONS?

Quarterly Investment Report  
City of Gresham

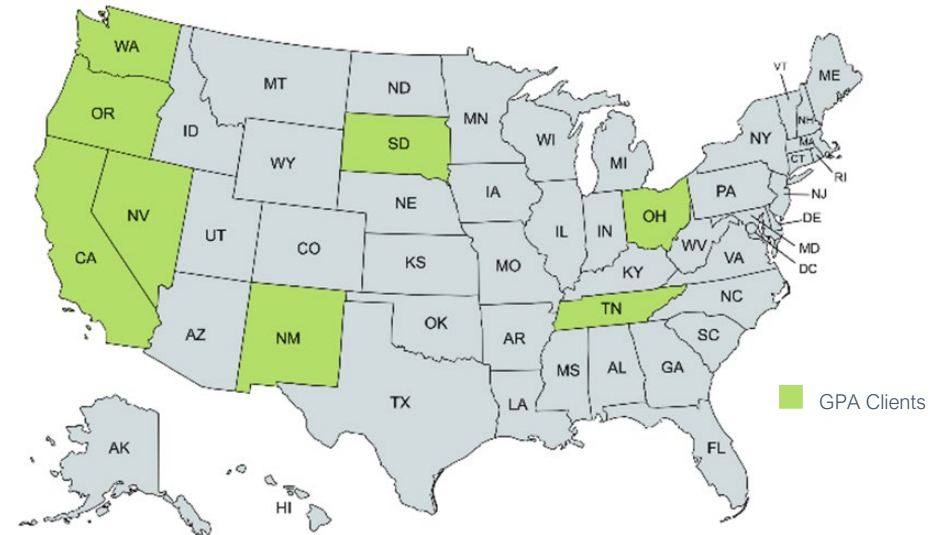
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OREGON

September 30, 2025

# ABOUT GPA



- ✓ GPA's mission is to help government entities build best-in-class investment programs through independent advice, proactive service and lasting relationships
- ✓ GPA serves in a fiduciary capacity, acting as an extension of our clients' staff
- ✓ GPA is committed to supporting your team as you collaboratively navigate and address your unique needs
- ✓ GPA professionals bring decades of dedicated experience partnering with public entities



\*AUM as of June 30, 2025  
Asset Under Management "AUM"

# CURRENT OREGON CLIENTS



## Oregon Based Company

- ✓ Advisors serving Oregon Clients Since 2008
- ✓ Focused on government entity client base
- ✓ Experienced at providing transparency, disciplined investments and compliance
- ✓ We have been working with our current clients for an average of 7.72 years
- ✓ Focused on building trust and being a committed partner to serve our clients

## CITY (12)

City of Albany	City of Happy Valley
City of Bend	City of Hillsboro
City of Corvallis	City of Oregon City
City of Forest Grove	City of Sweet Home
City of Grants Pass	City of Tualatin
City of Gresham	City of West Linn

## COUNTY (9)

Crook County	Marion County
Jefferson County	Morrow County
Klamath County	Multnomah County
Lake County	Washington County
Lane County	

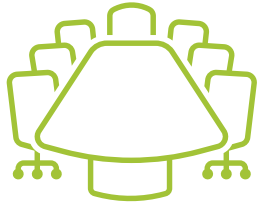
## SPECIAL DISTRICT (6)

Clean Water Services	Oregon State Bar*
Medford Water Commission	Tualatin Hills Park & Rec District*
METRO	Tualatin Valley Water District

## SCHOOL DISTRICTS & HIGHER EDUCATION (5)

Eugene School District	Tigard-Tualatin School District
Hillsboro School District	Portland Community College
Lake Oswego School District	

\*Discretionary Clients



## City Council

- ✓ Fiduciary Responsibility – stewards of City's funds
- ✓ Policy Approval
- ✓ Delegation of duties to Finance Committee



## City's Finance Team

- ✓ Cashflow forecasting
- ✓ Investments
- ✓ Reporting
- ✓ Compliance to Policy and Procedures



## Government Portfolio Advisors

- ✓ Create a strategy focused on safety, liquidity, and return
- ✓ Optimize earnings by providing cashflow forecasting
- ✓ Leverage experience in transactions, reporting and markets

# PUBLIC FUND INVESTMENT PROGRAM GOALS

3 key objectives of the Investment Program

## SAFETY



Statute, Policy and Plan

## LIQUIDITY



Solve for Liquidity First With  
Customized Plan

## RETURN



Disciplined Investment  
Strategy & Market Monitoring



# INVESTMENT STRATEGY MANAGEMENT

*Where you place your money is an investment decision.  
Make your money work for you — optimize earnings while balancing risk.*

## Short-term Instruments (Liquidity)

Bank deposits / LGIP

Exposes Entity to:

- ✓ **Reinvestment Risk:** Rates can drop quickly, reducing future earnings
- ✓ **Typically Lower Returns:** Usually earns less than long-term investments



## Long-term Instruments (Core)

US Treasury, Agency, Municipals, etc.

How it can help:

- ✓ **Stabilizing Earnings:** Less reactive to market swings, offering consistency
- ✓ **Diversification of Risk:** Diversified across timeframes & assets types
- ✓ **Long-term Value:** Builds a solid financial foundation

## Disciplined Investment Strategy

The strategy seeks to increase returns over interest rate cycles while mitigating the risk that market volatility could jeopardize the ability to meet future obligations. Common risks managed include:

- ✓ **Interest rate risk:** Changes in interest rates can affect both the value of assets and the present value of future liabilities. GPA manages durations
- ✓ **Inflation risk:** The purchasing power of future payouts is embedded in fixed-income invested assets.
- ✓ **Liquidity risk:** The strategy ensures that cash is available to meet liabilities as they come due, preventing the need to sell assets at a disadvantageous time.



# UNDERSTANDING RISK

Risk Type	Definition / Concern	Reduce Risk
<b>Liquidity Risk</b>	Required to sell investments for cash (take a loss)	Establish Liquidity needs at the start, regular pacing of maturities
<b>Inflation Risk</b>	Worth of dollar decreasing	Putting money where it can grow over interest rate cycles
<b>Interest Rate Risk</b>	Change in rates changes price of assets	Investing across the yield curve & take care of liquidity needs
<b>Credit Risk</b>	Default and downgrades	Invest in quality securities and diversity
<b>Reinvestment Rate Risk</b>	Holding too much liquidity in a declining rate environment	Cash flow analysis to find the right investment amount

# CHOOSING INVESTMENTS





# Compliance Report

City of Gresham | GRESH Total Portfolio

September 30, 2025

## Category

Policy Diversification Constraint	Policy Limit	Actual Value*	Status
US Treasury Obligations Maximum % of Holdings	100.000	49.437	Compliant
US Agency FFCB Issuer Concentration	25.000	10.788	Compliant
US Agency FHLB Issuer Concentration	25.000	14.256	Compliant
US Agency FHLMC Issuer Concentration	25.000	1.093	Compliant
US Agency FNMA Issuer Concentration	25.000	1.839	Compliant
US Agency Obligations - All Other Issuers Combined	25.000	1.287	Compliant
US Agency Obligations Issuer Concentration	25.000	14.256	Compliant
US Agency Obligations Maximum % of Holdings	100.000	29.263	Compliant
Municipal Bonds Issuer Concentration	10.000	1.274	Compliant
Municipal Bonds Maximum % of Holdings	25.000	1.274	Compliant
Municipal Issue Direct Maximum Amount (Millions)	15.000	0.000	Compliant
Corporate Notes & Commercial Paper Maximum % of Holdings	35.000	15.260	Compliant
Corporate Notes & Commercial Paper Single Issuer %	5.000	2.590	Compliant
Bank Deposits and Certificates of Deposit Issuer Concentration	10.000	0.000	Compliant
Bank Deposits and Certificates of Deposit Maximum % of Holdings	25.000	0.000	Compliant
Certificates of Deposit Issuer Concentration	10.000	0.000	Compliant
Certificates of Deposit Maximum % of Holdings	25.000	0.000	Compliant
Banker's Acceptance Issuer Concentration	10.000	0.000	Compliant
Banker's Acceptance Maximum % of Holdings	25.000	0.000	Compliant
LGIP-Oregon Short Term Fund Maximum	63,387,000.000	18,592,678.430	Compliant
Repurchase Agreements Issuer Concentration	10.000	0.000	Compliant
Repurchase Agreements Maximum % of Holdings	25.000	0.000	Compliant
No 144A or 4(2)	0.000	0.000	Compliant

1) Actual values are based on market value.

2) The compliance report allows for resolutions to be documented if an actual value exceeds a limit. The specific resolution can be found on the client portal site.



# Compliance Report

City of Gresham | GRESH Total Portfolio

September 30, 2025

## Category

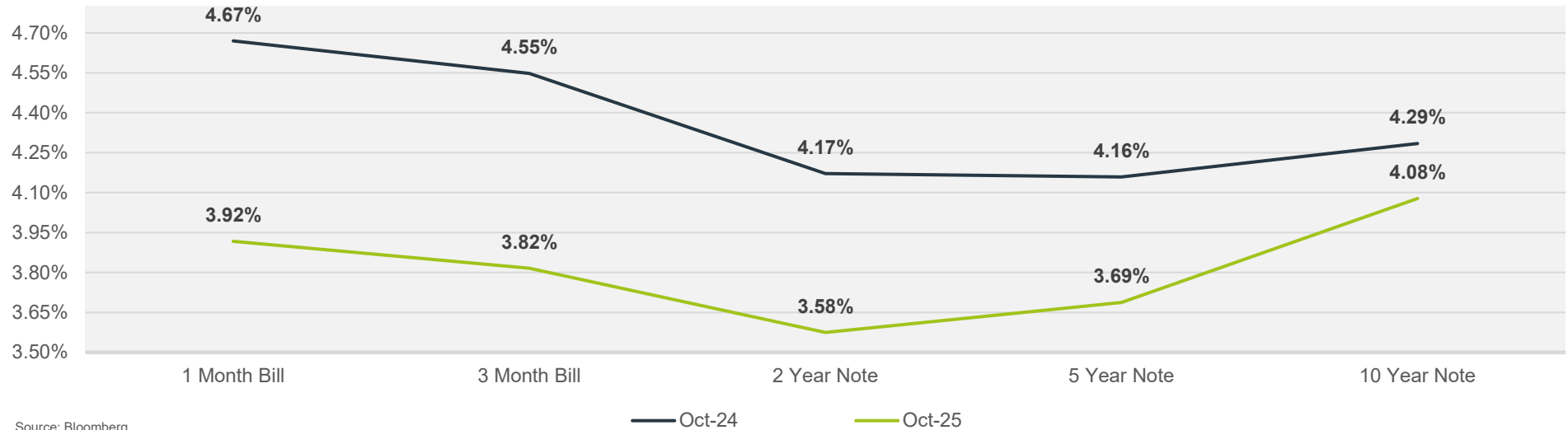
<b>Policy Maturity Structure Constraint</b>	<b>Policy Limit</b>	<b>Actual %</b>	<b>Status</b>
Maturity Constraints Under 1 year Minimum Amt of Total Portfolio	25171991.000	108570094.430	Compliant
Maturity Constraints Under 7 years Minimum % of Total Portfolio - except UST and Agency	100.000	100.000	Compliant
Maturity Constraints Under 30 Day Minimum Amt of Total Portfolio	16307722.000	18592678.430	Compliant
<b>Policy Maturity Constraint</b>	<b>Policy Limit</b>	<b>Actual Term</b>	<b>Status</b>
US Treasury Maximum Maturity At Time of Purchase (years)	7.000	5.077	Compliant
US Agency Maximum Maturity At Time of Purchase (years)	10.000	6.967	Compliant
Municipal Issue Direct Maximum Maturity At Time of Purchase (years)	10.000	0.000	Compliant
Municipals Maximum Maturity At Time of Purchase (years)	7.000	4.233	Compliant
Corporate Maximum Maturity At Time of Purchase (years)	7.000	6.000	Compliant
Commercial Paper Maximum Maturity At Time of Purchase (days)	270.000	0.000	Compliant
Certificates of Deposit Maximum Maturity (days)	366.000	0.000	Compliant
Banker's Acceptance Maximum Maturity At Time of Purchase (days)	180.000	0.000	Compliant
Repurchase Agreements Maximum Maturity At Time of Purchase (days)	90.000	0.000	Compliant
Maturity Constraints Between 7-10 years Maximum % of Total Portfolio - UST and AGY Only	10.000	0.000	Compliant
Weighted Average Maturity (years)	3.500	2.068	Compliant
<b>Policy Credit Constraint</b>			<b>Status</b>
Municipal Bonds Ratings Minimum AA-/Aa3/AA- (Rated by 1 NRSRO)			Compliant
Corporate Notes Ratings Minimum AA-/Aa3/AA- (Rated by 1 NRSRO)			Compliant
Commercial Paper Ratings Minimum A1/P1/F1 (Rated by 1 NRSRO)			Compliant
Banker's Acceptance Ratings Minimum A1/ P1/F1 (Rated by 1 NRSRO)			Compliant

1) Actual values are based on market value.

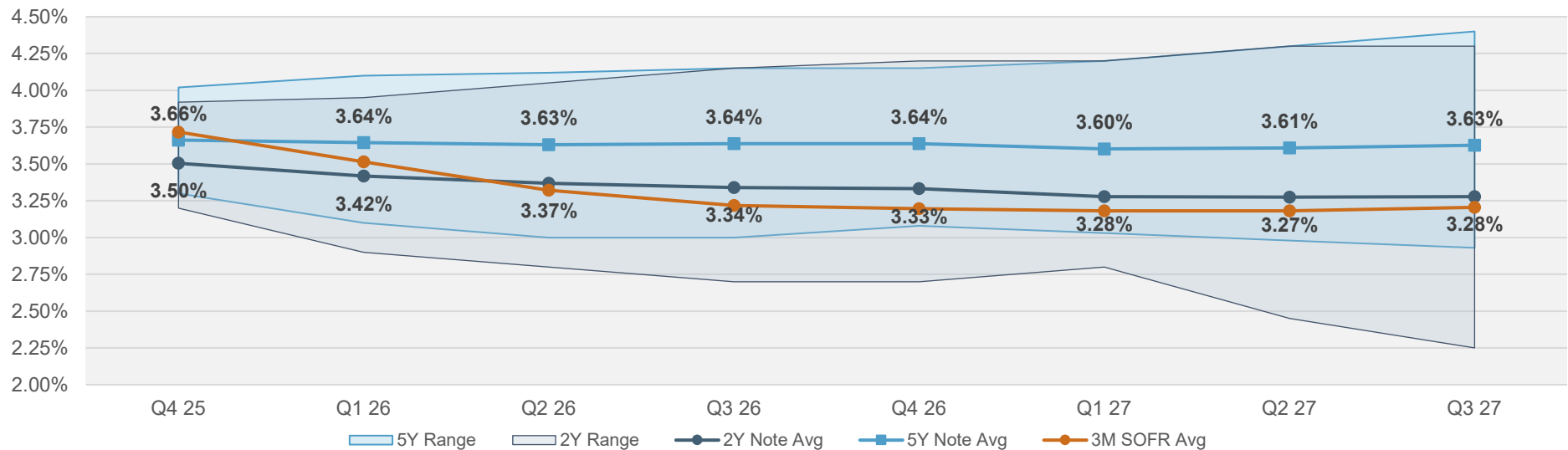
2) The compliance report allows for resolutions to be documented if an actual value exceeds a limit. The specific resolution can be found on the client portal site.

# Market Update

## Change to the Yield Curve Over the Last Year



## Analyst Forecasting of the 2 and 5 Year Treasury Rates





# Strategic Quarterly Update

City of Gresham | GRESH Total Portfolio

September 30, 2025

Metric	Previous	Current
Strategy	06/30/2025	09/30/2025
<b>Effective Duration</b>		
Investments	2.06	2.00
Benchmark Duration	2.11	2.10
<b>Total Effective Duration</b>	<b>1.86</b>	<b>1.90</b>
<b>Total Return (Net of Fees %)*</b>		
Investments	1.32	1.19
Benchmark Return	1.28	1.15
<b>Total Portfolio Performance</b>	<b>1.30</b>	<b>1.19</b>
<i>*Changes in Market Value include net unrealized and realized gains/losses.</i>		
<b>Maturity Total Portfolio</b>		
<b>Average Maturity Total Holdings</b>	<b>2.02</b>	<b>2.07</b>

Metric	Previous	Current
Book Yield	06/30/2025	09/30/2025
<b>Ending Book Yield</b>		
Investments	3.92%	3.95%
Liquidity	4.60%	4.60%
<b>Total Book Yield</b>	<b>3.99%</b>	<b>3.98%</b>
<b>Values</b>		
<b>Market Value + Accrued</b>		
Investments	372,001,274	374,045,535
Liquidity	41,558,036	18,592,678
<b>Total MV + Accrued</b>	<b>413,559,310</b>	<b>392,638,213</b>
<b>Net Unrealized Gain/Loss</b>		
<b>Total Net Unrealized Gain/Loss</b>	<b>2,126,598</b>	<b>2,964,096</b>



September 30, 2025

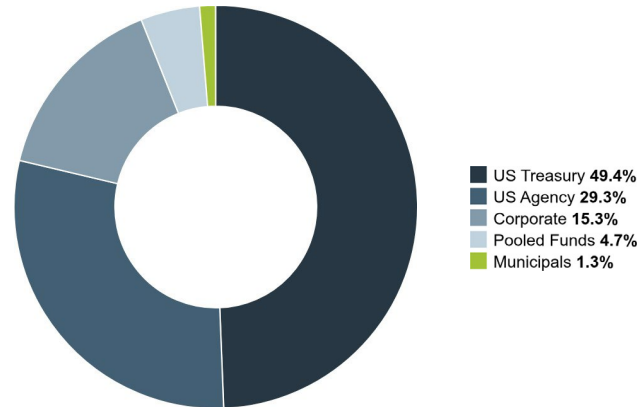
# Summary Overview

City of Gresham | GRESH Total Portfolio

## Portfolio Characteristics

Metric	Value
Cash and Cash Equivalents	18,592,678
Investments	374,045,535
Book Yield	3.98%
Market Yield	3.81%
Effective Duration	1.90
Years to Maturity	2.07
Avg Credit Rating	AA+

## Allocation by Asset Class



## Strategic Structure

Account	Par Amount	Book Value	Market Value	Net Unrealized Gain (Loss)	Book Yield	Maturity*	Effective Duration	Benchmark Duration	Benchmark
GRESH-Investments	376,050,000	368,524,422	371,488,519	2,964,096	3.95%	2.17	2.00	2.10	ICE BofA 0-5 Year US Treasury Index
GRESH-Liquidity	18,592,678	18,592,678	18,592,678	0	4.60%	0.01	0.01	0.09	ICE BofA US 1-Month Treasury Bill Index
<b>Total</b>	<b>394,642,678</b>	<b>387,117,101</b>	<b>390,081,197</b>	<b>2,964,096</b>	<b>3.98%</b>	<b>2.07</b>	<b>1.90</b>	<b>2.00</b>	





# Setting Strategy

## RECOMMENDATION

Expecting Tax Receipts of \$35MM

Add total Tax Receipts to LGIP to buffer liquidity balances

Increase Liquidity Ratio to 12.5% with Tax Receipts (\$35MM)

## PORTFOLIO COMPONENT SIZE:

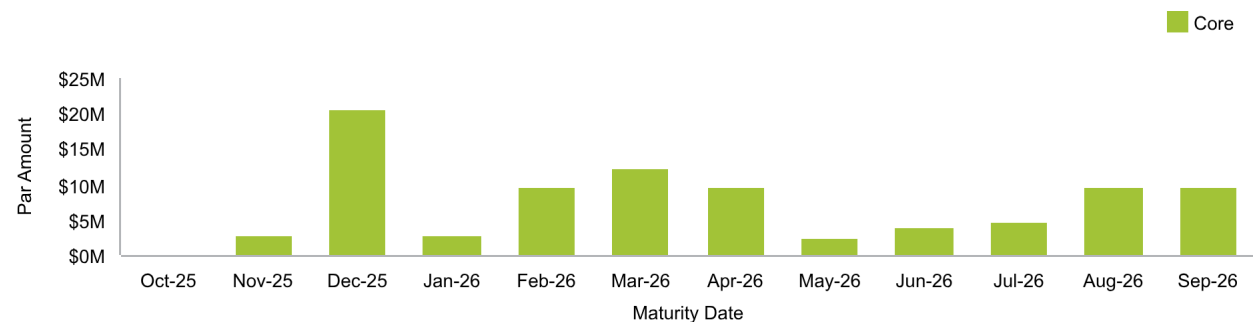
	Current Par	Recommendation	Min	Max
<b>Core</b>	\$376,050,000	\$376,000,000	\$300,000,000	\$400,000,000
<b>Liquidity</b>	\$18,592,678	\$54,000,000	\$30,000,000	\$75,000,000
<b>Total</b>	\$394,642,678	\$430,000,000		

	Current	Target	Min	Max
<b>GPA Liquidity Ratio %</b>	5%	12.5%	5%	17.5%

\*GPA Liquidity Ratio is calculated utilizing core investments and liquidity balance only.

## CORE MATURITIES UNDER 1 YEAR



Investment Core Maturities Under 1 Year provide an additional tier of liquidity. The City has ~\$90.9 million maturing in the upcoming 12 months.

GPA recommends the above listed core and liquidity amounts, based off of historical balance reviews and this GPS discussion. These are strategy-based recommendations, not related to investment policy requirements and can be adjusted as needed. Additional discussions may be required to make the appropriate changes in the future.

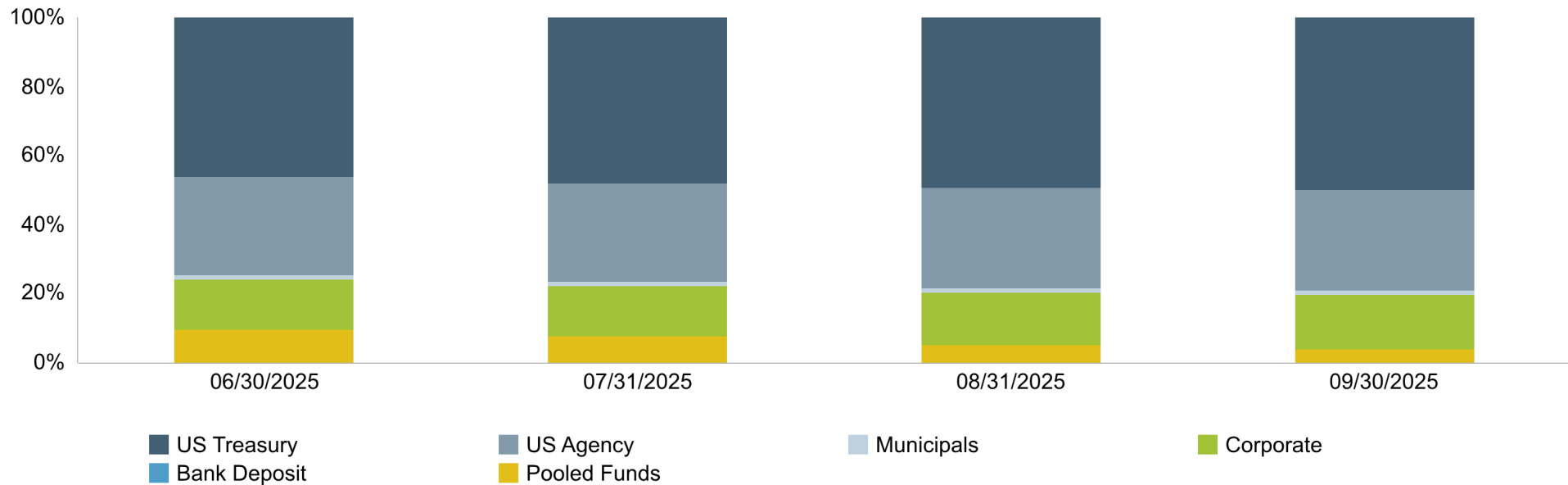


September 30, 2025

# Asset Allocation Change

City of Gresham | GRESH Total Portfolio

Security Type	06/30/2025		09/30/2025		Change	
	Market Value + Accrued	% of Portfolio	Market Value + Accrued	% of Portfolio	Market Value + Accrued	% of Portfolio
US Treasury	187,638,341	45.37%	193,923,208	49.39%	6,284,867	4.02%
US Agency	119,599,389	28.92%	115,123,959	29.32%	(4,475,430)	0.40%
Municipals	4,975,875	1.20%	5,037,350	1.28%	61,475	0.08%
Corporate	59,787,669	14.46%	59,961,017	15.27%	173,349	0.81%
Pooled Funds	41,558,036	10.05%	18,592,678	4.74%	(22,965,358)	(5.31%)
<b>Total</b>	<b>413,559,310</b>	<b>100.00%</b>	<b>392,638,213</b>	<b>100.00%</b>	<b>(20,921,097)</b>	



If negative cash balance is showing, it is due to a pending trade payable at the end of period.

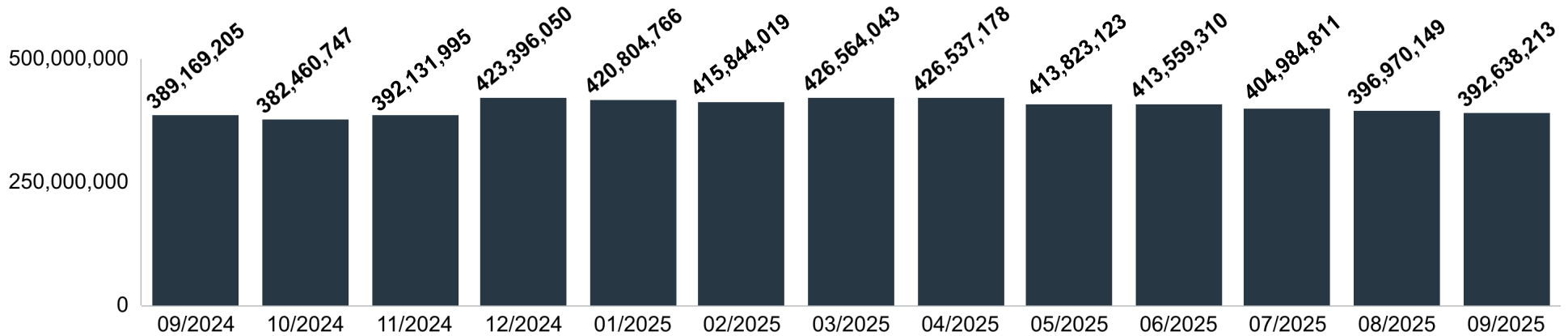


# Historical Balances

City of Gresham | GRESH Total Portfolio

September 30, 2025

## Market Value



## Market Value and Return

Period Begin	Period End	Market Value + Accrued	Earned Income	Book Yield	Effective Duration	Maturity in Years
09/01/2024	09/30/2024	389,169,205	1,218,636	3.93%	1.90	2.11
10/01/2024	10/31/2024	382,460,747	1,183,131	3.93%	1.92	2.14
11/01/2024	11/30/2024	392,131,995	1,241,985	3.94%	1.91	2.12
12/01/2024	12/31/2024	423,396,050	1,433,350	4.03%	1.91	2.11
01/01/2025	01/31/2025	420,804,766	1,432,329	3.99%	1.83	2.02
02/01/2025	02/28/2025	415,844,019	1,314,654	3.96%	1.88	2.06
03/01/2025	03/31/2025	426,564,043	1,403,818	3.99%	1.80	1.98
04/01/2025	04/30/2025	426,537,178	1,400,120	4.02%	1.83	2.01
05/01/2025	05/31/2025	413,823,123	1,412,812	4.00%	1.86	2.02
06/01/2025	06/30/2025	413,559,310	1,357,995	3.99%	1.86	2.02
07/01/2025	07/31/2025	404,984,811	1,362,907	4.02%	1.87	2.04
08/01/2025	08/31/2025	396,970,149	1,334,576	3.99%	1.96	2.13
09/01/2025	09/30/2025	392,638,213	1,281,365	3.98%	1.90	2.07

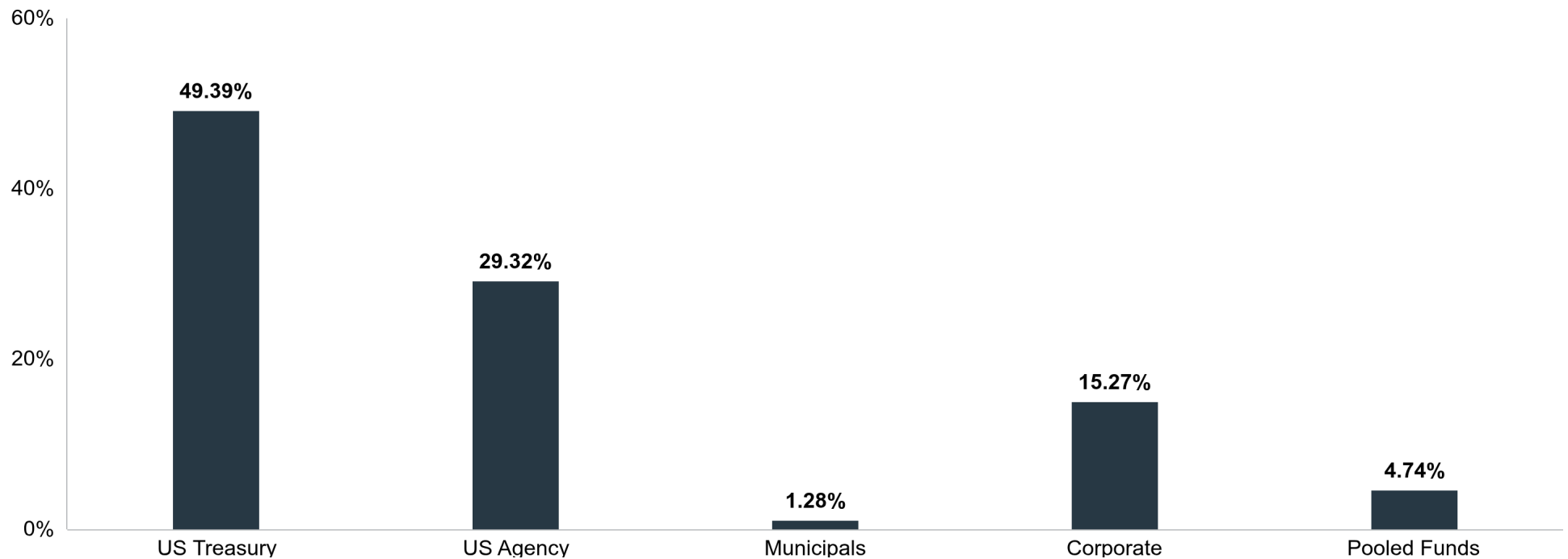


# Security Type Distribution

City of Gresham | GRESH Total Portfolio

September 30, 2025

Security Type	Par Amount	Book Yield	Market Value + Accrued	% of Market Value + Accrued
US Treasury	196,400,000	3.78%	193,923,208	49.39%
US Agency	115,000,000	4.11%	115,123,959	29.32%
Municipals	5,000,000	1.38%	5,037,350	1.28%
Corporate	59,650,000	4.39%	59,961,017	15.27%
Pooled Funds	18,592,678	4.60%	18,592,678	4.74%
<b>Total</b>	<b>394,642,678</b>	<b>3.98%</b>	<b>392,638,213</b>	<b>100.00%</b>

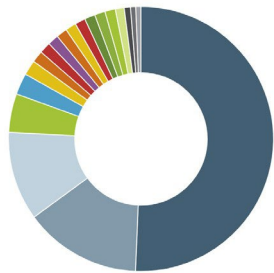


# Risk Management - Credit/Issuer

City of Gresham | GRESH Total Portfolio

September 30, 2025

## Issuer Concentration



United States <b>50.7%</b>	Federal Home Loan Banks <b>14.3%</b>	Farm Credit System <b>10.8%</b>
Oregon Short Term Fund <b>4.7%</b>	Other <b>4.4%</b>	Amazon.com, Inc. <b>2.6%</b>
Federal National Mortgage Associatio... <b>1.8%</b>	Apple Inc. <b>1.4%</b>	Bank Of America Corporation <b>1.4%</b>
Citigroup Inc. <b>1.3%</b>	Jpmorgan Chase & Co. <b>1.3%</b>	Wells Fargo & Company <b>1.3%</b>
Royal Bank Of Canada <b>1.3%</b>	State Of California <b>1.3%</b>	Walmart Inc. <b>1.3%</b>

## Credit Rating S&P/Moody's/Fitch

	Market Value + Accrued	%
<b>S&amp;P</b>		
A	15,272,899	3.89
A+	12,879,034	3.28
A-	5,408,805	1.38
AA	15,262,977	3.89
AA+	314,714,388	80.15
AA-	5,037,350	1.28
AAA	5,470,083	1.39
NA	18,592,678	4.74
<b>Moody's</b>		
A1	25,894,873	6.60
Aa1	309,047,168	78.71
Aa2	15,223,089	3.88
Aa3	12,743,102	3.25
Aaa	11,137,303	2.84
NA	18,592,678	4.74

	Market Value + Accrued	%
<b>Fitch</b>		
A+	5,246,162	1.34
AA	10,070,969	2.56
AA+	309,047,168	78.71
AA-	36,063,180	9.18
NA	29,712,955	7.57
WR	2,497,779	0.64
<b>Total</b>	<b>392,638,213.15</b>	<b>100.00</b>



# Risk Management - Maturity/Duration

City of Gresham | GRESH Total Portfolio

September 30, 2025

Effective Duration

**1.90 Yrs**

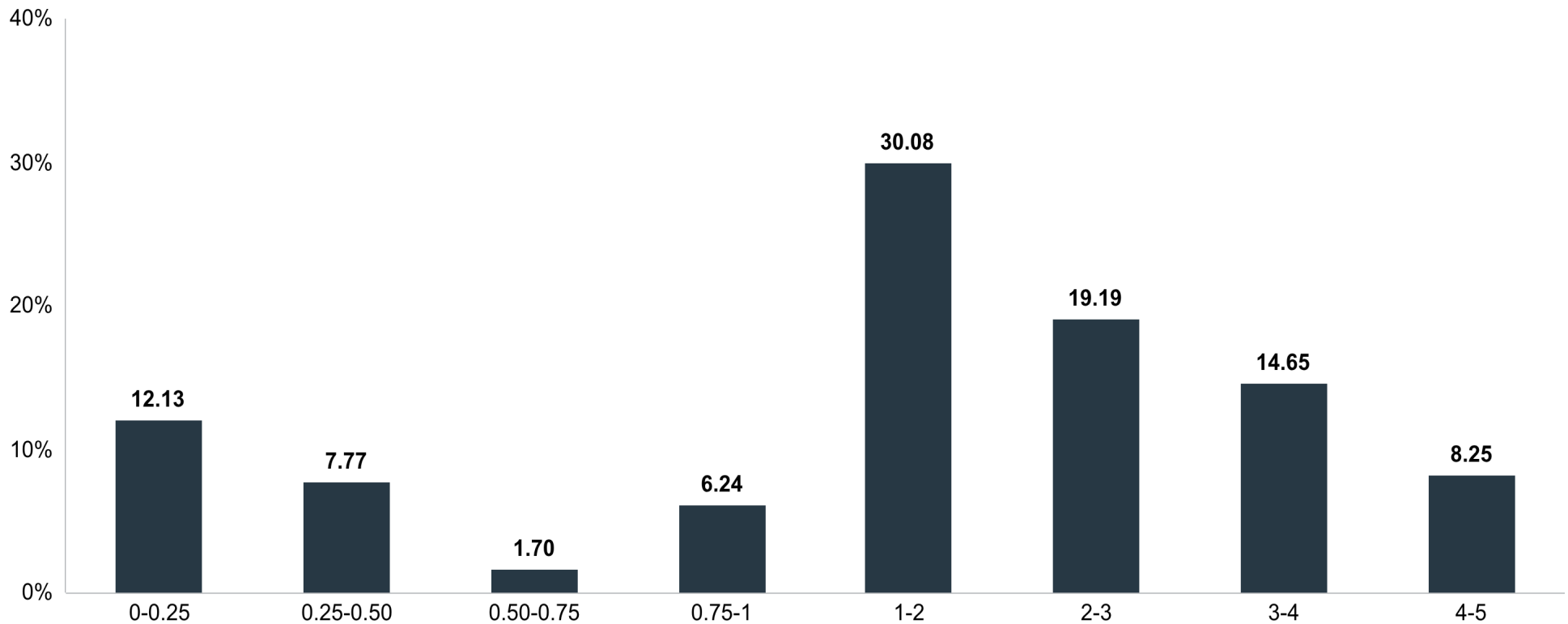
Years to Maturity

**2.07 Yrs**

Days to Maturity

**755**

Distribution by Effective Duration





September 30, 2025

# Return Management-Income Detail

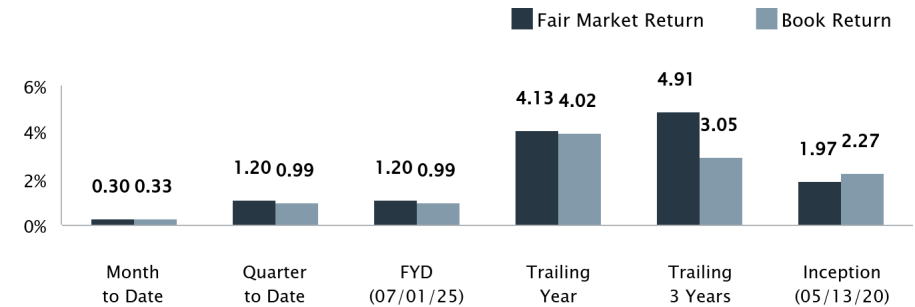
City of Gresham | Total Aggregate Portfolio

## Accrued Book Return

	Quarter to Date	Fiscal Year to Date (07/01/2025)
Amortization/Accretion	876,781.20	876,781.20
Interest Earned	3,102,066.97	3,102,066.97
Realized Gain (Loss)	(0.00)	(0.00)
Book Income	3,978,848.17	3,978,848.17
Average Portfolio Balance	402,820,192.83	402,820,192.83
Book Return for Period	0.99%	0.99%

## Return Comparisons

Periodic for performance less than one year. Annualized for performance greater than one year.



## Fair Market Return

	Quarter to Date	Fiscal Year to Date (07/01/2025)
Fair Value Change	(39,283.44)	(39,283.44)
Amortization/Accretion	876,781.20	876,781.20
Interest Earned	3,102,066.97	3,102,066.97
Fair Market Earned Income	3,939,564.73	3,939,564.73
Average Portfolio Balance	402,820,192.83	402,820,192.83
Fair Market Return for Period	1.20%	1.20%

## Interest Income

	Quarter to Date	Fiscal Year to Date (07/01/2025)
Beginning Accrued Interest	2,377,963.76	2,377,963.76
Coupons Income	3,177,121.65	3,177,121.65
Purchased Accrued Interest	254,107.14	254,107.14
Sold Accrued Interest	0.00	0.00
Ending Accrued Interest	2,557,016.22	2,557,016.22
Interest Earned	3,102,066.97	3,102,066.97

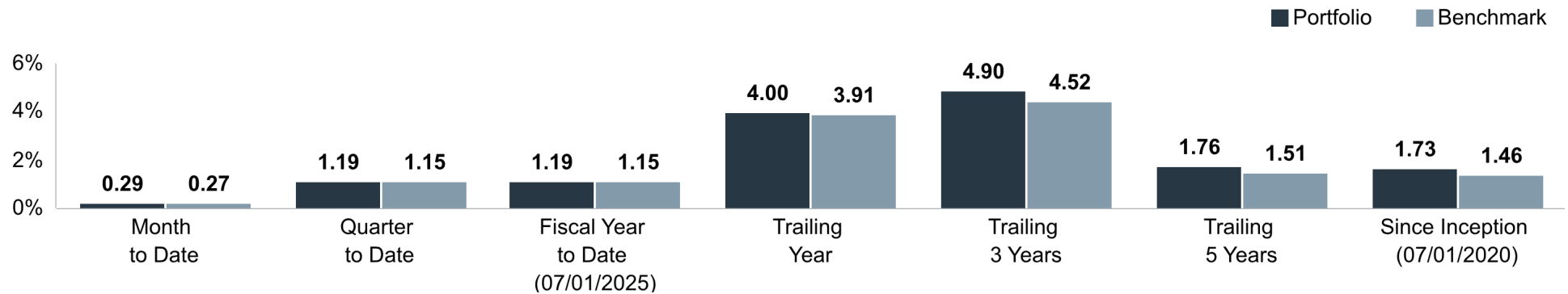
Notation: Book and Fair Market Returns are not annualized



# Return Management - Performance

City of Gresham | GRESH-Investments

September 30, 2025



## Historical Returns

Period	Month to Date	Quarter to Date	Fiscal Year to Date (07/01/2025)	Trailing Year	Trailing 3 Years	Trailing 5 Years	Since Inception (07/01/2020)
Return (Net of Fees)*	0.293%	1.193%	1.193%	4.000%	4.897%	1.759%	1.725%
Return (Gross of Fees)	0.296%	1.203%	1.203%	4.042%	4.938%	1.799%	1.765%
ICE BofA 0-5 Year US Treasury Index	0.267%	1.145%	1.145%	3.907%	4.518%	1.512%	1.461%

## Asset Class Contribution

	Market Value	Duration	Contribution	Performance
Municipal	5,037,350.00	0.49	0.017%	1.235%
Corporate	59,961,017.19	1.53	0.217%	1.357%
US Agency	115,123,959.17	2.31	0.371%	1.219%
US Treasury	193,923,208.37	2.00	0.598%	1.148%
<b>Total</b>	<b>374,045,534.72</b>	<b>2.00</b>	<b>1.203%</b>	<b>1.203%</b>

\*Net of fees include Investment Advisor Fees







# Holdings

City of Gresham | GRESH Total Portfolio

September 30, 2025

Account	Par Value	Detailed Description	Book Yield	Net Unrealized Gain/Loss	Effective Duration	S&P Rating	Fitch Rating	Moody's Rating
<b>Fixed Income</b>								
GRESH-Investments	3,000,000	FANNIE MAE 0.500 11/07/25	0.48%	(11,199)	0.1	AA+	AA+	Aa1
GRESH-Investments	10,000,000	FED FARM CR BNKS 4.625 12/08/25	4.71%	9,059	0.19	AA+	AA+	Aa1
GRESH-Investments	5,750,000	US TREASURY 0.375 12/31/25	1.73%	(33,433)	0.25	AA+	AA+	Aa1
GRESH-Investments	5,000,000	US TREASURY 4.250 12/31/25	5.08%	13,377	0.25	AA+	AA+	Aa1
GRESH-Investments	3,000,000	KFW 0.625 01/22/26	0.70%	(30,562)	0.31	AAA	NA	Aaa
GRESH-Investments	5,000,000	US TREASURY 4.625 02/28/26	4.27%	6,827	0.41	AA+	AA+	Aa1
GRESH-Investments	5,000,000	US TREASURY 0.500 02/28/26	0.83%	(62,680)	0.41	AA+	AA+	Aa1
GRESH-Investments	5,000,000	FHLBANKS 4.500 03/13/26	3.83%	664	0.45	AA+	AA+	Aa1
GRESH-Investments	2,500,000	US TREASURY 0.750 03/31/26	0.84%	(36,817)	0.49	AA+	AA+	Aa1
GRESH-Investments	5,000,000	US TREASURY 2.250 03/31/26	4.48%	13,717	0.49	AA+	AA+	Aa1
GRESH-Investments	5,000,000	CALIFORNIA ST 2.650 04/01/26	1.38%	(59,496)	0.49	AA-	AA	Aa2
GRESH-Investments	5,000,000	RBC 4.910 04/27/26 FRN MTN	4.73%	11,991	0	A	AA-	A1
GRESH-Investments	2,650,000	AMAZON.COM 1.000 05/12/26 '26	1.05%	(45,803)	0.6	AA	AA-	A1
GRESH-Investments	4,000,000	FED FARM CR BNKS 4.375 06/23/26	4.39%	16,093	0.71	AA+	AA+	Aa1
GRESH-Investments	5,000,000	US TREASURY 0.625 07/31/26	0.79%	(121,241)	0.82	AA+	AA+	Aa1
GRESH-Investments	10,000,000	US TREASURY 0.750 08/31/26	2.82%	(86,979)	0.9	AA+	AA+	Aa1
GRESH-Investments	10,000,000	US TREASURY 0.875 09/30/26	3.09%	(67,062)	0.98	AA+	AA+	Aa1
GRESH-Investments	10,000,000	US TREASURY 1.125 10/31/26	2.95%	(85,793)	1.06	AA+	AA+	Aa1
GRESH-Investments	7,500,000	FHLBANKS 4.625 11/17/26	4.59%	73,455	1.08	AA+	AA+	Aa1
GRESH-Investments	5,000,000	WELLS FARGO BANK 5.254 12/11/26 '26 MTN	5.14%	66,143	1.06	A+	AA-	Aa2
GRESH-Investments	5,000,000	FHLBANKS 2.125 12/11/26	2.00%	(96,902)	1.16	AA+	AA+	Aa1
GRESH-Investments	2,500,000	MICROSOFT 3.300 02/06/27 '26	4.40%	18,769	1.23	AAA	WR	Aaa
GRESH-Investments	6,500,000	US TREASURY 2.250 02/15/27	3.93%	14,494	1.33	AA+	AA+	Aa1



# Holdings

City of Gresham | GRESH Total Portfolio

September 30, 2025

Account	Par Value	Detailed Description	Book Yield	Net Unrealized Gain/Loss	Effective Duration	S&P Rating	Fitch Rating	Moody's Rating
GRESH-Investments	5,000,000	US TREASURY 4.125 02/15/27	4.69%	65,192	1.32	AA+	AA+	Aa1
GRESH-Investments	5,000,000	AMAZON.COM 3.300 04/13/27 '27	3.23%	(41,576)	1.44	AA	AA-	A1
GRESH-Investments	8,000,000	US TREASURY 4.500 04/15/27	4.01%	41,538	1.45	AA+	AA+	Aa1
GRESH-Investments	10,000,000	US TREASURY 4.500 05/15/27	4.66%	154,768	1.53	AA+	AA+	Aa1
GRESH-Investments	5,000,000	BONY MELLON 3.250 05/16/27 '27 MTN	4.66%	57,059	1.48	A	AA-	Aa3
GRESH-Investments	10,000,000	US TREASURY 3.250 06/30/27	4.45%	125,755	1.67	AA+	AA+	Aa1
GRESH-Investments	8,000,000	US TREASURY 2.750 07/31/27	4.36%	89,143	1.76	AA+	AA+	Aa1
GRESH-Investments	10,000,000	US TREASURY 2.250 08/15/27	4.63%	161,643	1.81	AA+	AA+	Aa1
GRESH-Investments	2,500,000	COLGATE 3.100 08/15/27 '27	4.34%	22,717	1.78	A+	NA	Aa3
GRESH-Investments	5,000,000	WALMART 3.950 09/09/27 '27	3.90%	17,659	1.8	AA	AA	Aa2
GRESH-Investments	5,000,000	US TREASURY 4.125 10/31/27	4.39%	76,038	1.95	AA+	AA+	Aa1
GRESH-Investments	2,500,000	AMAZON.COM 4.550 12/01/27 '27	4.76%	47,623	1.96	AA	AA-	A1
GRESH-Investments	5,000,000	FHLBANKS 2.500 12/10/27	4.43%	75,024	2.09	AA+	AA+	Aa1
GRESH-Investments	10,000,000	FED FARM CR BNKS 4.000 01/06/28	3.92%	30,257	2.13	AA+	AA+	Aa1
GRESH-Investments	5,500,000	BOFAML 2.551 02/04/28 '27 MTN	5.45%	90,619	1.3	A-	AA-	A1
GRESH-Investments	6,000,000	APPLE 1.200 02/08/28 '27	4.62%	84,534	2.28	AA+	NA	Aaa
GRESH-Investments	5,000,000	FHLBANKS 4.500 03/10/28	4.38%	80,187	2.3	AA+	AA+	Aa1
GRESH-Investments	5,000,000	TVA 3.875 03/15/28	3.82%	12,476	2.32	AA+	AA+	Aa1
GRESH-Investments	5,000,000	US TREASURY 1.250 06/30/28	4.22%	67,616	2.65	AA+	AA+	Aa1
GRESH-Investments	5,000,000	FHLBANKS 4.000 06/30/28	4.26%	85,270	2.56	AA+	AA+	Aa1
GRESH-Investments	9,500,000	US TREASURY IO STR 08/15/28	4.52%	179,170	2.82	AA+	AA+	Aa1
GRESH-Investments	5,000,000	CITIBANK NA US 5.803 09/29/28 '28	5.97%	265,647	2.68	A+	A+	Aa3
GRESH-Investments	5,000,000	FED FARM CR BNKS 4.625 11/13/28	4.59%	127,938	2.84	AA+	AA+	Aa1
GRESH-Investments	10,000,000	FHLBANKS 4.750 12/08/28	4.35%	209,635	2.91	AA+	AA+	Aa1



# Holdings

City of Gresham | GRESH Total Portfolio

September 30, 2025

Account	Par Value	Detailed Description	Book Yield	Net Unrealized Gain/Loss	Effective Duration	S&P Rating	Fitch Rating	Moody's Rating
GRESH-Investments	10,000,000	US TREASURY 1.750 01/31/29	3.93%	67,520	3.18	AA+	AA+	Aa1
GRESH-Investments	7,500,000	FHLBANKS 4.500 03/09/29	4.66%	217,436	3.16	AA+	AA+	Aa1
GRESH-Investments	3,000,000	FED FARM CR BNKS 4.625 04/05/29	4.13%	38,055	3.16	AA+	AA+	Aa1
GRESH-Investments	7,500,000	US TREASURY 2.750 05/31/29	4.15%	111,379	3.42	AA+	AA+	Aa1
GRESH-Investments	5,000,000	JP MORGAN 5.299 07/24/29 '28 FRN	5.26%	147,012	2.58	A	AA-	A1
GRESH-Investments	9,000,000	US TREASURY 2.625 07/31/29	3.87%	53,421	3.59	AA+	AA+	Aa1
GRESH-Investments	10,000,000	US TREASURY 3.125 08/31/29	4.08%	131,623	3.64	AA+	AA+	Aa1
GRESH-Investments	5,000,000	FED FARM CR BNKS 2.040 09/24/29	4.58%	129,893	3.77	AA+	AA+	Aa1
GRESH-Investments	6,500,000	US TREASURY 4.000 10/31/29	4.33%	151,097	3.68	AA+	AA+	Aa1
GRESH-Investments	5,000,000	FREDDIE MAC 12/14/29	4.28%	65,437	4.13	AA+	AA+	Aa1
GRESH-Investments	5,000,000	FED FARM CR BNKS 4.375 03/15/30	4.02%	37,960	4.02	AA+	AA+	Aa1
GRESH-Investments	5,000,000	FANNIE MAE PO STR 05/15/30	4.20%	63,646	4.54	AA+	AA+	Aa1
GRESH-Investments	5,000,000	FHLBANKS 4.125 06/14/30	4.00%	50,228	4.2	AA+	AA+	Aa1
GRESH-Investments	5,000,000	US TREASURY 4.000 07/31/30	4.03%	62,455	4.34	AA+	AA+	Aa1
GRESH-Investments	8,150,000	US TREASURY 4.625 09/30/30	3.76%	4,377	4.45	AA+	AA+	Aa1
<b>Fixed Income Total</b>	<b>376,050,000</b>		<b>3.95%</b>	<b>2,964,096</b>	<b>2</b>	<b>AA+</b>	<b>AA+</b>	<b>Aa1</b>
<b>Money Market Funds</b>								
GRESH-Liquidity	18,592,678	Oregon Short Term Fund	4.60%	0	0.01	NA	NA	NA
<b>Money Market Funds Total</b>	<b>18,592,678</b>		<b>4.60%</b>	<b>0</b>	<b>0.01</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>
<b>Total</b>	<b>394,642,678</b>		<b>3.98%</b>	<b>2,964,096</b>	<b>1.9</b>	<b>AA+</b>	<b>AA+</b>	<b>Aa1</b>




# Transactions

City of Gresham | GRESH Total Portfolio

September 30, 2025

Identifier	Detailed Description	Trade Date	Settle Date	Total Amount	Units	Principal Amount	Accrued Interest
<b>Buy</b>							
91282CHR5	US TREASURY 4.000 07/31/30	07/16/2025	07/21/2025	(5,088,225)	5,000,000	4,993,750	94,475
91282CHZ7	US TREASURY 4.625 09/30/30	08/27/2025	09/02/2025	(8,631,812)	8,150,000	8,472,180	159,632
<b>Total</b>				<b>(13,720,037)</b>	<b>13,150,000</b>	<b>13,465,930</b>	<b>254,107</b>
<b>Maturity</b>							
3137EAEU9	FREDDIE MAC 0.375 07/21/25 MTN MAT	07/21/2025	07/21/2025	5,000,000	(5,000,000)	(5,000,000)	0
91282CAJ0	US TREASURY 0.250 08/31/25 MATD	08/31/2025	08/31/2025	8,315,000	(8,315,000)	(8,315,000)	0
<b>Total</b>				<b>13,315,000</b>	<b>(13,315,000)</b>	<b>(13,315,000)</b>	<b>0</b>
<b>Sell</b>							
OSTF_LGIP				22,965,358	(22,965,358)	(22,965,358)	0
<b>Total</b>				<b>22,965,358</b>	<b>(22,965,358)</b>	<b>(22,965,358)</b>	<b>0</b>

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A thick, dark blue line graph that trends upwards from the bottom left to the top right, with a small dip in the middle. It serves as a background element for the bottom half of the page.

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Meeting Date: January 21, 2026

Agenda Item: 11. FY 2025/26 Budget to Actual Report (Quarter 2)

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City of Gresham's Adopted Financial Policies include reporting requirements. Policy 15D calls for Budget to Actual reporting to be distributed to Finance Committee. The FY 2025/26 Quarter 2 Budget to Actual report is included in this packet.

## Year-to-date Budget Report Narrative

Through Fiscal Year 2025/26 Period: 6 (December)

**Summary:** Budget monitoring is conducted by Budget & Financial Planning and department management staff throughout each fiscal year. This allows any items of concern to be proactively addressed. This report is designed to give City Council a high-level overview of the status of the City's budget.

The Budget column includes any mid-year budget adjustments approved by City Council such as the Grant Accept & Appropriate and the Supplemental Budget actions that were approved by Council earlier this year. This column will change throughout the year from the Adopted Budget amounts as City Council approves budget adjustments.

In this report, funds and departments are listed in numerical order as they appear in our financial system, and do not necessarily match the order or groupings that are used in the budget document. A quick way to tell what type of fund or department is to look at the name. For example, capital and debt funds will have that designation included in the name.

**Operating Funds:** Operating funds are performing as expected in relation to budget and are expected to remain on track throughout the fiscal year. Currently, there are no significant concerns or items of note. A few notes on specific items:

*All Funds - Personnel:* One of the largest expenses for the City is personnel, with the largest personnel costs in the Police and Fire departments. The City is budgeted with the assumption that a position will be filled fully for the entire year. Therefore, if a department has vacancies the rate of expenditures will be slower than how the budget was built. For FY 2025/26, a \$8 million one-time contribution was budgeted to PERS to provide funding against the City's Unfunded Actuarial Liability (UAL). The contribution allowed the City to participate in the State's Employer Incentive Fund and this contribution was matched with \$2 million from the State for a total of \$10 million. This contribution was made in December which could make actual expenditures appear as if it is outpacing the budget. Budget staff is monitoring this circumstance closely this year to ensure that personnel costs are occurring as expected.

*General Fund – Youth & Recreation Services:* Vacant positions are causing the low % of budget used. Lower than anticipated grant funding for Youth Services is necessitating close monitoring of the overall program, therefore some positions are being held vacant.

*Local Option Levy Fund – Fire:* The PERS unfunded liability one-time contribution was made in December and impacted the Levy Fund. Overtime is also trending higher than budgeted, and will be monitored closely in the coming months.

*Designated Purpose Fund:* This fund typically contains grants and other restricted funds. Spending in this fund is not proportional or even across the year, so % of budget used may appear to be low or elevated compared to the point in the year.



*Streetlight Fund – Environmental Services:* The % of budget used trends low due to electric bills lagging a month behind. This fund is also budgeted conservatively to allow for unexpected repairs to streetlights as needed.

*CDBG/HOME Fund – Urban Design & Planning:* With the uncertainty of timing of availability of additional CDBG/HOME awards, this fund was budgeted conservatively, and as a result is showing a low rate of expenditures. This program is on track and performing as expected based on the federal funds available at this time.

*Urban Renewal Fund – Urban Renewal:* The budget for this area was constructed to allow for a potential grant program as well as unexpected events (example: unanticipated GRDC-owned property repairs). Based on current events, this fund is performing as expected.

*Water Fund – Environmental Services:* The department has several vacancies right now causing a low % used in personnel expenses. In addition, the budget for the water purchasing from the City of Portland lags one month behind.

*Wastewater Fund – Environmental Services:* Due to the reimbursement nature of the billing for the operations of the Wastewater Treatment plant, there can be timing differences between when contracted work is performed and when invoices are received/paid. This difference accounts for the % of budget used appearing low.

*Facilities & Fleet Management Fund – Citywide Services:* The Facilities & Fleet Management Fund experiences a delay in the timing of significant expenses, such as fuel, which will appear as a lower % of budget used.

*Administrative Services Fund – Information Technology:* The timing of computer and once a year software purchases in IT causes the % of budget to appear high.

*Equipment Replacement Fund – Citywide Services:* The % of budget used appears to be low due to long periods of time between order and delivery.

*Workers' Comp & Liability Management Fund – Citywide Services:* Many of the expenditures in this fund are related to claims. Encumbrances have been entered to allow for claims to be paid through the year. In addition, annual insurance premiums have been paid for Workers' Comp.

*COG Health & Dental Plans Fund – Citywide Services:* As an insurance benefit fund, many of the expenditures in this fund are related to claims. Since claims can fluctuate from year to year, this fund is budgeted conservatively to allow for claims to be paid. In a typical year, the % of budget used should appear low.

**Transfers:** Transfers are scheduled to be made periodically throughout the year, based on the nature of each individual item and associated requirements. Some transfers are made once a year, some are made equally across all twelve months, and some are made as expenditures occur. Patterns of transfers will be unique to each fund and will not be evenly distributed across each month.

**Capital Funds:** Expenditures in Capital project funds are not evenly distributed across the fiscal year. There is a seasonality to these expenditures, since much of the work funded on these projects occurs

during better weather in the summer and fall. This means that in the early and late parts of each year expenditures will be greater, with fewer expenditures in the winter and spring. Additionally, Capital project funds are budgeted conservatively, since many of the expenditures are made during the summer, it can be difficult to predict when work on a project may occur based on weather, contractors, and supply availability. Therefore, the budget in these funds is designed to allow for expenditures to be made in either fiscal year of each summer.

*City Facility Capital Fund – Capital Improvement:* Early expenditures in the fall are related to the City Hall roofing project which has actuals outpacing the budget for this point of time in the year. No other large projects are scheduled for the remainder of the year.

**Debt Service Funds:** Debt Service payments are made on pre-defined schedules that typically call for 1-2 payments per year per debt instrument. In some Debt Service Funds, 100% of the annual payments are made by September of each year, while others may not have any payments until late in the fiscal year.



## Year-to-date Budget Report

Through Fiscal Year: 2025/26 Period:6 (December)

Percentage of the Year Complete: 50%

Fund	Department	Budget	Actuals	Remaining	% Used
<b>General Fund</b>					
	Police	55,350,458	25,507,389	29,843,069	46%
	Fire	43,797,051	20,175,086	23,621,965	46%
	Economic Development	1,180,945	455,234	725,711	39%
	Community Livability	1,723,506	822,227	901,279	48%
	Youth & Recreation Services	739,198	273,128	466,070	37%
	Parks	5,856,381	2,850,774	3,005,607	49%
	Transfers	3,011,000	1,455,336	1,555,664	48%
	<i>General Total</i>	<u>111,658,539</u>	<u>51,539,173</u>	<u>60,119,366</u>	<u>46%</u>
<b>Local Option Levy Fund</b>					
	Police	7,930,188	3,369,228	4,560,960	42%
	Fire	5,852,905	3,146,444	2,706,461	54%
	<i>Local Option Levy Total</i>	<u>13,783,093</u>	<u>6,515,672</u>	<u>7,267,421</u>	<u>47%</u>
<b>Urban Design &amp; Planning Fund</b>					
	Urban Design & Planning	4,563,205	2,256,922	2,306,283	49%
	Transfers	79,000	79,000	-	100%
	<i>Urban Design &amp; Planning Total</i>	<u>4,642,205</u>	<u>2,335,922</u>	<u>2,306,283</u>	<u>50%</u>
<b>Solid Waste &amp; Sustainability Fund</b>					
	Environmental Services	1,595,721	769,480	826,241	48%
	<i>Solid Waste &amp; Sustainability Total</i>	<u>1,595,721</u>	<u>769,480</u>	<u>826,241</u>	<u>48%</u>
<b>Designated Purpose Fund</b>					
	Citywide Services	4,951,372	594,393	4,356,979	12%
	Police	2,934,324	208,120	2,726,204	7%
	Fire	1,086,000	210,691	875,309	19%
	Urban Design & Planning	13,365,791	159,609	13,206,182	1%
	Economic Development	7,339,000	489,056	6,849,944	7%
	Community Livability	2,427,273	795,121	1,632,152	33%
	Youth & Recreation Services	6,020,080	385,321	5,634,759	6%
	Parks	484,000	-	484,000	0%
	Environmental Services	5,738,000	253,507	5,484,493	4%
	Transfers	6,874,000	-	6,874,000	0%
	<i>Designated Purpose Total</i>	<u>51,219,840</u>	<u>3,095,818</u>	<u>48,124,022</u>	<u>6%</u>
<b>Rental Inspection Fund</b>					
	Community Livability	1,482,285	695,208	787,077	47%
	Transfers	20,000	20,000	-	100%
	<i>Rental Inspection Total</i>	<u>1,502,285</u>	<u>715,208</u>	<u>787,077</u>	<u>48%</u>



## Year-to-date Budget Report

Through Fiscal Year: 2025/26 Period:6 (December)

Percentage of the Year Complete: 50%

Fund	Department	Budget	Actuals	Remaining	% Used
<b>System Development Charges Fund</b>					
	Transfers	35,143,000	3,622,956	31,520,044	10%
	<i>System Development Charges Total</i>	<u>35,143,000</u>	<u>3,622,956</u>	<u>31,520,044</u>	<u>10%</u>
<b>Infrastructure Development Fund</b>					
	Environmental Services	4,938,338	2,096,835	2,841,503	42%
	Transfers	79,000	79,000	-	100%
	<i>Infrastructure Development Total</i>	<u>5,017,338</u>	<u>2,175,835</u>	<u>2,841,503</u>	<u>43%</u>
<b>Streetlight Fund</b>					
	Environmental Services	716,887	208,420	508,467	29%
	Transfers	1,779,000	608,789	1,170,211	34%
	<i>Streetlight Total</i>	<u>2,495,887</u>	<u>817,209</u>	<u>1,678,678</u>	<u>33%</u>
<b>Transportation Fund</b>					
	Environmental Services	15,560,922	7,027,586	8,533,336	45%
	Transfers	18,492,000	4,446,967	14,045,033	24%
	<i>Transportation Total</i>	<u>34,052,922</u>	<u>11,474,553</u>	<u>22,578,369</u>	<u>34%</u>
<b>CDBG &amp; HOME Fund</b>					
	Urban Design & Planning	3,290,512	614,794	2,675,718	19%
	Transfers	467,000	-	467,000	0%
	<i>CDBG &amp; HOME Total</i>	<u>3,757,512</u>	<u>614,794</u>	<u>3,142,718</u>	<u>16%</u>
<b>Building Fund</b>					
	Community Development	6,380,549	2,661,427	3,719,122	42%
	Transfers	35,000	20,182	14,818	58%
	<i>Building Total</i>	<u>6,415,549</u>	<u>2,681,609</u>	<u>3,733,940</u>	<u>42%</u>
<b>Urban Renewal Fund</b>					
	Urban Renewal	2,016,000	573,321	1,442,679	28%
	Transfers	40,000	80	39,920	0%
	<i>Urban Renewal Total</i>	<u>2,056,000</u>	<u>573,401</u>	<u>1,482,599</u>	<u>28%</u>
<b>Parks Capital Improvement Fund</b>					
	Capital Improvement	15,394,000	2,262,448	13,131,552	15%
	<i>Parks Capital Improvement Total</i>	<u>15,394,000</u>	<u>2,262,448</u>	<u>13,131,552</u>	<u>15%</u>
<b>General Development Cap Impr Fund</b>					
	Capital Improvement	8,623,000	17,204	8,605,796	0%
	<i>General Development Cap Impr Total</i>	<u>8,623,000</u>	<u>17,204</u>	<u>8,605,796</u>	<u>0%</u>



## Year-to-date Budget Report

Through Fiscal Year: 2025/26 Period:6 (December)

Percentage of the Year Complete: 50%

Fund	Department	Budget	Actuals	Remaining	% Used
<b>Transportation Capital Impr Fund</b>					
	Capital Improvement	52,536,000	7,049,995	45,486,005	13%
	<i>Transportation Capital Impr Total</i>	<i>52,536,000</i>	<i>7,049,995</i>	<i>45,486,005</i>	<i>13%</i>
<b>Urban Renewal Capital Impr Fund</b>					
	Capital Improvement	10,392,000	380,798	10,011,202	4%
	<i>Urban Renewal Capital Impr Total</i>	<i>10,392,000</i>	<i>380,798</i>	<i>10,011,202</i>	<i>4%</i>
<b>General Government Debt Svc Fund</b>					
	Debt Service	6,286,000	740,418	5,545,582	12%
	<i>General Government Debt Svc Total</i>	<i>6,286,000</i>	<i>740,418</i>	<i>5,545,582</i>	<i>12%</i>
<b>Pension Bond Debt Service Fund</b>					
	Debt Service	2,475,000	174,927	2,300,074	7%
	<i>Pension Bond Debt Service Total</i>	<i>2,475,000</i>	<i>174,927</i>	<i>2,300,074</i>	<i>7%</i>
<b>Water Fund</b>					
	Environmental Services	19,139,170	7,857,253	11,281,917	41%
	Transfers	15,330,000	8,331,001	6,998,999	54%
	<i>Water Total</i>	<i>34,469,170</i>	<i>16,188,253</i>	<i>18,280,917</i>	<i>47%</i>
<b>Water Capital Improvement Fund</b>					
	Capital Improvement	72,740,000	6,308,231	66,431,769	9%
	<i>Water Capital Improvement Total</i>	<i>72,740,000</i>	<i>6,308,231</i>	<i>66,431,769</i>	<i>9%</i>
<b>Water Debt Service Fund</b>					
	Debt Service	2,603,000	838,501	1,764,499	32%
	<i>Water Debt Service Total</i>	<i>2,603,000</i>	<i>838,501</i>	<i>1,764,499</i>	<i>32%</i>
<b>Stormwater Fund</b>					
	Environmental Services	14,009,023	6,312,994	7,696,029	45%
	Transfers	6,248,000	1,228,814	5,019,186	20%
	<i>Stormwater Total</i>	<i>20,257,023</i>	<i>7,541,808</i>	<i>12,715,215</i>	<i>37%</i>
<b>Stormwater Capital Improvement Fund</b>					
	Capital Improvement	16,635,000	1,236,086	15,398,914	7%
	<i>Stormwater Capital Improvement</i>	<i>16,635,000</i>	<i>1,236,086</i>	<i>15,398,914</i>	<i>7%</i>
<b>Stormwater Debt Service Fund</b>					
	Debt Service	264,000	138,814	125,186	53%
	<i>Stormwater Debt Service Total</i>	<i>264,000</i>	<i>138,814</i>	<i>125,186</i>	<i>53%</i>



## Year-to-date Budget Report

Through Fiscal Year: 2025/26 Period:6 (December)

Percentage of the Year Complete: 50%

Fund	Department	Budget	Actuals	Remaining	% Used
<b>Wastewater Fund</b>					
	Environmental Services	20,874,746	8,248,263	12,626,483	40%
	Transfers	12,301,000	1,596,911	10,704,089	13%
	<i>Wastewater Total</i>	<i>33,175,746</i>	<i>9,845,174</i>	<i>23,330,572</i>	<i>30%</i>
<b>Wastewater Capital Improvement Fund</b>					
	Capital Improvement	51,144,000	3,656,815	47,487,185	7%
	<i>Wastewater Capital Improvement</i>	<i>51,144,000</i>	<i>3,656,815</i>	<i>47,487,185</i>	<i>7%</i>
<b>Wastewater Debt Service Fund</b>					
	Debt Service	1,563,000	1,104,411	458,589	71%
	<i>Wastewater Debt Service Total</i>	<i>1,563,000</i>	<i>1,104,411</i>	<i>458,589</i>	<i>71%</i>
<b>Facilities &amp; Fleet Management Fund</b>					
	Citywide Services	7,580,822	3,247,816	4,333,006	43%
	Transfers	1,621,000	1,291,000	330,000	80%
	<i>Facilities &amp; Fleet Management Total</i>	<i>9,201,822</i>	<i>4,538,816</i>	<i>4,663,006</i>	<i>49%</i>
<b>City Facility Capital Fund</b>					
	Capital Improvement	3,377,000	2,697,735	679,265	80%
	<i>City Facility Capital Total</i>	<i>3,377,000</i>	<i>2,697,735</i>	<i>679,265</i>	<i>80%</i>
<b>City Facility Debt Service Fund</b>					
	Debt Service	330,000	-	330,000	0%
	<i>City Facility Debt Service Total</i>	<i>330,000</i>	<i>-</i>	<i>330,000</i>	<i>0%</i>
<b>Legal Services Fund</b>					
	City Attorney's Office	2,001,895	959,701	1,042,194	48%
	<i>Legal Services Total</i>	<i>2,001,895</i>	<i>959,701</i>	<i>1,042,194</i>	<i>48%</i>
<b>Administrative Services Fund</b>					
	Office of Governance & Mgmt	4,487,895	2,163,715	2,324,180	48%
	Budget & Finance	9,469,877	4,146,123	5,323,754	44%
	Information Technology	9,272,850	4,477,506	4,795,344	48%
	Citywide Services	5,387,583	2,021,253	3,366,330	38%
	Transfers	433,000	51,000	382,000	12%
	<i>Administrative Services Total</i>	<i>29,051,205</i>	<i>12,859,597</i>	<i>16,191,608</i>	<i>44%</i>
<b>Enterprise System Replacement Fund</b>					
	Capital Improvement	920,000	2,400	917,600	0%
	<i>Enterprise System Replacement Total</i>	<i>920,000</i>	<i>2,400</i>	<i>917,600</i>	<i>0%</i>



## Year-to-date Budget Report

Through Fiscal Year: 2025/26 Period:6 (December)

Percentage of the Year Complete: 50%

Fund	Department	Budget	Actuals	Remaining	% Used
<b>Equipment Replacement Fund</b>					
	Citywide Services	8,389,000	1,960,167	6,428,833	23%
	Transfers	2,000	2,000	-	100%
	<i>Equipment Replacement Total</i>	<u>8,391,000</u>	<u>1,962,167</u>	<u>6,428,833</u>	<u>23%</u>
<b>Workers' Comp &amp; Liability Mgmt Fund</b>					
	City Attorney's Office	9,333,326	3,457,849	5,875,477	37%
	Transfers	29,000	29,000	-	100%
	<i>Workers' Comp &amp; Liability Mgmt Total</i>	<u>9,362,326</u>	<u>3,486,849</u>	<u>5,875,477</u>	<u>37%</u>
<b>COG Health &amp; Dental Plans Fund</b>					
	Citywide Services	19,334,000	5,346,690	13,987,310	28%
	Transfers	321,000	321,000	-	100%
	<i>COG Health &amp; Dental Plans Total</i>	<u>19,655,000</u>	<u>5,667,690</u>	<u>13,987,310</u>	<u>29%</u>

Agenda Item: 12. 2026 Draft Finance Committee Calendar

CITY OF GRESHAM



## Finance Committee Meeting Dates and Preliminary Agenda Topics for 2026

Regular Meetings – 3<sup>rd</sup> Wednesday of the month at 7:00 PM

January 21, 2026	<ul style="list-style-type: none"> <li>• Annual Calendar Review</li> <li>• Auditor Report &amp; ACFR Update</li> <li>• Property Tax Overview</li> <li>• Budget to Actual Report</li> </ul>
February 18, 2026	<ul style="list-style-type: none"> <li>• Annual Council Compensation Review</li> <li>• General Fund Forecast</li> </ul>
March 18, 2026	<ul style="list-style-type: none"> <li>• Capital Improvement Program Review</li> <li>• Annual Financial Policies Review Introduction</li> </ul>
April 15, 2026	<i>No Regular FC Meeting - due to Budget Committee</i>
<i>Thursday April 16, 2026</i>	<ul style="list-style-type: none"> <li>• <i>Budget Committee Meeting #1</i> <ul style="list-style-type: none"> <li>○ <i>Note: BC Meetings begin at 6:00 PM</i></li> </ul> </li> </ul>
<i>Tuesday April 28, 2026</i>	<ul style="list-style-type: none"> <li>• <i>Budget Committee Meeting #2</i> <ul style="list-style-type: none"> <li>○ <i>Note: BC Meetings begin at 6:00 PM</i></li> </ul> </li> </ul>
<i>Thursday April 30, 2026</i>	<ul style="list-style-type: none"> <li>• <i>Budget Committee Meeting #3 – ONLY IF NEEDED</i> <ul style="list-style-type: none"> <li>○ <i>Note: BC Meetings begin at 6:00 PM</i></li> </ul> </li> </ul>
<i>Thursday May 7, 2026</i>	<ul style="list-style-type: none"> <li>• <i>GRDC Budget Committee Meeting</i> <ul style="list-style-type: none"> <li>○ <i>Note: BC Meetings begin at 6:00 PM</i></li> </ul> </li> </ul>
May 20, 2026	<ul style="list-style-type: none"> <li>• Investment Performance Report (Spring)</li> <li>• Financial Policies Annual Review</li> <li>• Budget to Actual Report</li> <li>• Budget Housekeeping (if needed)</li> </ul>
June 17, 2026	<ul style="list-style-type: none"> <li>• Investment Policy Review</li> </ul>
July 15, 2026	<ul style="list-style-type: none"> <li>• Election of Chair (occurs in even numbered years)</li> <li>• Budget to Actual Report</li> </ul>
August 19, 2026	<i>Typically canceled for City Council summer break</i>
September 16, 2026	<ul style="list-style-type: none"> <li>• Topics TBD</li> </ul>

## Finance Committee Meeting Dates and Preliminary Agenda Topics for 2026

October 21, 2026	<ul style="list-style-type: none"><li>• General Fund Forecast</li><li>• Budget to Actual Report</li><li>• Supplemental Budget (if needed)</li><li>• Election Law Reminder (if needed)</li></ul>
November 18, 2026	<ul style="list-style-type: none"><li>• Investment Performance Report (Fall)</li><li>• Property Tax Update</li></ul>
December 16, 2026	<i>Typically canceled for City Council winter break</i>

**Topics are tentative and subject to change**

**Topics to be scheduled in 2026:**

- Urban Renewal Overview