
Columbia County Development Agency Urban Renewal Annual Report

FY 2014/15

ORS 457.460

Submitted to Columbia County Board of Commissioners

Prepared by Elaine Howard, Elaine Howard Consulting, LLC

Reviewed by Jennifer Cuellar-Smith,
Columbia County Treasurer and Director, Finance and Taxation

February 23, 2016



Overview of report

The Columbia County Development Agency (Agency) has prepared this Annual Report for the Port Westward Urban Renewal Area (Area) pursuant to ORS 457.460. The Annual Report is on file with the Columbia County Board of Commissioners and with the Columbia County Development Agency. The information contained in the Annual Report is available for review at no cost by all interested persons at the office of the Board of County Commissioners located in the Columbia County Courthouse, Room 331, at 230 Strand Street, St. Helens, OR 97051. Copies of the Annual Report and attached budget are available for purchase.

As required by ORS 457.460, this report includes a summary of financial information for the most recently completed fiscal year (2014-15), as well as estimates of financial information for the current fiscal year (2015-16).

Previous fiscal year, FYE 2015

Revenues

General Fund revenues for the Columbia County Development Agency (CCDA) totaled \$2,918,257 in FYE 2015. This included \$2,884,772 in tax increment revenue (current and past property tax years combined), \$23,471 from natural resource revenue, and \$10,014 in interest earnings.¹ The CCDA General Fund had a beginning fund balance of \$1,121,414.

Expenditures

CCDA General Fund expenditures for FYE 2015 totaled \$3,069,486. These expenditures included \$15,038 on materials and services, \$756,954 for debt service on behalf of other governments, and \$2,297,494 in special payments, which include expenditures to Columbia County for debt and costs for administering the Agency.²

Table 1. FYE 2015 CCDA General Fund Expenditures

| Expenditures | |
|--|---------------------|
| Materials and Services | \$ 15,038 |
| Debt service - direct payments | \$ 756,954 |
| Debt service- (special payment reimbursement to Co.) | \$ 2,297,494 |
| Total | \$ 3,069,486 |

Source: CCDA Annual Financial Report, FYE 2015

¹ CCDA Annual Financial Report FYE 2015, page 10.

² Ibid

Impact on taxing districts

The total amount of revenue allocated from urban renewal division of tax collections in FYE 2015 was \$3,021,055. This included \$2,687,864 from permanent rate levies and \$333,191 from general obligation bond levies.³

Tax increment revenue derived from permanent rate levies results in an impact to taxing districts. These are “foregone revenues” that result in decreased property tax collections for the affected taxing districts. Tax increment revenue derived from general obligation bonds does not have the same impact on taxing districts. Instead, the general obligation bond tax rates are adjusted upwards to ensure that the full amount of annual debt service payments can be made. Thus, the foregone revenue associated with general obligation bond tax rates does not have an impact on taxing districts, but instead impacts taxpayers countywide through a slightly higher property tax rate.

The impact of the division of taxes is shown in Table 2 below. Note that the Clatskanie 6J School District and NW Regional Education Service District do not experience a direct reduction in funding due to urban renewal. School funding is based on a fixed dollar amount per pupil, determined by the State Legislature. Allocations of funding from the State School Fund offset any local property tax collections to ensure each district across the state receives the same level of funding on a per pupil basis. Thus, any reduction in local property tax revenue due to urban renewal does not have any direct impact on the per pupil funding level for the school district and education service district.

Table 2. CCDA Impact on Taxing Districts, FYE 2015

| Taxing District | Foregone Permanent Rate Revenue | Permanent Rate Levy | % of Permanent Rate Levy | Bonds |
|--------------------------------|---------------------------------|---------------------|--------------------------|-------------------|
| Columbia County | \$ 407,235.00 | \$ 5,889,751.00 | 7% | \$ 75,713.00 |
| Columbia County 4H & Extension | \$ 16,576.00 | \$ 241,077.00 | 7% | |
| 911 Communication District | \$ 74,369.00 | \$ 1,078,017.00 | 7% | |
| Columbia Vector | \$ 37,317.00 | \$ 462,644.00 | 8% | |
| Rainier Cemetery | \$ 20,617.00 | \$ 63,371.00 | 33% | |
| Clatskanie Park and Rec | \$ 101,688.00 | \$ 188,634.00 | 54% | |
| Clatskanie Library | \$ 83,670.00 | \$ 155,390.00 | 54% | |
| Port of St Helens | \$ 25,656.00 | \$ 320,679.00 | 8% | |
| Columbia SWCD | \$ 29,066.00 | \$ 421,301.00 | 7% | |
| Clatskanie RFPD | \$ 502,053.00 | \$ 879,802.00 | 57% | |
| NW Regional ESD | \$ 44,800.00 | \$ 630,856.00 | 7% | |
| Clatskanie 6J School District | \$ 1,344,817.00 | \$ 2,005,012.00 | 67% | \$ 257,478.00 |
| Total | \$ 2,687,864 | | | \$ 333,191 |

Note: Includes impact of truncation and compression losses

³ Columbia County Assessor’s SAL 4e, FY 2014/15

Current fiscal year, FYE 2016

The Agency's adopted FYE 2016 budget estimates it will receive \$2,500,000⁴ in current year property taxes. Estimated annual expenditures from the FYE 2016 CCDA Budget are shown below in Table 3.

Table 3. FYE 2016 Budgeted Expenditures

| Expenditures | |
|--------------------------------------|---------------------|
| Port Improvement Debt Service | \$ 475,000 |
| Contingency | \$ 616,757 |
| Special Payments | |
| Transfer General Fund Administrative | \$ 110,000 |
| Transfer General Fund Staffing | \$ 10,000 |
| County Road Improvement Debt Service | \$ 975,139 |
| Extra Debt Service | \$ 1,100,000 |
| Total | \$ 2,195,139 |
| Materials and Services | |
| Property and Liability Insurance | \$ 1,593 |
| Consulting Services | \$ 25,000 |
| Supplies | \$ 2,000 |
| Total | \$ 28,593 |
| Total | \$ 3,315,489 |

Source: Columbia County FY 15/16 Appropriated CCDA Budget Springbrook Report

⁴ Columbia County FY 15/16 Appropriated CCDA Budget Springbrook Report