

CLACKAMAS COUNTY DEVELOPMENT AGENCY

2016-2017

**WORK PROGRAM and
BUDGET**



**CLACKAMAS
COUNTY**

Development Services Building
150 Beaver Creek Rd., Oregon City, OR 97045
503-742-4323 | www.clackamas.us/transportation/renewal

2016 - 2017 BUDGET

FOR THE

CLACKAMAS TOWN CENTER DEVELOPMENT AREA FUND,

CLACKAMAS INDUSTRIAL DEVELOPMENT AREA FUND,

AND

NORTH CLACKAMAS REVITALIZATION AREA FUND

CLACKAMAS COUNTY DEVELOPMENT AGENCY

150 Beavercreek Road
Oregon City, Oregon 97045

BUDGET APPROVAL _____ DATE June 6, 2016
Chair, Budget Committee
Clackamas County Development Agency



DEVELOPMENT AGENCY

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

May 30, 2016

Board of County Commissioners and Budget Committee Members:

It is my pleasure to present the Fiscal Year 2016-17 Annual Budget for the Clackamas County Development Agency.

The Clackamas County Development Agency, the Urban Renewal Agency for Clackamas County, is responsible for implementing the County's urban renewal program. Currently there are three urban renewal districts in Clackamas County; each with an urban renewal plan customized to the needs of its unique community:

- *Clackamas Town Center Area* -- predominately commercial, office and multifamily residential
- *Clackamas Industrial Area* -- primarily industrial (manufacturing and warehousing / distribution)
- *North Clackamas Revitalization Area* -- affordable neighborhoods bounded by industrial and commercial uses.

While each district has a plan with projects customized to the needs of its area, all the plans focus on four primary objectives:

- Removing blighting influences that inhibit development and/or redevelopment;
- Improving economic vitality in and around each plan area;
- Increasing jobs in and around each plan area; and
- Improving each plan area's image and function.

Funding for projects and programs within these districts is primarily raised through tax increment financing. Levies within two of the three active districts, Clackamas Industrial Area and Clackamas Town Center Area, were terminated in 2006 and 2013 respectively. Though levies have terminated in these districts and no additional tax increment is being collected, work continues with the remaining funds to complete the final projects identified in the plan for each district.

It is important to note that as these levies terminate, the incremental increase in assessed value fostered by the urban renewal programs in each district is added to the tax rolls, providing increased revenue for the taxing districts within the urban renewal plan area. The renewed focus on growth and private investment in these areas resulted in adding collectively over a billion dollars of value to the tax rolls of local taxing districts, bolstering funding for key public services.

CLACKAMAS TOWN CENTER AREA

Established:	1980
Levy Terminated:	June 30, 2013
Current size:	819 acres
1980 (frozen) assessed value:	\$ 32 million
2013 (estimated) assessed value:	\$ 566 million
Assessed value added to tax rolls:	\$ 704 million
	<ul style="list-style-type: none">• \$90 million in 1988 (when the district decreased in size)• \$48 million in 2005 (when the district decreased in size)• \$566 million in 2013 (when the levy was terminated)
General operating fund budget:	\$ 13,586,035 (with \$0 in reserve for future expenditures)
Tax Increment fund:	\$ 32,130,807 (with \$26,630,807 in reserve for future expenditures)

Transportation/Construction Projects

- *Boyer Drive Extension* – This project will extend Boyer Drive west of 82nd Avenue to Fuller Road and address turning movements at the Fuller-King Intersection. Construction is scheduled to begin in May 2017 and be completed in November of 2017.
- *Otty Street Re-alignment* - The project constructs a new segment of SE Otty Street in order to align it with the intersection of SE Otty Road and SE 82nd Avenue. It will include a new roadway, lighting, drainage, landscaping, and signal modifications. Design has been completed. Construction is scheduled to begin in June and be completed in December of this year.
- *Sunnyside Road/Stevens Intersection Improvements* – Congestion at the intersection of Sunnyside Road and Stevens Road continues to reduce the ability of traffic to move safely and efficiently at this key intersection on the eastern edge of the Clackamas Regional Center. Design will be completed in the Spring of 2017 and construction is scheduled to begin in Summer 2017.
- *Clackamas Regional Center Mobility Improvements* – Safety and maneuverability for the traveling public are vital aspects of an efficient transportation system. Currently, queuing and congestion within the southern Clackamas Regional Center area, are creating an environment that is neither easily maneuverable nor safe. Funds are programmed to begin design on improvements to enhance maneuverability and improve safety in this area.

- *Bike and Pedestrian Improvements* - There are many areas in the Clackamas Regional Center area where gaps exist in bicycle and pedestrian facilities. Funds will be used to provide multi-modal improvements in the Regional Center area.

Development Projects

- *DDA's* – Over the last year the Agency has entered into a number of Disposition and Development Agreements (DDAs) for high quality private development of Agency property. While market conditions have been tenuous over the last couple of years, interest is improving and a number of development agreements are pending. The Agency continues to work closely with the housing, office, and commercial communities to assess opportunities for successful private investment on Agency lands. These forms of investment strengthen the tax base, create jobs and bolster the blossoming community around the regional center.

CLACKAMAS INDUSTRIAL AREA

Established:	1984
Levy terminated:	June 30, 2006
Original size:	2,173 acres
1984 (frozen) assessed value:	\$ 263 million
2006 assessed value:	\$ 699 million
Assessed value added to tax rolls:	\$ 436 million
	<ul style="list-style-type: none"> • \$214 million in 2001 (when the district decreased in size) • \$222 million in 2006 (when the levy was terminated)
General operating fund budget:	\$ 5,090,798 (with \$0 in reserve for future expenditures)

Transportation/Construction Projects

- *Capps Road Improvements* - Funds are budgeted this year for improvements to Capps Road to the west of the newly constructed 120th Avenue Extension. These improvements will be designed to facilitate access to and redevelopment of an 18-acre site at the end of Capps Road.

Development Projects

- *Site Acquisition/Consolidation* – The plan authorizes acquisition of properties that are incompatible with the surrounding industrial area, including areas suffering from deferred maintenance and lack of infrastructure. Funds are budgeted to facilitate acquisition if such properties become available.

- *Northwest Pipe and Casing Site* - In FY05-06, the Agency acquired the Northwest Pipe and Casing site; a 32-acre Superfund site in the Sunrise Corridor alignment. The Agency and the Oregon Department of Transportation are negotiating for the conveyance of sizable portions of the site for the future construction of Minuteman Way, a local connection between Mather and Lawnfield Road, and Phase 1 of the Sunrise. While these transactions will reduce the Agency's overall real property interest in the site, the Agency continues to monitor the soil remediation program implemented by the federal Environmental Protection Agency (EPA).
- *Clackamas Industrial Area Opportunity Site (CIAO)* - Over the last year the Agency has been actively marketing the 70-acre industrial site for redevelopment. Located on the Clackamas River, the site provides an opportunity for sizable economic development, private investment, job creation, a model for sustainable practices and natural area enhancement. The Agency was able to secure Industrial Lands certification over the last year, a vital component of securing partnering funds to assist with development of the site. Construction of site improvements, including the 120th Avenue extension, site grading, and stormwater facilities were completed in FY 2015/16.

NORTH CLACKAMAS REVITALIZATION AREA (NCRA)

Established:	2006
Projected levy termination:	2031
Current size:	1,008 acres
2006 (frozen) assessed value:	\$ 392 million
2014-15 assessed value (projected)	\$ 539 million
<i>New growth</i> in assessed value:	\$ 141 million
General operating fund budget:	\$ 3,113,499 (with \$0 in reserve for future expenditures)
Tax Increment fund:	\$ 2,595,385 (with \$0 in reserve for future expenditures)

Transportation/Construction Projects

- *Sewer/Street Improvements* – The Agency partnered with Water Environment Services and the City of Milwaukie to provide sanitary sewer service to remaining unsewered portions of the NCRA. The area within Clackamas County Service District #1 was successfully annexed and design was completed in 2009. Construction was completed in 2013. This year's budget contains authorization to use Community Development Block Grant (CDBG) funds to continue a successful sewer hook-up grant program. The Agency also funds an assessment safety net program for those of lesser means.

- *Bell Avenue* – Partnering with the Clackamas County Community Development Division, the Agency leveraged urban renewal funds with Community Development Block Grant (CDBG) funding to provide much-needed pedestrian connectivity and intersection improvements on Bell Avenue between SE King and SE Sandview for construction of Phase 1, which is now complete. Phase 2 construction began in the Spring of 2016, and will provide pedestrian and safety improvements and stormwater facilities between Sandview and SE Brehaut.
- *Homeowner/Housing Rehabilitation Assistance* – The plan has budgeted funds for projects to assist residents and property owners with down payment assistance for first-time homebuyers, housing rehabilitation grants and low-interest loans.

Development Projects

- *Community Center* – The Agency is partnering with the North Clackamas School District on up to four improvement projects at the Wichita Center for Family and Community, including a wheelchair ramp at the main entrance, expanded parking and crosswalk improvements. These projects support public access to the community programs at Wichita. The Agency helped the School District to obtain \$120,000 in Block Grant funds to leverage Agency funds committed to the projects.

HIGHLIGHTS FOR FISCAL YEAR 2015-2016

Clackamas Town Center Area

The Monterey Extension Project, from 82nd Avenue to Fuller Road was completed. This project is expected to handle between 3,000 to 4,000 vehicles daily, which will help alleviate traffic congestion and meet the needs for future growth in the area.

Clackamas Industrial Area

The 120th Avenue Extension Project was completed. Funded, by a grant of \$500,000 from the Oregon Department of Transportation's Immediate Opportunity Fund, this project is vital to the future economic development of the Clackamas Industrial Area Opportunity (CIAO) Site, a regionally significant industrial site owned by the Agency.

North Clackamas Revitalization Area: Transportation Discussion

Since adoption of the NCRA plan, focus has been placed on the provision of sewer services in this area of the county. With the completion of this project, our focus has moved on to local transportation improvements. The Agency continues to engage the NCRA community in discussions about project priorities within their community. These efforts are resulting in a clearer understanding of the community's expectations for the type and timing of transportation improvements.

The 70th Avenue Improvement Project was completed. This project was a high priority in public discussions regarding needed improvements in the area. The project provided north/south connectivity between King Road and Monroe, vital east/west arterials, and included roadway improvements, and pedestrian and stormwater infrastructure.

Government Camp Village Revitalization Area: Work Complete

The final project, consisting of a new water main providing the capacity necessary for fire protection and redevelopment of the Skibowl base area was completed.

Since the District's establishment in 1989, assessed value grew from \$24 million to \$160 million in 2009 when the District's urban renewal levy was terminated. Over the life of the plan, approximately \$136 million of value was added to the rolls of local taxing districts, assisting in the funding of needed public services. Government Camp has grown from a small mountain community to a thriving resort village during the life of the plan. The Development Agency and community have partnered to provide the infrastructure needed to support a growing resort community while respecting those things that make the area so special.

PROPERTY AND STAFFING

Property Acquisition

During the course of business, the Agency acquires land for various purposes, most often for expected development and for transportation right-of-way. It is the Agency's policy to market property expeditiously to maximize the return to Clackamas County in terms of public benefits, jobs and assessed valuation. Recent market conditions that have not been conducive to maximizing these returns has resulted in some property being held by the Agency. Included in the budget document is a spreadsheet and graphic identifying the status of property held by the Agency.

Agency Staffing

Agency funds reimburse the County for related personnel expenses.

The budget contains funding for 5.0 FTE Agency staff. Currently 5.0 FTE positions are filled; however, reductions in the Department of Transportation and Development have required Agency staff to assume a number of additional responsibilities outside the Agency. Contracted labor costs associated with those non-Agency services are covered by other funding sources and result in a net of 4.5 FTE within the Agency.

Very truly yours,



Don Krupp
County Administrator
Development Agency Budget Officer

CLACKAMAS COUNTY PROPOSED BUDGET 2016-2017

Program and Activity Structure:

Proposed Budget:

Clackamas Town Center
Plan Implementation

\$ 45,716,842

Total

\$ 45,716,842

Clackamas Industrial Area
Plan Implementation

\$ 5,090,798

Total

\$ 5,090,798

North Clackamas Revitalization Area
Plan Implementation

\$ 5,708,884

Total

\$ 5,708,884

Department Total

\$ 56,516,524

CLACKAMAS

TOWN

CENTER

CLACKAMAS COUNTY PROPOSED BUDGET 2016-2017

Department: Development Agency

Program Statement: The purpose of the **Clackamas Town Center Program** is to implement projects in the Plan area which remove influences that inhibit or impede orderly development and redevelopment, thereby creating jobs and increasing assessed value for County area residents and businesses.

Activity Statement: The **Clackamas Town Center Activity** plans for project development and implementation (i.e. assures the project complies with land use and transportation plans, environmental requirements, etc.); designs and engineers capital improvement projects, acquires needed land/right-of-way, bids and constructs the project; works with developers to assure land designated for development/redevelopment is adequately serviced, planned/zoned and consolidated in order to present a developable product; and prepares and enters into development agreements to assure project implementation.

	Actual 13-14	Actual 14-15	Budgeted 15-16	Estimated 15-16	Requested 16-17
Materials & Services	345,901	4,392,880	1,028,443	622,990	1,069,213
Special Payments		1,310,000	5,190,000	2,347,063	2,842,937
Cost Allocations/Indirect Costs	69,065	44,226	58,240	58,240	67,230
Debt Services	0	0	0	0	0
Interfund Transfers	0	5,000,000	5,200,000	0	4,000,000
Capital Outlay	659,657	3,212,827	10,570,000	5,245,509	8,465,000
Contingency/Reserve	0	0	27,372,581	0	29,272,462
Total Budget	1,074,623	13,959,933	49,419,264	8,273,802	45,716,842
Full-time Equivalent Positions*	4.50	4.50	4.50	4.50	4.50

FT positions are for the department and represent all three activity centers, cumulatively. The reflection of positions takes into account .5 FTE providing services to other divisions in other funding streams.

2014-2015 Materials & Services: Figures include Program Expenses (previously considered Capital Outlay), and Direct Investment. Future years, Direct Investment expenses moved to Special Payments Category.

Special Payments: A new category in 2015-2016. Direct Investment expenses are now reflected in this category.

Major Revenue Source(s): Tax Increment Financing (TIF)

Clackamas County, OR.
Revenue and Expense by Fund and Organization

	2013-14 Actual	2014-15 Actual	2015-16 Amended Budget	2015-16 1st Half	2015-16 Projected Year End	2016-17 Proposed Budget	Change from Prior Year Budget	Pct. Change from Prior Year Budget
All CCDAG Orgs								
CCDAG All CCDAG Orgs								
450 Clackamas Town Center Fund								
302001 Fund Bal at End of Prior Year	13,067,761	12,801,214	10,546,985	0	12,527,837	8,578,035	(1,968,950)	(18.67)
333068 Tri-Met	45,532	23,812	10,000	0	0	0	(10,000)	(100.00)
341880 Other Internal County Services	151,985	235,271	115,000	0	100,000	90,000	(25,000)	(21.74)
360001 Miscellaneous Revenue	1,000	(480)	2,000	0	4,000	3,000	1,000	50.00
361000 Interest Earned	43,424	61,874	25,000	0	20,000	15,000	(10,000)	(40.00)
362000 Rents & Royalties	360,467	367,383	175,000	0	500,000	200,000	25,000	14.29
381100 Land Sale Proceeds	205,689	1,688,898	1,300,000	0	3,700,000	700,000	(600,000)	(46.15)
390350 I/F Transfer From Develop Apcy Towr	0	5,000,000	5,200,000	0	0	4,000,000	(1,200,000)	(23.08)
Total Revenue	13,875,838	20,177,771	17,373,985	0	16,851,837	13,586,035	(3,787,950)	(21.80)
421100 General Office Supplies	519	237	1,000	0	500	1,000	0	0.00
421110 Postage	625	989	5,000	0	4,000	5,000	0	0.00
421210 Computer Non-Capital	600	1,854	2,000	0	1,000	2,000	0	0.00
422550 Photo Supplies	90	0	1,000	0	0	1,000	0	0.00
422910 Miscellaneous Meeting Expense	112	195	1,000	0	500	1,000	0	0.00
424610 Fuel & Vehicle Rental	0	0	250	0	0	0	(250)	(100.00)
431000 Professional Services	14,220	2,000	80,000	0	30,000	80,000	0	0.00
431100 Accounting & Auditing Service	10,065	10,362	11,050	0	10,695	11,250	200	1.81
431331 Road Maintenance Consultants	0	0	10,000	0	0	0	(10,000)	(100.00)
431340 Engineering Consultant	0	0	10,000	0	0	0	(10,000)	(100.00)
431350 Appraisal Services	0	0	10,000	0	6,500	10,000	0	0.00
431420 Legal Fees	7,883	10,049	150,000	0	40,000	75,000	(75,000)	(50.00)
431480 Hearing & Meeting Expense	38	0	1,000	0	0	1,000	0	0.00
431610 Trustee Fees	0	0	1,000	0	0	0	(1,000)	(100.00)
431780 Code Compliance Services	0	0	1,000	0	0	1,000	0	0.00
431840 Property Management Services	0	0	5,000	0	5,000	0	(5,000)	(100.00)
431918 Internal County Contracted Svc	17,268	0	50,000	0	10,000	50,000	0	0.00
431920 Contracted Labor	195,103	255,670	278,905	0	278,905	352,443	73,538	26.37
432100 Telephone	2,638	2,698	3,000	0	3,000	3,000	0	0.00
432400 Advertising	388	326	5,000	0	1,350	5,000	0	0.00
433100 Travel and Per Diem (no mileage)	74	164	5,000	0	250	2,500	(2,500)	(50.00)
434100 Printing & Duplicating Services	207	615	2,500	0	1,200	2,500	0	0.00
435130 Professional Liability	11,389	12,033	15,000	0	13,952	15,000	0	0.00
437210 Office Equipment Repair & Maint	0	849	1,000	0	500	1,000	0	0.00
437231 Software Maintenance	1,199	0	0	0	0	0	0	0.00

CTC-2

**Clackamas County, OR.
Revenue and Expense by Fund and Organization**

	2013-14 Actual	2014-15 Actual	2015-16 Amended Budget	2015-16 1st Half	2015-16 Projected Year End	2016-17 Proposed Budget	Change from Prior Year Budget	Pct. Change from Prior Year Budget
All CCDAG Orgs								
CCDAG All CCDAG Orgs								
450 Clackamas Town Center Fund								
437260 Office Furn & Equip Non-Capital	0	177	1,500	0	500	1,000	(500)	(33.33)
437930 Grounds Maintenance	7,000	10,235	10,000	0	5,000	10,000	0	0.00
437970 (Inactive) Stevens Orchard Operator	207	207	1,000	0	1,000	0	(1,000)	(100.00)
438110 Office Rental	15,057	13,452	17,739	0	17,739	22,521	4,782	28.96
438220 Copier Rental	1,775	2,850	8,999	0	6,999	6,999	0	0.00
439100 Dues & Memberships	5,200	1,647	5,000	0	1,800	2,500	(2,500)	(50.00)
439200 Training & Staff Development	0	152	1,000	0	500	1,000	0	0.00
439400 Publications & Subscriptions	25	63	500	0	100	500	0	0.00
439970 Real Estate Taxes	54,218	72,225	75,000	0	2,000	5,000	(70,000)	(93.33)
440001 Prnts To Other Govts/Orgs	0	2,500,000	0	0	0	0	0	0.00
440010 Development Agency Reimbursemen	0	1,477,370	0	0	0	0	0	0.00
452000 Program Support	0	7,464	260,000	0	180,000	400,000	140,000	53.85
465002 Payments to Local Governments	0	0	5,190,000	0	2,347,063	2,842,937	(2,347,063)	(45.22)
477200 Division Indirect Costs	0	0	21,103	0	21,103	13,775	(7,328)	(34.72)
478101 Finance Alloc Cost	6,058	5,726	7,124	0	7,124	8,179	1,055	14.81
478102 Tech Svc Alloc Cost	9,834	4,269	4,800	0	4,800	8,995	4,195	87.40
478103 Building Maint Alloc Cost	10,096	7,399	9,793	0	9,793	15,532	5,739	58.60
478104 PGA Alloc Cost	1,941	1,217	1,265	0	1,265	1,778	513	40.55
478105 Records Mgt Alloc Cost	86	0	0	0	0	0	0	0.00
478106 Purchasing Alloc Cost	3,773	3,879	6,407	0	6,407	9,846	3,439	53.68
478107 Courier Alloc Cost	562	764	833	0	833	1,181	348	41.78
478111 Personnel Admin Alloc Cost	3,810	2,707	2,915	0	2,915	3,445	530	18.18
478112 County Admin Alloc Cost	1,259	972	961	0	961	1,366	405	42.14
478114 DTD Shared Costs - Allocated	29,552	15,253	0	0	0	0	0	0.00
478117 Mailroom Overhead Allocation	67	26	319	0	319	372	53	16.61
478201 Electric Utility Alloc	1,380	1,393	1,865	0	1,865	2,139	274	14.69
478202 Natural Gas Utility Alloc	300	290	418	0	418	140	(278)	(66.51)
478203 Water Utility Alloc	255	230	294	0	294	319	25	8.50
478204 Trash Removal Alloc	92	101	143	0	143	163	20	13.99
481200 Construction	657,457	1,926,723	7,670,000	0	3,684,749	7,165,000	(505,000)	(6.58)
481206 Right Of Way Purchase	2,200	1,286,105	2,900,000	0	1,560,760	1,300,000	(1,600,000)	(55.17)

Clackamas County, OR.
Revenue and Expense by Fund and Organization

All CCDAG Orgs	2013-14 Actual	2014-15 Actual	2015-16 Amended Budget	2015-16 1st Half	2015-16 Projected Year End	2016-17 Proposed Budget	Change from Prior Year Budget	Pct. Change from Prior Year Budget
CCDAG All CCDAG Orgs								
450 Clackamas Town Center Fund								
499001 Contingency	0	0	527,302	0	0	1,141,655	614,353	116.51
Total Expense	<u>1,074,623</u>	<u>7,649,934</u>	<u>17,373,985</u>	<u>0</u>	<u>8,273,802</u>	<u>13,586,035</u>	<u>(3,787,950)</u>	<u>(21.80)</u>
Total Clackamas Town Center Fund	12,801,214	12,527,837	0	0	8,578,035	0	0	0.00
Total All CCDAG Orgs	12,801,214	12,527,837	0	0	8,578,035	0	0	0.00
Grand Total	12,801,214	12,527,837	0	0	8,578,035	0	0	0.00

Clackamas County, OR.
Revenue and Expense by Fund and Organization

	2013-14 Actual	2014-15 Actual	2015-16 Amended Budget	2015-16 1st Half	2015-16 Projected Year End	2016-17 Proposed Budget	Change from Prior Year Budget	Pct. Change from Prior Year Budget
All CCDAG Orgs								
CCDAG All CCDAG Orgs								
350 Clackamas Town Center Debt Svc (New 7/1/02)								
302001 Fund Bal at End of Prior Year	38,053,247	38,195,279	31,970,279	32,045,807	32,045,807	32,095,807	125,528	0.39
311100 Current Year RE Taxes & Penalties	0	0	0	0	0	0	0	0.00
311310 Delinquent Taxes	16,467	0	0	0	0	0	0	0.00
311350 Interest & Penalties-Property Tax	86	0	0	0	0	0	0	0.00
381000 Interest Earned	125,478	160,529	75,000	25,822	50,000	35,000	(40,000)	(53.33)
Total Revenue	38,195,279	38,355,807	32,045,279	32,071,630	32,095,807	32,130,807	85,528	0.27
431000 Professional Services	0	0	0	0	0	0	0	0.00
465010 Pmt to County Brooks Bldg	0	1,310,000	0	0	0	0	0	0.00
470460 I/F Transfer To Dev Agcy Town Ctr	0	5,000,000	5,200,000	0	0	4,000,000	(1,200,000)	(23.08)
490001 Reserve for Future Expenditure	0	0	25,300,000	0	0	26,630,807	1,330,807	5.26
499001 Contingency	0	0	1,545,279	0	0	1,500,000	(45,279)	(2.93)
Total Expense	0	6,310,000	32,045,279	0	0	32,130,807	85,528	0.27
Total Clackamas Town Center Debt Svc (New 7/	38,195,279	32,045,807	0	32,071,630	32,095,807	0	0	0.00
Total All CCDAG Orgs	38,195,279	32,045,807	0	32,071,630	32,095,807	0	0	0.00
Grand Total	38,195,279	32,045,807	0	32,071,630	32,095,807	0	0	0.00

Clackamas County, OR
Program Detail (452000)

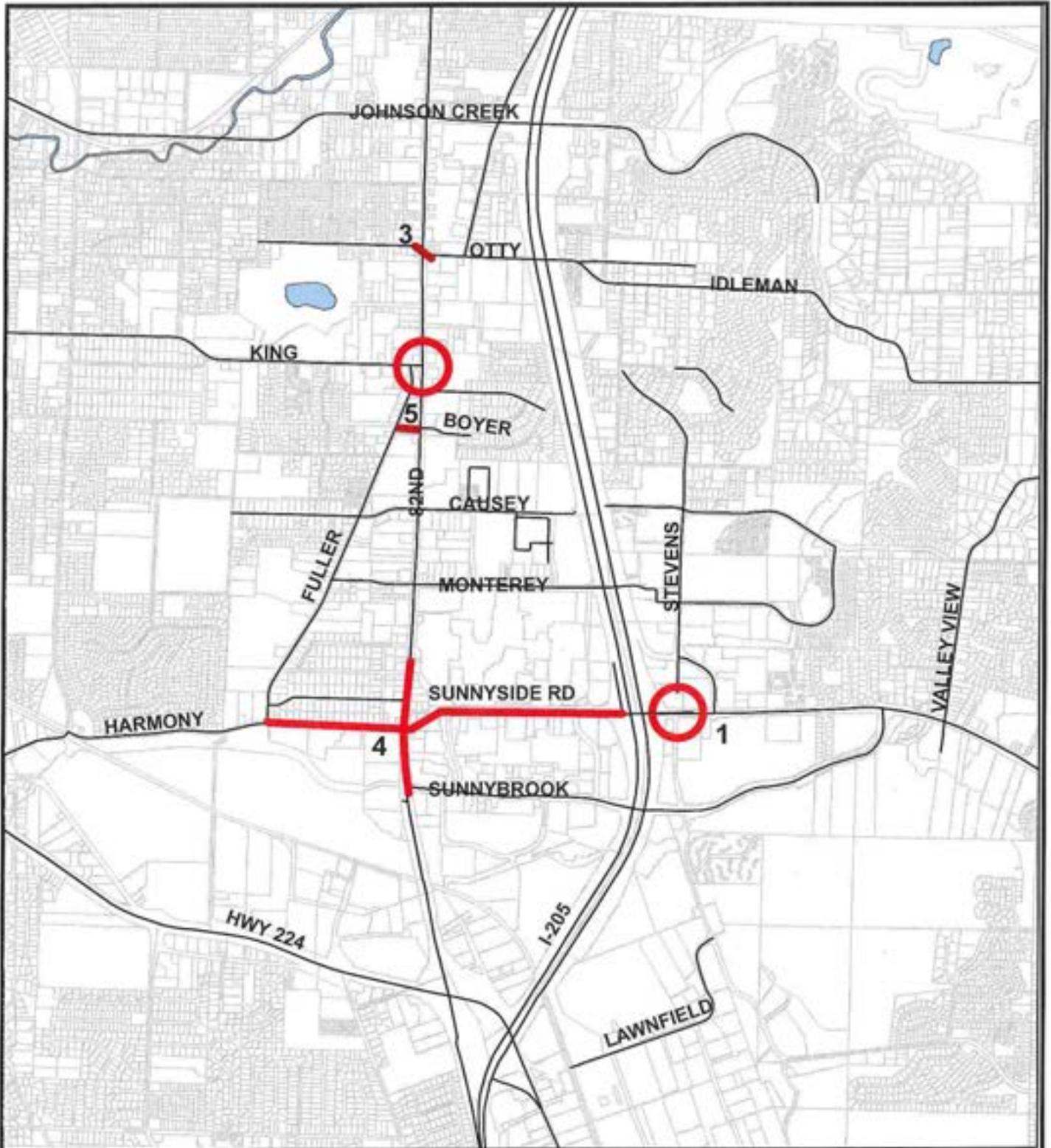
450 - CLACKAMAS TOWN CENTER FUND 7491 - Development Agency		2015-16 Amended Budget	2015-16 Projected Year End	2016-17 Requested Budget	2016-17 Proposed Budget	Change from Prior Year Budget	Pct Change from Prior Year Budget
30049	Image Enhancement	260,000	180,000	400,000	400,000	140,000	53.85%
Total Project Expense		260,000	180,000	400,000	400,000	140,000	53.85%

**Clackamas County, OR
Project Detail**

450 - CLACKAMAS TOWN CENTER FUND 7491 - Development Agency		2015-16 Amended Budget	2015-16 Projected Year End	2016-17 Requested Budget	2016-17 Proposed Budget	Change from Prior Year Budget	Pct Change from Prior Year Budget
30002	Otty Street Realignment	1,160,000	989,863	2,500,000	2,500,000	1,340,000	115.52%
30003	Southwest Connector (CRC mobility)	1,800,000	418,536	2,550,000	2,550,000	750,000	41.67%
30013	Bike & Pedestrian improvements	110,000	20,000	105,000	105,000	-5,000	-4.55%
30038	Monterey to Price-Fuller	3,350,000	2,203,027	10,000	10,000	-3,340,000	-99.70%
30088	Boyer Drive Extension	2,445,000	1,603,849	1,925,000	1,925,000	-520,000	-21.27%
30098	Sunnyside/Stevens Intersection	1,705,000	10,234	1,375,000	1,375,000	-330,000	-19.35%
Total Project Expense		10,570,000	5,245,509	8,465,000	8,465,000	(4,195,000)	-39.69%

FY 2016-17 Budget:

30002	Otty Street Realignment	The amount noted includes \$150,000 for internal Engineering Consultant services
30003	Southwest Connector	The amount noted includes \$1,000,000 for right of way and \$50,000 for internal Engineering Consultant services
30013	Bike & Pedestrian improvements	The amount noted includes \$5,000 for internal Engineering Consultant services
30088	Boyer Drive Extension	The amount noted includes \$200,000 for right of way and \$150,000 for internal Engineering Consultant services
30098	Sunnyside/Stevens Intersection:	The amount noted includes \$100,000 for right of way and \$50,000 for internal Engineering Consultant services



CLACKAMAS TOWN CENTER AREA FISCAL YEAR 2016-2017 PROJECTS

- | | |
|-----------------------------------|--|
| 1 Sunnyside/Stevens Intersection | 4 CRC Mobility Improvements |
| 2 Bike & Pedestrian Improvements* | 5 Boyer Drive Extension & Fuller/King Intersection |
| 3 Otty Street Realignment | |

*Not Mapped

Clackamas County Prospectus
Fiscal Year 2015/16 to 2019/20

Project Number: 30002
Project Name: Otty Street Realignment
Project Location: Clackamas Regional Center

Program:
Project Manager(s): Dave Queener
Budgeted in Dept: 7491-Development Agency: CTC
Current Status: Active
Job Cost #:

Map No.:

Date of Last Revision: May-16

Project Description/Scope:

This project will realign Otty Street to the intersection at 82nd Avenue and Otty Road and will include a new roadway, lighting, drainage, landscaping and signal modifications. Otty Road east of 82nd Ave. will be widened to accommodate dual left turn lanes, sidewalks and bike lanes.

Project Justification/Benefits:

The offset of Otty Road at this intersection creates a safety issue with drivers trying to travel east-west. In addition, there are no sidewalks or lighting on Otty west of 82nd Ave.

Impact on Operating Budget

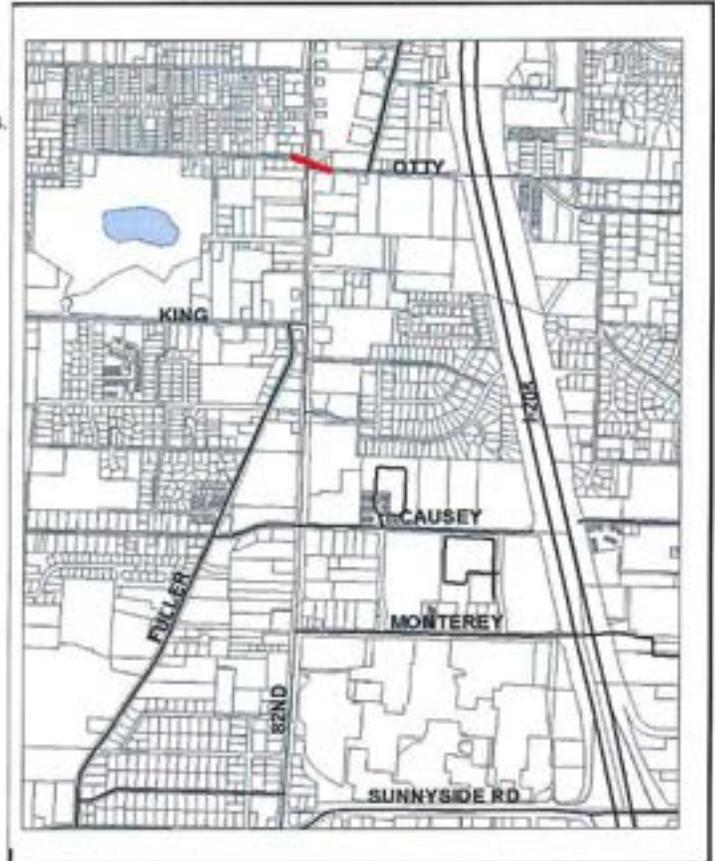
Scheduled Project

Environmental & Other Non Financial Impacts:

None

Changes Since Last Plan:

None



Project Schedule:	Planning	Design	Right of Way	Construction
Start Date		Sep-14	Jan-15	Jun-16
End Date		Apr-16	May-16	Dec-16

Project Budget:	Actuals Thru 6/30/15	FY15-16 YTD Actuals	FY15-16 Recd/Exp Remaining	Estimated Project Revenues/Costs				Total Project Estimate
				2016/17	2017/18	2018/19	2019/20+	
Revenues:								
TIF	\$343,078	\$150,708	\$496,000	\$2,500,000	\$0	\$0	\$0	\$3,489,786
Total Project Revenues	\$343,078	\$150,708	\$496,000	\$2,500,000	\$0	\$0	\$0	\$3,489,786
Expenditures:								
Planning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design	\$343,078	\$150,708	\$140,000	\$0	\$0	\$0	\$0	\$633,786
Right of Way	\$0	\$0	\$356,000	\$0	\$0	\$0	\$0	\$356,000
Construction	\$0	\$0	\$0	\$2,500,000	\$0	\$0	\$0	\$2,500,000
Total Project Expenditures	\$343,078	\$150,708	\$496,000	\$2,500,000	\$0	\$0	\$0	\$3,489,786

Clackamas County Prospectus
Fiscal Year 2015/16 to 2019/20

Project Number: 30003
Project Name: CRC Mobility
Project Location: Clackamas Regional Center
Map No.:

Program:
Project Manager(s): Dave Queener
Budgeted in Dept: 7491-Development Agency: CTC
Current Status: Active
Job Cost #:

Date of Last Revision: May-16

Project Description/Scope:

Specific improvements will be identified during the first phase of the project, but will focus on those that improve the safety and mobility of motorists, pedestrians and cyclists on Harmony/Sunnyside from Fuller to 97th and 82nd from Southgate to Sunnybrook.

Project Justification/Benefits:

This area experiences significant congestion and out-of-direction travel, which increases safety concerns. These streets serve important regional destinations such as the Clackamas Community College Campus, North Clackamas Aquatic Center and the Clackamas Town Center.

Impact on Operating Budget

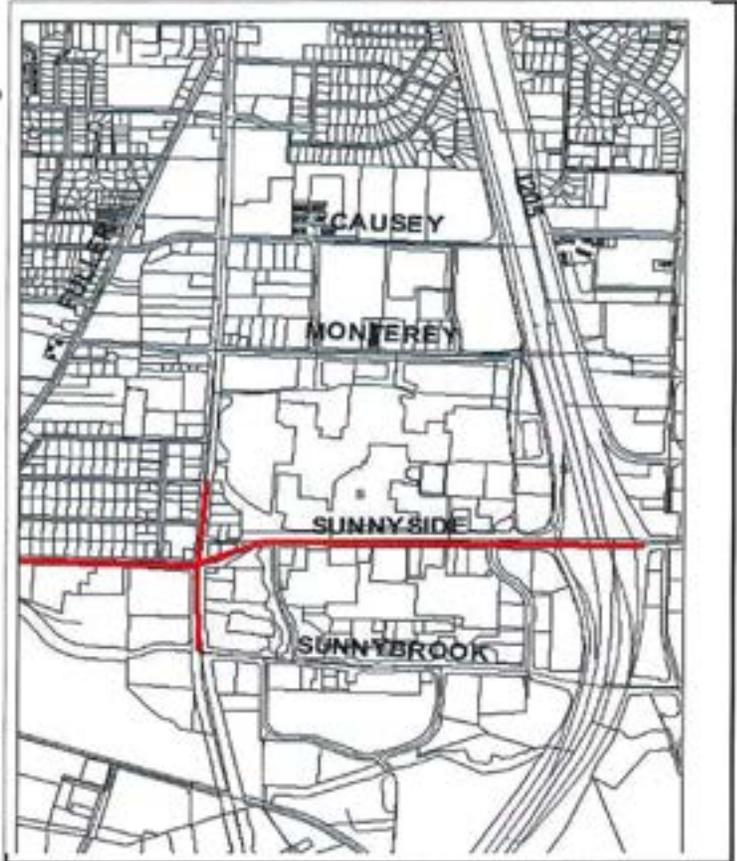
Scheduled project

Environmental & Other Non Financial Impacts:

Unknown at this time

Changes Since Last Plan:

None



Project Schedule:	Planning	Design	Right of Way	Construction
Start Date		Sep-15	Mar-17	Sep-18
End Date		Jun-18	Jun-18	Jun-20

Project Budget:	Actuals Thru 6/30/15	FY15-16 YTD Actuals	FY15-16 Recd/Exp Remaining	Estimated Project Revenues/Costs				Total Project Estimate
				2016/17	2017/18	2018/19	2019/20+	
Revenues:								
TIF	\$1,628	\$885	\$417,651	\$2,550,000	\$3,000,000	\$7,500,000	\$2,500,000	\$15,970,164
Total Project Revenues	\$1,628	\$885	\$417,651	\$2,550,000	\$3,000,000	\$7,500,000	\$2,500,000	\$15,970,164
Expenditures:								
Planning	\$1,628	\$0	\$0		\$0	\$0	\$0	\$1,628
Design	\$0	\$885	\$417,651	\$1,550,000	\$1,000,000	\$0	\$0	\$2,968,536
Right of Way	\$0	\$0	\$0	\$1,000,000	\$2,000,000	\$0	\$0	\$3,000,000
Construction	\$0	\$0	\$0	\$0	\$0	\$7,500,000	\$2,500,000	\$10,000,000
Total Project Expenditures	\$1,628	\$885	\$417,651	\$2,550,000	\$3,000,000	\$7,500,000	\$2,500,000	\$15,970,164

**Clackamas County Prospectus
Fiscal Year 2015/16 to 2019/20**

Project Number: 30013
Project Name: Bike & Pedestrian Improvements
Project Location:
Map No.: N/A

Program:
Project Manager(s): Dave Queener
Budgeted in Dept: 7491-Development Agency: CTC
Current Status: Active
Job Cost #:

Date of Last Revision: May-16

Project Description/Scope:
 These funds will be necessary to provide multimodal improvements to enhance traveling options throughout the Clackamas Regional Center.

Project Justification/Benefits:
 Implements goals and objectives of Clackamas Town Center Plan.

Impact on Operating Budget
 Scheduled project.

Environmental & Other Non Financial Impacts:
 None are expected.

Changes Since Last Plan:



Project Schedule:	Planning	Design	Right of Way	Construction
Start Date				On-going project.
End Date				

Project Budget:	Actuals Thru 06/30/2015	FY15-16 YTD Actuals	FY15-16 Recd/Exp Remaining	Estimated Project Revenues/Costs				Total Project Estimate
				2016/17	2017/18	2018/19	2019/20	
Revenues:								
TIF	\$0	\$0	\$20,000	\$105,000	\$0	\$0	\$0	\$125,000
Total Project Revenues	\$0	\$0	\$20,000	\$105,000	\$0	\$0	\$0	\$125,000
Expenditures:								
Planning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Right of Way	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$20,000	\$105,000	\$0	\$0	\$0	\$125,000
Total Project Expenditures	\$0	\$0	\$20,000	\$105,000	\$0	\$0	\$0	\$125,000

**Clackamas County Prospectus
Fiscal Year 2015/16 to 2019/20**

Project Number: 30038
Project Name: Monterey Extension (82nd to Fuller)
Project Location: Clackamas Regional Center
Map No.:

Program:
Project Manager(s): Dave Queener
Budgeted in Dept: 7491-Development Agency: CTC
Current Status: Active
Job Cost #:

Date of Last Revision May-16

Project Description/Scope:

The project extends SE Monterey Avenue between SE 82nd Avenue and SE Fuller Road and includes a new roadway, lighting, sidewalks, bike lanes, landscaping and stormwater facilities.

Project Justification/Benefits:

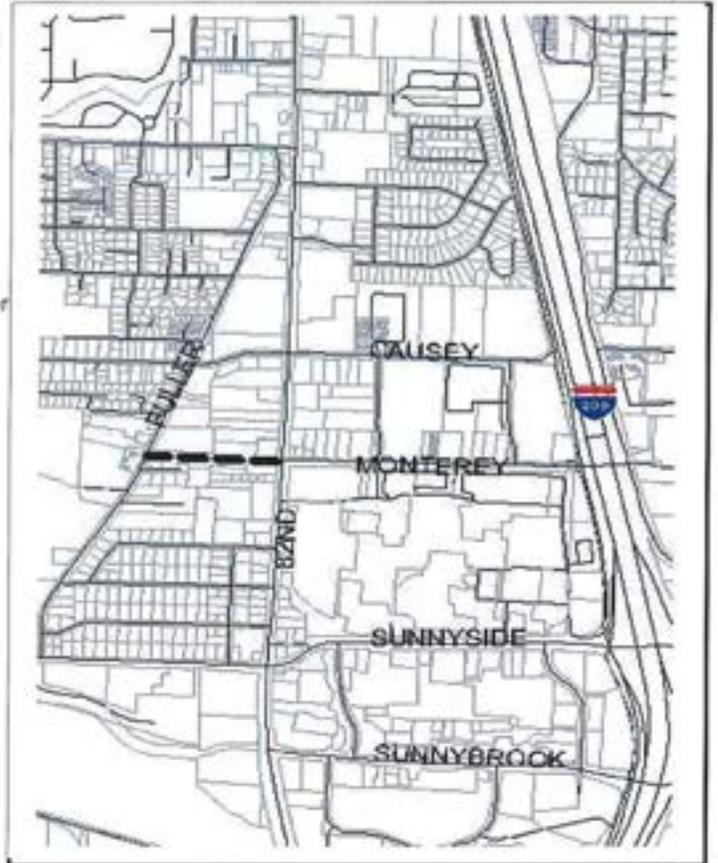
The extension is projected to handle between 3000 and 4000 vehicles daily and meets the needs of future growth of the Clackamas Town Center and other regional companies.

Impact on Operating Budget
None

Environmental & Other Non Financial Impacts:

The extension will require a bridge or box culvert over Phillips Creek. This project is within a Habitat Conservation Area, which will require mitigation

Changes Since Last Plan:



Project Schedule:	Planning	Design	Right of Way	Construction
Start Date		Jul-13	Sep-13	May-15
End Date		Aug-14	Mar-15	Dec-15

Project Budget:	Actuals Thru 6/30/15	FY15-16 YTD Actuals	FY15-16 Recd/Exp Remaining	Estimated Project Revenues/Costs				Total Project Estimate
				2016/17	2017/18	2018/19	2019/20+	
Revenues:								
TIF	\$2,999,709	\$2,143,027	\$60,000	\$10,000	\$10,000	\$10,000	\$10,000	\$5,242,736
Total Project Revenues	\$2,999,709	\$2,143,027	\$60,000	\$10,000	\$10,000	\$10,000	\$10,000	\$5,242,736
Expenditures:								
Planning	\$0			\$0	\$0	\$0	\$0	\$0
Design	\$886,546			\$0	\$0	\$0	\$0	\$886,546
Right of Way	\$1,288,305	\$0	\$0	\$0	\$0	\$0	\$0	\$1,288,305
Construction	\$824,858	\$2,143,027	\$60,000	\$10,000	\$10,000	\$10,000	\$10,000	\$3,067,885
Total Project Expenditures	\$2,999,709	\$2,143,027	\$60,000	\$10,000	\$10,000	\$10,000	\$10,000	\$5,242,736

Clackamas County Prospectus
Fiscal Year 2015/16 to 2019/20

Project Number: 30088
Project Name: Boyer Drive Extension
Project Location: Clackamas Regional Center
Map No.:

Program:
Project Manager(s): Dave Queener
Budgeted in Dept: 7491-Development Agency: CTC
Current Status: Active
Job Cost #:

Date of Last Revision: May-16

Project Description/Scope:

This project will extend Boyer Drive west of 82nd Avenue to Fuller Road and address turning movements at the Fuller-King Intersection.

Project Justification/Benefits:

The Fuller-King intersection is a significant congestion and safety issue due to its alignment and close proximity to the King-82nd intersection. The Boyer Drive extension will provide a better access to and from 82nd Avenue. Restricting turning movements at Fuller-King will improve safety.

Impact on Operating Budget

Scheduled project

Environmental & Other Non Financial Impacts:

None

Changes Since Last Plan:

None



Project Schedule:	Planning	Design	Right of Way	Construction
Start Date		Sep-14	Dec-15	May-17
End Date		Dec-16	Oct-16	Nov-17

Project Budget:	Actuals Thru 6/30/15	FY15-16 YTD Actuals	FY15-16 Recd/Exp Remaining	Estimated Project Revenues/Costs				Total Project Estimate
				2016/17	2017/18	2018/19	2019/20+	
Revenues:								
TIF	\$328,442	\$190,541	\$1,413,308	\$1,925,000	\$1,250,000	\$0	\$0	\$5,107,291
Total Project Revenues	\$328,442	\$190,541	\$1,413,308	\$1,925,000	\$1,250,000	\$0	\$0	\$5,107,291
Expenditures:								
Planning	\$0				\$0	\$0	\$0	\$0
Design	\$328,442	\$188,781	\$210,308	\$225,000	\$0	\$0	\$0	\$952,531
Right of Way	\$0	\$1,760	\$1,203,000	\$200,000	\$0	\$0	\$0	\$1,404,760
Construction	\$0			\$1,500,000	\$1,250,000	\$0	\$0	\$2,750,000
Total Project Expenditures	\$328,442	\$190,541	\$1,413,308	\$1,925,000	\$1,250,000	\$0	\$0	\$5,107,291

**Clackamas County Prospectus
Fiscal Year 2015/16 to 2019/20**

Project Number: 30098
Project Name: Sunnyside/Stevens Intersection
Project Location: Clackamas Regional Center

Program:
Project Manager(s): Dave Queener
Budgeted in Dept: 7491-Development Agency: CTC
Current Status: Active
Job Cost #:

Map No.:

Date of Last Revisor May-16

Project Description/Scope:

Lane and signal modifications that may include additional turn lanes, extensions or realignment. Improved bicycle and pedestrian facilities are also included.

Project Justification/Benefits:

The intersection experiences frequent queuing and congestion issues and serves as the primary access to Kaiser Hospital. Stevens Road connects to significant development lands to the north.

Impact on Operating Budget

None

Environmental & Other Non Financial Impacts:

None

Changes Since Last Plan:

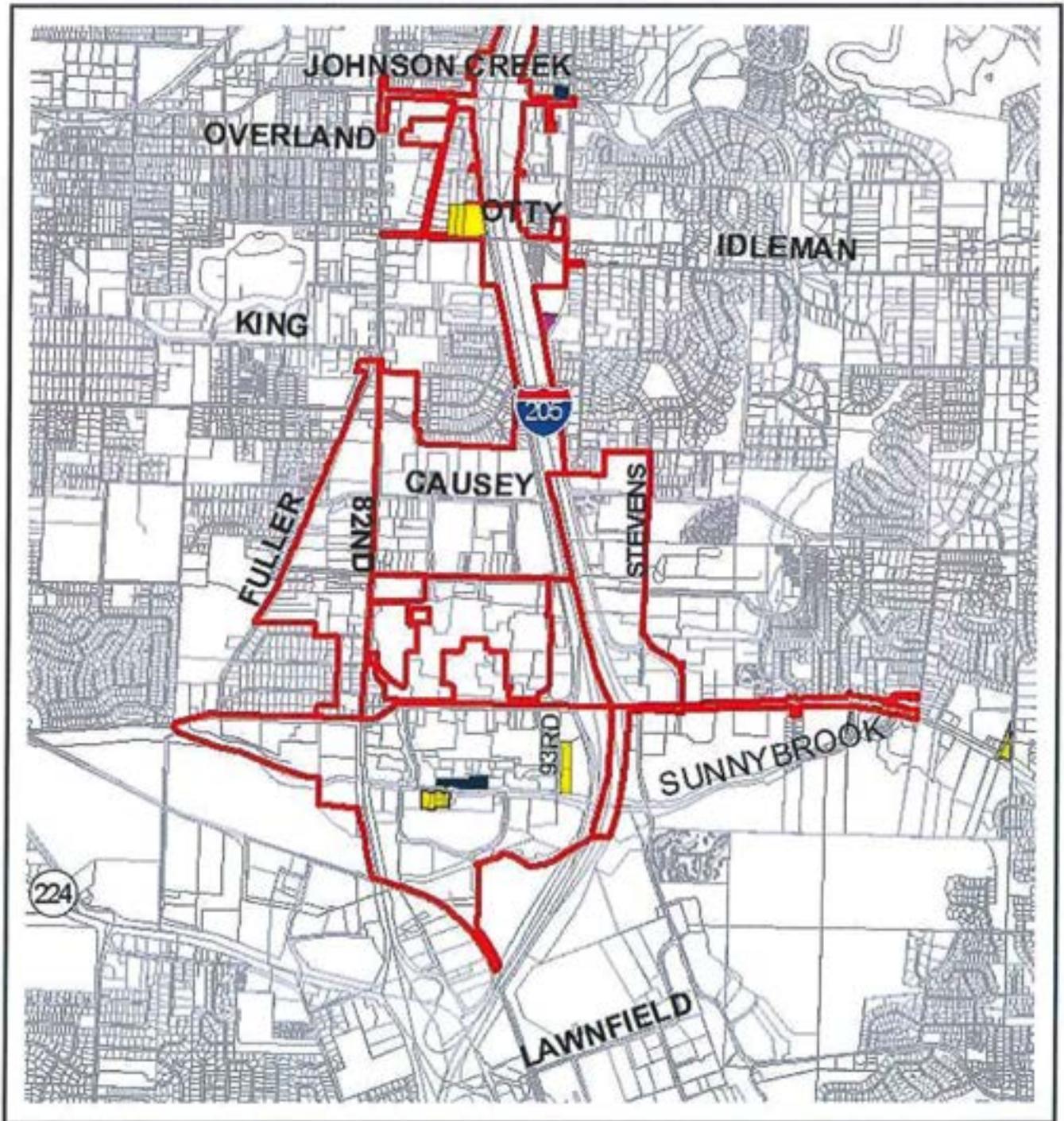
None



Project Schedule:	Planning	Design	Right of Way	Construction
Start Date		Jan-14	Oct-16	Jun-17
End Date		May-17	May-17	Nov-17

Project Budget:	Actuals Thru 6/30/15	FY15-16 YTD Actuals	FY15-16 Recd/Exp Remaining	Estimated Project Revenues/Costs				Total Project Estimate
				2016/17	2017/18	2018/19	2019/20+	
Revenues:								
TIF	\$309,872	\$9,309	\$925	\$1,375,000	\$200,000	\$0	\$0	\$1,895,108
Total Project Revenues	\$309,872	\$9,309	\$925	\$1,375,000	\$200,000	\$0	\$0	\$1,895,108
Expenditures:								
Planning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design	\$309,872	\$9,309	\$925	\$275,000	\$0	\$0	\$0	\$595,106
Right of Way	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$100,000
Construction	\$0	\$0	\$0	\$1,000,000	\$200,000	\$0	\$0	\$1,200,000
Total Project Expenditures	\$309,872	\$9,309	\$925	\$1,375,000	\$200,000	\$0	\$0	\$1,895,108

Development Agency Properties in the Clackamas Town Center Area



Legend

-  Development Agreement
-  Redevelopment

-  Right of Way

N



Clackamas Town Center Area

Area (SF)	Tlno	Situs	Acquired for	Purpose/Notes	Status	Zoning	Bldgval	Landval	Taxcode	Notes
Bob Schumacher Road Right-of-Way										
70,131	12E28CD01802	NO SITUS	ROW	Bob Schumacher Road		R5	0	81,440	12165	
Sunnybrook Blvd Redevelopment Properties										
16,579	22E04B 00500	8660 SE SUNNYBROOK BLVD	ROW	Redevelopment/Office-Commercial	Ready to develop	RCO/RTL	0	189,823	12124	
13,498	22E04B 00600	8632 SE SUNNYBROOK BLVD	ROW	Redevelopment/Office-Commercial	Ready to develop	RCO	1,990	119,385	12124	
13,798	22E04B 00700	8636 SE SUNNYBROOK BLVD	ROW	Redevelopment/Office-Commercial	Ready to develop	RCO	1,990	172,931	12124	
21,187	22E04B 00800	8590 SE SUNNYBROOK BLVD	ROW	Redevelopment/Office-Commercial	Ready to develop	RCO	0	227,921	12124	
6,098	22E04B 01603	NO SITUS	ROW	Redevelopment/Office-Commercial	Ready to develop	RTL		64,058	12124	
26,266	22E04B 00900	8550 SE SUNNYBROOK BLVD	ROW	Redevelopment/Office-Commercial	Ready to develop	RCO	1,990	309,321	12124	Available for Redevelopment
107,533	22E04B 05300	NO SITUS	REDEV			RCO	197,850	1,177,604	12124	
Monarch Development Agreement - Sunnybrook Blvd. & 93rd Avenue										
60,600	22E04B 02500	NO SITUS	REDEV	Redevelopment/Office Commercial		RCO	0	971,589	12124	Available for Redevelopment
44,370	22E04B 02600	NO SITUS	REDEV	Redevelopment/Office Commercial	Parking Lot Lease	RCO	230,980	1,162,201	12124	Property being leased to Monarch for Parking.
92nd Ave. and Johnson Creek Blvd. Area - Properties taken for Right-of-Way for 92nd Ave. Widening Project										
36,064	12E28BD00200	NO SITUS	ROW	92nd Widening & Redevelopment Proposed		OC	0	174,258	12051	ROW needed for ODOT project. Future development of remainder will require consolidation with adjacent parcels
45,534	12E28CA00100	NO SITUS	ROW	Detention Pond		MR2	0	237,716	12051	
Sunnyside Road Widening Project Right-of-Way Properties										
8,719	22E03AB00100	11653 SE SUNNYSIDE RD	ROW	Sunnyside Ph. 1		R10	0	119,696	12073	
12,197	12E34D 01700	NO SITUS	ROW	Sunnyside Ph. 1		R10	0	11,166	12073	Property to be redeveloped.
16,941	22E02BB00400	12451 SE SUNNYSIDE RD	ROW	Sunnyside Ph. 1		R8.5	0	67,837	12073	
4,949	22E02BB00500	12423 SE SUNNYSIDE RD	ROW	Sunnyside Ph. 1		R8.5	0	2,872	12073	
19,600	22E02BB00600	12401 SE SUNNYSIDE RD	ROW	Sunnyside Ph. 1		R8.5	0	70,036	12073	Available for redevelopment
Miles Fiberglass Property										
121,500	12E28CB00700	8855 SE Otty RD	REDEV	Redevelopment		LTIC	1,154,190	917,681	12124	
49,220	12E28CB00800	8707 SE Otty RD	REDEV	Redevelopment		LTIC	1,010	367,610	12230	
Sunnyside RD - Tribute Grove										
16,990	12E33C 00601	NO SITUS	Monument/ Conservation Easement	Monument/ Conservation Easement		PMU1		234,455	12124	

CLACKAMAS

INDUSTRIAL

AREA

CLACKAMAS COUNTY PROPOSED BUDGET 2016-2017

Department: Development Agency

Program Statement: The purpose of the **Clackamas Industrial Area Program** is to implement projects in the Plan area which remove influences that inhibit or impede orderly development and redevelopment, thereby creating jobs and increasing assessed value for County area residents and businesses.

Activity Statement: The **Clackamas Industrial Area Program** plans for project development and implementation (i.e. assures the project complies with land use and transportation plans, environmental requirements, etc.); designs and engineers capital improvement projects, acquires needed land/right-of-way, bids and constructs the project; works with developers to assure land designated for development/redevelopment is adequately serviced, planned/zoned and consolidated in order to present a developable product; and prepares and enters into development agreements to assure project implementation.

	Actual 13-14	Actual 14-15	Budgeted 15-16	Estimated 15-16	Requested 16-17
Materials & Services	292,553	250,830	363,583	279,633	257,301
Special Payments			650,000	650,000	650,000
Cost Allocations/Indirect Costs	17,267	16,586	10,590	10,590	12,224
Debt Services					
Interfund Transfers					
Capital Outlay	218,313	1,148,891	4,793,460	1,833,218	3,410,000
Contingency/Reserve			738,266		761,273
Total Budget	528,133	1,416,307	6,555,899	2,773,441	5,090,798

2014-2015 Materials & Services: Figures include Program Expenses (previously considered Capital Outlay), and Direct Investment. Future years, Direct Investment expenses moved to Special Payments Category.

Special Payments: A new category in 2015-2016. Direct Investment expenses are now reflected in this category.

Major Revenue Source(s): Tax Increment Financing (TIF)

Clackamas County, OR.
Revenue and Expense by Fund and Organization

	2013-14 Actual	2014-15 Actual	2015-16 Amended Budget	2015-16 1st Half	2015-16 Projected Year End	2016-17 Proposed Budget	Change from Prior Year Budget	Pct. Change from Prior Year Budget
All CCDAG Orgs								
CCDAG All CCDAG Orgs								
451 Clackamas Industrial Area Fund								
302001 Fund Bal at End of Prior Year	4,315,662	3,982,679	2,996,939	0	4,119,239	1,975,798	(1,020,141)	(34.05)
332001 State Revenue	0	0	500,000	0	500,000	0	(500,000)	(100.00)
361000 Interest Earned	14,165	19,941	10,000	0	5,000	5,000	(5,000)	(50.00)
362000 Rents & Royalties	180,985	192,918	175,000	0	125,000	110,000	(95,000)	(37.14)
369000 Reimbursements	0	344,144	0	0	0	0	0	0.00
381100 Land Sale Proceeds	0	995,865	2,874,960	0	0	3,000,000	125,040	4.35
Total Revenue	4,510,812	5,535,545	6,555,899	0	4,749,239	5,090,798	(1,465,101)	(22.35)
421100 General Office Supplies	247	320	500	0	350	500	0	0.00
421110 Postage	7	6	100	0	50	50	(50)	(50.00)
421210 Computer Non-Capital	0	100	500	0	500	500	0	0.00
422910 Miscellaneous Meeting Expense	33	78	100	0	0	100	0	0.00
424610 Fuel & Vehicle Rental	0	0	100	0	0	0	(100)	(100.00)
431000 Professional Services	3,402	3,167	80,000	0	40,000	50,000	(30,000)	(37.50)
431100 Accounting & Auditing Service	4,575	4,710	5,000	0	4,882	5,300	300	6.00
431331 Road Maintenance Consultants	0	0	2,000	0	0	0	(2,000)	(100.00)
431340 Engineering Consultant	4,880	21,233	5,000	0	0	0	(5,000)	(100.00)
431350 Appraisal Services	0	3,600	7,500	0	5,000	7,500	0	0.00
431420 Legal Fees	7,824	6,245	15,000	0	7,500	10,000	(5,000)	(33.33)
431480 Hearing & Meeting Expense	0	0	500	0	100	350	(150)	(30.00)
431610 Trustee Fees	0	0	1,000	0	0	0	(1,000)	(100.00)
431760 Code Compliance Services	0	0	1,000	0	0	1,000	0	0.00
431840 Property Management Services	0	600	5,000	0	3,000	5,000	0	0.00
431918 Internal County Contracted Svc	0	0	20,000	0	10,000	20,000	0	0.00
431920 Contracted Labor	193,885	127,630	123,958	0	123,958	64,081	(59,877)	(48.30)
432400 Advertising	207	177	1,000	0	600	1,000	0	0.00
433100 Travel and Per Diem (no mileage)	83	260	500	0	500	500	0	0.00
434100 Printing & Duplicating Services	69	0	1,000	0	100	750	(250)	(25.00)
435130 Professional Liability	11,613	8,742	15,000	0	10,913	11,500	(3,500)	(23.33)
437210 Office Equipment Repair & Maint	0	598	500	0	250	500	0	0.00
437231 Software Maintenance	300	0	0	0	0	0	0	0.00
437260 Office Furn & Equip Non-Capital	0	864	1,000	0	500	1,000	0	0.00
437930 Grounds Maintenance	5,642	10,618	8,000	0	8,000	8,000	0	0.00
438110 Office Rental	3,764	5,044	3,225	0	3,225	4,095	870	26.98
439100 Dues & Memberships	1,188	188	500	0	200	250	(250)	(50.00)

Clackamas County, OR.
Revenue and Expense by Fund and Organization

	2013-14 Actual	2014-15 Actual	2015-16 Amended Budget	2015-16 1st Half	2015-16 Projected Year End	2016-17 Proposed Budget	Change from Prior Year Budget	Pct. Change from Prior Year Budget
All CCDAG Orgs								
CCDAG All CCDAG Orgs								
451 Clackamas Industrial Area Fund								
439200 Training & Staff Development	0	125	500	0	0	250	(250)	(50.00)
439400 Publications & Subscriptions	0	25	100	0	25	75	(25)	(25.00)
439970 Real Estate Taxes	54,835	56,302	65,000	0	80,000	65,000	0	0.00
465002 Payments to Local Governments	0	0	650,000	0	650,000	0	(650,000)	(100.00)
465009 Other Special Payments	0	0	0	0	0	650,000	650,000	0.00
477200 Division Indirect Costs	0	0	3,837	0	3,837	2,505	(1,332)	(34.71)
478101 Finance Alloc Cost	1,515	2,147	1,295	0	1,295	1,487	192	14.83
478102 Tech Svc Alloc Cost	2,458	1,601	873	0	873	1,636	763	87.40
478103 Building Maint Alloc Cost	2,524	2,775	1,781	0	1,781	2,824	1,043	58.56
478104 PGA Alloc Cost	485	456	230	0	230	323	93	40.43
478105 Records Mgt Alloc Cost	22	0	0	0	0	0	0	0.00
478106 Purchasing Alloc Cost	943	1,455	1,165	0	1,165	1,790	625	53.65
478107 Courier Alloc Cost	140	286	152	0	152	215	63	41.45
478111 Personnel Admin Alloc Cost	953	1,015	530	0	530	626	96	18.11
478112 County Admin Alloc Cost	315	365	175	0	175	248	73	41.71
478114 DTD Shared Costs - Allocated	7,388	5,720	0	0	0	0	0	0.00
478117 Mailroom Overhead Allocation	17	10	58	0	58	68	10	17.24
478201 Electric Utility Alloc	345	522	339	0	339	389	50	14.75
478202 Natural Gas Utility Alloc	75	109	75	0	75	25	(50)	(66.67)
478203 Water Utility Alloc	64	87	54	0	54	58	4	7.41
478204 Trash Removal Alloc	23	38	26	0	26	30	4	15.38
481200 Construction	218,313	1,148,891	4,793,460	0	1,833,218	1,010,000	(3,783,460)	(78.93)
481206 Right Of Way Purchase	0	0	0	0	0	400,000	400,000	0.00
485100 Land	0	0	0	0	0	2,000,000	2,000,000	0.00
490001 Reserve for Future Expenditure	0	0	0	0	0	0	0	0.00
499001 Contingency	0	0	738,266	0	0	761,273	23,007	3.12
Total Expense	528,133	1,416,307	6,555,899	0	2,773,441	5,090,798	(1,465,101)	(22.35)
Total Clackamas Industrial Area Fund	3,982,679	4,119,239	0	0	1,975,798	0	0	0.00
Total All CCDAG Orgs	3,982,679	4,119,239	0	0	1,975,798	0	0	0.00
Grand Total	3,982,679	4,119,239	0	0	1,975,798	0	0	0.00

**Clackamas County, OR
Project Detail**

451 - CLACKAMAS INDUSTRIAL AREA FUND 7491 - Development Agency		2015-16 Amended Budget	2015-16 Projected Year End	2016-17 Requested Budget	2016-17 Proposed Budget	Change from Prior Year Budget	Pct Change from Prior Year Budget
30108 / 30132	102nd Avenue Access Improvement & Lawnfield/Mather Road Connection	8,500	8,500	0	0	-8,500	-100.00%
30137	Site Acquisition/Consolidation	0	0	500,000	500,000	500,000	NA
30147	Northwest Pipe	10,000	5,000	10,000	10,000	0	0.00%
30157	CIAO	4,774,960	1,819,718	2,900,000	2,900,000	-1,874,960	-39.27%
Total Project Expense		4,793,460	1,833,218	3,410,000	3,410,000	-1,383,460	-28.86%

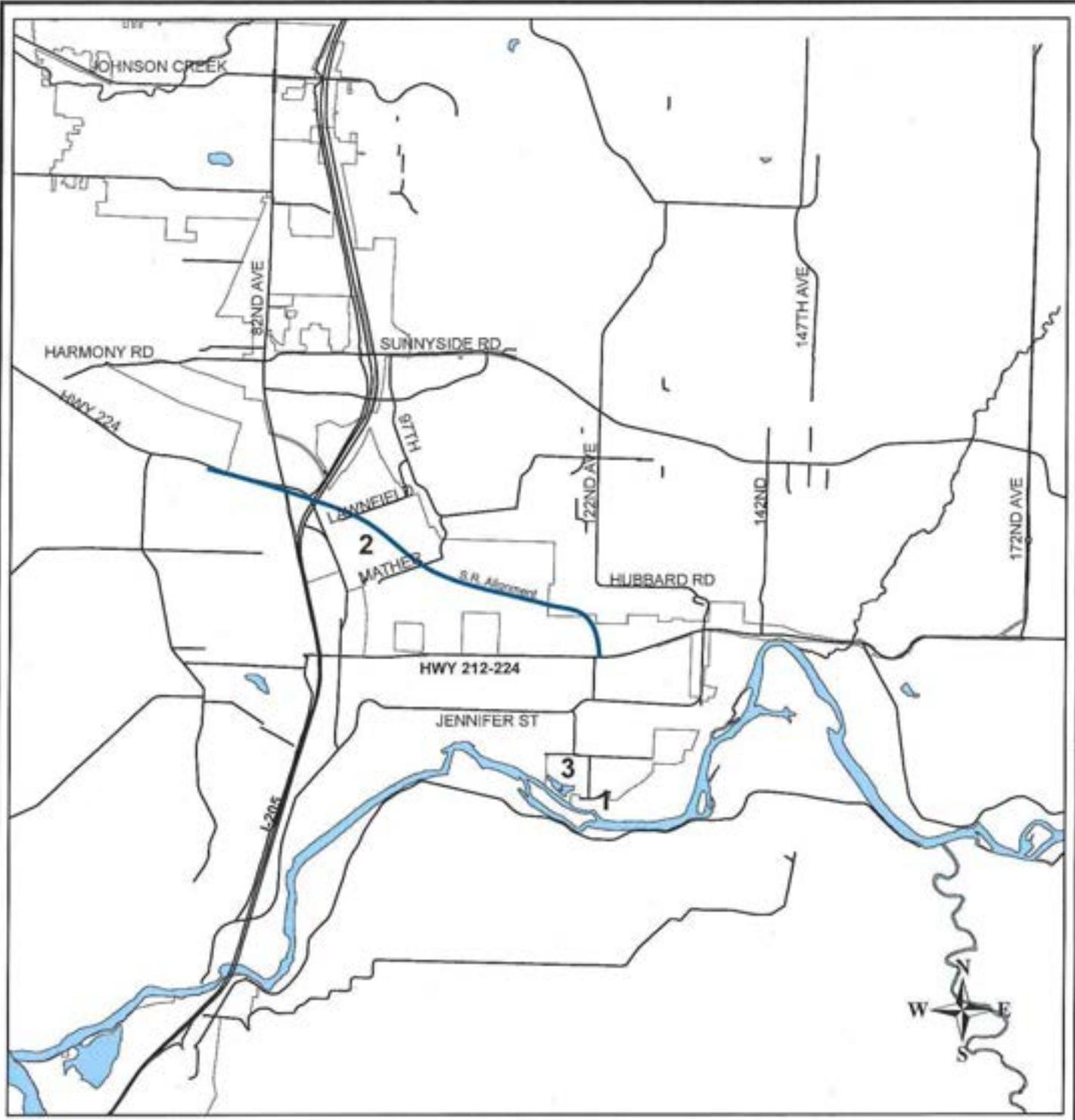
FY 2016-17 Budget:

30137 Site Acquisition / Consolidation

The amount noted is for purchase of property along Vernon to allow a contiguous piece of developable property

30157 CIAO:

The amount noted includes \$400,000 for right of way, \$1,500,000 for buy down of Transportation Maintenance's share of the property.



**CLACKAMAS INDUSTRIAL AREA
FISCAL YEAR 2016-2017 PROJECTS**

- 1 Site Acquisition/Consolidation
- 2 NW Pipe
- 3 Clackamas Industrial Area Opportunity Site

5/24/16
CIA-5

Clackamas County Prospectus
Fiscal Year 2015/16 to 2019/20

Project Number: 30137
Project Name: Site Acquisition/Consolidation
Project Location:
Map No.:

Program:
Project Manager(s): Dan Johnson
Budgeted in Dept: 7491-Development Agency: CIA
Current Status: Active
Job Cost #:

Date of Last Revisor May-16

Project Description/Scope:

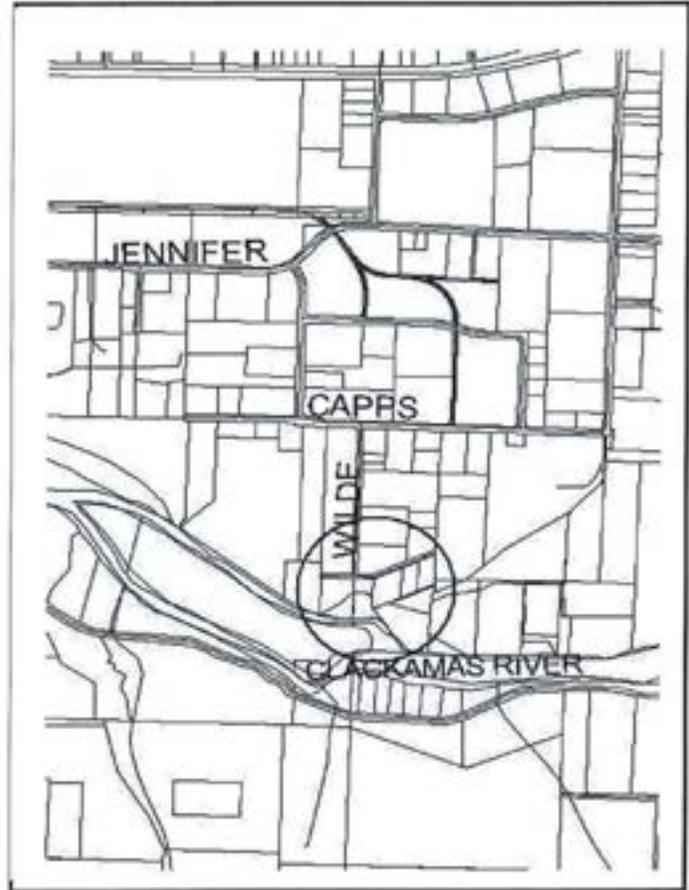
Acquire a number of properties in the Clackamas Industrial Area, which are blighted or have uses that are incompatible with the surrounding industrial area. These include fragmented areas of multiple ownership suffering from deferred maintenance, and poorly maintained sites.

Impact on Operating Budget
Scheduled project.

Project Justification/Benefits:

Environmental & Other Non Financial Impacts:
None identified.

Changes Since Last Plan:
Minor Budget revisions



Project Schedule:	Planning	Design	Right of Way	Construction
Start Date				On-going project
End Date				

Project Budget:	Actuals Thru 06/30/2015	FY15-16 YTD Actuals	FY15-16 Recd/Exp Remaining	Estimated Project Revenues/Costs				Total Project Estimate
				2016/17	2017/18	2018/19	2019/20	
Revenues:								
TIF	\$379,919	\$0	\$0	\$500,000	\$0	\$0	\$0	\$879,919
Total Project Revenues	\$379,919	\$0	\$0	\$500,000	\$0	\$0	\$0	\$879,919
Expenditures:								
Acquisition Costs	\$379,919	\$0	\$0	\$500,000	\$0	\$0	\$0	\$879,919
Total Project Expenditures	\$379,919	\$0	\$0	\$500,000	\$0	\$0	\$0	\$879,919

Clackamas County Prospectus
Fiscal Year 2015/16 to 2019/20

Project Number: 30147
Project Name: Northwest Pipe
Project Location:
Map No.:

Program:
Project Manager(s): Ken Irel
Budgeted in Dept: 7491-Development Agency: CIA
Current Status: Active
Job Cost #:

Date of Last Revisor May-16

Project Description/Scope:

The property was acquired as part of the pre-emptive ROW acquisition of Unit 1, Sunrise Corridor. The property may be leased for interim uses such as outdoor storage and staging for area industrial businesses and County projects until needed for Sunrise Corridor construction. Remnant parcels will be evaluated for reuse upon completion of the Sunrise.

Impact on Operating Budget
Scheduled project.

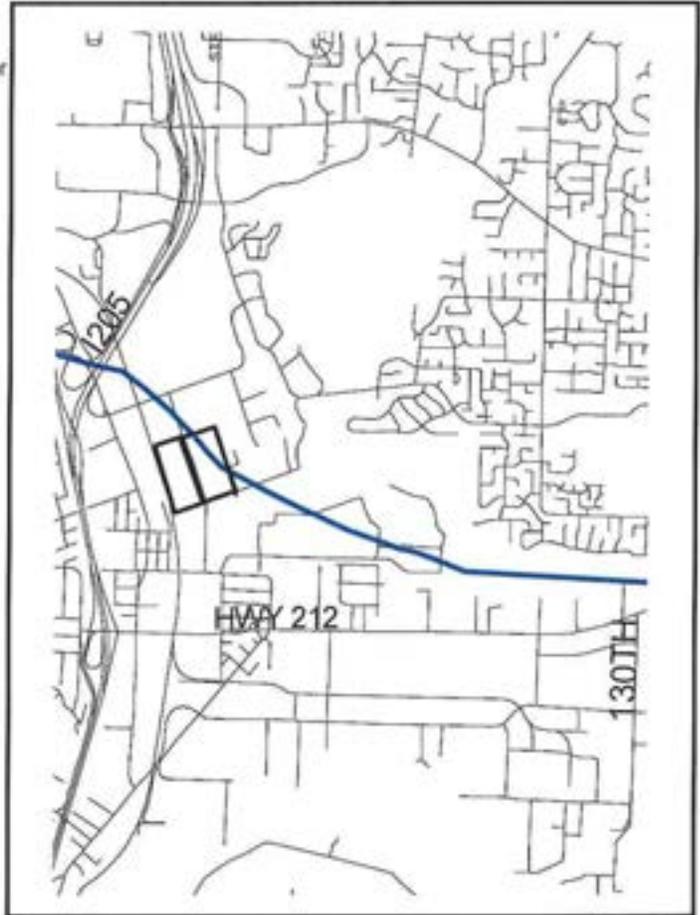
Project Justification/Benefits:

Maintenance and monitoring of the site is required as part of the Easement and Equitable Servitude with the U.S. Environmental Protection Agency.

Environmental & Other Non Financial Impacts:

The property is a former EPA "Superfund" site. Soil on the entire site has been decontaminated and treatment of groundwater is ongoing under the management of DEQ and the EPA. Restrictions on penetration of the clean soil cap and on the use of groundwater are in place per EPA requirements.

Changes Since Last Plan:
Minor budget revisions.



Project Schedule:	Planning	Design	Right of Way	Construction
Start Date				On-going project.
End Date				

Project Budget:	Actuals Thru 6/30/15	FY15-16 YTD Actuals	FY15-16 Recd/Exp Remaining	Estimated Project Revenues/Costs				Total Project Estimate
				2016/17	2017/18	2018/19	2019/20	
Revenues:								
TIF	\$144,312	\$312	\$4,688	\$10,000	\$0	\$0	\$0	\$159,312
Total Project Revenues	\$144,312	\$312	\$4,688	\$10,000	\$0	\$0	\$0	\$159,312
Expenditures:								
Monitoring	\$144,312	\$312	\$4,688	\$10,000	\$0	\$0	\$0	\$159,312
Planning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Right of Way	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Project Expenditures	\$144,312	\$312	\$4,688	\$10,000	\$0	\$0	\$0	\$159,312

Clackamas County Prospectus
Fiscal Year 2015/16 to 2019/20

Project Number: 30157
Project Name: Clackamas Industrial Area Opportunity Site
Project Location:
Map No.:

Program:
Project Manager(s): Dan Johnson
Budgeted in Dept: 7491-Development Agency: CIA
Current Status: Active
Job Cost #:

Date of Last Revisor: May-16

Project Description/Scope:

66-acre site is being marketed for private industrial development. Preferred development will be a clean manufacturing or business park. Priorities also include the stimulation of private development and job creation.

Project Justification/Benefits:

Private development will increase Assessed Value in the industrial area, as well as create family wage jobs.

Impact on Operating Budget

Scheduled Project

Environmental & Other Non Financial Impacts:

Wetland delineation completed. Corps permit process underway to mitigate minor wetland impacts.

Changes Since Last Plan:

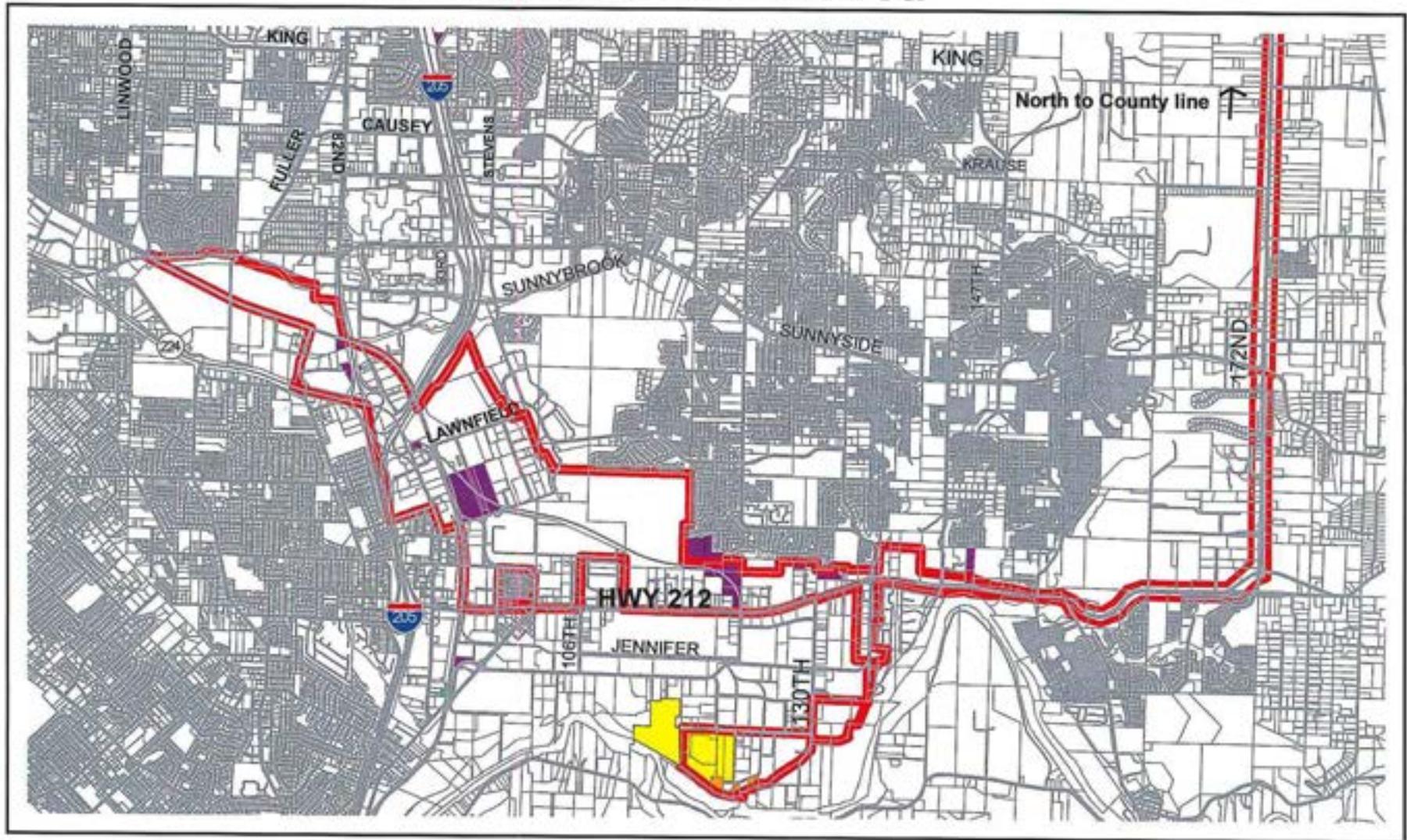
Budget Revisions



Project Schedule:	Planning	Design	Right of Way	Construction
Start Date				
End Date				on-going project

Project Budget:	Actuals Thru 6/30/15	FY15-16 YTD Actuals	FY15-16 Recd/Exp Remaining	Estimated Project Revenues/Costs				Total Project Estimate
				2016/17	2017/18	2018/19	2019/20	
Revenues:								
TIF	\$1,286,991	\$1,353,153	-\$33,435	\$2,900,000	\$0	\$0	\$0	\$5,506,709
ODOT IOF Grant	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$500,000
Total Project Revenues	\$1,286,991	\$1,353,153	\$466,565	\$2,900,000	\$0	\$0	\$0	\$6,006,709
Expenditures:								
Acquisition	\$1,000,000	\$0	\$0	\$1,500,000	\$0	\$0	\$0	\$2,500,000
Planning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design	\$70,232	\$20,340	\$25,000	\$0	\$0	\$0	\$0	\$115,572
Right of Way	\$0	\$0	\$0	\$400,000	\$0	\$0	\$0	\$400,000
Construction	\$216,759	\$1,332,813	\$441,565	\$1,000,000	\$0	\$0	\$0	\$2,991,137
Total Project Expenditures	\$1,286,991	\$1,353,153	\$466,565	\$2,900,000	\$0	\$0	\$0	\$6,006,709

Development Agency Properties in the Clackamas Industrial Area



Legend

-  Redevelopment
-  Wetland mitigation
-  Rental Property/Northbank Plan

-  Right of Way



Clackamas Industrial Area Properties

Area (SF)	Tlno	Situs	Acquired for	Purpose/Notes	Status	Zoning	Bldgval	Landval	Taxcode	Notes
Sunrise Corridor Right-of-Way Properties										
91,040	22E05DA01700	8277 SE DEER CREEK LN	ROW	Sunrise Corridor	Closed 12/8/03	C3	714,030	444,222	12135	
65,780	22E11C00402	15351 FOR MOR CT	ROW	Sunrise Corridor - Anthony Property		I2	0	143,703	12140	
9,583	22E11C00492	15401 FOR MOR CT	ROW	Sunrise Corridor - Anthony Property		I2	0	83,706	12135	
42,253	22E12B03500	14489 SE HWY 212	ROW	Sunrise Corridor	Closed 8-31-04	I2	0	542,149	12051	
131,986	22E12B03501	14489 SE HWY 212	ROW	Sunrise Corridor	Closed 8-31-04	I2	380,230	482,853	12051	
170,800	22E11C 00200	13141 SE HWY 212	ROW	Sunrise Corridor	Closed 3-31-04	I2	2,691,770	984,921	12135	
42,008	22E11D 00400	15526 SE 135TH AVE	ROW	Remnant -212/135th		C2		423,863	12138	
9,583	22E04CB00600	13621 SE AMBLER RD	ROW	Sunrise Corridor	Closed 12/14/04	I2	0	78,265	12135	
894,279	22E09AB00100	9200 SE LAWNFIELD RD	ROW	Sunrise Corridor - NW Pipe	Closed 10/10/05	I2		3,375,000	12135	
71,438	22E09A 00800	9200 SE LAWNFIELD RD	ROW	Sunrise Corridor - NW Pipe	Closed 10/10/05	I2		1,921,552	12135	
46,173	22E04CD00403	9001 SE LAWNFIELD RD	ROW	Sunrise Corridor - Lisac			0	122,827	12135	
681,914	22E10AD03800	11811 SE HWY 212	ROW	Sunrise Corridor - Emmert	Closed 4/13/07	R8.5		290,022	12073	
9,147	22E10AD03829	15199 SE Diamond CT	ROW	Sunrise Corridor - Emmert	Closed 4/13/07	R8.5		87,999	12073	
139,482	22E10D 01702	11811 SE HWY 212	ROW	Sunrise Corridor - Emmert	Closed 4/13/07	R8.5/I-2		761,093	12094	
98,443	22E10D 01500	11811 SE HWY 212	ROW	Sunrise Corridor - Emmert	Closed 4/13/07	R8.5/I-2		545,771	12073	
51,447	22E10D 01501	11811 SE HWY 212	ROW	Sunrise Corridor - Emmert	Closed 4/13/07	I-2	0	239,167	12051	Properties being held for future right-of-way for Sunrise Corridor. Remnants will be sold or redeveloped.
180,488	22E10D 01590	11805 SE HWY 212	ROW	Sunrise Corridor - Emmert	Closed 4/13/07	I-2	758,690	965,644	12051	
202,014	22E10D 01792	11811 SE HWY 212	ROW	Sunrise Corridor - Emmert	Closed 4/13/07	I-2		1,240,972	12051	
197,064	22E10D01703	11811 SE HWY 212	ROW	Sunrise Corridor - Emmert	Closed 4/13/07	I-2		1,570,792	12051	
Northbank Plan Property Acquisitions										
36,248	22E14C 00800	12380 SE VERNON ST	Northbank Plan	Rental - Infinity Prop. Mgt.		R20	10,090	20,299	12169	Properties being held until Northbank Plan can be implemented.
36,013	22E14C 00900	12380 SE VERNON ST	Northbank Plan	Rental - Infinity Prop. Mgt.		R20	222,520	119,362	12169	
26,912	22E14C 01500	17560 SE WILDE RD	Northbank Plan	Rental - Infinity Prop. Mgt.		R20	1,440	21,212	12169	
51,786	22E14C 01590	17560 SE WILDE RD	Northbank Plan	vacant land		EFU/R20	5,920	155,024	12171	
135,907	22E15A 02300	12075 SE VERNON ST	Northbank Plan	Rental - Infinity Prop. Mgt.		R20	170,680	249,564	12169	
62,726	22E14C01100	12320 SE VERNON ST	Northbank Plan	Rental - Infinity Prop. Mgt.		R20	173,750	157,954	12169	
2,613	22E14C01501	12320 SE VERNON ST	Northbank Plan	Rental - Infinity Prop. Mgt.		R20		2,059	12169	
Evelyn Street Overpass Right-of-Way										
8,118	22E16A 01601	NO SITUS	Wetland Mitigation	Evelyn St.		OC	0	459	12051	Not Available
14,290	22E16A 01701	16710 SE 82ND DR	Wetland Mitigation	Evelyn St.		OC	0	1,312	12051	"
15,720	22E16A 01801	NO SITUS	Wetland Mitigation	Evelyn St.		OC	0	1,492	12051	"
78,285	22E09DC01104	16469 SE EVELYN ST	REDEV/Wetland Mit.	Evelyn St.	Right-of-Way	I2	0	598,106	12135	Partition Recorded. Disposition may be Jennifer/Evelyn Realignment
Lawnfield Road Improvements Right-of-Way										
22,153	22E09AB00200	9651 SE MATHER RD	ROW	Lawnfield/Mather		I2	0	100,516	12135	
4,792	22E09DA00600	10175 SE AMHERST	ROW	Lawnfield/102nd		R7	0	64,479	12051	
436	22E09DA00601	NO SITUS	ROW	Lawnfield/102nd		R7	0	2,745	12051	Remnant property

Clackamas Industrial Area Properties

Area (SF)	Tlno	Situs	Acquired for	Purpose/Notes	Status	Zoning	Bldgval	Landval	Taxcode	Notes
Capps Rd. & 114th										
174,238	22E15A01200	16590 SE 114th Ave.		Redevelopment	Closed 10/07/09	I3	0	506,556	12169	
160,299	22E15A01700	16710 SE 114th Ave.		Redevelopment	Closed 10/07/09	I3	0	484,565	12169	
98,880	22E15A01500	NO SITUS		Redevelopment	Closed 10/07/09	I3	0	701,629	12169	
572,809	22E15A 01800	11436 SE Capps Rd		Redevelopment	Closed 10/07/09	I3	0	2,523,339	12051	
232,608	22E15A01890	NO SITUS		Redevelopment	Closed 10/07/09	EFU	0	53,180	12051	Available for Redevelopment
Clackamas Industrial Area Opportunity Site										
181,217	22E15A 01900	11678 SE CAPPS RD	REDEV	CIAOS	Ready to develop	I3/OSM	0	896,722	12135	
25,322	22E15A 02100	11950 SE CAPPS RD	REDEV	CIAOS	Ready to develop	I3	0	80,094	12135	
41,805	22E15A 02101	NO SITUS	REDEV	CIAOS	Ready to develop	I3	0	131,358	12135	
887,005	22E15A 02200	12000 SE CAPPS RD	REDEV	CIAOS	Ready to develop	I3/OSM	0	2,467,560	12135	
46,925	22E15A 02202	12000 SE CAPPS RD	REDEV	CIAOS	Ready to develop	I3	0	197,588	12135	
276,650	22E15A 02301	NO SITUS	REDEV	CIAOS	Ready to develop	I3	0	1,088,402	12135	Property being marketed for
312,926	22E15A 02500	NO SITUS	REDEV	CIAOS	Ready to develop	I3	0	960,529	12135	Redevelopment

NORTH

CLACKAMAS

REVITALIZATION

AREA

CLACKAMAS COUNTY PROPOSED BUDGET 2016-2017

Department: Development Agency

Program Statement: The purpose of the **North Clackamas Revitalization Area** is to implement projects in the Plan area which remove influences that inhibit or impede orderly development and redevelopment, thereby creating jobs and increasing assessed value for County area residents and businesses.

Activity Statement: The **North Clackamas Revitalization Area** plans for project development and implementation (i.e. assures the project complies with land use and transportation plans, environmental requirements, etc.); designs and engineers capital improvement projects, acquires needed land/right-of-way, bids and constructs the project; works with developers to assure land designated for development/redevelopment is adequately serviced, planned/zoned and consolidated in order to present a developable product; and prepares and enters into development agreements to assure project implementation.

	Actual 13-14	Actual 14-15	Budgeted 15-16	Estimated 15-16	Requested 16-17
Materials & Services	392,520	520,947	672,642	544,054	1,018,338
Special Payments				250,000	50,000
Cost Allocations/Indirect Costs	69,062	44,230	37,063	37,063	42,784
Debt Services	552,820	553,960	554,440	554,440	554,260
Interfund Transfers	2,265,681	2,035,236	1,400,000	1,400,000	1,500,000
Capital Outlay	408,190	1,540,074	3,225,000	2,201,763	1,175,000
Contingency/Reserve			697,780		1,368,502
Total Budget	3,688,273	4,694,447	6,586,925	4,987,320	5,708,884

2014-2015 Materials & Services: Figures include Program Expenses (previously considered Capital Outlay), and Direct Investment. Future years, Direct Investment expenses moved to Special Payments Category.

Special Payments: A new category in 2015-2016. Direct Investment expenses are now reflected in this category.

Major Revenue Source(s): Tax Increment Financing (TIF)

Clackamas County, OR.
Revenue and Expense by Fund and Organization

	2013-14 Actual	2014-15 Actual	2015-16 Amended Budget	2015-16 1st Half	2015-16 Projected Year End	2016-17 Proposed Budget	Change from Prior Year Budget	Pct. Change from Prior Year Budget
All CCDAG Orgs								
CCDAG All CCDAG Orgs								
453 N Clack Revitalization Area								
302001 Fund Bal at End of Prior Year	1,725,877	3,256,318	3,140,590	0	3,223,679	1,610,999	(1,529,591)	(48.70)
333070 Metro Projects	63,458	0	0	0	0	0	0	0.00
360001 Miscellaneous Revenue	65,369	11,210	0	0	0	0	0	0.00
361000 Interest Earned	5,705	15,365	1,000	0	4,000	2,500	1,500	150.00
362000 Rents & Royalties	0	10,800	0	0	16,200	0	0	0.00
390353 I/F Transfer From Develop Agcy Revi	2,265,681	2,035,236	1,400,000	0	1,400,000	1,500,000	100,000	7.14
Total Revenue	4,128,080	5,328,929	4,541,590	0	4,643,879	3,113,499	(1,428,091)	(31.44)
421100 General Office Supplies	268	117	500	0	250	500	0	0.00
421110 Postage	612	950	1,000	0	1,000	1,000	0	0.00
421210 Computer Non-Capital	0	100	125	0	125	125	0	0.00
422910 Miscellaneous Meeting Expense	0	0	500	0	200	500	0	0.00
431000 Professional Services	125	3,500	10,000	0	5,000	10,000	0	0.00
431100 Accounting & Auditing Service	915	942	1,000	0	972	3,150	2,150	215.00
431236 (Inactive) CTC Reimbursement	5,048	0	0	0	0	0	0	0.00
431340 Engineering Consultant	619	584	0	0	0	0	0	0.00
431350 Appraisal Services	0	0	0	0	0	5,000	5,000	0.00
431420 Legal Fees	445	2,522	5,000	0	2,000	5,000	0	0.00
431480 Hearing & Meeting Expense	150	0	1,000	0	250	500	(500)	(50.00)
431780 Code Compliance Services	0	0	2,000	0	0	2,000	0	0.00
431840 Property Management Services	0	0	2,000	0	0	1,000	(1,000)	(50.00)
431918 Internal County Contracted Svc	0	0	20,000	0	10,000	15,000	(5,000)	(25.00)
431920 Contracted Labor	144,746	222,640	210,728	0	210,728	224,282	13,554	6.43
432400 Advertising	216	185	1,000	0	100	1,000	0	0.00
433100 Travel and Per Diem (no mileage)	36	170	500	0	150	250	(250)	(50.00)
434100 Printing & Duplicating Services	275	2,188	2,500	0	2,500	2,500	0	0.00
435130 Professional Liability	239	300	500	0	300	300	(200)	(40.00)
437210 Office Equipment Repair & Maint	0	0	750	0	500	500	(250)	(33.33)
437231 Software Maintenance	1,050	0	0	0	0	0	0	0.00
437260 Office Furn & Equip Non-Capital	0	0	1,000	0	500	1,000	0	0.00
437930 Grounds Maintenance	954	954	1,500	0	1,000	1,500	0	0.00
438110 Office Rental	15,057	13,451	11,289	0	11,289	14,331	3,042	26.95
439100 Dues & Memberships	242	188	500	0	200	200	(300)	(60.00)
439200 Training & Staff Development	0	0	150	0	100	100	(50)	(33.33)
439400 Publications & Subscriptions	0	83	100	0	75	100	0	0.00

Clackamas County, OR.
Revenue and Expense by Fund and Organization

	2013-14 Actual	2014-15 Actual	2015-16 Amended Budget	2015-16 1st Half	2015-16 Projected Year End	2016-17 Proposed Budget	Change from Prior Year Budget	Pct. Change from Prior Year Budget
All CCDAG Orgs								
CCDAG All CCDAG Orgs								
453 N Clack Revitalization Area								
439970 Real Estate Taxes	46	48	4,000	0	6,815	7,500	3,500	87.50
440001 Pmts To Other Govts/Orgs	0	0	0	0	0	0	0	0.00
452000 Program Support	221,479	272,024	395,000	0	290,000	721,000	326,000	82.53
465002 Payments to Local Governments	0	0	0	0	250,000	50,000	50,000	0.00
477200 Division Indirect Costs	0	0	13,430	0	13,430	8,766	(4,664)	(34.73)
478101 Finance Alloc Cost	6,058	5,726	4,534	0	4,534	5,205	671	14.80
478102 Tech Svc Alloc Cost	9,834	4,270	3,054	0	3,054	5,724	2,670	87.43
478103 Building Maint Alloc Cost	10,096	7,399	6,232	0	6,232	9,884	3,652	58.60
478104 PGA Alloc Cost	1,941	1,217	805	0	805	1,132	327	40.62
478105 Records Mgt Alloc Cost	85	0	0	0	0	0	0	0.00
478106 Purchasing Alloc Cost	3,774	3,879	4,078	0	4,078	6,268	2,188	53.65
478107 Courier Alloc Cost	562	764	530	0	530	752	222	41.89
478111 Personnel Admin Alloc Cost	3,809	2,707	1,855	0	1,855	2,182	337	18.17
478112 County Admin Alloc Cost	1,259	973	611	0	611	869	258	42.23
478114 DTD Shared Costs - Allocated	29,551	15,254	0	0	0	0	0	0.00
478117 Mailroom Overhead Allocation	66	26	203	0	203	237	34	16.75
478201 Electric Utility Alloc	1,379	1,393	1,187	0	1,187	1,361	174	14.66
478202 Natural Gas Utility Alloc	301	289	266	0	266	89	(177)	(66.54)
478203 Water Utility Alloc	255	231	187	0	187	203	16	8.56
478204 Trash Removal Alloc	92	102	91	0	91	104	13	14.29
481200 Construction	389,543	1,085,803	2,975,000	0	1,850,287	1,175,000	(1,800,000)	(60.50)
481206 Right Of Way Purchase	18,647	454,271	250,000	0	351,476	0	(250,000)	(100.00)
499001 Contingency	0	0	606,885	0	0	827,377	220,492	36.33
Total Expense	869,772	2,105,251	4,541,590	0	3,032,880	3,113,499	(1,428,691)	(31.44)
Total N Clack Revitalization Area	3,256,318	3,223,679	0	0	1,610,999	0	0	0.00
Total All CCDAG Orgs	3,256,318	3,223,679	0	0	1,610,999	0	0	0.00
Grand Total	3,256,318	3,223,679	0	0	1,610,999	0	0	0.00

Clackamas County, OR.
Revenue and Expense by Fund and Organization

	2013-14 Actual	2014-15 Actual	2015-16 Amended Budget	2015-16 1st Half	2015-16 Projected Year End	2016-17 Proposed Budget	Change from Prior Year Budget	Pct. Change from Prior Year Budget
All CCDAG Orgs								
CCDAG All CCDAG Orgs								
353 N Clackamas Revitalization Area Debt Service								
302001 Fund Bal at End of Prior Year	2,081,258	939,196	105,335	292,684	292,684	457,885	352,550	334.69
311100 Current Year RE Taxes & Penalties	1,593,249	1,889,474	1,910,000	1,923,600	1,950,076	2,100,000	190,000	9.95
311310 Delinquent Taxes	38,523	37,775	25,000	164,969	167,565	35,000	10,000	40.00
311350 Interest & Penalties-Property Tax	8,539	8,124	0	(54)	0	0	0	0.00
361000 Interest Earned	36,129	7,312	5,000	1,144	2,000	2,500	(2,500)	(50.00)
Total Revenue	3,757,697	2,881,880	2,045,335	2,382,343	2,412,325	2,595,385	550,050	26.89
461000 Bond Principal	315,000	330,000	345,000	0	345,000	360,000	15,000	4.35
462000 Bond Interest	237,820	223,960	209,440	104,720	209,440	194,260	(15,180)	(7.25)
470453 UF Transfer To Dev Agcy N Clack Ren	2,265,681	2,035,236	1,400,000	0	1,400,000	1,500,000	100,000	7.14
490001 Reserve for Future Expenditure	0	0	90,895	0	0	0	(90,895)	(100.00)
499001 Contingency	0	0	0	0	0	541,125	541,125	0.00
Total Expense	2,818,501	2,589,196	2,045,335	104,720	1,954,440	2,595,385	550,050	26.89
Total N Clackamas Revitalization Area Debt Ser	939,196	292,684	0	2,277,623	457,885	0	0	0.00
Total All CCDAG Orgs	939,196	292,684	0	2,277,623	457,885	0	0	0.00
Grand Total	939,196	292,684	0	2,277,623	457,885	0	0	0.00

**Clackamas County, OR
Program Support Detail (452000)**

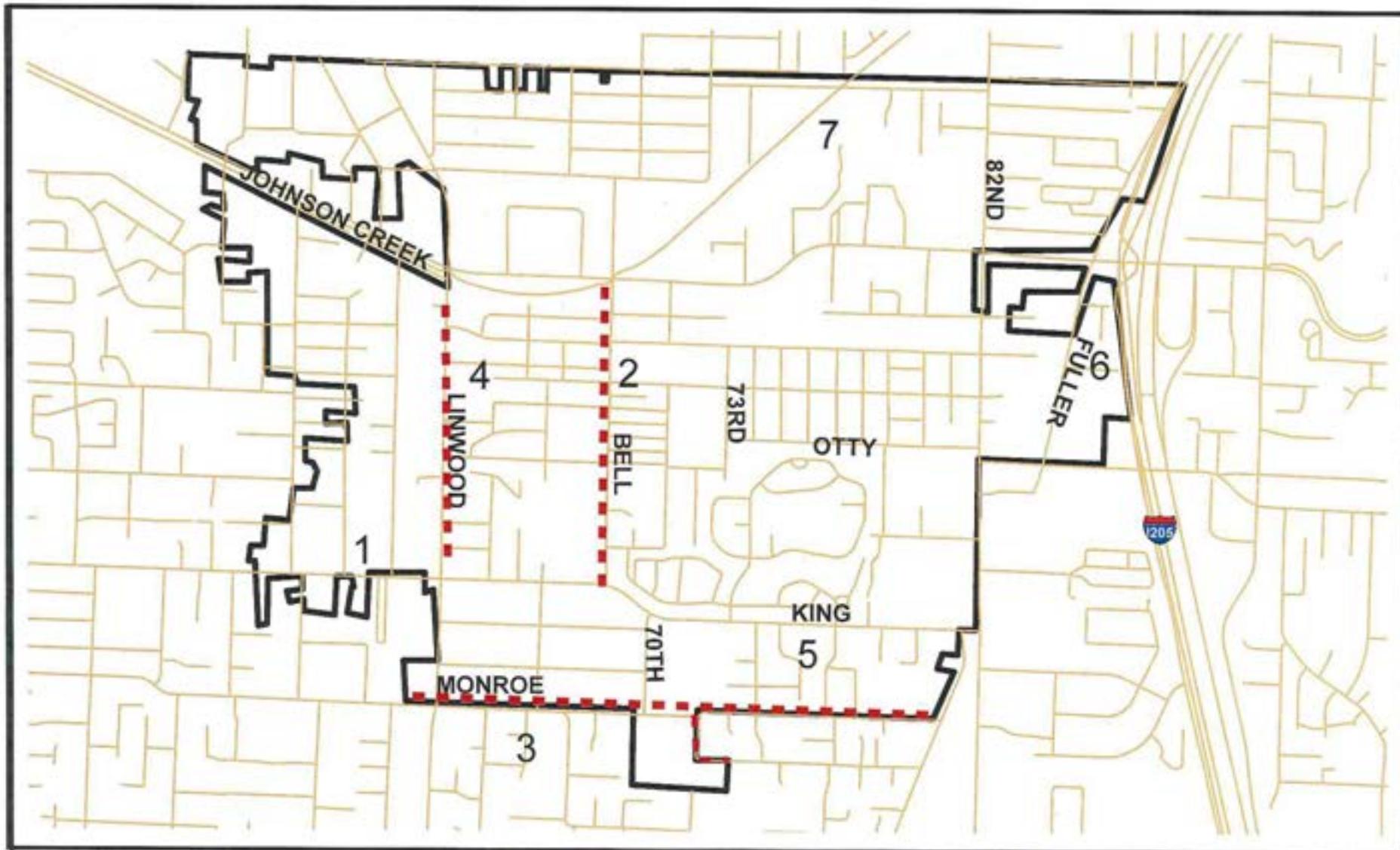
453 - NORTH CLACKAMAS REVITALIZATION AREA 7491 - Development Agency		2015-16 Amended Budget	2015-16 Projected Year End	2016-17 Requested Budget	2016-17 Proposed Budget	Change from Prior Year Budget	Pct Change from Prior Year Budget
30307	Development - Housing	50,000	0	75,000	75,000	25,000	50.00%
30309	Homeowner Assistance	250,000	250,000	300,000	300,000	50,000	20.00%
30315	Community Center	0	0	300,000	300,000	300,000	NA
30321	Sewer Hook-up project	50,000	10,000	16,000	16,000	-34,000	-68.00%
30323	Sewer Assessment Assistance	45,000	30,000	30,000	30,000	-15,000	-33.33%
Total Project Expense		395,000	290,000	721,000	721,000	326,000	82.53%

**Clackamas County, OR
Project Detail**

453 - NORTH CLACKAMAS REVITALIZATION AREA 7491 - Development Agency		2015-16 Amended Budget	2015-16 Projected Year End	2016-17 Requested Budget	2016-17 Proposed Budget	Change from Prior Year Budget	Pct Change from Prior Year Budget
30313	70th Avenue Improvements	250,000	32,488	0	0	-250,000	-100.00%
30315	Community Center	450,000	0	0	0	-450,000	-100.00%
30316	Fuller Road Station Area	0	0	25,000	25,000	25,000	NA
30317	Hawthorne Park	25,000	0	25,000	25,000	0	0.00%
30319	Johnson Creek Park	0	0	25,000	25,000	25,000	NA
30320	Bell Avenue Improvements	2,050,000	1,823,193	700,000	700,000	-1,350,000	-65.85%
30322	Otty Realignment	250,000	345,751	0	0	-250,000	-100.00%
30324	Monroe Street Improvements	200,000	353	200,000	200,000	0	0.00%
30325	Linwood Avenue Improvements	0	0	200,000	200,000	200,000	NA
Total Project Expense		3,225,000	2,201,763	1,175,000	1,175,000	(2,050,000)	-63.57%

FY 2015-16 - Budget:

- 30313 70th Avenue Improvements: The amount noted includes \$35,000 for internal Engineering Consultant services
- 30315 Community Center This project was moved during FY 2015-16 to 465002-Payments to Local Govts & Other Agencies- through a Supplemental Budget
- 30320 Bell Avenue Improvements: The amount noted includes \$75,000 for internal Engineering Consultant services
- 30322 Otty Realignment: The amount noted includes \$250,000 for right of way



**NORTH CLACKAMAS REVITALIZATION AREA
FISCAL YEAR 2016-2017 PROJECTS**

- 1 Community Center
- 2 Bell Avenue Improvements
- 3 Monroe
- 4 Linwood

- 5 Hawthorne Park
- 6 Fuller Road Station
- 7 Johnson Creek Park



Clackamas County Prospectus
Fiscal Year 2015/16 to 2019/20

Project Number: 30316
Project Name: Fuller Road Station Area
Project Location:
Map No.:

Program:
Project Manager(s): Ken Itel
Budgeted in Dept: 7491-Development Agency: NCRA
Current Status: Active
Job Cost #:

Date of Last Revision: May-16

Project Description/Scope:

To provide support and participate in redevelopment projects with public and private organizations to further the mixed-use development goals of the station area.

Project Justification/Benefits:

The program supports pedestrian, bicycle, street improvements and utility service that increase access and support redevelopment of the area, and also supports the development of housing and employment opportunities in close proximity to retail amenities and access to transportation.

Impact on Operating Budget

Scheduled Project

Environmental & Other Non Financial Impacts:

None identified.

Changes Since Last Plan:

Minor Budget revisions



Project Schedule:	Planning	Design	Right of Way	Construction
Start Date				
End Date				Ongoing Project

Project Budget:	Actuals Thru 6/30/15	FY15-16 YTD Actuals	FY15-16 Recd/Exp Remaining	Estimated Project Revenues/Costs				Total Project Estimate
				2016/17	2017/18	2018/19	2019/20	
Revenues:								
TIF	\$0	\$0	\$0	\$25,000	\$25,000	\$25,000	\$0	\$75,000
Total Project Revenues	\$0	\$0	\$0	\$25,000	\$25,000	\$25,000	\$0	\$75,000
Expenditures:								
Planning	\$0	\$0	\$0	\$25,000	\$25,000	\$25,000	\$0	\$75,000
Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Right of Way	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Project Expenditures	\$0	\$0	\$0	\$25,000	\$25,000	\$25,000	\$0	\$75,000

Clackamas County Prospectus
Fiscal Year 2015/16 to 2019/20

Project Number: 30317
Project Name: Hawthorne Park
Project Location:
Map No.:

Program:
Project Manager(s): Ken Itef
Budgeted in Dept: 7491-Development Agency: NCRA
Current Status: Active
Job Cost #:

Date of Last Revisor: May-16

Project Description/Scope:

Purchased a portion of the Hawthorne Grove Affordable Housing Project site for development of a neighborhood park. A Metro Nature in Neighborhoods Grant was awarded for development of this project.

Project Justification/Benefits:

The district is extremely deficient in terms of public parks and open spaces and development of such amenities is identified in the NCRA Design Plan

Impact on Operating Budget
Scheduled Project

Environmental & Other Non Financial Impacts:
None identified.

Changes Since Last Plan:

Scope revised to include installation of a crosswalk on King Road to increase accessibility by neighborhood residents, and possible installation of informational signage.



Project Schedule:	Planning	Design	Right of Way	Construction
Start Date	Jun-09	Jun-10		Mar-12
End Date	Jun-10	Aug-11		Jun-17

Project Budget:	Actuals Thru 6/30/15	FY15-16 YTD Actuals	FY15-16 Recd/Exp Remaining	Estimated Project Revenues/Costs				Total Project Estimate
				2016/17	2017/18	2018/19	2019/20	
Revenues:								
TIF	\$347,477	\$0	\$0	\$25,000	\$0	\$0	\$0	\$372,477
Total Project Revenues	\$347,477	\$0	\$0	\$25,000	\$0	\$0	\$0	\$372,477
Expenditures:								
Planning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Right of Way	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$347,477	\$0	\$0	\$25,000	\$0	\$0	\$0	\$372,477
Total Project Expenditures	\$347,477	\$0	\$0	\$25,000	\$0	\$0	\$0	\$372,477

Clackamas County Prospectus
Fiscal Year 2015/16 to 2019/20

Project Number: 30319
Project Name: Johnson Creek Park
Project Location:
Map No.:

Program:
Project Manager(s): Ken Itel
Budgeted in Dept: 7491-Development Agency: NCRA
Current Status: Active
Job Cost #:

Date of Last Revisor: May-16

Project Description/Scope:

Provides funds to assist the North Clackamas Parks & Recreation District with initial planning for a new community park on a site located between Johnson Creek and the Springwater Corridor.

Project Justification/Benefits:

The district is extremely deficient in terms of public parks and open spaces and development of such amenities is identified in the NCRA Design Plan

Impact on Operating Budget

Scheduled Project

Environmental & Other Non Financial Impacts:

None identified.

Changes Since Last Plan:

New project



Project Schedule:	Planning	Design	Right of Way	Construction
Start Date	Jul-16			
End Date	Jun-17			

Project Budget:	Actuals Thru 6/30/15	FY15-16 YTD Actuals	FY15-16 Recd/Exp Remaining	Estimated Project Revenues/Costs				Total Project Estimate
				2016/17	2017/18	2018/19	2019/20	
Revenues:								
TIF	\$0	\$0	\$0	\$25,000	\$0	\$0	\$0	\$25,000
Total Project Revenues	\$0	\$0	\$0	\$25,000	\$0	\$0	\$0	\$25,000
Expenditures:								
Planning	\$0	\$0	\$0	\$25,000	\$0	\$0	\$0	\$25,000
Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Right of Way	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Project Expenditures	\$0	\$0	\$0	\$25,000	\$0	\$0	\$0	\$25,000

Clackamas County Prospectus
Fiscal Year 2015/16 to 2019/20

Project Number: 30320
Project Name: Bell Avenue Improvements
Project Location: NCRA

Program:
Project Manager(s): Ken Irel
Budgeted in Dept: 7491 - Development Agency: NCRA
Current Status: Active
Job Cost #:

Map No.:

Date of Last Revision: May-16

Project Description/Scope:

Currently bicycle lanes and sidewalks are only available on a portion of Bell Avenue. This project will provide complete sidewalks and bicycle lanes the entire length of Bell between SE King Road and SE Johnson Creek Blvd. Drainage improvements will also be part of the project.



Project Justification/Benefits:

Street improvements are a major focus of the NCRA Plan. Bell Avenue is a major north-south connector within the district. The project will improve safety for all modes of transportation, improve access and connections, and improve stormwater facilities.

Environmental Impacts:

None identified

Changes Since Last Plan:

Budget Revisions. Scope revised to include additional signal improvements at the King Road intersection to improve safety for motorists and pedestrians, and to comply with current ADA standards. Retrofit of existing sidewalk segments added to improve pedestrian accessibility and comply with current ADA standards.

Project Schedule:	Planning	Design	Right of Way	Construction
Start Date	May-13	Jun-13		Jun-14
End Date	Jul-13	Jun-15		Aug-16

Project Budget:	Actuals Thru 6/30/15	FY15-16 YTD Actuals	FY15-16 Recd/Exp Remaining	Estimated Project Revenues/Costs				Total Project Estimate
				2016/17	2017/18	2018/19	2019/20	
Revenues:								
TIF	\$898,178	\$23,193	\$1,800,000	\$700,000	\$0	\$0	\$0	\$3,221,371
CDBG Grant	\$215,000	\$0	\$0	\$0	\$0	\$0	\$0	\$215,000
Total Project Revenues	\$913,178	\$23,193	\$1,800,000	\$700,000	\$0	\$0	\$0	\$3,436,371
Expenditures:								
Planning	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000
Design	\$258,069	\$17,468	\$7,532	\$0	\$0	\$0	\$0	\$283,069
Right of Way	\$52,668	\$5,725	\$0	\$0	\$0	\$0	\$0	\$58,393
Construction	\$527,441	\$0	\$1,792,468	\$700,000	\$0	\$0	\$0	\$3,019,909
Total Project Expenditures	\$913,178	\$23,193	\$1,800,000	\$700,000	\$0	\$0	\$0	\$3,436,371

Clackamas County Prospectus
Fiscal Year 2015/16 to 2019/20

Project Number: 30324
Project Name: Monroe Street Improvements
Project Location:
Map No.:

Program:
Project Manager(s): Ken Ibel
Budgeted in Dept: 7491-Development Agency: NCRA
Current Status: Active
Job Cost #:

Date of Last Revision May-16

Project Description/Scope:

Provides funds to begin preliminary design work on road improvement projects identified as priorities in the NCRA Plan and through public outreach efforts. Improvements may include road base repairs, repaving, sidewalks, safety facilities, landscaping, stormwater improvements, or any combination of the aforementioned improvements.

Project Justification/Benefits:

Improvement of streets is a primary project within the NCRA Plan. Street improvements will increase safety and access, improve drainage and stormwater control; and promote redevelopment.

Impact on Operating Budget

Scheduled Project

Environmental & Other Non Financial Impacts:

None identified.

Changes Since Last Plan:

New Project



Project Schedule:	Planning	Design	Right of Way	Construction
Start Date				
End Date				Ongoing Project

Project Budget:	Actuals Thru 6/30/15	FY15-16 YTD Actuals	FY15-16 Recd/Exp Remaining	Estimated Project Revenues/Costs				Total Project Estimate
				2016/17	2017/18	2018/19	2019/20	
Revenues:								
TIF	\$0	\$353	\$0	\$200,000	\$0	\$0	\$0	\$200,353
Total Project Revenues	\$0	\$353	\$0	\$200,000	\$0	\$0	\$0	\$200,353
Expenditures:								
Planning	\$0	\$0	\$0	\$25,000	\$0	\$0	\$0	\$25,000
Design	\$0	\$353	\$0	\$175,000	\$0	\$0	\$0	\$175,353
Right of Way	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Project Expenditures	\$0	\$353	\$0	\$200,000	\$0	\$0	\$0	\$200,353

Clackamas County Prospectus
Fiscal Year 2015/16 to 2019/20

Project Number: 30325
Project Name: Linwood Avenue Improvements
Project Location:

Program:
Project Manager(s): Ken Irel
Budgeted in Dept: 7491-Development Agency: NCRA
Current Status: Active
Job Cost #:

Map No.:

Date of Last Revisor May-16

Project Description/Scope:

Provides funds to begin preliminary design work on road improvement projects identified as priorities in the NCRA Plan and through public outreach efforts. Improvements may include road base repairs, repaving, sidewalks, safety facilities, landscaping, stormwater improvements, or any combination of the aforementioned improvements.

Project Justification/Benefits:

Improvement of streets is a primary project within the NCRA Plan. Street improvements will increase safety and access, improve drainage and stormwater control; and promote redevelopment.

Impact on Operating Budget

Scheduled Project

Environmental & Other Non Financial Impacts:

None identified.

Changes Since Last Plan:

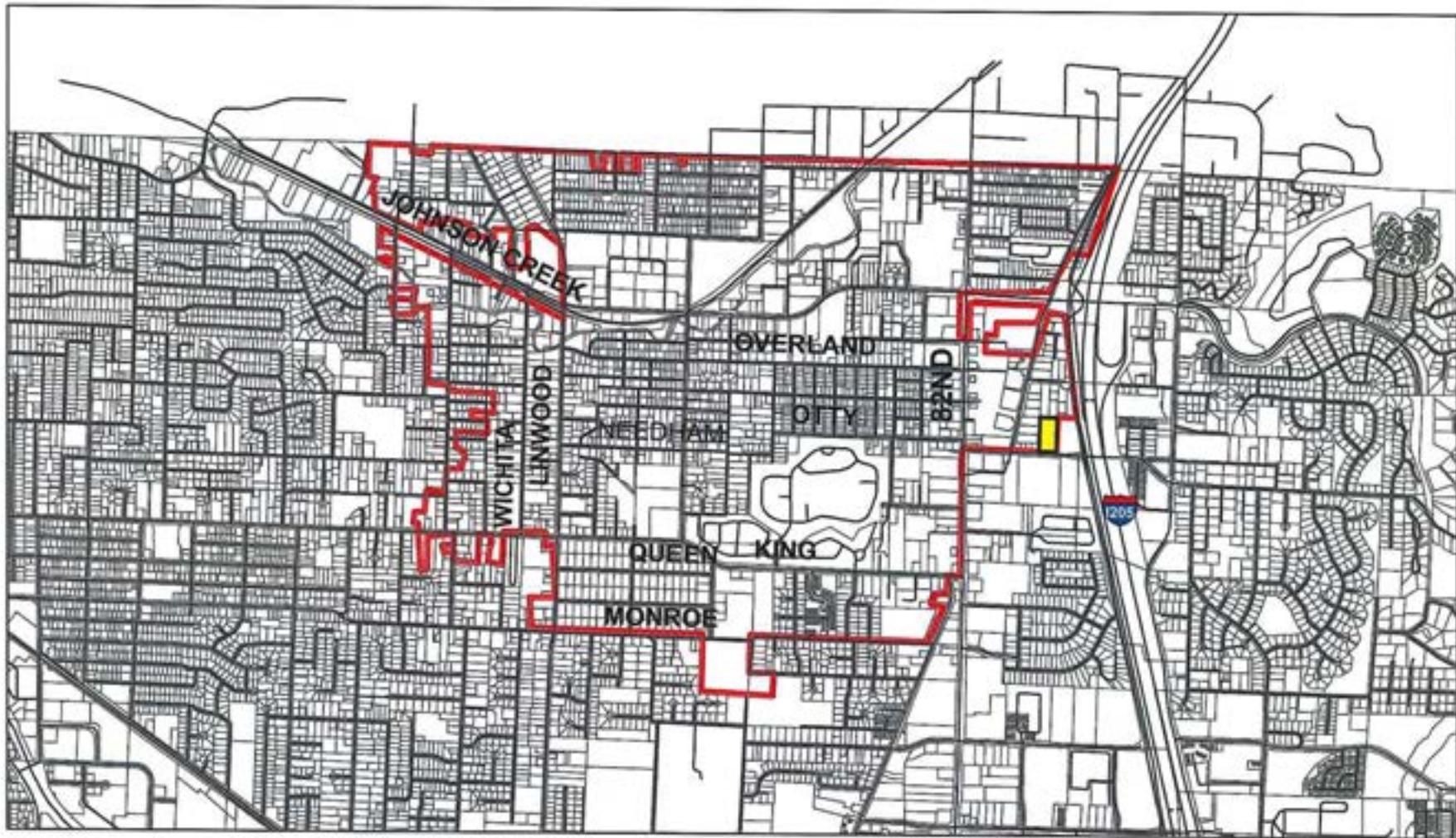
New Project



Project Schedule:	Planning	Design	Right of Way	Construction
Start Date				
End Date				Ongoing Project

Project Budget:	Actuals Thru 6/30/15	FY15-16 YTD Actuals	FY15-16 Recd/Exp Remaining	Estimated Project Revenues/Costs				Total Project Estimate
				2016/17	2017/18	2018/19	2019/20	
Revenues:								
TIF	\$0	\$0	\$0	\$200,000	\$0	\$0	\$0	\$200,000
Total Project Revenues	\$0	\$0	\$0	\$200,000	\$0	\$0	\$0	\$200,000
Expenditures:								
Planning	\$0	\$0	\$0	\$25,000	\$0	\$0	\$0	\$25,000
Design	\$0	\$0	\$0	\$175,000	\$0	\$0	\$0	\$175,000
Right of Way	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Project Expenditures	\$0	\$0	\$0	\$200,000	\$0	\$0	\$0	\$200,000

Development Agency Properties in the North Clackamas Revitalization Area



Legend

-  NCRA Boundary
-  Redevelopment



North Clackamas Revitalization Area

Area (SF)	Tlno	Situs	Acquired for	Purpose/Notes	Status	Zoning	Bldgval	Landval	Taxcode	Notes
Otty Rd										
49,222	12E28CB01200	8505 SE Otty Rd.	Redevelopment	Otty- Bog Property Trade	Closed 10/07/09	LTIC	1,070	331,209	12230	