



**DATE:** August 13, 2014  
**TO:** Board of Commissioners  
**FROM:** Patrick Quinton, Executive Director  
**SUBJECT:** Report Number 14-33  
Authorizing an Amendment to the Intergovernmental Agreement with the Office of Management and Finance in an Amount Not to Exceed \$540,000 for Debt Management Services

**BOARD ACTION REQUESTED**

Adopt Resolution No. 7068

**ACTION DESCRIPTION**

This action will authorize the Portland Development Commission (PDC) Executive Director to amend the Intergovernmental Agreement (IGA) approved in fiscal year (FY) 2013-14 between PDC and the Office of Management and Finance (OMF) to provide debt management services for FY 2014-15.

**BACKGROUND AND CONTEXT**

OMF, as the bureau responsible for issuing and managing the debt for the City of Portland (City), has issued all debt issuance and management functions for PDC. Historically, these services were budgeted and paid to OMF by PDC through the City's annual interagency agreement process. PDC and OMF decided to enter into a formal IGA in FY 2013-14 to document total services and payment method. The proposed amendment to continue these services to FY 2014-15 will technically increase the total IGA amount to exceed \$500,000, requiring PDC Board of Commissioners (Board) approval.

**COMMUNITY AND PUBLIC BENEFIT**

All tax increment debt is held by the City, not PDC, and therefore OMF is required to issue and manage the debt. Implementation of this IGA amendment will provide the mechanism by which PDC will receive all debt management services and make payment to OMF. These services are necessary to implement all tax increment funded projects and programs in PDC's 18 urban renewal areas (URAs).

**PUBLIC PARTICIPATION AND FEEDBACK**

None.

**BUDGET AND FINANCIAL INFORMATION**

The proposed IGA amendment represents an additional amount of \$274,925, which consists of \$164,925 for service delivery by OMF and \$110,000 to cover debt issuance costs and costs for outside legal services necessarily incurred by OMF in providing debt management services. It is not necessarily anticipated that PDC will utilize \$110,000 to cover debt issuance costs and outside legal services in FY 2014-15. The IGA is budgeted by URA in the FY 2014-15 Adopted Budget based on an allocation of

forecast tax increment debt proceeds in each area (see Attachment A). Some issuance and legal fees are budgeted to PDC's General Fund as administrative overhead given for services that are general in nature and not specific to any one URA.

**RISK ASSESSMENT**

There are no significant risks to adopting the amendment. PDC staff regularly coordinates with OMF through weekly meetings. The form of the amendment is based on a structure that has been utilized for a number of years on similar IGAs.

**ALTERNATIVE ACTIONS**

The PDC Board could elect not to authorize the amendment, which may result in PDC's inability to reimburse OMF for debt management services costs being incurred as a result of previous and planned debt issuances.

**ATTACHMENTS**

- A. Financial Summary

**PORTLAND DEVELOPMENT COMMISSION**

Portland, Oregon

**REPORT NO. 14-33**

**ATTACHMENT A**

**AUTHORIZING AN AMENDMENT TO THE INTERGOVERNMENTAL  
AGREEMENT WITH THE OFFICE OF MANAGEMENT AND FINANCE IN AN  
AMOUNT NOT TO EXCEED \$540,000 FOR DEBT MANAGEMENT  
SERVICES**

Attachment A includes this cover page and contains 21 pages:

- Financial Summary

# Financial Summary

## Fund Summary - Five-Year Budget Projections

	Revised FY 2013-14	Adopted FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19
<b>Airport Way URA Fund</b>						
<b>Resources</b>						
Beginning Fund Balance	3,948,379	4,309,894	2,612,667	2,683,717	5,112,964	5,574,820
Fees and Charges	92	481	487	490	920	635
Interest on Investments	10,000	10,000	10,000	10,000	10,000	10,000
Loan Collections	176,935	85,435	86,607	87,012	163,538	112,853
Property Income	1,633,325	0	759,000	3,058,371	1,097,712	0
<b>Total Resources</b>	<b>5,768,731</b>	<b>4,405,810</b>	<b>3,468,761</b>	<b>5,839,590</b>	<b>6,385,134</b>	<b>5,698,308</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Financial Administration</b>						
A45101385-Debt Management-APW	10,000	3,647	3,647	3,647	3,647	3,647
<b>Administration Total</b>	<b>10,000</b>	<b>3,647</b>	<b>3,647</b>	<b>3,647</b>	<b>3,647</b>	<b>3,647</b>
<b>Business Development</b>						
<b>Business Lending</b>						
L02100385-BIF-General-APW	100,000	400,000	400,000	400,000	400,000	400,000
L02110385-BIF-Cluster Group-Budget-APW	295,000	0	0	0	0	0
<b>Traded Sector Business Dev</b>						
B15100385-Cluster Development-APW	25,000	25,000	25,000	25,000	25,000	25,000
T01069385-Lean Manufacturing-APW	30,000	30,000	30,000	30,000	30,000	30,000
<b>Business Development Total</b>	<b>450,000</b>	<b>455,000</b>	<b>455,000</b>	<b>455,000</b>	<b>455,000</b>	<b>455,000</b>
<b>Property Redevelopment</b>						
<b>Commercial Property Redevelopment</b>						
P38550425-Cascade Stn-Prcl D-APW-Adm	21,120	28,197	28,197	0	0	0
P38550435-Cascade Stn-Prcl E-APW-Adm	26,546	32,950	32,950	32,950	32,950	32,950
P38550445-Cascade Stn-Prcl G-APW-Adm	281,438	946,509	33,509	33,509	33,509	33,509
P38550455-Cascade Stn-Prcl A-K-APW-Adm	26,514	24,603	24,603	24,603	24,603	24,603
P38551415-Riverside Prkwy 1&2-APW-Adm	219,503	0	0	0	0	0
P38590015-Project Development-APW-Adm	30,000	30,000	30,000	30,000	30,000	30,000
P38591015-Public Outreach-APW-Adm	5,000	5,000	5,000	5,000	5,000	5,000
<b>Property Redevelopment Total</b>	<b>610,121</b>	<b>1,067,259</b>	<b>154,259</b>	<b>126,062</b>	<b>126,062</b>	<b>126,062</b>
<b>Total Program Expenditures</b>	<b>1,070,121</b>	<b>1,525,906</b>	<b>612,906</b>	<b>584,709</b>	<b>584,709</b>	<b>584,709</b>
Personnel Services	87,335	38,291	44,180	37,019	59,045	85,284
Transfers - Indirect	301,381	228,946	127,958	104,898	166,560	236,817
<b>Total Fund Expenditures</b>	<b>1,458,837</b>	<b>1,793,143</b>	<b>785,044</b>	<b>726,626</b>	<b>810,314</b>	<b>906,810</b>
Contingency	4,309,894	2,612,667	2,683,717	5,112,964	5,574,820	4,791,498
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>5,768,731</b>	<b>4,405,810</b>	<b>3,468,761</b>	<b>5,839,590</b>	<b>6,385,134</b>	<b>5,698,308</b>

# Financial Summary

## Fund Summary - Five-Year Budget Projections

	Revised FY 2013-14	Adopted FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19
<b>Central Eastside URA Fund</b>						
<b>Resources</b>						
Beginning Fund Balance	4,899,209	7,570,898	3,727,082	552,345	369,143	324,420
Fees and Charges	7,332	14,622	2,479	2,430	15,469	4,963
Interest on Investments	34,000	10,000	10,000	5,000	5,000	5,000
Loan Collections	206,094	797,816	135,276	132,593	844,025	270,789
Property Income	2,443,000	1,214,810	6,000	6,000	6,000	251,000
Short Term Debt	2,997,000	2,997,000	2,997,000	2,997,000	776,854	0
<b>Total Resources</b>	<b>10,586,635</b>	<b>12,605,146</b>	<b>6,877,837</b>	<b>3,695,368</b>	<b>2,016,491</b>	<b>856,172</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Financial Administration</b>						
A45101355-Debt Management-CES	10,000	18,000	18,000	18,000	18,000	18,000
<b>Administration Total</b>	<b>10,000</b>	<b>18,000</b>	<b>18,000</b>	<b>18,000</b>	<b>18,000</b>	<b>18,000</b>
<b>Business Development</b>						
<b>Business Lending</b>						
L02100355-BIF-General-CES	50,000	300,000	300,000	150,000	0	0
<b>Traded Sector Business Dev</b>						
B15100355-Cluster Development-CES	50,000	50,000	50,000	50,000	0	0
B55606355-CES Entrepreneurial District-C	25,000	150,000	150,000	150,000	0	0
T01069355-Lean Manufacturing-CES	30,000	0	0	0	0	0
<b>Business Development Total</b>	<b>155,000</b>	<b>500,000</b>	<b>500,000</b>	<b>350,000</b>	<b>0</b>	<b>0</b>
<b>Housing</b>						
<b>PHB Housing</b>						
H15430355-Affordable Rental Hsg-CES	0	796,800	1,403,856	100,000	0	0
H15900355-PHB Staff & Admin-CES	40,619	118,541	275,826	168,150	135,428	0
<b>Housing Total</b>	<b>40,619</b>	<b>915,341</b>	<b>1,679,682</b>	<b>268,150</b>	<b>135,428</b>	<b>0</b>
<b>Infrastructure</b>						
<b>Parks</b>						
N35514815-Eastbank/Asset Trsfr-CES-Adm	25,813	25,113	25,113	25,113	25,113	25,113
<b>Public Facilities</b>						
N35525215-Community Center-CES-Adm	0	0	0	985,000	0	0
<b>Infrastructure Total</b>	<b>25,813</b>	<b>25,113</b>	<b>25,113</b>	<b>1,010,113</b>	<b>25,113</b>	<b>25,113</b>
<b>Property Redevelopment</b>						
<b>Commercial Property Redevelopment</b>						
P35550115-ODOT Blocks-CES-Adm	100,000	0	0	0	0	0
P35550215-Strategic Site Redev-CES	0	5,000,000	2,000,000	0	0	0
P35552215-CC 2035-CES-Adm	100,000	65,166	0	0	0	0
P35557215-Burnside Bridgehd Rdv-CES-Adm	102,700	0	0	0	0	0
P35560125-Block76-Frmr Fishels-CES-Adm	4,010	4,250	0	0	0	0
P35560135-Block76-Frmr Rcvry-CES-Adm	2,387	2,400	0	0	0	0
P35560145-Block76-Frmr Unocal-CES-Adm	14,320	1,181	0	0	0	0
P35560175-Block67-Frmr Brdgpvt-CES-Adm	7,375	3,000	0	0	0	0
P35560185-Block75-Frmr Ararat-CES-Adm	3,500	0	0	0	0	0

# Financial Summary

## Fund Summary - Five-Year Budget Projections

	Revised FY 2013-14	Adopted FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19
P35560215-240 NE MLK Parking-CES-Adm	6,050	6,050	2,550	2,550	2,550	0
P35580015-Festival Parking Lot-CES	28,160	74,660	74,660	74,660	74,660	0
P35591015-Public Outreach-CES-Adm	2,000	2,000	2,000	2,000	2,000	0
P35592015-Real Estate Mgmt-CES-Adm	0	4,000	4,000	4,000	4,000	0
<b>Commercial Real Estate Lending</b>						
R01100355-CPRL-General-CES	975,000	600,000	600,000	600,000	600,000	200,000
<b>Community Redevelopment Grants</b>						
G02100355-DOS-General-CES	100,000	100,000	100,000	100,000	100,000	32,710
G03100355-SIP-General-CES	300,000	300,000	300,000	300,000	300,000	100,000
<b>Property Redevelopment Total</b>	<b>1,745,502</b>	<b>6,162,707</b>	<b>3,083,210</b>	<b>1,083,210</b>	<b>1,083,210</b>	<b>332,710</b>
<b>Total Program Expenditures</b>	<b>1,976,934</b>	<b>7,621,161</b>	<b>5,306,005</b>	<b>2,729,473</b>	<b>1,261,751</b>	<b>375,823</b>
Personnel Services	383,755	251,062	261,656	155,662	112,622	52,519
Transfers - Indirect	655,048	1,005,840	757,831	441,090	317,698	145,834
<b>Total Fund Expenditures</b>	<b>3,015,737</b>	<b>8,878,063</b>	<b>6,325,492</b>	<b>3,326,225</b>	<b>1,692,071</b>	<b>574,176</b>
Contingency	7,570,898	3,727,083	552,345	369,143	324,420	281,996
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>10,586,635</b>	<b>12,605,146</b>	<b>6,877,837</b>	<b>3,695,368</b>	<b>2,016,491</b>	<b>856,172</b>

# Financial Summary

## Fund Summary - Five-Year Budget Projections

	Revised FY 2013-14	Adopted FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19
<b>Convention Center URA Fund</b>						
<b>Resources</b>						
Beginning Fund Balance	43,224,301	40,036,187	965,481	535,344	2,859,705	2,190,397
Fees and Charges	3,114	1,200	1,965	24,079	1,095	18,521
Interest on Investments	292,000	40,000	30,000	20,000	10,000	5,000
Loan Collections	1,252,513	180,434	385,424	3,049,171	308,228	2,394,091
Property Income	1,159,531	2,335,282	1,159,531	1,159,531	1,159,531	1,159,531
<b>Total Resources</b>	<b>45,931,459</b>	<b>42,593,103</b>	<b>2,542,401</b>	<b>4,788,125</b>	<b>4,338,559</b>	<b>5,767,540</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Financial Administration</b>						
A45101350-Debt Management-CNV	10,000	30,045	30,045	30,045	30,045	30,045
<b>Administration Total</b>	<b>10,000</b>	<b>30,045</b>	<b>30,045</b>	<b>30,045</b>	<b>30,045</b>	<b>30,045</b>
<b>Business Development</b>						
<b>Business Lending</b>						
L02100350-BIF-General-CNV	150,000	150,000	150,000	150,000	150,000	0
L02110350-BIF-Cluster Group-Budget-CNV	110,000	125,000	125,000	125,000	125,000	0
<b>Traded Sector Business Dev</b>						
B15102350-Site Recruitment-CNV	50,000	50,000	0	50,000	50,000	0
<b>Business Development Total</b>	<b>310,000</b>	<b>325,000</b>	<b>275,000</b>	<b>325,000</b>	<b>325,000</b>	<b>0</b>
<b>Housing</b>						
<b>PHB Housing</b>						
H15042350-OCC Miracles Club-CNV	225,000	7,000,000	0	0	0	0
H15430350-Affordable Rental Hsg-CNV	0	4,914,500	0	0	0	0
H15900350-PHB Staff & Admin-CNV	768,885	540,540	84,329	0	0	0
H15902350-MFH - 2nd and Wasco-CNV	4,000	0	0	0	0	0
H15903350-Lloyd Cascadian Phase II-CNV	4,000	0	0	0	0	0
<b>Housing Total</b>	<b>1,001,885</b>	<b>12,455,040</b>	<b>84,329</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Infrastructure</b>						
<b>Transportation</b>						
N35033115-Green Streets-CNV-Adm	141,840	0	0	0	0	0
<b>Infrastructure Total</b>	<b>141,840</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Property Redevelopment</b>						
<b>Commercial Property Redevelopment</b>						
P35050515-Eco District-CNV-Adm	54,427	70,000	0	0	0	0
P35050715-ConventionCenter Hotel-CNV-Adm	50,000	4,010,000	10,000	10,000	10,000	10,000
P35051115-Block47-CNV-Adm	13,132	37,732	0	0	0	0
P35051315-Veterans Memorial Coliseum-CNV	100,000	20,000,000	0	0	0	0
P35051415-Rose Qtr Master Plan-CNV	75,000	50,000	0	0	0	0
P35057915-Eco Distr Implement-CNV-Adm	469,036	2,850,964	0	0	0	0
P35060115-910 NE MLK Building-CNV-Adm	67,456	41,933	14,933	14,933	14,933	14,933
P35060215-Frmr B&K Car Rental-CNV-Adm	33,870	31,500	13,500	13,500	13,500	13,500
P35060415-Sizzler Lot-CNV-Adm	23,592	23,592	0	0	0	0
P35060515-Inn at Conv Ctr Mgmt-CNV	1,055,323	1,155,415	1,155,415	1,155,415	1,155,415	1,155,415

# Financial Summary

## Fund Summary - Five-Year Budget Projections

	Revised FY 2013-14	Adopted FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19
P35060615-Block 49-CNV-Adm	1,885	1,885	1,885	1,885	1,885	1,885
P35090015-Project Development-CNV-Adm	58,371	0	0	0	0	0
P35091015-Public Outreach-CNV-Adm	5,000	5,000	5,000	5,000	5,000	5,000
<b>Commercial Real Estate Lending</b>						
R01100350-CPRL-General-CNV	250,000	0	0	0	0	0
<b>Community Redevelopment Grants</b>						
G02100350-DOS-General-CNV	50,000	0	0	0	0	0
G03100350-SIP-General-CNV	190,000	100,000	0	0	0	0
<b>Property Redevelopment Total</b>	<b>2,497,092</b>	<b>28,378,021</b>	<b>1,200,733</b>	<b>1,200,733</b>	<b>1,200,733</b>	<b>1,200,733</b>
<b>Total Program Expenditures</b>	<b>3,960,817</b>	<b>41,188,106</b>	<b>1,590,107</b>	<b>1,555,778</b>	<b>1,555,778</b>	<b>1,230,778</b>
Personnel Services	332,094	162,473	107,012	97,203	155,037	176,236
Transfers - Indirect	1,602,361	277,043	309,938	275,439	437,347	489,369
<b>Total Fund Expenditures</b>	<b>5,895,272</b>	<b>41,627,622</b>	<b>2,007,057</b>	<b>1,928,420</b>	<b>2,148,162</b>	<b>1,896,383</b>
Contingency	40,036,187	965,481	535,344	2,859,705	2,190,397	3,871,157
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>45,931,459</b>	<b>42,593,103</b>	<b>2,542,401</b>	<b>4,788,125</b>	<b>4,338,559</b>	<b>5,767,540</b>



# Financial Summary

## Fund Summary - Five-Year Budget Projections

	Revised FY 2013-14	Adopted FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19
<b>Downtown Waterfront URA Fund</b>						
<b>Resources</b>						
Beginning Fund Balance	13,926,476	10,998,336	2,075,764	52,603	667,691	2,603,948
Fees and Charges	4,267	2,295	915	10,591	16,068	1,115
Interest on Investments	63,000	60,000	30,000	10,000	10,000	0
Loan Collections	495,480	408,905	163,010	1,886,929	2,862,605	198,664
Property Income	328,200	1,760,669	20,560	20,560	20,560	20,560
Reimbursements	15,200	15,200	15,200	15,200	15,200	15,200
<b>Total Resources</b>	<b>14,832,623</b>	<b>13,245,405</b>	<b>2,305,449</b>	<b>1,995,883</b>	<b>3,592,124</b>	<b>2,839,487</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Financial Administration</b>						
A45101320-Debt Management-DTW	8,000	8,000	8,000	8,000	8,000	8,000
<b>Administration Total</b>	<b>8,000</b>	<b>8,000</b>	<b>8,000</b>	<b>8,000</b>	<b>8,000</b>	<b>8,000</b>
<b>Business Development</b>						
<b>Business Lending</b>						
L02100320-BIF-General-DTW	100,000	175,000	55,588	294,412	175,000	175,000
L02110320-BIF-Cluster Group-Budget-DTW	50,000	250,000	79,412	420,588	250,000	250,000
<b>Small Business &amp; Community Dev</b>						
B55005320-OT/CT Action Plan-DTW	0	65,000	65,000	65,000	0	0
<b>Business Development Total</b>	<b>150,000</b>	<b>490,000</b>	<b>200,000</b>	<b>780,000</b>	<b>425,000</b>	<b>425,000</b>
<b>Housing</b>						
<b>PHB Housing</b>						
H15430320-Affordable Rental Hsg-DTW	0	1,717,345	0	0	0	0
H15900320-PHB Staff & Admin-DTW	0	0	254,565	0	0	0
<b>Housing Total</b>	<b>0</b>	<b>1,717,345</b>	<b>254,565</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Property Redevelopment</b>						
<b>Commercial Property Redevelopment</b>						
P32050115-Dtwn Retail Strat -DTW-Adm	30,000	0	0	0	0	0
P32052115-Block 8 Redev-DTW-Adm	10,000	0	0	0	0	0
P32052215-CC 2035-DTW-Adm	51,301	0	0	0	0	0
P32053625-Old Town Lofts-Retail	31,800	334,600	31,800	31,800	31,800	31,800
P32053635-Old Town Lofts-Prkng-DTW-Adm	8,521	29,948	10,045	10,045	10,045	10,045
P32054115-3rd & Oak Parking Obl-DTW-Adm	0	1,400,000	1,447,000	0	0	0
P32054415-One Waterfront PI-DTW-Adm	2,700	0	0	0	0	0
P32056515-RiverPlace Marina-DTW-Adm	15,000	15,200	15,200	15,200	15,200	15,200
P32060115-Block 8 - L-DTW-Adm	21,824	49,111	0	0	0	0
P32060415-SW 3rd & Taylor Lot-DTW-Adm	10,500	9,132	0	0	0	0
P32060515-One Waterfront South-DTW-Adm	3,600	4,600	0	0	0	0
P32060615-SW 3rd & Oak-DTW-Adm	70,396	73,432	0	0	0	0
<b>Commercial Real Estate Lending</b>						
R01100320-CPRL-General-DTW	2,350,000	6,000,000	0	0	0	0

# Financial Summary

## Fund Summary - Five-Year Budget Projections

	Revised FY 2013-14	Adopted FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19
<b>Community Redevelopment Grants</b>						
G01100320-CLG-General -DTW	0	100,000	0	0	0	0
G02100320-DOS-General-DTW	50,000	50,000	50,000	24,000	24,000	12,000
G03100320-SIP-General-DTW	200,000	200,000	200,000	200,000	200,000	200,000
<b>Property Redevelopment Total</b>	<b>2,855,642</b>	<b>8,266,023</b>	<b>1,754,045</b>	<b>281,045</b>	<b>281,045</b>	<b>269,045</b>
<b>Total Program Expenditures</b>	<b>3,013,642</b>	<b>10,481,368</b>	<b>2,216,610</b>	<b>1,069,045</b>	<b>714,045</b>	<b>702,045</b>
Personnel Services	187,199	119,226	9,300	67,598	71,745	101,867
Transfers - Indirect	633,446	569,047	26,936	191,549	202,386	282,864
<b>Total Fund Expenditures</b>	<b>3,834,287</b>	<b>11,169,641</b>	<b>2,252,846</b>	<b>1,328,192</b>	<b>988,176</b>	<b>1,086,776</b>
Contingency	10,998,336	2,075,764	52,603	667,691	2,603,948	1,752,711
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>14,832,623</b>	<b>13,245,405</b>	<b>2,305,449</b>	<b>1,995,883</b>	<b>3,592,124</b>	<b>2,839,487</b>

# Financial Summary

## Fund Summary - Five-Year Budget Projections

	Revised FY 2013-14	Adopted FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19
<b>Gateway Reg Center URA Fund</b>						
<b>Resources</b>						
Beginning Fund Balance	4,854,219	3,953,006	1,078,863	699,162	710,575	630,581
Fees and Charges	100	327	327	327	327	1,955
Interest on Investments	7,000	12,800	5,300	4,000	4,000	4,300
Loan Collections	14,736	12,894	12,893	12,894	12,894	77,089
Long Term Debt	0	1,000,000	0	0	0	0
Property Income	0	0	750,000	0	0	0
Reimbursements	0	4,275	4,275	4,275	4,275	4,275
Short Term Debt	3,496,500	3,496,500	3,496,500	3,444,543	3,496,500	3,496,500
<b>Total Resources</b>	<b>8,372,555</b>	<b>8,479,802</b>	<b>5,348,158</b>	<b>4,165,201</b>	<b>4,228,571</b>	<b>4,214,700</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Financial Administration</b>						
A45101380-Debt Management-GTW	10,000	10,000	10,000	10,000	10,000	10,000
<b>Administration Total</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>
<b>Business Development</b>						
<b>Business Lending</b>						
L02100380-BIF-General-GTW	400,000	300,000	300,000	300,000	300,000	300,000
<b>Small Business &amp; Community Dev</b>						
B55800380-Business Development-GTW	10,000	10,000	10,000	10,000	10,000	10,000
B55900380-Community Development-GTW	20,000	20,000	20,000	20,000	20,000	20,000
<b>Traded Sector Business Dev</b>						
B15102380-Site Recruitment-GTW	10,000	10,000	10,000	10,000	10,000	10,000
T01069380-Lean Manufacturing-GTW	2,250	0	0	0	0	0
<b>Business Development Total</b>	<b>442,250</b>	<b>340,000</b>	<b>340,000</b>	<b>340,000</b>	<b>340,000</b>	<b>340,000</b>
<b>Housing</b>						
<b>PHB Housing</b>						
H15292380-Property Management-GTW	2,000	1,000	1,000	1,000	1,000	1,000
H15430380-Affordable Rental Hsg-GTW	0	500,000	500,000	400,000	200,000	75,000
H15900380-PHB Staff & Admin-GTW	478,898	250,283	128,719	149,466	159,698	130,654
H15917380-Ventura Park-GTW	93,223	0	0	0	0	0
H15934380-Gateway/Glisan-GTW	814,324	2,976,418	0	0	0	0
<b>Housing Total</b>	<b>1,388,445</b>	<b>3,727,701</b>	<b>629,719</b>	<b>550,466</b>	<b>360,698</b>	<b>206,654</b>
<b>Infrastructure</b>						
<b>Parks</b>						
N38029215-Gateway Park Project-GTW	0	200,000	800,000	0	0	0
<b>Transportation</b>						
N38028915-GTW Street Improvement-GTW-Adm	200,000	500,000	0	0	0	0
<b>Infrastructure Total</b>	<b>200,000</b>	<b>700,000</b>	<b>800,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Property Redevelopment</b>						
<b>Commercial Property Redevelopment</b>						
P38059015-Commercial Dev-GTW-Adm	200,000	50,000	0	0	0	0
P38060125-JJ North Rstrnt Lot-GTW-Adm	6,088	7,700	7,700	7,700	7,700	7,700

# Financial Summary

## Fund Summary - Five-Year Budget Projections

	Revised FY 2013-14	Adopted FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19
P38060155-Bingo Site-GTW-Adm	1,850	1,350	1,350	1,350	0	0
P38090015-Project Development-GTW-Adm	50,000	50,000	50,000	50,000	50,000	50,000
P38091015-Public Outreach-GTW-Adm	2,000	2,000	2,000	2,000	2,000	2,000
<b>Commercial Real Estate Lending</b>						
R01100380-CPRL-General-GTW	600,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
<b>Community Redevelopment Grants</b>						
G01100380-CLG-General-GTW	75,000	75,000	75,000	75,000	75,000	75,000
G02100380-DOS-General-GTW	75,000	48,000	75,000	75,000	75,000	75,000
G03100380-SIP-General-GTW	150,000	200,000	150,000	150,000	150,000	150,000
G04100380-GFGP-General-GTW	125,000	50,000	125,000	125,000	125,000	125,000
<b>Property Redevelopment Total</b>	<b>1,284,938</b>	<b>1,984,050</b>	<b>1,986,050</b>	<b>1,986,050</b>	<b>1,984,700</b>	<b>1,984,700</b>
<b>Total Program Expenditures</b>	<b>3,325,633</b>	<b>6,761,751</b>	<b>3,765,769</b>	<b>2,886,516</b>	<b>2,695,398</b>	<b>2,541,354</b>
Personnel Services	248,102	184,375	226,684	148,191	236,224	341,204
Transfers - Indirect	845,814	454,813	656,543	419,919	666,368	947,450
<b>Total Fund Expenditures</b>	<b>4,419,549</b>	<b>7,400,939</b>	<b>4,648,996</b>	<b>3,454,626</b>	<b>3,597,990</b>	<b>3,830,008</b>
Contingency	3,953,006	1,078,863	699,162	710,575	630,581	384,692
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>8,372,555</b>	<b>8,479,802</b>	<b>5,348,158</b>	<b>4,165,201</b>	<b>4,228,571</b>	<b>4,214,700</b>

# Financial Summary

## Fund Summary - Five-Year Budget Projections

	Revised FY 2013-14	Adopted FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19
<b>Interstate Corridor URA Fund</b>						
<b>Resources</b>						
Beginning Fund Balance	12,852,946	11,762,032	3,502,310	3,600,656	4,927,344	3,904,731
Fees and Charges	211,451	1,536	2,008	1,408	3,216	2,280
Interest on Investments	40,000	30,000	30,000	30,000	30,000	30,000
Loan Collections	1,219,110	199,399	260,667	182,747	417,542	295,954
Long Term Debt	0	3,500,000	0	3,500,000	0	0
Property Income	197,040	232,630	197,040	197,040	197,040	197,040
Reimbursements	40,112	0	0	0	0	0
Short Term Debt	11,488,500	11,488,500	11,488,500	11,488,500	11,488,500	11,488,500
<b>Total Resources</b>	<b>26,049,159</b>	<b>27,214,097</b>	<b>15,480,525</b>	<b>19,000,351</b>	<b>17,063,642</b>	<b>15,918,505</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Financial Administration</b>						
A45101370-Debt Management-ISC	27,000	22,532	22,532	22,532	22,532	22,532
<b>Administration Total</b>	<b>27,000</b>	<b>22,532</b>	<b>22,532</b>	<b>22,532</b>	<b>22,532</b>	<b>22,532</b>
<b>Business Development</b>						
<b>Business Lending</b>						
L02100370-BIF-General-ISC	453,999	8,650,000	650,000	650,000	650,000	650,000
<b>Small Business &amp; Community Dev</b>						
B55710370-Main Street-ISC	24,000	50,000	50,000	50,000	50,000	50,000
B55800370-Business Development-ISC	1,000	5,000	5,000	5,000	5,000	5,000
B55900370-Community Development-ISC	42,500	25,000	25,000	25,000	25,000	25,000
<b>Traded Sector Business Dev</b>						
B15100370-Cluster Development-ISC	1,500	0	0	0	0	0
T01069370-Lean Manufacturing-ISC	50,000	50,000	50,000	50,000	50,000	50,000
<b>Business Development Total</b>	<b>572,999</b>	<b>8,780,000</b>	<b>780,000</b>	<b>780,000</b>	<b>780,000</b>	<b>780,000</b>
<b>Housing</b>						
<b>PHB Housing</b>						
H15410370-Home Repair Projects-ISC	704,250	500,000	500,000	500,000	500,000	1,000,000
H15420370-Home Buyer Assistance-ISC	724,971	500,000	500,000	500,000	500,000	1,000,000
H15430370-Affordable Rental Hsg-ISC	1,340,991	2,331,700	4,900,000	6,150,000	6,600,000	5,792,304
H15440370-Beech St Apartments-ISC	827,688	182,312	0	0	0	0
H15900370-PHB Staff & Admin-ISC	865,334	770,437	864,255	1,026,306	1,064,651	1,157,221
H15901370-King-Parks-ISC	36,482	0	0	0	0	0
H15906370-Killingsworth Station-ISC	257,675	1,240,000	0	0	0	0
<b>Housing Total</b>	<b>4,757,391</b>	<b>5,524,449</b>	<b>6,764,255</b>	<b>8,176,306</b>	<b>8,664,651</b>	<b>8,949,525</b>
<b>Infrastructure</b>						
<b>Parks</b>						
N37017315-Bridgeton-ISC-Adm	0	0	0	1,500,000	0	0
N37017415-Dawson Park-ISC-Adm	2,400,000	200,000	0	0	0	0
N37017515-Small Scale Improv-ISC-Adm	50,000	0	0	0	0	0
N37081015-Albina Triangle Mgmt-ISC	4,880	6,500	6,500	6,500	6,500	6,500
<b>Transportation</b>						
N37037615-Denver Streetscape-ISC-Adm	48,500	0	0	0	0	0
N37037715-Killingsworth Stscape-ISC-Adm	260,000	2,900,000	0	0	0	0
N37037815-Lombard Investment-ISC-Adm	70,000	750,000	750,000	0	0	0

# Financial Summary

## Fund Summary - Five-Year Budget Projections

	Revised FY 2013-14	Adopted FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19
<b>Infrastructure Total</b>	<b>2,833,380</b>	<b>3,856,500</b>	<b>756,500</b>	<b>1,506,500</b>	<b>6,500</b>	<b>6,500</b>
<b>Property Redevelopment</b>						
<b>Commercial Property Redevelopment</b>						
P37050215-Vanport III-ISC-Adm	10,000	10,000	0	0	0	0
P37050315-MLK Gateway Improve-ISC-Adm	17,000	0	0	0	0	0
P37051015-Jefferson Frontage-ISC-Adm	36,405	0	0	0	0	0
P37054815-Kenton Redev Dtw-ISC-Adm	20,000	150,000	0	0	0	0
P37060125-Nelson Bldg-Indust-ISC-Adm	500,770	229,888	75,692	75,692	75,692	75,692
P37060135-Nelson Bldg-Retail-ISC-Adm	70,630	304,893	9,893	9,893	9,893	9,893
P37060145-Spar-Tek Building-ISC-Adm	25,307	27,497	24,685	24,685	24,685	24,685
P37060155-Argyle Lot-ISC-Adm	5,930	8,630	6,130	6,130	6,130	6,130
P37060215-3620 NE MLK Prkng-ISC-Adm	0	9,700	0	0	0	0
P37060325-Former Living Color-ISC-Adm	140	540	540	540	540	540
P37060335-Frmr WalnutPark Thtr-ISC-Adm	500	550	550	550	550	550
P37060345-Frmr Wirfs Whse -ISC-Adm	1,300	400	400	400	400	400
P37060355-Frmr WalnutThtrPrkng-ISC-Adm	0	400	400	400	400	400
P37060365-Frmr Wirfs Whse 1-ISC-Adm	2,500	1,900	1,900	1,900	1,900	1,900
P37060415-C&M Motors Lot-ISC-Adm	20,834	142,200	7,200	7,200	7,200	7,200
P37060515-Reiss House-ISC-Adm	10,045	7,208	7,208	7,208	7,208	7,208
P37090015-Project Development-ISC-Adm	0	20,000	20,000	20,000	20,000	20,000
P37091015-Public Outreach-ISC-Adm	5,000	5,000	5,000	5,000	5,000	5,000
<b>Commercial Real Estate Lending</b>						
R01100370-CPRL-General-ISC	375,000	1,275,000	1,275,000	1,275,000	1,275,000	1,275,000
<b>Community Redevelopment Grants</b>						
G01100370-CLG-General-ISC	300,000	300,000	300,000	300,000	300,000	300,000
G02100370-DOS-General-ISC	150,000	100,000	100,000	100,000	100,000	100,000
G03100370-SIP-General-ISC	800,000	500,000	500,000	500,000	500,000	500,000
G04100370-GFGP-General-ISC	200,000	100,000	100,000	100,000	100,000	100,000
G07100370-MAIN-General-ISC	50,000	0	0	0	0	0
<b>Property Redevelopment Total</b>	<b>2,601,361</b>	<b>3,193,806</b>	<b>2,434,598</b>	<b>2,434,598</b>	<b>2,434,598</b>	<b>2,434,598</b>
<b>Total Program Expenditures</b>	<b>10,792,131</b>	<b>21,377,287</b>	<b>10,757,885</b>	<b>12,919,936</b>	<b>11,908,281</b>	<b>12,193,155</b>
Personnel Services	797,148	439,052	287,962	300,777	327,312	472,771
Transfers - Indirect	2,697,848	1,895,448	834,022	852,294	923,318	1,312,785
<b>Total Fund Expenditures</b>	<b>14,287,127</b>	<b>23,711,787</b>	<b>11,879,869</b>	<b>14,073,007</b>	<b>13,158,911</b>	<b>13,978,711</b>
Contingency	11,762,032	3,502,310	3,600,656	4,927,344	3,904,731	1,939,794
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>26,049,159</b>	<b>27,214,097</b>	<b>15,480,525</b>	<b>19,000,351</b>	<b>17,063,642</b>	<b>15,918,505</b>

# Financial Summary

## Fund Summary - Five-Year Budget Projections

	Revised FY 2013-14	Adopted FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19
<b>Lents Town Center URA Fund</b>						
<b>Resources</b>						
Beginning Fund Balance	11,200,993	9,322,878	6,072,176	3,875,032	2,997,658	2,925,635
Fees and Charges	0	534	534	530	529	529
Interest on Investments	32,714	32,700	18,600	12,800	11,400	13,800
Loan Collections	150,000	101,526	101,526	100,789	100,515	100,515
Property Income	61,802	155,441	247,003	523,749	67,003	2,627,988
Reimbursements	1,160	0	0	0	0	0
Short Term Debt	8,785,457	8,899,732	8,399,183	9,165,864	9,802,926	10,441,302
<b>Total Resources</b>	<b>20,232,126</b>	<b>18,512,811</b>	<b>14,839,022</b>	<b>13,678,764</b>	<b>12,980,031</b>	<b>16,109,769</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Financial Administration</b>						
A45101360-Debt Management-LTC	20,500	20,000	20,000	20,000	20,000	20,000
<b>Administration Total</b>	<b>20,500</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>
<b>Business Development</b>						
<b>Business Lending</b>						
L02100360-BIF-General-LTC	661,000	700,000	700,000	700,000	700,000	700,000
<b>Small Business &amp; Community Dev</b>						
B55551360-Grocery Store Initiative - LTC	39,000	0	0	0	0	0
B55800360-Business Development-LTC	10,000	10,000	10,000	10,000	10,000	10,000
B55900360-Community Development-LTC	50,000	50,000	50,000	50,000	50,000	50,000
<b>Traded Sector Business Dev</b>						
B15102360-Site Recruitment-LTC	10,000	10,000	10,000	10,000	10,000	10,000
B15202360-Green Innovation Park-LTC	230,000	0	0	0	0	0
T01069360-Lean Manufacturing-LTC	30,000	30,000	30,000	30,000	30,000	30,000
<b>Business Development Total</b>	<b>1,030,000</b>	<b>800,000</b>	<b>800,000</b>	<b>800,000</b>	<b>800,000</b>	<b>800,000</b>
<b>Housing</b>						
<b>PHB Housing</b>						
H15292360-Property Management-LTC	5,400	0	0	0	0	0
H15410360-Home Repair Projects-LTC	550,785	500,000	500,000	500,000	500,000	500,000
H15420360-Home Buyer Assistance-LTC	663,124	486,900	500,000	500,000	500,000	500,000
H15430360-Affordable Rental Hsg-LTC	305,200	0	0	350,000	400,000	600,000
H15501360-NSP3 Acq/Rehab-LTC	52,600	0	0	0	0	0
H15900360-PHB Staff & Admin-LTC	729,091	573,104	698,759	747,332	745,255	895,913
<b>Housing Total</b>	<b>2,306,200</b>	<b>1,560,004</b>	<b>1,698,759</b>	<b>2,097,332</b>	<b>2,145,255</b>	<b>2,495,913</b>
<b>Infrastructure</b>						
<b>Parks</b>						
N36012515-Parks Public Impr-LTC-Adm	100,000	1,000,000	0	0	0	0
<b>Transportation</b>						
N36031415-Street/Sidewalks LID-LTC-Adm	110,000	0	0	0	0	0
N36031525-Foster-Woodstock-LTC-Adm	400,000	0	0	0	0	0
N36031535-122nd-Holgate/Ramona-LTC-Adm	200,000	800,000	0	0	0	0
N36031545-Foster-52nd to 82nd-LTC-Adm	0	100,000	500,000	1,200,000	0	0
N36032015-Lents Entryway-LTC-Adm	200,000	0	0	0	0	0

# Financial Summary

## Fund Summary - Five-Year Budget Projections

	Revised FY 2013-14	Adopted FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19
<b>Infrastructure Total</b>	<b>1,010,000</b>	<b>1,900,000</b>	<b>500,000</b>	<b>1,200,000</b>	<b>0</b>	<b>0</b>
<b>Property Redevelopment</b>						
<b>Commercial Property Redevelopment</b>						
P36050015-Rothlinger Property-LTC	0	3,000	3,000	3,000	3,000	3,000
P36050815-SE 92nd Redev-LTC-Adm	2,500	0	0	0	0	0
P36050915-LTC Town Ctr Redev-LTC-Adm	100,000	100,000	100,000	25,000	25,000	25,000
P36051215-Jns Ck Ind Area Revit-LTC-Adm	80,000	0	0	0	0	0
P36055015-Foster Road Redev-LTC-Adm	520,000	20,000	20,000	20,000	20,000	20,000
P36060125-Prkng Lt&FrmrChrcht-LTC-Adm	4,579	3,779	3,779	3,779	3,779	3,779
P36060135-Sullivan Property-LTC-Adm	922	700	700	700	700	700
P36060145-Foster Road Lot-LTC-Adm	1,400	500	500	500	500	500
P36060155-Crossroads Plaza-LTC-Adm	3,241	5,400	5,400	5,400	5,400	5,400
P36060165-McGalliard Lots-LTC-Adm	5,061	1,200	1,200	1,200	1,200	1,200
P36060225-92nd Street Club Lot-LTC-Adm	3,100	500	500	500	500	500
P36060235-Edmondson's Lot-LTC-Adm	2,200	1,000	1,000	1,000	1,000	1,000
P36060325-Lents Little Lge Fld-LTC-Adm	5,647	4,375	4,375	4,375	4,375	4,375
P36060335-Bakery Block-LTC-Adm	354,516	567,924	37,914	37,914	37,914	37,914
P36060415-Bauske Lot-LTC-Adm	1,126	800	800	800	800	800
P36060515-Tate Lot-LTC-Adm	3,994	700	700	700	700	700
P36060615-LTC II Parking Lot-LTC-Adm	12,215	7,840	7,840	7,840	7,840	7,840
P36060725-93rd & Woodstock Lot-LTC-Adm	1,290	1,550	1,550	1,550	1,550	1,550
P36060735-93rd & Davis Lot-LTC-Adm	1,400	1,550	1,550	1,550	1,550	1,550
P36060815-F & W Triangle-LTC-Adm	1,182	800	800	0	0	0
P36060925-MetroAuto Whlsl WLot-LTC-Adm	3,700	54,000	4,000	4,000	4,000	0
P36060935-MetroAuto Bldg & Lot-LTC-Adm	60,916	1,709	1,709	1,709	1,709	0
P36061015-ArchtctIronPrdctBldg-LTC-Adm	9,771	209,229	9,229	9,229	9,229	9,229
P36090015-Project Development-LTC-Adm	10,000	50,000	50,000	50,000	50,000	50,000
P36091015-Public Outreach-LTC-Adm	2,000	2,000	2,000	2,000	2,000	2,000
<b>Commercial Real Estate Lending</b>						
R01100360-CPRL-General-LTC	1,470,000	4,450,000	4,950,000	4,000,000	4,000,000	4,000,000
<b>Community Redevelopment Grants</b>						
G01100360-CLG-General-LTC	853,000	200,000	200,000	200,000	200,000	200,000
G02100360-DOS-General-LTC	75,000	75,000	75,000	75,000	75,000	75,000
G03100360-SIP-General-LTC	300,000	560,000	300,000	300,000	300,000	300,000
G04100360-GFGP-General-LTC	125,000	50,000	125,000	125,000	125,000	125,000
<b>Property Redevelopment Total</b>	<b>4,013,760</b>	<b>6,373,556</b>	<b>5,908,546</b>	<b>4,882,746</b>	<b>4,882,746</b>	<b>4,877,037</b>
<b>Total Program Expenditures</b>	<b>8,380,460</b>	<b>10,653,560</b>	<b>8,927,305</b>	<b>9,000,078</b>	<b>7,848,001</b>	<b>8,192,950</b>
Personnel Services	549,093	422,423	522,724	438,494	577,452	833,238
Transfers - Indirect	1,979,695	1,364,652	1,513,961	1,242,534	1,628,943	2,313,723
<b>Total Fund Expenditures</b>	<b>10,909,248</b>	<b>12,440,635</b>	<b>10,963,990</b>	<b>10,681,106</b>	<b>10,054,396</b>	<b>11,339,911</b>
Contingency	9,322,878	6,072,176	3,875,032	2,997,658	2,925,635	4,769,858
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>20,232,126</b>	<b>18,512,811</b>	<b>14,839,022</b>	<b>13,678,764</b>	<b>12,980,031</b>	<b>16,109,769</b>



# Financial Summary

## Fund Summary - Five-Year Budget Projections

	Revised FY 2013-14	Adopted FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19
<b>North Macadam URA Fund</b>						
<b>Resources</b>						
Beginning Fund Balance	2,161,086	4,158,942	5,259,893	4,706,536	3,822,353	7,789,829
Fees and Charges	393,397	343,341	353,641	364,251	375,178	386,433
Interest on Investments	65,652	5,000	20,000	30,000	30,000	30,000
Loan Collections	31,130	27,238	27,239	27,238	12,387	0
Miscellaneous	0	17,000	17,000	17,000	17,000	17,000
Property Income	1,936,403	157,820	157,600	157,600	157,600	157,600
Short Term Debt	5,000,000	2,364,922	572,407	5,762,167	6,114,272	6,371,293
Transfers In	2,721,538	0	0	0	0	0
<b>Total Resources</b>	<b>12,309,206</b>	<b>7,074,263</b>	<b>6,407,780</b>	<b>11,064,792</b>	<b>10,528,790</b>	<b>14,752,155</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Financial Administration</b>						
A45101325-Debt Management-NMC	13,000	20,000	20,000	20,000	20,000	20,000
<b>Administration Total</b>	<b>13,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>
<b>Business Development</b>						
<b>Business Lending</b>						
L02100325-BIF-General-NMC	200,000	200,000	200,000	200,000	200,000	200,000
L02110325-BIF-Cluster Group-Budget-NMC	300,000	300,000	300,000	300,000	300,000	300,000
<b>Traded Sector Business Dev</b>						
B15102325-Site Recruitment-NMC	32,000	0	0	0	0	0
<b>Business Development Total</b>	<b>532,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>
<b>Housing</b>						
<b>PHB Housing</b>						
H15430325-Affordable Rental Hsg-NMC	0	0	0	0	880,260	1,470,128
H15900325-PHB Staff & Admin-NMC	65,328	2,652	10,954	852,772	400,000	400,000
H15943325-Affordable Veterans Hsg-NMC	828,656	0	0	0	0	0
<b>Housing Total</b>	<b>893,984</b>	<b>2,652</b>	<b>10,954</b>	<b>852,772</b>	<b>1,280,260</b>	<b>1,870,128</b>
<b>Infrastructure</b>						
<b>Parks</b>						
N32511815-Central Dist Greenway-NMC-Adm	224,970	0	0	0	0	0
N32514015-New Init - Parks & Gr-NMC-Adm	0	0	0	2,000,000	0	0
<b>Public Facilities</b>						
N32520115-Life Science Parking-NMC-Adm	1,703,625	0	0	0	0	0
<b>Transportation</b>						
N32530215-Light Rail-NMC-Adm	1,780,403	0	0	0	0	0
N32530315-South Portal Design-NMC-Adm	100,000	5,000	0	0	0	0
N32530515-EcoDistrict Conduit-NMC-Adm	425,882	0	0	0	0	0
N32530615-Central Dist Infra-NMC-Adm	0	166,000	166,000	83,000	0	0
N32530715-Trans Strategy Dev-NMC-Adm	0	50,000	50,000	0	0	0
N32534115-Trans Initiatives-NMC-Adm	50,000	50,000	50,000	2,000,000	0	0
N32539915-Streetcar/Scapes-NMC	130,613	0	0	0	0	0
<b>Infrastructure Total</b>	<b>4,415,493</b>	<b>271,000</b>	<b>266,000</b>	<b>4,083,000</b>	<b>0</b>	<b>0</b>
<b>Property Redevelopment</b>						

# Financial Summary

## Fund Summary - Five-Year Budget Projections

	Revised FY 2013-14	Adopted FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19
<b>Commercial Property Redevelopment</b>						
P32550515-Eco District-NMC-Adm	50,000	0	0	0	0	0
P32552215-CC 2035-NMC-Adm	89,807	51,418	0	0	0	0
P32552315-N Distr Partnershp-NMC-Adm	5,000	0	0	0	0	0
P32556315-RiverPlace Lot 3 Rdv-NMC-Adm	0	150	0	0	0	0
P32560135-South Wtfrnt Lot 3-NMC-Adm	816	5,616	816	816	816	816
P32560145-South Wtfrnt Lot 4-NMC-Adm	1,000	5,600	1,000	1,000	1,000	1,000
P32560155-RiverPlace Prkng -NMC-Adm	40,116	33,016	33,016	33,016	33,016	33,016
P32590015-Project Development-NMC-Adm	500,000	500,000	500,000	500,000	500,000	500,000
P32591015-Public Outreach-NMC-Adm	1,500	1,500	1,500	1,500	1,500	1,500
P32592015-Real Estate Mgmt-NMC-Adm	0	4,000	0	0	0	0
<b>Commercial Real Estate Lending</b>						
R03100325-Comm Energy Eff Retro-NMC	100,000	0	0	0	0	0
<b>Property Redevelopment Total</b>	<b>788,239</b>	<b>601,300</b>	<b>536,332</b>	<b>536,332</b>	<b>536,332</b>	<b>536,332</b>
<b>Total Program Expenditures</b>	<b>6,642,716</b>	<b>1,394,952</b>	<b>1,333,286</b>	<b>5,992,104</b>	<b>2,336,592</b>	<b>2,926,460</b>
Personnel Services	297,905	215,065	94,438	326,148	105,307	152,106
Transfers - Indirect	1,209,643	204,353	273,520	924,187	297,062	422,366
<b>Total Fund Expenditures</b>	<b>8,150,264</b>	<b>1,814,370</b>	<b>1,701,244</b>	<b>7,242,439</b>	<b>2,738,961</b>	<b>3,500,932</b>
Contingency	4,158,942	5,259,893	4,706,536	3,822,353	7,789,829	11,251,223
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>12,309,206</b>	<b>7,074,263</b>	<b>6,407,780</b>	<b>11,064,792</b>	<b>10,528,790</b>	<b>14,752,155</b>

# Financial Summary

## Fund Summary - Five-Year Budget Projections

	Revised FY 2013-14	Adopted FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19
<b>River District URA Fund</b>						
<b>Resources</b>						
Beginning Fund Balance	38,290,152	24,128,634	911,920	1,901,504	18,448,618	6,227,963
Fees and Charges	23,000	935	10,961	1,124	2,737	1,910
Interest on Investments	200,000	0	0	0	0	0
Intergovernmental Revenues	1,790,946	1,322,413	1,322,413	0	0	0
Loan Collections	2,899,564	8,110,789	3,108,070	2,956,649	3,392,019	3,013,874
Long Term Debt	0	10,100,000	21,000,000	61,387,874	0	2,605,785
Property Income	3,367,147	2,110,930	1,593,440	1,593,440	1,593,440	1,593,440
Reimbursements	1,030,000	860,000	0	0	0	0
Short Term Debt	25,000,000	19,078,701	22,342,241	6,159,442	18,669,280	12,412,918
<b>Total Resources</b>	<b>72,600,809</b>	<b>65,712,402</b>	<b>50,289,045</b>	<b>74,000,033</b>	<b>42,106,094</b>	<b>25,855,890</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Financial Administration</b>						
A45101330-Debt Management-RVD	52,000	65,000	65,000	65,000	65,000	65,000
<b>Administration Total</b>	<b>52,000</b>	<b>65,000</b>	<b>65,000</b>	<b>65,000</b>	<b>65,000</b>	<b>65,000</b>
<b>Business Development</b>						
<b>Business Lending</b>						
L02100330-BIF-General-RVD	301,000	325,000	325,000	325,000	325,000	325,000
L02110330-BIF-Cluster Group-Budget-RVD	500,000	175,000	175,000	175,000	175,000	175,000
<b>Small Business &amp; Community Dev</b>						
B55005330-OT/CT Action Plan-RVD	0	125,000	125,000	125,000	0	0
<b>Traded Sector Business Dev</b>						
B15100330-Cluster Development-RVD	37,500	50,000	50,000	50,000	50,000	50,000
B55005330-OT/CT Action Plan-RVD	80,000	0	0	0	0	0
T01069330-Lean Manufacturing-RVD	12,500	0	0	0	0	0
<b>Business Development Total</b>	<b>931,000</b>	<b>675,000</b>	<b>675,000</b>	<b>675,000</b>	<b>550,000</b>	<b>550,000</b>
<b>Housing</b>						
<b>PHB Housing</b>						
H15135330-The Medford-RVD	0	1,476,000	0	0	0	0
H15136330-Erickson-Fritz-RVD	0	5,894,702	0	0	0	0
H15137330-The Abigail-RVD	0	8,936,091	2,800,000	0	0	0
H15430330-Affordable Rental Hsg-RVD	0	850,000	4,751,409	7,200,000	2,500,000	1,200,000
H15900330-PHB Staff & Admin-RVD	689,077	818,911	1,140,081	819,756	753,533	1,228,468
H15930330-Fairfield Apartments-RVD	19,391	50,000	50,000	50,000	0	0
H15951330-Yards at Union Station-RVD	220,000	0	0	0	0	0
<b>Housing Total</b>	<b>928,468</b>	<b>18,025,704</b>	<b>8,741,490</b>	<b>8,069,756</b>	<b>3,253,533</b>	<b>2,428,468</b>
<b>Infrastructure</b>						
<b>Parks</b>						
N33011915-Nbrhd Prk(The Fields)-RVD-Adm	470,992	0	0	0	0	0
<b>Public Facilities</b>						
N33022015-Union Station Grant-RVD-Adm	1,650,017	1,725,017	1,653,017	3,500,500	0	0
<b>Transportation</b>						
N33033415-Pearl District Cir-RVD-Adm	395,700	1,779,465	0	0	0	0

# Financial Summary

## Fund Summary - Five-Year Budget Projections

	Revised FY 2013-14	Adopted FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19
<b>Infrastructure Total</b>	<b>2,516,709</b>	<b>3,504,482</b>	<b>1,653,017</b>	<b>3,500,500</b>	<b>0</b>	<b>0</b>
<b>Property Redevelopment</b>						
<b>Commercial Property Redevelopment</b>						
A45997330-Superfund-RVD	0	25,000	0	0	0	0
P33050015-Post Office-RVD-Adm	500,000	500,000	0	10,000,000	10,000,000	9,000,000
P33050115-Dtwn Retail Strat-RVD-Adm	195,000	30,000	30,000	30,000	0	0
P33050415-Centennial Mills Rdv-RVD-Adm	75,000	1,070,000	14,000,000	0	0	0
P33052115-10th & Yamhill Redev-RVD-Adm	0	0	3,250,000	10,000,000	0	0
P33052215-CC 2035-RVD-Adm	75,977	70,064	0	0	0	0
P33052715-PNCA-RVD-Adm	22,000	0	0	0	0	0
P33052815-PNCA Contract-RVD	135,000	0	0	0	0	0
P33054315-RD Enviro-RVD-Adm	600,000	200,000	0	0	0	0
P33055115-Multnomah County-PDV-Adm	26,948,460	0	0	0	0	0
P33060115-Block Y-RVD-Adm	16,044	45,100	45,100	45,100	45,100	45,100
P33060215-Union Station-RVD-Adm	1,917,805	1,258,689	1,108,689	1,108,689	1,108,689	1,108,689
P33060315-Grove Hotel-RVD-Adm	44,499	43,037	37,237	37,237	37,237	37,237
P33060415-Centennial Mills-RVD-Adm	104,256	1,143,713	43,713	43,713	43,713	43,713
P33060525-Station Place Lot 5-RVD-Adm	12,842	4,000	4,000	4,000	4,000	4,000
P33060535-Station Place Lot 7-RVD-Adm	28,149	0	0	0	0	0
P33060545-Station Place Prkng-RVD-Adm	260,855	261,320	248,820	248,820	248,820	248,820
P33060615-Block R-RVD-Adm	6,750	8,750	8,750	8,750	8,750	8,750
P33060715-One Waterfront North-RVD-Adm	4,187	7,187	7,187	7,187	7,187	7,187
P33060815-Old Fire Station Mgmt-RVD-Adm	88,047	51,247	0	0	0	0
P33091015-Public Outreach-RVD-Adm	2,000	0	0	0	0	0
P33092015-Real Estate Mgmt-RVD-Adm	0	2,000	0	0	0	0
<b>Commercial Real Estate Lending</b>						
R01100330-CPRL-General-RVD	7,803,000	30,720,000	9,350,000	12,000,000	11,000,000	2,000,000
<b>Community Redevelopment Grants</b>						
G01100330-CLG-General-RVD	0	100,000	0	0	0	0
G02100330-DOS-General-RVD	100,000	100,000	100,000	100,000	100,000	100,000
G03100330-SIP-General-RVD	300,000	300,000	300,000	300,000	300,000	300,000
<b>Property Redevelopment Total</b>	<b>39,239,871</b>	<b>35,940,107</b>	<b>28,533,496</b>	<b>33,933,496</b>	<b>22,903,496</b>	<b>12,903,496</b>
<b>Total Program Expenditures</b>	<b>43,668,048</b>	<b>58,210,293</b>	<b>39,668,003</b>	<b>46,243,752</b>	<b>26,772,029</b>	<b>15,946,964</b>
Personnel Services	693,481	561,819	2,237,909	2,427,892	2,383,226	1,974,615
Transfers - Indirect	4,110,646	6,028,370	6,481,629	6,879,771	6,722,876	5,483,082
<b>Total Fund Expenditures</b>	<b>48,472,175</b>	<b>64,800,482</b>	<b>48,387,541</b>	<b>55,551,415</b>	<b>35,878,131</b>	<b>23,404,661</b>
Contingency	24,128,634	911,920	1,901,504	18,448,618	6,227,963	2,451,229
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>72,600,809</b>	<b>65,712,402</b>	<b>50,289,045</b>	<b>74,000,033</b>	<b>42,106,094</b>	<b>25,855,890</b>

# Financial Summary

## Fund Summary - Five-Year Budget Projections

	Revised FY 2013-14	Adopted FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19
<b>South Park Blocks URA Fund</b>						
<b>Resources</b>						
Beginning Fund Balance	9,316,896	6,613,444	6,071,341	863,869	742,494	3,115,324
Fees and Charges	209	3,588	437	523	624	372
Interest on Investments	66,000	10,000	10,000	10,000	10,000	0
Loan Collections	123,517	589,158	71,726	85,950	102,468	61,049
Property Income	783,045	36,000	36,000	36,000	2,542,390	0
<b>Total Resources</b>	<b>10,289,667</b>	<b>7,252,190</b>	<b>6,189,504</b>	<b>996,342</b>	<b>3,397,976</b>	<b>3,176,745</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Financial Administration</b>						
A45101346-Debt Management-SPB	13,000	5,000	5,000	5,000	5,000	5,000
<b>Administration Total</b>	<b>13,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>
<b>Business Development</b>						
<b>Business Lending</b>						
L02100346-BIF-General-SPB	100,000	100,000	100,000	100,000	100,000	100,000
L02110346-BIF-Cluster Group-Budget-SPB	100,000	100,000	100,000	100,000	100,000	100,000
<b>Business Development Total</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>
<b>Housing</b>						
<b>PHB Housing</b>						
H15430346-Affordable Rental Hsg-SPB	1,269,139	0	5,000,000	0	0	0
H15900346-PHB Staff & Admin-SPB	203,633	278,418	0	0	0	0
H15910346-SPB Sect 8 Preservation-SPB	0	582,068	0	0	0	0
H15911346-1200 Tower Preservation-SPB	170,000	0	0	0	0	0
<b>Housing Total</b>	<b>1,642,772</b>	<b>860,486</b>	<b>5,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Infrastructure</b>						
<b>Transportation</b>						
N34639915-Streetcar/Scapes Imp-SPB-Adm	148,000	0	0	0	0	0
<b>Infrastructure Total</b>	<b>148,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Property Redevelopment</b>						
<b>Commercial Property Redevelopment</b>						
P34652215-CC 2035-SPB-Adm	36,558	0	0	0	0	0
P34660115-PSU Carpool Lot-SPB-Adm	0	500	0	0	0	0
<b>Commercial Real Estate Lending</b>						
R01100346-CPRL-General-SPB	500,000	0	0	0	0	0
<b>Community Redevelopment Grants</b>						
G02100346-DOS-General-SPB	50,000	0	0	0	0	0
G03100346-SIP-General-SPB	100,000	50,000	50,000	0	0	0
<b>Property Redevelopment Total</b>	<b>686,558</b>	<b>50,500</b>	<b>50,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Program Expenditures</b>	<b>2,690,330</b>	<b>1,115,986</b>	<b>5,255,000</b>	<b>205,000</b>	<b>205,000</b>	<b>205,000</b>
Personnel Services	86,883	24,979	18,129	12,742	20,323	29,355
Transfers - Indirect	151,965	39,884	52,506	36,106	57,329	81,512

## Financial Summary

### Fund Summary - Five-Year Budget Projections

	Revised FY 2013-14	Adopted FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19
<b>Total Fund Expenditures</b>	<b>2,929,178</b>	<b>1,180,849</b>	<b>5,325,635</b>	<b>253,848</b>	<b>282,652</b>	<b>315,867</b>
Contingency	6,613,444	6,071,341	863,869	742,494	3,115,324	2,860,878
Transfers	747,045	0	0	0	0	0
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>10,289,667</b>	<b>7,252,190</b>	<b>6,189,504</b>	<b>996,342</b>	<b>3,397,976</b>	<b>3,176,745</b>

# Financial Summary

## Fund Summary - Five-Year Budget Projections

	Revised FY 2013-14	Adopted FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19
<b>Willamette Industrial URA Fund</b>						
<b>Resources</b>						
Beginning Fund Balance	3,169,284	2,991,289	2,334,603	2,613,251	3,037,962	3,395,702
Interest on Investments	10,000	10,000	10,000	10,000	10,000	5,000
Short Term Debt	999,000	0	999,000	999,000	999,000	999,000
<b>Total Resources</b>	<b>4,178,284</b>	<b>3,001,289</b>	<b>3,343,603</b>	<b>3,622,251</b>	<b>4,046,962</b>	<b>4,399,702</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Financial Administration</b>						
A45101390-Debt Management-WLI	2,000	5,718	5,718	5,718	5,718	5,718
<b>Administration Total</b>	<b>2,000</b>	<b>5,718</b>	<b>5,718</b>	<b>5,718</b>	<b>5,718</b>	<b>5,718</b>
<b>Business Development</b>						
<b>Business Lending</b>						
L02100390-BIF-General-WLI	250,000	500,000	500,000	400,000	400,000	400,000
L02110390-BIF-Cluster Group-Budget-WLI	250,000	0	0	0	0	0
<b>Traded Sector Business Dev</b>						
B15007390-Harbor-WLI	200,000	0	0	0	0	0
B15100390-Cluster Development-WLI	25,000	25,000	25,000	25,000	25,000	25,000
B15102390-Site Recruitment-WLI	20,000	20,000	20,000	20,000	20,000	20,000
<b>Business Development Total</b>	<b>745,000</b>	<b>545,000</b>	<b>545,000</b>	<b>445,000</b>	<b>445,000</b>	<b>445,000</b>
<b>Property Redevelopment</b>						
<b>Commercial Property Redevelopment</b>						
P39051215-Brownfields Redev-WLI-Adm	200,000	0	0	0	0	0
P39090015-Project Development-WLI-Adm	20,000	20,000	20,000	20,000	20,000	20,000
<b>Property Redevelopment Total</b>	<b>220,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>
<b>Total Program Expenditures</b>	<b>967,000</b>	<b>570,718</b>	<b>570,718</b>	<b>470,718</b>	<b>470,718</b>	<b>470,718</b>
Personnel Services	26,050	10,993	40,971	29,625	47,251	68,250
Transfers - Indirect	193,945	84,975	118,663	83,946	133,291	189,515
<b>Total Fund Expenditures</b>	<b>1,186,995</b>	<b>666,686</b>	<b>730,352</b>	<b>584,289</b>	<b>651,260</b>	<b>728,483</b>
Contingency	2,991,289	2,334,603	2,613,251	3,037,962	3,395,702	3,671,219
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>4,178,284</b>	<b>3,001,289</b>	<b>3,343,603</b>	<b>3,622,251</b>	<b>4,046,962</b>	<b>4,399,702</b>