

PORTLAND DEVELOPMENT COMMISSION

Portland, Oregon

RESOLUTION NO. 7155

**ADOPTING BUDGET AMENDMENT NO. 1 FOR THE FISCAL YEAR
BEGINNING JULY 1, 2015, AND ENDING JUNE 30, 2016; AND MAKING
APPROPRIATIONS**

WHEREAS, the Portland Development Commission (“PDC”) Board of Commissioners (“Board”) adopted the budget for fiscal year (“FY”) 2015-16 (the “FY 2015-16 Adopted Budget”) on June 24, 2015, pursuant to Resolution No. 7130;

WHEREAS, the appropriation categories for the FY 2015-16 Adopted Budget are Business Development, Housing, Infrastructure, Property Redevelopment, Administration, Debt Service, Cash Transfers Out, and Contingency;

WHEREAS, due to updated current year requirements for projects and programs it is necessary to amend PDC’s FY 2015-16 Adopted Budget to reflect such changes in accordance with local budget law (Oregon Revised Statutes (“ORS”) Chapter 294) and specific provisions for supplemental budgets in accordance with ORS 294.471; and

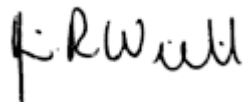
WHEREAS, this proposed budget amendment increases the total PDC budget from \$309,327,328 in the FY 2015-16 Adopted Budget to \$358,339,555 including transfers and contingency.

NOW, THEREFORE, BE IT RESOLVED, that the Budget Amendment No. 1 Appropriation Schedule attached hereto as Exhibit A (“Budget Amendment No. 1”) be adopted and the FY 2015-16 Adopted Budget be amended by replacing the appropriation summary attached thereto with the Revised Budget Appropriation Summary included in Budget Amendment No. 1 and replacing, for the identified funds only, the budget appropriation by fund attached to the FY 2015-16 Adopted Budget with the Budget Appropriation by Fund included in Budget Amendment No. 1, with total requirements of \$358,339,555 (the FY 2015-16 Adopted Budget, as so amended, the “FY 2015-16 Revised 1 Budget”);

BE IT FURTHER RESOLVED, that pursuant to PDC’s FY 2015-16 Revised 1 Budget, appropriations be and hereby are made for the fiscal year beginning July 1, 2015, and ending June 30, 2016, from the funds and for the expenditure categories as detailed in the FY 2015-16 Revised 1 Budget; and

BE IT FURTHER RESOLVED, that this resolution shall become effective immediately upon its adoption.

Adopted by the Portland Development Commission on November 18, 2015

A handwritten signature in black ink, appearing to read "Gina Wiedrick". The signature is written in a cursive, somewhat stylized font.

Gina Wiedrick, Recording Secretary

Revised Budget Appropriation Summary

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	180,776,662	36,060,774	216,837,436
Revenue			
Fees and Charges	1,118,039	205,050	1,323,089
Interest on Investments	485,037	57,815	542,852
Intergovernmental Revenues	11,455,634	186,418	11,642,052
Loan Collections	7,659,561	591,604	8,251,165
Long Term Debt	21,000,000	-10,000,000	11,000,000
Miscellaneous	585,000	-138,947	446,053
Property Income	11,891,669	11,921,146	23,812,815
Reimbursements	212,168	9,395,466	9,607,634
Service Reimbursements	13,608,290	0	13,608,290
Short Term Debt	60,418,127	373,968	60,792,095
Transfers In	117,141	358,933	476,074
Total Revenue	128,550,666	12,951,453	141,502,119
Total Resources	309,327,328	49,012,227	358,339,555
Requirements			
Program Expenditures			
Administration	13,882,118	601,365	14,483,483
Business Development	24,533,809	1,141,116	25,674,925
Housing	43,714,228	3,301,212	47,015,440
Infrastructure	17,050,856	221,834	17,272,690
Property Redevelopment	106,430,468	22,940,406	129,370,874
Total Program Expenditures	205,611,479	28,205,933	233,817,412
Debt	0	0	0
Transfers	13,725,431	358,933	14,084,364
Contingency	89,990,418	20,447,361	110,437,779
Ending Fund Balance	0	0	0
Total Requirements	309,327,328	49,012,227	358,339,555

Changes to Resources

- **Fees and Charges:** Increases \$205,050, mostly related to higher application fee revenue forecast for the E-zone Program (\$182,000).
- **Interest on Investments:** Increases \$57,815 based on updated forecast for interest on cash balances across many funds. Majority of the increase occurs in Lents, Interstate and business lending funds.
- **Intergovernmental Revenues:** Increases \$186,418, mostly for General Fund carryover for prior year Cluster Development and Neighborhood Economic Development programs (\$80,000) and new Innovation Fund award (\$90,000).
- **Loan Collections:** Increases a net \$591,604 across many funds for updates in principal and interest payments or loan payoffs that have occurred in the first quarter. (Total includes \$560,000 payoff for the Telegram Building in South Park Blocks).
- **Long-Term Debt:** Decreases \$10,000,000 for reduction in planned draw on River District lines of credit for the current fiscal year based on available cash resources.

- **Miscellaneous:** Decreases \$138,947, mostly related to lower estimated E-zone Workforce and Business Development charges.
- **Property Income:** Increases \$11,921,146. Total includes:
 - \$11,000,000 for Parcel 3 transaction (split between NMAC and Business Management Fund);
 - \$184,000 for higher revenue for Inn at the Convention Center;
 - \$476,000 for sale of land at Cascade Station in Airport Way.
- **Reimbursements:** Increases \$9,395,466, mostly related to receipt of payment from Multnomah County for termination of Courthouse IGA in Downtown Waterfront (project did not require funding and offset by future, increased funding for Health Department Building in River District).
- **Short Term Debt:** Increases \$373,968 for updated TIF forecast in Gateway.
- **Transfers In:** Increases \$358,933, mostly for repayment of interfund loan between Business Lending funds and HCD Contract Fund (CDBG) for year-end cash flow needs.

Changes to Requirements

- **Administration:** Increases a net \$601,365. \$400,000 accounts for transfer of residual Education URA resources back to Multnomah County Assessor. Balance of \$200,000 represents carryover for the ongoing ERP project (prior year unspent carryover), an increase in support for collective bargaining efforts, and a contract to support studying proposed density bonus incentives in concert with the Bureau of Planning and Sustainability.
- **Business Development:** Increases a net \$1,141,116. The increase includes:
 - \$600,000 for added budget appropriation in the EDA loan fund to support higher loan activity;
 - \$170,000 in carryover General Fund for prior year economic development program carryover and the new City Innovation Fund award;
 - \$115,000 for increase in E-zone fund carryover for prior year unspent NPI and micro-business activity.
- **Housing:** Increases a net \$3,301,212 for PHB Set-Aside and non-PHB housing expenditures:
 - PHB IGA related activity is a net decrease of \$5,658,788 (changes include adding \$2,497,973 in Interstate and decreases of \$4,722,193 in OCC and \$3,825,513 in River District based on timing of projects);
 - Non-PHB housing increases \$8,960,000 for grant to Parcel 3 project and commitment for potential environmental remediation. The grant and hold-back are not counted towards the TIF Set Aside.
- **Infrastructure:** Increases a net \$221,834. Changes include:
 - A decrease of \$638,000 to DTWF based on Lan Su Chinese Garden Lake funding being reclassified as a Community Livability Grant (part of Property Redevelopment);
 - An increase in budget and scope for Gateway Transportation Projects (\$876,000 - 103rd / Triangle);
 - \$187,000 for final payment for streetcar realignment in Education URA;
 - A decrease of \$400,000 in River District for removal of Fields Parks LID payment (occurred last fiscal year).
- **Property Redevelopment:** Increases \$22,940,406, Total includes:
 - Increase of \$638,000 for reclassification of Lan Su Garden Lake reconstruction from an IGA with Parks (Infrastructure) to a Community Livability Grant;
 - \$535,400 increase in OCC for inclusion of revenue sharing payments for Inn at the Convention Center;
 - Increases a net \$20,887,603 in River District to add \$26,300,000 for current year estimate of Post Office property purchase and total current year demolition costs for Centennial Mills while decreasing amount needed to fund current year PNCA and Old-

Town/Chinatown commitments.

- **Transfers:** Increases \$358,933 for repayment of interfund loan between Business Lending funds and CDBG fund for year-end cash flow needs.
- **Contingency:** Increases \$20,447,361 increase, mostly related to net changes in resources and expenditures in Downtown Waterfront, OCC and Lents.

Revised Budget Appropriation By Fund

Airport Way URA Fund

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	3,133,652	1,642,870	4,776,522
Revenue			
Fees and Charges	100	0	100
Interest on Investments	10,000	0	10,000
Loan Collections	86,580	0	86,580
Property Income	79,100	476,290	555,390
Total Revenue	175,780	476,290	652,070
Total Resources	3,309,432	2,119,160	5,428,592
Requirements			
Expenditures			
Administration	4,150	7,645	11,795
Business Development	294,832	0	294,832
Property Redevelopment	116,741	99,300	216,041
Total Expenditures	415,723	106,945	522,668
Transfers	580,411	0	580,411
Contingency	2,313,298	2,012,215	4,325,513
Ending Fund Balance	0	0	0
Total Requirements	3,309,432	2,119,160	5,428,592

Changes to Resources

- **Beginning Fund Balance:** Increases \$1,642,870 based on actual prior year ending balance.
- **Property Income:** Increases \$476,290 for sale and change in lease revenue assumptions for Cascade Station properties (Parcel K and Parcel G).

Changes to Requirements

- **Administration:** Increases \$7,645 for updated allocation of debt management costs.
- **Property Redevelopment:** Increases \$99,300 for parcel G development costs and property improvements to parcel K at Cascade Station.
- **Contingency:** Increases \$2,012,160 based on the difference between resources and expenditures, largely due to prior year ending balance.

Revised Budget Appropriation By Fund

Ambassador Program Fund

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	18,627	53	18,680
Revenue			
Interest on Investments	0	120	120
Total Revenue	0	120	120
Total Resources	18,627	173	18,800
Requirements			
Expenditures			
Business Development	18,627	173	18,800
Total Expenditures	18,627	173	18,800
Transfers	0	0	0
Ending Fund Balance	0	0	0
Total Requirements	18,627	173	18,800

Changes to Resources

- **Beginning Balance:** Increases \$53 based on actual prior year ending fund balance.
- **Interest on Investments:** Increases \$120 based on estimated interest earnings for the year.

Changes to Requirements

- **Business Development:** Increases \$173 for available Ambassador activities for the year.

Revised Budget Appropriation By Fund

Business Management Fund

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	3,090,549	31,032	3,121,581
Revenue			
Fees and Charges	1,000,000	0	1,000,000
Interest on Investments	25,000	0	25,000
Property Income	0	3,300,000	3,300,000
Total Revenue	1,025,000	3,300,000	4,325,000
Total Resources	4,115,549	3,331,032	7,446,581
Requirements			
Expenditures			
Administration	4,802	0	4,802
Business Development	25,000	0	25,000
Property Redevelopment	1,000,000	0	1,000,000
Total Expenditures	1,029,802	0	1,029,802
Contingency	3,085,747	3,331,032	6,416,779
Ending Fund Balance	0	0	0
Total Requirements	4,115,549	3,331,032	7,446,581

Changes to Resources

- **Beginning Fund Balance:** Increases \$31,032 based on actual prior year ending fund balance.
- **Property Income:** Increase \$3,300,000 for non-TIF portion of Parcel 3 sale.

Changes to Requirements

- **Contingency:** Increases \$3,331,032 for additional resources from anticipated sale of Parcel 3.

Revised Budget Appropriation By Fund

Central Eastside URA Fund

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	13,659,249	2,295,502	15,954,751
Revenue			
Fees and Charges	800	0	800
Interest on Investments	10,000	0	10,000
Loan Collections	190,552	9,502	200,054
Property Income	104,000	0	104,000
Short Term Debt	5,168,320	0	5,168,320
Total Revenue	5,473,672	9,502	5,483,174
Total Resources	19,132,921	2,305,004	21,437,925
Requirements			
Expenditures			
Administration	35,104	-26,593	8,511
Business Development	338,423	0	338,423
Housing	3,199,671	0	3,199,671
Infrastructure	1,650,000	24,300	1,674,300
Property Redevelopment	6,567,367	23,735	6,591,102
Total Expenditures	11,790,565	21,442	11,812,007
Transfers	577,121	0	577,121
Contingency	6,765,235	2,283,562	9,048,797
Ending Fund Balance	0	0	0
Total Requirements	19,132,921	2,305,004	21,437,925

Changes to Resources

- **Beginning Fund Balance:** Increases \$2,295,502 based on actual prior year ending fund balance.
- **Loan Collections:** Increases \$9,502 based on updated loan portfolio principal and interest payments.

Changes to Requirements

- **Administration:** Decreases \$26,593 for updated allocation of debt management costs.
- **Infrastructure:** Increase \$26,593 for maintenance on light watercraft dock.
- **Property Redevelopment:** Increases \$23,735 for updated CES allocation for Central City 2035 IGA with Bureau of Planning and Sustainability.
- **Contingency:** Increases \$2,283,562 based on the difference between resources and expenditures, largely due to prior year ending balance.

Revised Budget Appropriation By Fund

Convention Center URA Fund

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	39,808,483	1,307,941	41,116,424
Revenue			
Fees and Charges	1,500	0	1,500
Interest on Investments	30,000	0	30,000
Loan Collections	496,015	-203,280	292,735
Property Income	3,812,790	185,683	3,998,473
Total Revenue	4,340,305	-17,597	4,322,708
Total Resources	44,148,788	1,290,344	45,439,132
Requirements			
Expenditures			
Administration	6,500	5,295	11,795
Business Development	150,100	0	150,100
Housing	11,850,000	-4,722,193	7,127,807
Property Redevelopment	28,861,353	535,440	29,396,793
Total Expenditures	40,867,953	-4,181,458	36,686,495
Transfers	1,028,793	0	1,028,793
Contingency	2,252,042	5,471,802	7,723,844
Ending Fund Balance	0	0	0
Total Requirements	44,148,788	1,290,344	45,439,132

Changes to Resources

- **Beginning Fund Balance:** Increases \$1,307,941 based on actual prior year ending fund balance.
- **Loan Collections:** Decrease of \$203,280 based on paid-off of loan in prior year. (Pay-off added to Beginning Fund Balance).
- **Property Income:** Increase of \$185,683 for updated income estimated for Inn at Convention Center.

Changes to Requirements

- **Administration:** Increases \$5,295 for updated allocation of debt management costs.
- **Housing:** Decreases \$4,722,193 based on PHB project timing estimates (will move to FY 2016-17).
- **Property Redevelopment:** Increases \$535,440, mostly for inclusion of property management revenue-sharing payment estimates.
- **Contingency:** Increases \$5,471,802 based on the difference between resources and expenditures, largely due to decrease in Housing appropriations for the current year.

Revised Budget Appropriation By Fund

Downtown Waterfront URA Fund

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	16,397,236	2,557,971	18,955,207
Revenue			
Fees and Charges	6,000	-4,350	1,650
Interest on Investments	30,000	0	30,000
Loan Collections	321,487	-72,715	248,772
Property Income	2,490,035	83,100	2,573,135
Reimbursements	15,200	9,331,809	9,347,009
Total Revenue	2,862,722	9,337,844	12,200,566
Total Resources	19,259,958	11,895,815	31,155,773
Requirements			
Expenditures			
Administration	4,501	7,294	11,795
Business Development	223,319	0	223,319
Housing	1,717,345	0	1,717,345
Infrastructure	1,138,000	-638,000	500,000
Property Redevelopment	4,579,387	699,125	5,278,512
Total Expenditures	7,662,552	68,419	7,730,971
Transfers	561,647	0	561,647
Contingency	11,035,759	11,827,396	22,863,155
Ending Fund Balance	0	0	0
Total Requirements	19,259,958	11,895,815	31,155,773

Changes to Resources

- **Beginning Fund Balance:** Increases \$2,557,971 based on actual prior year ending fund balance.
- **Fees and Charges:** Decreases \$4,350 based on current year loan estimates.
- **Loan Collections:** Decreases \$72,715 based on updated forecast of current year loan principal and interest payments.
- **Property Income:** Increases \$83,100 for updated sale amount for 3rd and Taylor.
- **Reimbursements:** Increases \$9,331,809 for return of cash from Multnomah County per terms of IGA amendment for Courthouse.

Changes to Requirements

- **Administration:** Increases \$7,294 for updated allocation of debt management costs.
- **Infrastructure:** Decrease of \$638,000 for reclassification of Lan Su Garden Lake reconstruction from an IGA with Parks to a Community Livability Grant (Property Redevelopment).
- **Property Redevelopment:** Increase of \$699,000 for reclassification of Lan Su Garden Lake reconstruction from an IGA with Parks to a Community Livability Grant (Property Redevelopment) and updated property management costs for URA properties.
- **Contingency:** Increases \$11,827,396 based on the difference between resources and expenditures, largely due to reimbursement from Multnomah County for Courthouse IGA.

Revised Budget Appropriation By Fund

Education District URA Fund

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	389,506	667,446	1,056,952
Total Resources	389,506	667,446	1,056,952
Requirements			
Expenditures			
Administration	389,506	480,101	869,607
Infrastructure	0	186,775	186,775
Property Redevelopment	0	570	570
Total Expenditures	389,506	667,446	1,056,952
Ending Fund Balance	0	0	0
Total Requirements	389,506	667,446	1,056,952

Changes to Resources

- **Beginning Fund Balance:** Increases \$667,446 based on actual prior year ending fund balance.

Changes to Requirements

- **Administration:** Increase of \$480,101 to disburse final cash not committed to prior projects back to Multnomah County Assessor associated with closeout of IGA.
- **Infrastructure:** Increase of \$186,775 related to final Streetcar realignment project payment (carryover from FY 2014-15).
- **Property Redevelopment:** Final property management costs associated with Jasmine Block prior to transfer to PSU.

Revised Budget Appropriation By Fund

Enterprise Loans Fund

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	3,063,157	-23,806	3,039,351
Revenue			
Fees and Charges	750	16,100	16,850
Interest on Investments	8,883	9,567	18,450
Loan Collections	168,376	1,769	170,145
Transfers In	117,141	211,062	328,203
Total Revenue	295,150	238,498	533,648
Total Resources	3,358,307	214,692	3,572,999
Requirements			
Expenditures			
Administration	75,466	426	75,892
Business Development	759,729	11,575	771,304
Housing	193,768	-193,768	0
Total Expenditures	1,028,963	-181,767	847,196
Transfers	36,822	0	36,822
Contingency	2,292,522	396,459	2,688,981
Ending Fund Balance	0	0	0
Total Requirements	3,358,307	214,692	3,572,999

Changes to Resources

- **Beginning Fund Balance:** Decreases \$23,806 based on actual prior year ending fund balance.
- **Fees and Charges:** Increases \$16,100 based on updated estimate of loan fees for business lending fund activity.
- **Interest on Investments:** Increases \$9,567 for updated estimate of interest earnings on cash.
- **Transfers In:** Increases \$211,062 for receipt of prior year interfund loan to CDBG fund to manage cash flow.

Changes to Requirements

- **Business Development:** Increase of \$11,575 for updated staffing estimates.
- **Housing:** Decrease of \$193,768 – removes budgeted transfer of residual resources to PHB for Fannie Mae loan program since it occurred last fiscal year.
- **Contingency:** Increase of \$396,459, based on the difference between resources and expenditures due to receipt of interfund loan from CDBG fund.

Revised Budget Appropriation By Fund

Enterprise Management Fund

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	0	76,864	76,864
Revenue			
Property Income	1,200,000	0	1,200,000
Total Revenue	1,200,000	0	1,200,000
Total Resources	1,200,000	76,864	1,276,864
Requirements			
Expenditures			
Housing	1,200,000	76,864	1,276,864
Total Expenditures	1,200,000	76,864	1,276,864
Ending Fund Balance	0	0	0
Total Requirements	1,200,000	76,864	1,276,864

Changes to Resources

- **Beginning Fund Balance:** Increases \$76,864 based on actual prior year ending fund balance.

Changes to Requirements

- **Housing:** Increase \$76,864 for prior year cash associated with Headwaters Apartments operations which will be transferred to PHB and used to support ongoing operations and debt repayment.

Revised Budget Appropriation By Fund

Enterprise Zone Fund

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	2,504,817	290,462	2,795,279
Revenue			
Fees and Charges	53,000	182,000	235,000
Interest on Investments	7,515	7,723	15,238
Miscellaneous	568,000	-143,947	424,053
Total Revenue	628,515	45,776	674,291
Total Resources	3,133,332	336,238	3,469,570
Requirements			
Expenditures			
Business Development	981,762	100,995	1,082,757
Total Expenditures	981,762	100,995	1,082,757
Transfers	1,890	0	1,890
Contingency	2,149,680	235,243	2,384,923
Ending Fund Balance	0	0	0
Total Requirements	3,133,332	336,238	3,469,570

Changes to Resources

- **Beginning Fund Balance:** Increases \$290,462 based on actual prior year ending fund balance.
- **Fees and Charges:** Increases \$182,000 based on updated forecast for application fees.
- **Interest on Investments:** Increases \$7,723 for updated estimate of interest earnings on cash.
- **Miscellaneous:** Decreases \$143,947 for payment related to Workforce and Business Equity related fees.

Changes to Requirements

- **Business Development:** Increases \$100,995 to carryover prior-year allocation for small business and NPI related programs funded by Ezone resources not expended in prior fiscal year.
- **Contingency:** Increase of \$235,243 based on the difference between resources and expenditures largely due to higher prior year ending balance.

Revised Budget Appropriation By Fund

Gateway Regional Center URA Fund

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	4,413,538	1,944,769	6,358,307
Revenue			
Fees and Charges	50	0	50
Interest on Investments	13,241	7,591	20,832
Loan Collections	12,893	922	13,815
Long Term Debt	0	0	0
Property Income	0	0	0
Reimbursements	3,600	0	3,600
Short Term Debt	4,423,980	373,968	4,797,948
Total Revenue	4,453,764	382,481	4,836,245
Total Resources	8,867,302	2,327,250	11,194,552
Requirements			
Expenditures			
Administration	13,555	-6,270	7,285
Business Development	354,271	0	354,271
Housing	527,325	331,512	858,837
Infrastructure	2,016,642	876,438	2,893,080
Property Redevelopment	2,280,915	170,900	2,451,815
Total Expenditures	5,192,708	1,372,580	6,565,288
Transfers	614,249	0	614,249
Contingency	3,060,345	954,670	4,015,015
Ending Fund Balance	0	0	0
Total Requirements	8,867,302	2,327,250	11,194,552

Changes to Resources

- **Beginning Fund Balance:** Increases \$1,944,769 based on actual prior year ending fund balance.
- **Interest on Investments:** Increases \$7,591 for updated estimated interest earnings on cash.
- **Short Term Debt:** Increase \$373,968 based on update to current year TIF forecast.

Changes to Requirements

- **Administration:** Decreases \$6,270 for updated allocation of debt management costs.
- **Housing:** Increases \$331,512 for PHB Set Aside carryover from FY 2014-15 (project timing).
- **Infrastructure:** Increases \$876,438 for updated transportation project scope and budget including carryover from prior fiscal year (103rd and Triangle improvements).
- **Property Redevelopment:** Increases \$170,900 for new commercial district grant pilot program.
- **Contingency:** Increases \$954,670 based on the difference between resources and expenditures largely due to higher prior year ending balance and higher TIF resources.

Revised Budget Appropriation By Fund

General Fund

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	1,483,974	278,272	1,762,246
Revenue			
Fees and Charges	44,339	0	44,339
Interest on Investments	2,000	0	2,000
Intergovernmental Revenues	6,916,227	170,376	7,086,603
Loan Collections	115,642	21,062	136,704
Property Income	224,406	-100,000	124,406
Service Reimbursements	13,608,290	0	13,608,290
Transfers In	0	147,871	147,871
Total Revenue	20,910,904	239,309	21,150,213
Total Resources	22,394,878	517,581	22,912,459
Requirements			
Expenditures			
Administration	12,907,567	169,124	13,076,691
Business Development	7,161,024	170,376	7,331,400
Housing	164,591	-1,814	162,777
Property Redevelopment	414,926	0	414,926
Total Expenditures	20,648,108	337,686	20,985,794
Transfers	443,350	168,933	612,283
Contingency	1,303,420	10,962	1,314,382
Ending Fund Balance	0	0	0
Total Requirements	22,394,878	517,581	22,912,459

Changes to Resources

- **Beginning Fund Balance:** Increases \$278,272 based on actual prior year ending fund balance. From lower expenditures than forecast on ERP project and remaining local economic development grant balances.
- **Intergovernmental Revenues:** Increases \$170,376 for carryover of City General Fund economic development program resources and award of new City General Fund \$90,000 Innovation Grant.
- **Loan Collections:** Increases \$21,062 based on loan payoffs during first quarter.
- **Property Income:** Decreases \$100,000 to remove estimated sub-lease revenue related to Mason-Ehrman Building.
- **Transfers In:** Increases \$147,871 to balance short-term cash needs within sub-funds.

Changes to Requirements

- **Administration:** Increases a net \$169,124 to include carryover for ongoing ERP project that did not spend in FY 2014-15, an increase in support for collective bargaining efforts, and a contract to support studying proposed density bonus incentives in concert with the Bureau of Planning and Sustainability.
- **Business Development:** Increase of \$170,376 for City General Fund economic development programs (carryover and new Innovation Fund award).
- **Housing:** Decrease of \$1,814 for minor adjustment to PHB Support Services contract.

- **Transfers:** Increases \$168,933 for interfund transfers between General Fund and Working Capital Loan Fund based on higher resources available (from loan collections), and to balance short-term cash needs within sub-funds.

Revised Budget Appropriation By Fund

HCD Contract Fund

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	0	190,042	190,042
Revenue			
Intergovernmental Revenues	2,141,841	22,931	2,164,772
Total Revenue	2,141,841	22,931	2,164,772
Total Resources	2,141,841	212,973	2,354,814
Requirements			
Expenditures			
Business Development	2,141,841	22,973	2,164,814
Total Expenditures	2,141,841	22,973	2,164,814
Transfers	0	190,000	190,000
Ending Fund Balance	0	0	0
Total Requirements	2,141,841	212,973	2,354,814

Changes to Resources

- **Beginning Fund Balance:** Increases \$190,042 based on actual prior year ending fund balance (related to cash balance from interfund loan from Enterprise Loans Fund).
- **Intergovernmental Revenues:** Increase of \$22,931 based on unexpended CDBG EOI contract in FY 2014-15 (carryover).

Changes to Requirements

- **Business Development:** Increases \$22,973 based on carryover of prior year CDBG EOI resources.
- **Transfers:** Increase \$190,000 to repay interfund loan to Enterprise Loans Fund (based on beginning fund balance).

Revised Budget Appropriation By Fund

Interstate Corridor URA Fund

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	19,815,852	2,670,768	22,486,620
Revenue			
Fees and Charges	2,200	0	2,200
Interest on Investments	59,448	13,466	72,914
Loan Collections	260,999	403,611	664,610
Long Term Debt	0	0	0
Property Income	1,008,536	181,748	1,190,284
Reimbursements	63,529	0	63,529
Short Term Debt	18,981,000	0	18,981,000
Total Revenue	20,375,712	598,825	20,974,537
Total Resources	40,191,564	3,269,593	43,461,157
Requirements			
Expenditures			
Administration	41,466	-7,333	34,133
Business Development	8,898,141	11,183	8,909,324
Housing	7,928,756	2,497,973	10,426,729
Infrastructure	5,793,207	59,830	5,853,037
Property Redevelopment	4,670,650	184,561	4,855,211
Total Expenditures	27,332,220	2,746,214	30,078,434
Transfers	1,842,154	0	1,842,154
Contingency	11,017,190	523,379	11,540,569
Ending Fund Balance	0	0	0
Total Requirements	40,191,564	3,269,593	43,461,157

Changes to Resources

- **Beginning Fund Balance:** Increases \$2,670,768 based on actual prior year ending fund balance.
- **Interest on Investments:** Increases \$13,466 based on updated estimate of interest earnings on cash balances.
- **Loan Collections:** Increases \$403,611 based on higher estimated loan portfolio principal and interest payments.
- **Property Income:** Increases \$181,748 based on sale amount for C&M Motors parcel.

Changes to Requirements

- **Administration:** Decreases \$7,333 for updated allocation of debt management costs.
- **Business Development:** Increases \$11,183, mostly for carryover associated with Neighborhood Prosperity Initiative in Interstate.
- **Housing:** Increases \$2,497,973 for PHB Set Aside carryover. \$1,900,000 represents an increase in funding (using future year and overall increase in set aside resources).
- **Infrastructure:** Increases \$59,830 for carryover related to Lombard Investment.
- **Property Redevelopment:** Increases \$184,561, mostly related to construction/improvements of Nelson properties (mostly carryover of prior year funds).
- **Contingency:** Increases \$523,379 based on the difference between resources and expenditures largely due to higher prior year ending balance.

Revised Budget Appropriation By Fund

Lents Town Center URA Fund

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	14,689,015	3,900,730	18,589,745
Revenue			
Fees and Charges	1,500	300	1,800
Interest on Investments	44,067	16,973	61,040
Loan Collections	492,687	-283,538	209,149
Long Term Debt	0	0	0
Property Income	60,875	150	61,025
Reimbursements	80,200	2,300	82,500
Short Term Debt	9,990,000	0	9,990,000
Total Revenue	10,669,329	-263,815	10,405,514
Total Resources	25,358,344	3,636,915	28,995,259
Requirements			
Expenditures			
Administration	32,413	-13,086	19,327
Business Development	871,087	-4,817	866,270
Housing	1,616,689	178,151	1,794,840
Infrastructure	2,657,083	112,491	2,769,574
Property Redevelopment	6,489,976	253,532	6,743,508
Total Expenditures	11,667,248	526,271	12,193,519
Transfers	1,500,374	0	1,500,374
Contingency	12,190,722	3,110,644	15,301,366
Ending Fund Balance	0	0	0
Total Requirements	25,358,344	3,636,915	28,995,259

Changes to Resources

- **Beginning Fund Balance:** Increases \$3,900,730 based on actual prior year ending fund balance, mostly related to timing of predevelopment loans for Lents Town Center projects.
- **Interest on Investments:** Increases \$16,973 based on updated estimate of interest earnings on cash balances.
- **Loan Collections:** Decreases \$283,538 based on updated forecast for principal and interest payments.

Changes to Requirements

- **Administration:** Decreases \$13,086 for updated allocation of debt management costs.
- **Housing:** Increases \$178,151 for PHB Set Aside carryover from FY 2014-15 (project timing).
- **Infrastructure:** Increases \$112,491 for carryover for ongoing work on 52nd to 82nd (\$100,000) and Lents Entryway for final expense related to property management, RACC payment and landscaping.
- **Property Redevelopment:** Increases \$253,532 for final improvements (carryover from prior year) of Bakery Block, and updated estimates for property management on other Lents properties.
- **Contingency:** Increases \$3,110,644 based on the difference between resources and expenditures largely due to higher prior year ending balance.

Revised Budget Appropriation By Fund

North Macadam URA Fund

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	7,458,168	1,727,382	9,185,550
Revenue			
Fees and Charges	0	0	0
Interest on Investments	20,000	0	20,000
Loan Collections	27,239	0	27,239
Long Term Debt	0	0	0
Miscellaneous	17,000	0	17,000
Property Income	239,062	7,700,000	7,939,062
Short Term Debt	1,740,000	0	1,740,000
Total Revenue	2,043,301	7,700,000	9,743,301
Total Resources	9,501,469	9,427,382	18,928,851
Requirements			
Expenditures			
Administration	33,769	-28,029	5,740
Business Development	14,732	0	14,732
Housing	2,000,000	8,960,000	10,960,000
Infrastructure	886,318	0	886,318
Property Redevelopment	265,785	85,640	351,425
Total Expenditures	3,200,604	9,017,611	12,218,215
Transfers	995,937	0	995,937
Contingency	5,304,928	409,771	5,714,699
Ending Fund Balance	0	0	0
Total Requirements	9,501,469	9,427,382	18,928,851

Changes to Resources

- **Beginning Fund Balance:** Increases \$1,727,382 based on actual prior year ending fund balance.
- **Property Income:** Increase \$7,700,000 for disposition of Parcel 3 (TIF portion of \$11,000,000 total).

Changes to Requirements

- **Administration:** Decreases \$28,029 for updated allocation of debt management costs.
- **Housing:** Increases \$8,960,000 for grant to Parcel 3 project and commitment for potential environmental remediation. The grant and hold-back are not counted towards the TIF Set Aside.
- **Property Redevelopment:** Increases \$85,640 for updated CES allocation for Central City 2035 IGA with Bureau of Planning and Sustainability and SW Montgomery tree migration (planting).
- **Contingency:** Increases \$409,771 based on the difference between resources and expenditures largely due to higher prior year ending balance.

Revised Budget Appropriation By Fund

NPI URA Fund

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	406,623	122,709	529,332
Revenue			
Interest on Investments	1,248	0	1,248
Intergovernmental Revenues	289,582	0	289,582
Short Term Debt	166,312	0	166,312
Total Revenue	457,142	0	457,142
Total Resources	863,765	122,709	986,474
Requirements			
Expenditures			
Business Development	550,000	145,018	695,018
Total Expenditures	550,000	145,018	695,018
Transfers	41,346	0	41,346
Contingency	272,419	-22,309	250,110
Ending Fund Balance	0	0	0
Total Requirements	863,765	122,709	986,474

Changes to Resources

- **Beginning Fund Balance:** Increases \$122,709 based on actual prior year ending fund balance.

Changes to Requirements

- **Business Development:** Increases \$145,000 for committed grant amounts and higher project activity for the current year in several NPI districts.

Revised Budget Appropriation By Fund

Other Federal Grants Fund

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	958,484	636,113	1,594,597
Revenue			
Fees and Charges	1,500	9,000	10,500
Interest on Investments	2,875	2,375	5,250
Intergovernmental Revenues	124,364	-6,889	117,475
Loan Collections	162,225	4,346	166,571
Reimbursements	49,639	61,357	110,996
Total Revenue	340,603	70,189	410,792
Total Resources	1,299,087	706,302	2,005,389
Requirements			
Expenditures			
Business Development	681,791	683,640	1,365,431
Total Expenditures	681,791	683,640	1,365,431
Transfers	46,056	0	46,056
Contingency	571,240	22,662	593,902
Ending Fund Balance	0	0	0
Total Requirements	1,299,087	706,302	2,005,389

Changes to Resources

- **Beginning Fund Balance:** Increases \$636,113 based on actual prior year ending fund balance.
- **Fees and Charges:** Increases \$9,000 based on updated estimate for loan fees.
- **Interest on Investments:** Increases \$2,375 based on updated estimate of interest earned on cash balance.
- **Intergovernmental Revenues:** Decreases \$6,889 based on true-up of final JIAC grant payments.
- **Loan Collections:** Increases \$4,346 based on updated forecast for EDA loan portfolio principal and interest payments.
- **Reimbursements:** Increases \$61,357 based on updated estimate of JIAC match portion.

Changes to Requirements

- **Business Development:** Increases \$683,640 for final JIAC grant activity and \$600,000 increase in EDA lending activity based on loan pipeline.
- **Contingency:** Increases \$22,662 based on the difference between resources and expenditures largely due to higher prior year ending balance in EDA fund.

Revised Budget Appropriation By Fund

Risk Management Fund

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	253,204	-6,004	247,200
Revenue			
Interest on Investments	760	0	760
Total Revenue	760	0	760
Total Resources	253,964	-6,004	247,960
Requirements			
Expenditures			
Administration	253,964	-6,004	247,960
Total Expenditures	253,964	-6,004	247,960
Ending Fund Balance	0	0	0
Total Requirements	253,964	-6,004	247,960

Changes to Resources

- **Beginning Fund Balance:** Decrease \$6,004 based on actual prior year ending fund balance.

Changes to Requirements

- **Administration:** Decreases \$6,004 based on reduction in available resources.

Revised Budget Appropriation By Fund

River District URA Fund

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	37,846,177	14,809,116	52,655,293
Revenue			
Fees and Charges	6,000	2,000	8,000
Interest on Investments	200,000	0	200,000
Intergovernmental Revenues	1,983,620	0	1,983,620
Loan Collections	5,211,777	147,603	5,359,380
Long Term Debt	21,000,000	-10,000,000	11,000,000
Miscellaneous	0	5,000	5,000
Property Income	2,672,865	94,175	2,767,040
Short Term Debt	19,948,515	0	19,948,515
Total Revenue	51,022,777	-9,751,222	41,271,555
Total Resources	88,868,954	5,057,894	93,926,848
Requirements			
Expenditures			
Administration	71,055	6,380	77,435
Business Development	772,971	0	772,971
Housing	12,455,583	-3,825,513	8,630,070
Infrastructure	2,909,606	-400,000	2,509,606
Property Redevelopment	51,084,365	20,887,603	71,971,968
Total Expenditures	67,293,580	16,668,470	83,962,050
Debt	0	0	0
Transfers	5,085,559	0	5,085,559
Contingency	16,489,815	-11,610,576	4,879,239
Ending Fund Balance	0	0	0
Total Requirements	88,868,954	5,057,894	93,926,848

Changes to Resources

- **Beginning Fund Balance:** Increases \$14,809,116 based on actual prior year ending fund balance, primarily associated with timing of disbursement of PNCA loan and other OT/CT Action Plan activity.
- **Loan Collections:** Increases \$147,603 based on updated forecast of loan portfolio principal and interest payments (PNCA).
- **Long-Term Debt:** Decreases \$10,000,000 based on current line of credit draw need estimates. Amounts may be increased in spring budget revision if needed based on level of expenditures in the current fiscal year versus next fiscal year.
- **Property Income:** Increases \$94,175 for higher forecast rent and other income on PDC held property.

Changes to Requirements

- **Administration:** Increases \$6,380 for updated allocation of debt management costs.
- **Housing:** Decreases \$3,825,513 based on PHB project timing estimates (will move to FY 2016-17).
- **Infrastructure:** Decreases \$400,000 to remove Fields Park payment commitment per IGA with

Parks (was paid for in prior fiscal year).

- **Property Redevelopment:** Increases a net \$20,887,603 to add \$26,300,000 for current year estimate of Post Office property purchase and total current year demolition costs for Centennial Mills while decreasing amount needed to fund current year PNCA and Old-Town/Chinatown commitments.
- **Contingency:** Decreases \$11,610,576 to add budget to Centennial Mills demolition (carryover) and include first installment of acquisition for Post Office property.

Revised Budget Appropriation By Fund

South Park Blocks URA Fund

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	7,592,362	534,695	8,127,057
Revenue			
Fees and Charges	300	0	300
Interest on Investments	10,000	0	10,000
Loan Collections	113,089	562,322	675,411
Total Revenue	123,389	562,322	685,711
Total Resources	7,715,751	1,097,017	8,812,768
Requirements			
Expenditures			
Administration	4,500	7,295	11,795
Business Development	200,100	0	200,100
Housing	860,500	0	860,500
Property Redevelopment	79,003	0	79,003
Total Expenditures	1,144,103	7,295	1,151,398
Transfers	253,097	0	253,097
Contingency	6,318,551	1,089,722	7,408,273
Ending Fund Balance	0	0	0
Total Requirements	7,715,751	1,097,017	8,812,768

Changes to Resources

- **Beginning Fund Balance:** Increases \$534,695 based on actual prior year ending fund balance.
- **Loan Collections:** Increases \$534,695 related to a loan payoff.

Changes to Requirements

- **Administration:** Increases \$7,295 for updated allocation of debt management costs.

Revised Budget Appropriation By Fund

Willamette Industrial URA Fund

	Adopted FY 2015-16	Recommended Change	Revised 1 FY 2015-16
Resources			
Beginning Fund Balance	3,793,989	405,847	4,199,836
Revenue			
Interest on Investments	10,000	0	10,000
Short Term Debt	0	0	0
Total Revenue	10,000	0	10,000
Total Resources	3,803,989	405,847	4,209,836
Requirements			
Expenditures			
Administration	3,800	5,120	8,920
Business Development	96,059	0	96,059
Property Redevelopment	20,000	0	20,000
Total Expenditures	119,859	5,120	124,979
Transfers	116,625	0	116,625
Contingency	3,567,505	400,727	3,968,232
Ending Fund Balance	0	0	0
Total Requirements	3,803,989	405,847	4,209,836

Changes to Resources

- **Beginning Fund Balance:** Increases \$405,847 based on actual prior year ending fund balance.

Changes to Requirements

- **Administration:** Increases \$5,120 for district administration.
- **Contingency:** Increases \$400,727 based on the difference between resources and expenditures.

RESOLUTION NO. 7155

RESOLUTION TITLE:

ADOPTING BUDGET AMENDMENT NO. 1 FOR THE FISCAL YEAR BEGINNING JULY 1, 2015, AND ENDING JUNE 30, 2016; AND MAKING APPROPRIATIONS

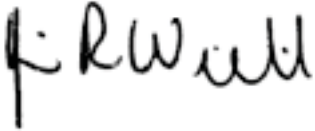
Adopted by the Portland Development Commission on November 18, 2015

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Chair Tom Kelly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Gustavo Cruz, Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Aneshka Dickson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Mark Edlen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner William Myers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consent Agenda		<input checked="" type="checkbox"/> Regular Agenda		

CERTIFICATION

The undersigned hereby certifies that:

The attached resolution is a true and correct copy of the resolution as finally adopted at a Board Meeting of the Portland Development Commission and as duly recorded in the official minutes of the meeting.

	<p>Date:</p> <p>November 20, 2015</p>
<p>Gina Wiedrick, Recording Secretary</p>	