

WARRENTON URBAN RENEWAL AGENCY ANNUAL REPORT FOR FISCAL YEAR ENDING JUNE 30, 2021



2020/2021

Warrenton Urban Renewal Agency

This report fulfills the requirements, laid out in ORS.457.460, for the filing of an annual report related to an urban renewal area established in Oregon.

Annual Report for Fiscal Year Ending June 30, 2021

WARRENTON URBAN RENEWAL AGENCY

WARRENTON URBAN RENEWAL AREA HISTORY

Sitting at the mouth of the Columbia River, the City of Warrenton's unique and beautiful surroundings provide many opportunities for both residents and tourists. In an effort to maximize its geography and unique qualities, the City of Warrenton created an Urban Renewal Area (URA) in August of 2007 to help link its downtown core to the marina by improving local infrastructure. According to the plan, the focus was on making improvements to the streetscapes and utilities, redeveloping underutilized properties, having new businesses and residences provide for a variety of shopping and living opportunities, improving the marina, and a unique mixed-use central area.

Since the adoption of the plan, Warrenton has made major strides towards realizing its goals. In 2010, Master Plans for the Marina and Downtown were completed, and published in a joint report that presents a bold and unified vision for the future. Marina improvements have included a new office/restroom facility, reconstruction of NE Heron Street, and commercial dock improvements, with work pier improvements on the horizon. Downtown improvements have included storm drainage, waterlines, street improvements, zone changes for redevelopment, landscaping and lighting improvements, and façade improvement grants to businesses in the downtown corridor.

In 2019 the plan underwent a substantial amendment to increase the maximum indebtedness by \$4,800,218 from \$7,134,597 to \$11,934,815, which will allow for additional projects to be completed without extending the life of the plan.

Goals

When developing the URA Plan and Report, a series of goals and objectives were developed to guide activities funded by, or related to the URA. The goals and objectives are listed in the Urban Renewal Plan, and the goals are reiterated here:

Goal 1. A shared "vision" of the Downtown and Marina as a unique mixed use area for shopping, living, dining, civic activities and artistic endeavors.

Goal 2. To prepare master plans for the Downtown and Warrenton Marina.

Goal 3. A utilization of the Urban Renewal District's programs and funds to facilitate the expansion of existing businesses and attract new businesses.

Goal 4. An inventory of the public improvement deficiencies in the district including: storm drainage, streets, sidewalks, lighting, and sewer and water services. Based on the inventory, prepare a Master Plan and Phasing Schedule to improve/mitigate the deficiencies.

Goal 5. To maximize the Urban Renewal District tax increment revenues with state and federal grants and loans for specific project purposes.

Goal 6. To improve the quality of existing residences within the Urban Renewal District by offering a package of home improvement programs.

A full copy of either the Warrenton Urban Renewal Plan or Report can be found on the City of Warrenton website at <http://www.ci.warrenton.or.us/urbanrenewal>.

FINANCIAL REPORTING

Pursuant to ORS 457.460, a detailed accounting of the financial activity related to urban renewal areas is required to be reported on an annual basis. The following financial information responds to the requirements of this statute.

Money Received

ORS 457.460 (a)

The statute states, "The amount of money received during the preceding fiscal year under ORS 457.420 to 457.460 and from indebtedness incurred under ORS 457.420 to 457.460" must be reported.

In FY 2020/2021, the Warrenton URA generated \$808,655¹ of tax revenue, \$19,849 of interest earnings, \$1,357 from county land sales, and \$468 in miscellaneous revenue.

Money Expended

ORS 457.460 (b)

The statute states, "The purposes and amounts for which money received under ORS 457.420 to 457.460 and from indebtedness incurred under 457.420 to 457.460 were expended during the preceding fiscal year" must be reported. This means any money received through urban renewal and spent on urban renewal activities, and this information is shown in Table 1, below.

Table 1. Expenditures during FY 2020/2021

| Expenditures | Total Governmental Funds |
|---------------------------|--------------------------|
| Current | |
| General Government | \$51,978 |
| Debt Service | |
| Principal retirement | \$289,754 |
| Interest | \$60,273 |
| Capital Outlay | \$106,984 |
| Total Expenditures | \$508,989 |

Source: Warrenton Urban Renewal Agency FYE 2021
Financial Statements and Supplemental Information, page 12

Estimated Revenues

ORS 457.460 (c)

The statute states, "An estimate of moneys to be received during the current fiscal year under ORS 457.420 to 457.460 and from indebtedness incurred under ORS 457.420 to 457.460" must be reported. This means an estimate of all tax increment income to be gained from urban renewal in the upcoming year plus interest.

The estimated revenues from tax increment plus interest for FY 2021/2022 are \$916,301.²

¹ Financial Statements and Supplemental Information, page 12

² Warrenton Urban Renewal Agency Adopted Budget FYE 2022, page 5.

Current Fiscal Year Adopted Budget

ORS 457.460 (d)

The statute states, "A budget setting forth the purposes and estimated amounts for which the moneys which have been or will be received under ORS 457.420 to 457.460 and from indebtedness incurred under 457.420 to 457.460 are to be expended during the current fiscal year" must be reported. This means a compiled budget listing the money to be received due to urban renewal, money to be spent, and what projects/expenses the money will fund. This information is shown in Table 2, Table 3, and Table 4, below.

Table 2. Budget for Debt Service Fund, FYE 2022

| Resources and Requirements Debt Service Fund | Budget for Fiscal Year 7/1/2021 - 6/30/2022 |
|---|--|
| Resources | |
| Beginning Fund Balance | \$2,089,327 |
| Current Ad Valorem Taxes | \$878,301 |
| Prior Taxes | \$20,000 |
| Interest Earnings | \$18,000 |
| County Land Sales | - |
| Total Resources | \$3,005,628 |
| Requirements | |
| Debt Service | |
| Other Principal and Interest | \$200,000 |
| UR Bonds - Principal | \$297,276 |
| UR Bonds - Interest | \$52,741 |
| Total Debt Service | \$550,017 |
| Transfers | |
| Transfer to Capital Projects Fund | \$1,900,000 |
| Transfer to Debt Service Reserve Fund | \$200,000 |
| Total Transfers | \$2,100,000 |
| Contingency | - |
| Total Expenditures | \$2,650,017 |
| Ending Fund Balance | \$355,611 |
| Total Requirements | \$3,005,628 |

Source: Warrenton Urban Renewal Agency Adopted Budget FYE 2022, Page 5

Table 3. Budget for Debt Service Reserve Fund, FYE 2022

| Resources and Requirements Debt Service Reserve Fund | Budget for Fiscal Year 7/1/2021 - 6/30/2022 |
|---|--|
| <u>Resources</u> | |
| Beginning Fund Balance | \$350,017 |
| Transfer from Debt Service Fund | \$200,000 |
| Total Resources | \$550,017 |
| <u>Requirements</u> | |
| Debt Service | |
| UR Bonds – Principal | \$497,276 |
| UR Bonds - Interest | \$52,741 |
| Total Debt Service | \$550,017 |
| Contingency | \$0 |
| Total Expenditures | \$550,017 |
| Ending Fund Balance | - |
| Total Requirements | \$550,017 |

Source: Warrenton Urban Renewal Agency Adopted Budget FYE 2022, page 6

Table 4. Budget for Capital Projects Fund, FYE 2022

| Resources and Requirements Capital Projects Fund | Budget for Fiscal Year 7/1/2021 - 6/30/2022 |
|---|--|
| <u>Resources</u> | |
| Beginning Fund Balance | \$16,220 |
| Interest Earnings | \$0 |
| Loan Proceeds - UR Bonds | \$4,281,812 |
| Transfer from Debt Service Fund | \$1,900,000 |
| Total Resources | \$6,198,032 |
| <u>Requirements</u> | |
| Materials and Services | |
| Printing/Advertising/Publicity | \$2,000 |
| Dues/Meetings/Travel/Training | \$2,000 |
| Professional Services | \$15,000 |
| Master Plans/Studies | \$50,000 |
| Bond Issue Costs | \$25,000 |
| Façade improvements | \$50,000 |
| Total Materials and Services | \$144,000 |
| Capital Outlay | |
| Commercial Work Pier Improvements | \$1,000,000 |
| Parking Lot Improvements (Food Cart Pod) | \$74,000 |
| SW 4 th Street (S Main Ave-SW Alder Ct) | \$412,000 |
| Downtown Improvement | \$4,568,032 |
| Total Capital Outlay | \$6,054,032 |
| Contingency | \$0 |
| Total Expenditures | \$6,198,032 |
| Ending Fund Balance | - |
| Total Requirements | \$6,198,032 |

Source: Warrenton Urban Renewal Agency Adopted Budget FYE 2022, page 4.

Maximum Indebtedness

ORS 457.460 (e)

The statute states, " The maximum indebtedness for each urban renewal area included in an urban renewal plan of the agency, including amount of indebtedness incurred through the end of the immediately preceding fiscal year" must be shown. This means the maximum principal amount of indebtedness issued or incurred to carry out the urban renewal plan. This information is shown in Table 5, below.

Table 5. Maximum Indebtedness FY 2020/2021

| Date | Amount |
|---|---------------------|
| Original Maximum Indebtedness Adopted 2007 | \$7,134,597 |
| Increased by Amendment 2019 | \$4,800,218 |
| Total Maximum Indebtedness | \$11,934,815 |
| Total Indebtedness incurred through FYE 2021 | \$5,620,128 |
| Balance Available, June 30, 2021 | \$6,314,687 |

Source: Warrenton Urban Renewal Plan, page 5

Impact on Taxing Districts

ORS 457.460 (f)

The statute states, " An analysis of the impact, if any, of carrying out the urban renewal plan on the tax collections for the preceding year for all taxing districts included under ORS 457.430" must be shown. This means showing how much money local taxing districts (ex. fire, police, port authority) do not collect due to urban renewal. This information is shown in Table 6, below. The impacts on the Warrenton-Hammond School District and the Northwest Regional ESD are indirect impacts due to the state school funding formula in Oregon. Schools are funded on a per pupil formula established at the state level.

Table 6. Impact on Taxing Districts FY 2020/2021

| Taxing District | Revenue Forgone |
|---------------------------------------|---------------------|
| Warrenton-Hammond School District #30 | \$408,974.07 |
| City of Warrenton | \$148,798.71 |
| Clatsop County | \$136,621.71 |
| Clatsop Community College | \$69,331.47 |
| Clatsop Care Center | \$15,696.36 |
| Sunset Empire Transportation | \$14,429.39 |
| Northwest Regional ESD | \$13,655.13 |
| Port of Astoria | \$11,121.19 |
| Clatsop 4H & Extension | \$4,715.95 |
| Total | \$823,343.98 |

Source: Clatsop County 2020/21 Tax and Assessment Summary, SAL Table 4e