

# ANNUAL REPORT FOR FISCAL YEAR ENDING JUNE 30, 2022

FY  
2021/2022

Scappoose Urban Renewal  
Agency

This report fulfills the requirements, prescribed in ORS.457.460, for the filing of an annual report detailing the financial activity of an urban renewal area established in Oregon.



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# Annual Report for Fiscal Year Ending June 30, 2022

## SCAPPOOSE URBAN RENEWAL AGENCY

### URBAN RENEWAL AREA BACKGROUND

The Scappoose Urban Renewal Plan (Plan) was adopted by the the City of Scappoose on November 18, 2019 by Ordinance No 886.

The frozen base assessed value (“Frozen Base”) of the Scappoose Urban Renewal Area (“Area”) is \$71,073,076. The FY 2021/2022 total assessed value is \$91,139,129. The excess value, or the value on which taxes are paid to the Scappoose Urban Renewal Agency in FY 2020/21, is \$20,066,053.<sup>1</sup>

The Area was established by the City as a long-term investment strategy to fund and construct capital improvement projects in the Area. The Area is approximately 475.8 acres, 418.87 acres of land in parcels and 56.93 acres of public right of way, or 21.63% of the city’s 2,199.47 acres.

The Scappoose Urban Renewal Agency (“Agency”) is a separate legal and financial entity, governed by the members of the the City of Scappoose City Council.

### Urban Renewal Area Goals

The Scappoose Urban Renewal Agency’s guiding document is the Scappoose Urban Renewal Plan, which lists goals to guide activities in the Area. Goals listed in the Plan are as follows:

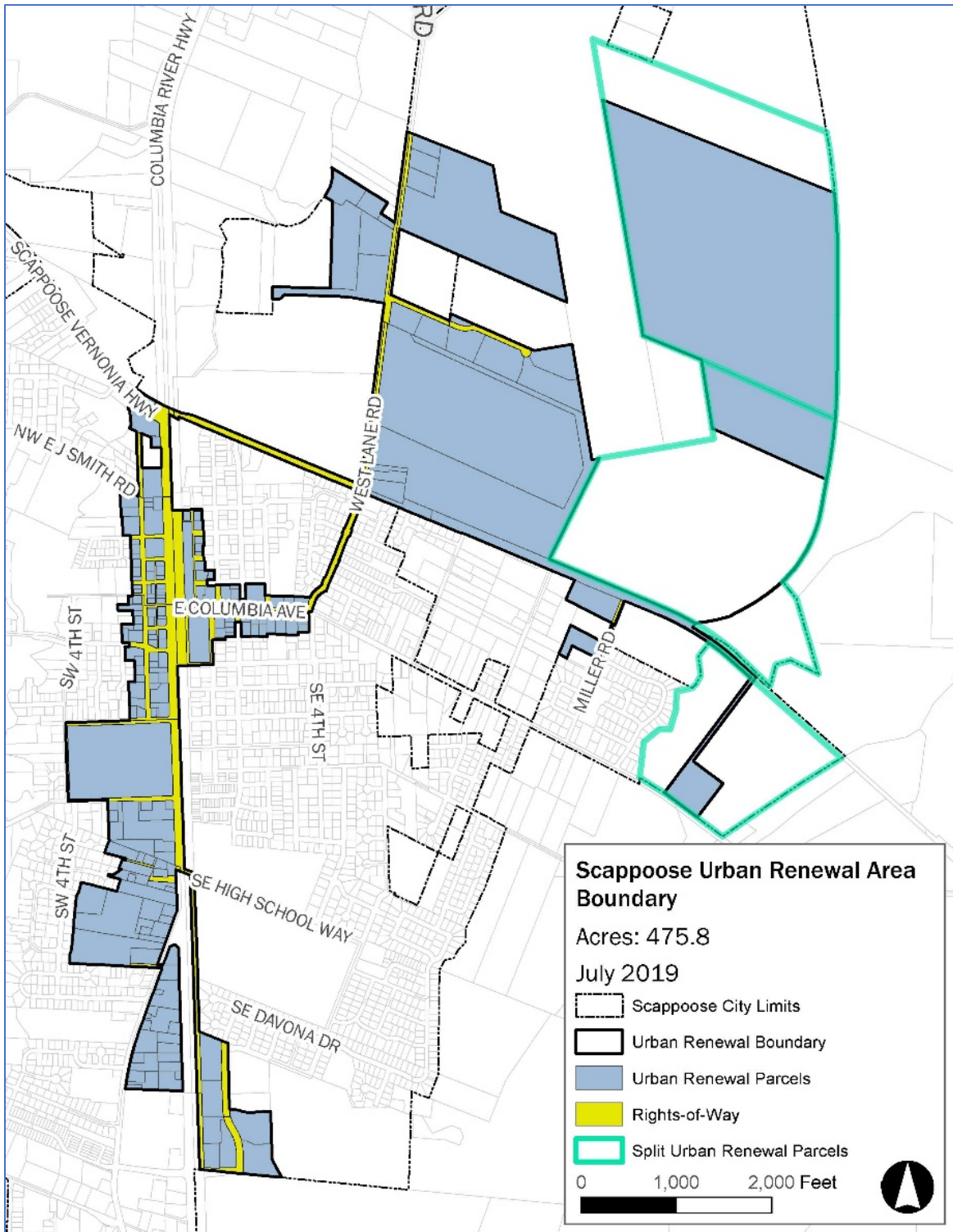
- Goal 1. Improve transportation, water, wastewater and stormwater infrastructure to support job growth.
- Goal 2. Promote the emergence of a vibrant town center as a civic and cultural hub for Scappoose that is connected to surrounding neighborhoods and employment areas.
- Goal 3. Encourage redevelopment and infill in the town center.
- Goal 4. Support the growth and retention of local businesses.

The entire Scappoose Urban Renewal Plan and Report can be found on the City of Scappoose website, [http://www.ci.scappoose or.us](http://www.ci.scappoose.or.us).

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<sup>1</sup> Columbia County Assessor Tax FY 2021/2022 SAL Table 4c

The Scappoose Urban Renewal Area Boundary is shown below.



The entire Scappoose Urban Renewal Plan and Report can be found on the City of Scappoose website, <http://www.ci.scappoose.or.us>.

## 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 the statute.

### Previous Fiscal Year, FY2021/2022

#### Money Received

In FY 2021/2022, the Scappoose Urban Renewal Agency received \$224,445 from current division of taxes and \$2,884 from delinquent division of taxes.<sup>2</sup> The detailed earnings of the Scappoose Urban Renewal Agency can be seen in Table 1.

**Table 1. Money Received During FY 2021/2022**

Item	Amount
Division of Taxes Current	224,445
Division of Taxes Delinquent	2,884
Other Revenues	2,250
TOTAL:	\$229,579

Source: Scappoose Urban Renewal Agency Summary Trial Balance FYE 2021/2022 p 30

#### Money Expended

Revenue received through urban renewal and spent on urban renewal activities is shown in Table 2.

**Table 2. Expenditures During FY 2021/2022**

Item	Amount
Materials and Services	8,304
Transfer out	16,536
TOTAL:	\$24,840

Source: Scappoose Urban Renewal Agency Summary Trial Balance FYE 2021/2022 p 30

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<sup>2</sup> Scappoose Urban Renewal Agency Summary Trial Balance FYE 2021/2022 p 30

## Impact on Taxing Districts

The revenues foregone by local taxing districts due to urban renewal are shown in Table 3. This information is from the Columbia County Assessor records, Table 4e.

Urban renewal agencies do not create an additional tax. Instead, during the Agency’s lifespan, overlapping taxing districts “forego” a portion of their permanent rate. Once the urban renewal area is terminated, the taxing jurisdictions receive the full permanent rate of taxes. The Scappoose School District and the NW Regional Education Service District are funded through the State School Fund on a per pupil allocation. There is no *direct* impact of urban renewal on their funding. The State School Fund is funded through property tax allocations, but also through other state resources.

**Table 3. Impact on Taxing Districts FY 2021/2022**

<b>Taxing District</b>	<b>Impact</b>
Columbia County	27,946
Columbia 4H & Extension	1,142
Columbia 9-1-1 Comm District	5,102
Columbia Vector	2,513
Scappoose Library	5,026
Columbia SWCD	1,980
Scappoose City	64,724
Scappoose JT RFPD	22,292
NW Regional ESD	3,046
Scappoose 1 JT School	99,752
Portland Community College	5,635
<b>TOTAL:</b>	<b>\$239,156</b>

Source: FY 2021/2022 Sal 4e from Columbia County Assessor

## Current Fiscal Year FY 2022/2023

### Estimated Revenues

The estimated division of tax revenues from the FY 2022/2023 adopted budget are \$158,312.<sup>3</sup>

### Proposed Budget

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 is shown in Table 4 Revenues and Table 5 Expenses below.

**Table 4. Revenues FY 2022/2023 Urban Renewal General Fund**

Budget Category (Revenues)	FY 2022/2023
Beginning Fund Balance	284,366
Division of Taxes	158,312
Interest	1,000
<b>TOTAL:</b>	<b>\$443,678</b>

Source: Scappoose Urban Renewal Agency FY 2022/2023 Budget, pg. 10

**Table 5. Expenditures FY 2022/2023 Urban Renewal General Fund**

Budget Category (Expenditures)	FY 2022/2023
Administration	87,400
Business and Property Owner Incentives	65,956
Debt Service	153,356
Contingencies	290,322
<b>TOTAL:</b>	<b>\$443,678</b>

Source: Scappoose Urban Renewal Agency FY 2022/2023 Budget, pg. 10

### Maximum Indebtedness

The maximum indebtedness (MI) for the Scappoose Urban Renewal Plan is \$37,000,000 The maximum indebtedness is the total amount of funds that can be spent on projects, programs, and administration in the urban renewal area over the life of the urban renewal plan. The remaining amount of MI is \$35,705,428.

**Table 6. Maximum Indebtedness Accounting**

Original Maximum Indebtedness	37,000,000
MI at FYE 2021	35,727,018
Expenses in FYE 2022	24,840
Less program revenue	(2,250)
Total MI Expended in FYE 2022	22,590
Remaining MI	35,705,428

<sup>3</sup> Scappoose Urban Renewal Agency FY 2022/2023 Budget, pg. 10