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# Columbia County Development Agency Urban Renewal Annual Report

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FYE 2020

ORS 457.460

Submitted to Columbia County Board of Commissioners

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Reviewed by Louise Kallstrom, Finance Director Columbia County  
Columbia County Finance Director

January 31, 2021



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## Overview of report

The Columbia County Development Agency (Agency) has prepared this Annual Report for the Port Westward Urban Renewal Area pursuant to ORS 457.460. The Annual Report is on file with the Columbia County Board of Commissioners and with the Columbia County Development Agency. The information contained in the Annual Report is available for review at no cost by all interested persons at the office of the Board of County Commissioners located in the Columbia County Courthouse, Room 331, at 230 Strand Street, St. Helens, OR 97051. Copies of the Annual Report and attached budget are available for purchase.

As required by ORS 457.460, this report includes a summary of financial information for the most recently completed fiscal year (fiscal year ending [FYE] 2020), as well as estimates of financial information for the current fiscal year (FYE 2021).

The entire Port Westward Urban Renewal Plan and Report can be found on Columbia County Development Agency's website, <http://www.cddaoregon.org/documents/>.

## Previous fiscal year, FYE 2020

### Revenues

General Fund revenues for the Columbia County Development Agency (CCDA) totaled \$3,596,384 in FYE 2020. This included \$3,433,327 in tax increment revenue (current and past property tax years combined), \$44,184 from natural resource revenue, and \$118,873 in interest earnings.<sup>1</sup> The CCDA General Fund had a beginning fund balance of \$4,552,759.<sup>2</sup>

The detailed revenues of the Columbia County Development Agency can be seen in Table 1 below.

**Table 1. Revenues During FYE 2020**

| Revenues                          | Amount              |
|-----------------------------------|---------------------|
| Division of Taxes                 | \$ 3,433,327        |
| Interest on Investments           | \$ 118,873          |
| Forest, Land Sales, and Royalties | \$ 44,184           |
| <b>Total</b>                      | <b>\$ 3,596,384</b> |

Source: Columbia County Revenues and Expenditures with Comparison to Budget for the 12 Months Ending June 30, 2020

### Expenditures

CCDA General Fund expenditures for FYE 2020 totaled \$1,257,739. These expenditures included \$70,665 on materials and services for economic development, \$1,158,954 for debt service on behalf of other governments, and \$28,120 in special payments, which include transfers to Columbia County for administration of the Agency, shown in Table 2 below.

**Table 2. Expenditures FYE 2020**

| Expenditures                                | Amount              |
|---------------------------------------------|---------------------|
| Materials and Services                      | \$ 70,665           |
| Debt Service on behalf of other governments | \$ 1,158,954        |
| District Management - Special Payments      | \$ 28,120           |
| <b>Total</b>                                | <b>\$ 1,257,739</b> |

Source: Columbia County Revenues and Expenditures with Comparison to Budget for the 12 Months Ending June 30, 2020

<sup>1</sup> Columbia County Revenues and Expenditures with Comparison to Budget for the 12 Months Ending June 30, 2020

<sup>2</sup> Columbia County Revenues and Expenditures with Comparison to Budget for the 12 Months Ending June 30, 2020

## Impact on Taxing Districts

The total amount of urban renewal taxes imposed in FYE 2020 was \$3,513,886. This included \$3,203,241 from permanent rate levies and \$310,645 from general obligation bond levies.<sup>3</sup> Note that the amount of taxes imposed, is not the same as the property taxes received by the Agency, due to discounts, delinquencies, and collection of prior year's taxes.

Tax increment revenue derived from permanent rate levies results in an impact to taxing districts. These are "foregone revenues" that result in decreased property tax collections for the affected taxing districts. Tax increment revenue derived from general obligation bonds does not have the same impact on taxing districts. Instead, the general obligation bond tax rates are adjusted upwards to ensure that the full amount of annual debt service payments can be made. Thus, the foregone revenue associated with general obligation bond tax rates does not have an impact on taxing districts, but instead impacts taxpayers countywide through a slightly higher property tax rate. The impact of the division of taxes is shown in Table 3 below.

**Table 3. Impact on Taxing Districts FYE 2020**

| Taxing District         | Permanent Rate Levy      |                             |                      |                                | GO Bond Levy      | Total All Levies    |
|-------------------------|--------------------------|-----------------------------|----------------------|--------------------------------|-------------------|---------------------|
|                         | Foregone Revenue to CCDA | Imposed for Taxing District | Total                | Foregone Revenue as % of Total | Imposed for CCDA  | Imposed for CCDA    |
| Columbia County         | \$ 485,432               | \$ 7,321,902                | \$ 7,807,334         | 6.2%                           |                   | \$ 485,432          |
| Columbia 4H & Extension | \$ 19,551                | \$ 299,884                  | \$ 319,435           | 6.1%                           |                   | \$ 19,551           |
| Col 9-1-1 Comm District | \$ 88,819                | \$ 1,339,957                | \$ 1,428,776         | 6.2%                           |                   | \$ 88,819           |
| Columbia Vector         | \$ 44,223                | \$ 570,897                  | \$ 615,119           | 7.2%                           |                   | \$ 44,223           |
| Rainier Cemetery        | \$ 24,580                | \$ 76,495                   | \$ 101,075           | 24.3%                          |                   | \$ 24,580           |
| Clatskanie Park & Rec   | \$ 121,142               | \$ 222,941                  | \$ 344,083           | 35.2%                          |                   | \$ 121,142          |
| Clatskanie Library      | \$ 99,735                | \$ 187,113                  | \$ 286,848           | 34.8%                          |                   | \$ 99,735           |
| Port of Columbia County | \$ 30,764                | \$ 395,337                  | \$ 426,101           | 7.2%                           |                   | \$ 30,764           |
| Columbia SWCD           | \$ 34,570                | \$ 523,828                  | \$ 558,398           | 6.2%                           |                   | \$ 34,570           |
| Clatskanie RFPD         | \$ 598,438               | \$ 1,077,037                | \$ 1,675,475         | 35.7%                          |                   | \$ 598,438          |
| NW Regional ESD         | \$ 53,068                | \$11,898,836                | \$ 11,951,904        | 0.4%                           |                   | \$ 53,068           |
| Clatskanie 6J School    | \$ 1,602,919             | \$3,593,024                 | \$ 5,195,943         | 30.8%                          | \$ 310,645        | \$ 1,913,564        |
| <b>Total</b>            | <b>\$ 3,203,241</b>      | <b>\$ 27,507,250</b>        | <b>\$ 30,710,491</b> |                                | <b>\$ 310,645</b> | <b>\$ 3,513,886</b> |

Notes:

Taxes imposed are net of rate truncation and compression losses.

Sources: Columbia County Assessor, SAL Tables 4a and 4e, FYE 2020, and SAL tables for additional counties where applicable for taxing districts that extend into multiple counties.

<sup>3</sup> Columbia County Assessor's SAL 4e, FYE 2020

Note that the Clatskanie 6J School District and NW Regional Education Service District do not experience a direct reduction in funding due to urban renewal. School funding is based on a fixed dollar amount per pupil, determined by the State Legislature. Allocations of funding from the State School Fund offset any variation in local property tax collections to ensure each district across the state receives the same level of funding on a per pupil basis. Thus, any reduction in local property tax revenue due to urban renewal does not have any direct impact on the per pupil funding level for the school district and education service district.

## Current fiscal year, FYE 2021

The Agency's adopted FYE 2021 budget estimates it will receive \$2,665,000 in property taxes. Estimated revenues are shown below in Table 4. Estimated annual expenditures from the FYE 2021 CCDA Adopted Budget are shown below in Table 5.

**Table 4. Budgeted Revenues, CCDA Adopted Budget, FYE 2021**

| Revenues                          | Amount              |
|-----------------------------------|---------------------|
| Division of Taxes                 | \$ 2,665,000        |
| Interest on Investments           | \$ 60,000           |
| Forest, Land Sales, and Royalties | \$ 50,000           |
| Beginning Balance                 | \$ 6,733,000        |
| <b>Total</b>                      | <b>\$ 9,508,000</b> |

Source: Columbia County Development Agency FYE 2021 Adopted Budget and Supplemental Budget Resolution No. 1-2020

**Table 5. Budgeted Expenditures, CCDA Adopted Budget, FYE 2021**

| Expenditures                       | Amount              |
|------------------------------------|---------------------|
| <b>Debt Service</b>                |                     |
| Port Improvement Debt Service      | \$ 756,954          |
| Port Improvement Extra Payment     | \$ 6,288,000        |
| Port Rail Loan Extra Payment       | \$ 2,062,000        |
| <b>Subtotal</b>                    | <b>\$ 9,106,954</b> |
| <b>Materials and Services</b>      |                     |
| Professional Fees - Administration | \$ 75,000           |
| Professional Fees - Consultant     | \$ 75,000           |
| Property and Liability Insurance   | \$ 1,500            |
| Supplies                           | \$ 1,000            |
| <b>Subtotal</b>                    | <b>\$ 152,500</b>   |
| <b>Contingencies</b>               | <b>\$ 248,546</b>   |
| <b>Total</b>                       | <b>\$ 9,508,000</b> |

Source: Columbia County Development Agency FYE 2021 Adopted Budget and Supplemental Budget Resolution No. 1-2020

## Maximum Indebtedness

The authorized maximum indebtedness of the Plan is \$34,000,000. As of June 30, 2020, there is \$15,465,462.75 remaining maximum indebtedness.