



HAPPY VALLEY
URBAN RENEWAL AGENCY

2022-23 Adopted Budget



Happy Valley Urban Renewal Agency
Fiscal Year 2022 - 2023 Budget

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Happy Valley Urban Renewal Agency Fiscal Year 2022 - 2023 Budget

Budget Committee

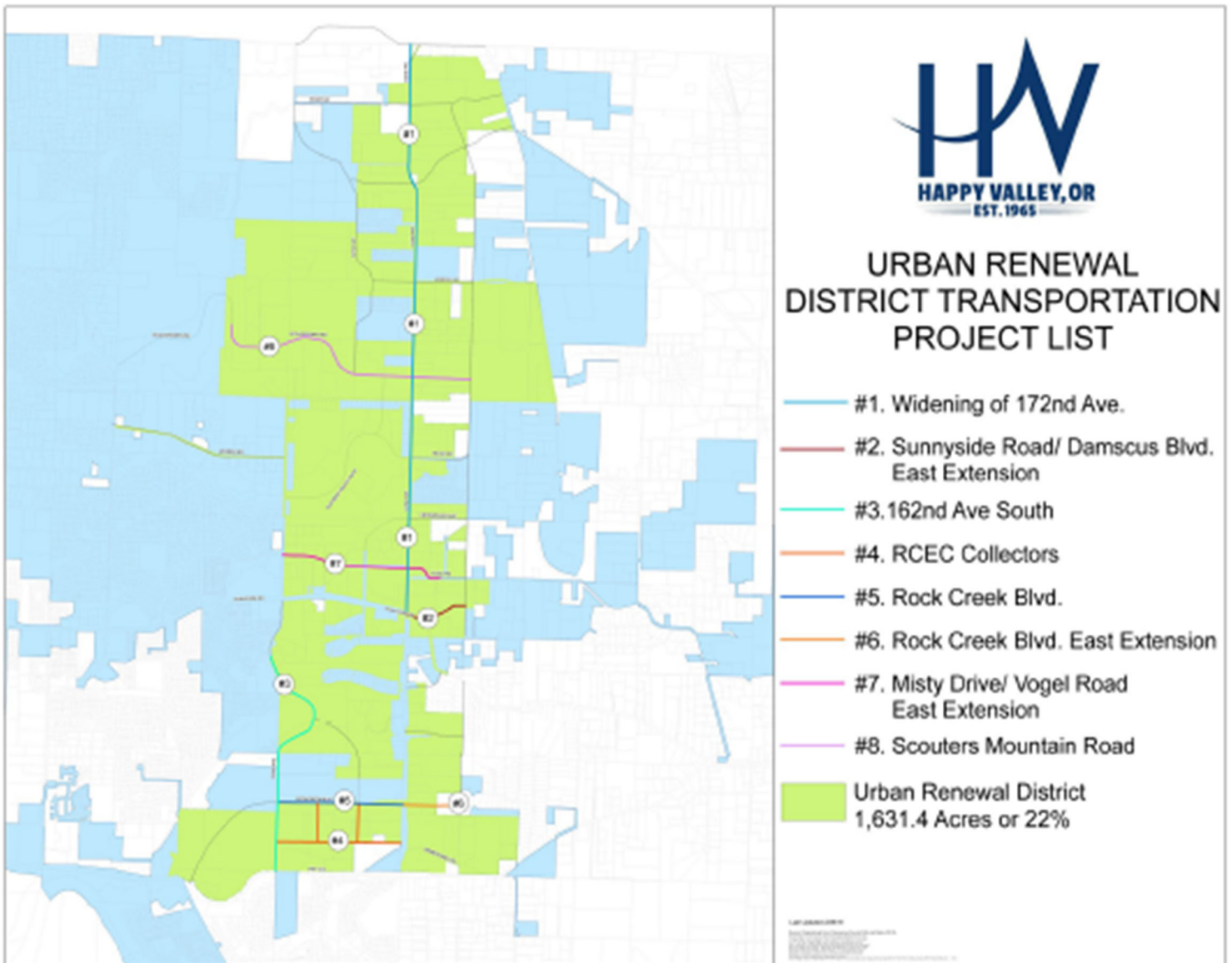
Agency Members

Tom Ellis – Chairperson
Brett Sherman
Markley Drake
David Golobay
David Emami
Avi Patel
John Shepherd
Grant Roper
Ana Sarish
Anh Lê

Administered by:
City of Happy Valley
16000 SE Misty Drive
Happy Valley, OR 97086
www.happyvalleyor.gov



Happy Valley Urban Renewal Agency Fiscal Year 2022 - 2023 Budget





Happy Valley Urban Renewal Agency Fiscal Year 2022 - 2023 Budget

Budget Message for fiscal year 2022-23

I am pleased to present you with the Fiscal Year 2023 proposed budget for the Happy Valley Urban Renewal Agency (HVURA). The HVURA is governed by the Commission, which is made up of the City of Happy Valley's City Council.

The Happy Valley City Council adopted an Urban Renewal Plan for the East Happy Valley area on July 16, 2019 in order to provide economic development to help facilitate the construction of the infrastructure investments that are required to accommodate future growth while preserving the quality of life in Happy Valley.

As a matter of background, Urban Renewal allows cities to borrow against future tax increases in designated areas to create funds for infrastructure improvements or loans and grants to private entities to make development feasible in difficult locations. Urban renewal uses tax increment financing (TIF) to fund these projects. This means that the existing tax base for the urban renewal area is frozen and tax on the incremental assessed value within the plan area is allocated to the HVURA. Tax revenue generated by the increment is used to execute projects or pay debt service issued to execute projects and activities outlined in the plan. Per the Clackamas County Tax Assessor this frozen base for the HVURA was determined to be \$189,317,040. It is anticipated that the plan will take 25 years to implement and the HVURA intends to not collect tax increment revenues after fiscal year end 2045. According to the plan, the maximum amount of indebtedness that may be issued for the plan is \$131,000,000. The current estimate for HVURA's budget is approximately \$1,600,000 in tax increment that will be generated during the 2022-23 fiscal year. We are proposing the full \$1.6 million be appropriated for urban renewal programing which could include economic development activities. We propose an Admin fee of \$80,000 paid to the City of Happy Valley which represents 5% of the collected tax increment. This budget is the HVURA's financial plan for the fiscal year ending June 30, 2023. The budget is prepared based on the modified accrual basis of accounting and appropriated at the program level. This involves recognizing revenue when it becomes both available and measurable, rather than when it is earned. Expenditures, a term used instead of expenses for modified accrual accounting, are recognized when the related liability is incurred.

The HVURA is managed by City staff and conforms to the same financial policies as the City. The City of Happy Valley is committed to responsible fiscal management through financial integrity, prudent stewardship of public assets, planning, accountability and full disclosure. The broad purpose of these Fiscal Policies is to enable the City to achieve and maintain a long-term stable and positive financial condition. These policies are adopted by the City Council as the basic framework for overall financial management of the City, to guide day to-day and long-range fiscal planning and decision-making.

Respectfully submitted,

Jason Tuck
City Manager and Budget Officer



Happy Valley Urban Renewal Agency Fiscal Year 2022 - 2023 Budget

General Fund

RESOURCES AND REQUIREMENTS

The Urban Renewal General Fund is the general operating fund of the Agency. It is used to account for all financial resources except those required to be accounted for in another fund. Principal sources of revenue are tax increment revenues. The Urban Renewal General Fund accounts for the resources of the City's Happy Valley Urban Renewal District. The Happy Valley Renewal District was established in 2019 and this will be the second year that it will receive Tax Increment Financing revenues. The primary expenditures in the proposed budget are Capital Outlay for Urban Renewal Projects.

Tax Increment Revenues - The proposed budget revenue is calculated using the formula outlined in Oregon Revised Statutes. Collections from the current tax increment revenues for the Happy Valley Urban Renewal District are projected to be \$1,600,000.



Happy Valley Urban Renewal Agency Fiscal Year 2022 - 2023 Budget

Happy Valley Urban Renewal Agency - General Fund							
	Preceding 2019-20	Preceding 2020-21	Adopted Budget 2021-22	Estimate 2021-22	Proposed Budget 2022-23	Approved Budget 2022-23	Adopted Budget 2022-23
Resources							
Beginning Fund Balance	\$ -	\$ -	\$ 667,500	\$ 680,773	\$ 1,930,773	\$ 1,930,773	\$ 1,930,773
Tax Increment	-	705,699	900,000	1,350,000	1,600,000	1,600,000	1,600,000
Misc Revenue		2,379	10,000	5,000	10,000	10,000	10,000
Total Resources	-	708,078	1,577,500	2,035,773	3,540,773	3,540,773	3,540,773
Requirements							
Personnel Services							
FTE Positions	-	-	-	-	1	1	1
Wages	-	-	-	-	107,800	107,800	107,800
Benefits	-	-	-	-	60,700	60,700	60,700
Total Personnel Services	-	-	-	-	168,500	168,500	168,500
Materials and Services							
Contract Services	-	25,000	300,000	100,000	1,000,000	1,000,000	1,000,000
Total Materials and Services	-	25,000	300,000	100,000	1,000,000	1,000,000	1,000,000
Capital Outlay							
Urban Renewal Projects	-	2,305	1,277,500	5,000	2,372,273	2,372,273	2,372,273
Total Capital Outlay	-	2,305	1,277,500	5,000	2,372,273	2,372,273	2,372,273
Total Requirements	-	27,305	1,577,500	105,000	3,540,773	3,540,773	3,540,773
Ending Fund Balance	-	680,773	-	1,930,773	-	-	-

NOTICE OF BUDGET COMMITTEE MEETING

A public meeting of the Budget Committee of the City of Happy Valley, Clackamas County, State of Oregon, to discuss the budget for fiscal year July 1, 2022 to June 30, 2023 will be held at City Hall, 16000 SE Misty Drive, Happy Valley, OR 97086. To comply with social distancing guidelines, this meeting will be open to the public via an online Zoom meeting format. The meeting link and information will be available on the City website. The meeting will take place on May 11th, 2022 at 6:00 PM. The purpose of the meeting is to receive the budget message and to receive comment from the public on the budget. A copy of the budget document may be inspected or obtained on or after May 4th, 2022 on the City's website. This notice and the proposed budget for fiscal year 2022-23 will be posted on the city website: www.happyvalleyor.gov. This is a public meeting where deliberation of the Budget Committee will take place. Any person may appear at the meeting and discuss the proposed programs with the Budget Committee.

→ [2022 - 2023 PROPOSED BUDGET](#)

NOTICE OF BUDGET COMMITTEE MEETING - URBAN RENEWAL

A public meeting of the Budget Committee of the Happy Valley Urban Renewal Agency, Clackamas County, State of Oregon, to discuss the budget for fiscal year July 1, 2022 to June 30, 2023 will be held at City Hall, 16000 SE Misty Drive, Happy Valley, OR 97086. To comply with social distancing guidelines, this meeting will be open to the public via an online Zoom meeting format. The meeting link and information will be available on the City website. The meeting will take place on May 11th, 2022 at 7:00 PM. The purpose of the meeting is to receive the budget message and to receive comment from the public on the budget. A copy of the budget document may be inspected or obtained on or after May 4th, 2022 on the City's website. This notice and the proposed budget for fiscal year 2022-23 will be posted on the city website: www.happyvalleyor.gov. This is a public meeting where deliberation of the Budget Committee will take place. Any person may appear at the meeting and discuss the proposed programs with the Budget Committee.

→ [2022 - 2023 PROPOSED URBAN RENEWAL BUDGET](#)

**HAPPY VALLEY URBAN RENEWAL AGENCY
RESOLUTION NO. 22-01**

**RESOLUTION ADOPTING THE BUDGET FOR FISCAL YEAR 2022-23 AND
APPROPRIATING FUNDS**

ADOPTING THE BUDGET

BE IT RESOLVED the HAPPY VALLEY URBAN RENEWAL AGENCY hereby adopts the budget for fiscal year 2022-2023 now on file at City Hall in the sum of \$3,540,773.

MAKING APPROPRIATIONS

BE IT RESOLVED the amounts for the fiscal year beginning July 1, 2022, and for the purposes shown below are hereby appropriated as follows:

GENERAL FUND	
Personnel Services	168,500
Materials and Services	1,000,000
Capital Outlay	2,372,273
FUND TOTAL	3,540,773

TOTAL APPROPRIATIONS ALL FUNDS 3,540,773

RESOLUTION IMPOSING THE TAX

BE IT RESOLVED that the Agency of the Happy Valley Urban Renewal hereby resolves to certify to the county assessor for the Happy Valley Urban Renewal Plan Area a request for the maximum amount of revenue that may be raised by dividing the taxes under section 1c, Article XI of the Oregon Constitution and ORS Chapter 457.

BE IT RESOLVED that this resolution is and shall be effective immediately from and after its adoption by the Council.

PASSED by the Agency Board this 7th day of June 2022.

APPROVED by the Agency Chair this 7th day of June 2022.

Tom Ellis, Chair

ATTEST:

Kara Kerpan, City Recorder