



HAPPY VALLEY
URBAN RENEWAL AGENCY

2025-26 Adopted Budget



Happy Valley Urban Renewal Agency

Fiscal Year 2025 - 2026 Budget

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Happy Valley Urban Renewal Agency Fiscal Year 2025 - 2026 Budget

Budget Committee

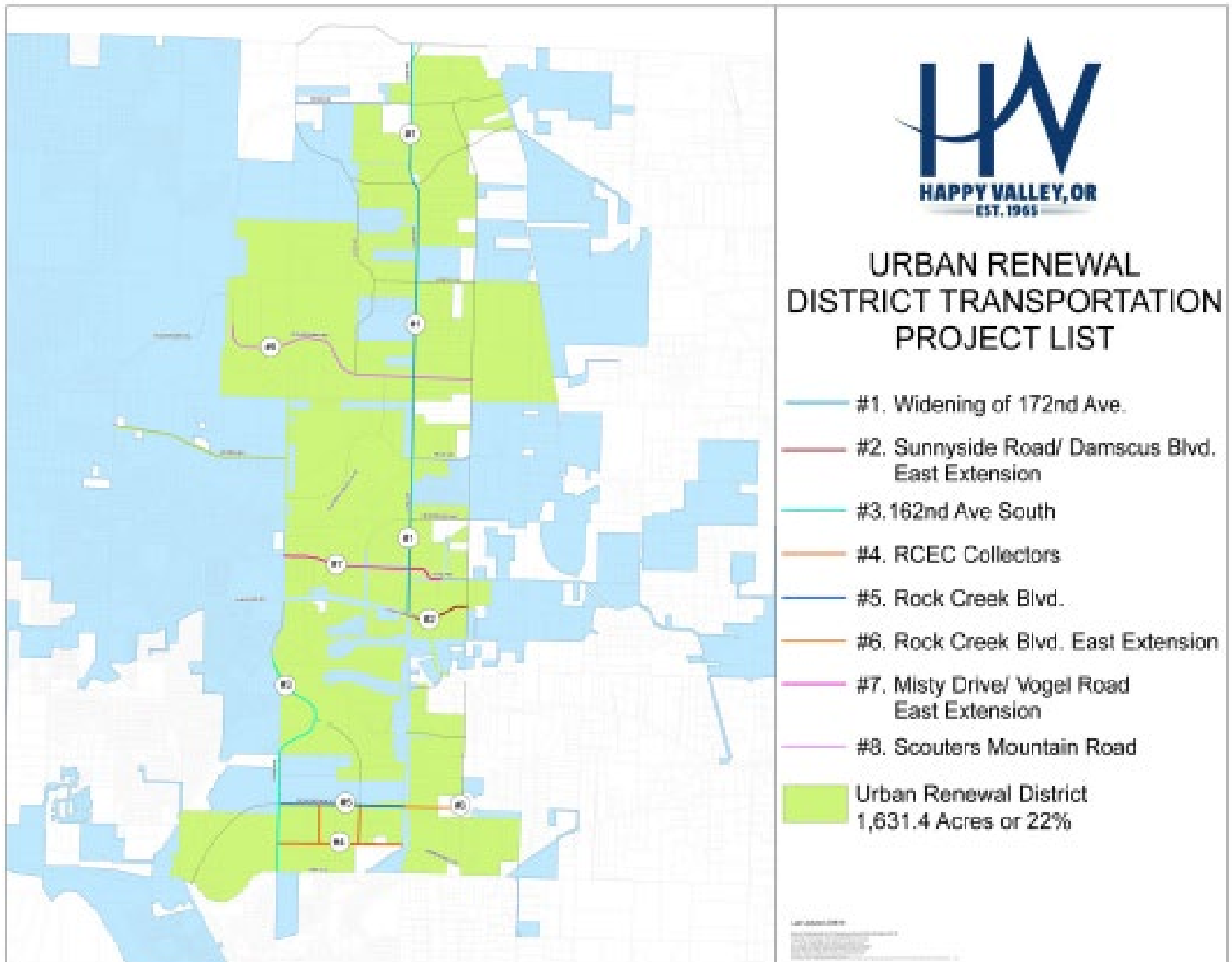
Agency Members

Tom Ellis – Chairperson
Josh Callahan
Brett Sherman
David Golobay
Glenn Wachter
David Emami
Geri Naumcheff
Mark Aasland
Sheila Ritz
Asher Chen

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



Happy Valley Urban Renewal Agency Fiscal Year 2025 - 2026 Budget





Happy Valley Urban Renewal Agency Fiscal Year 2025 - 2026 Budget

Budget Message for Fiscal Year 2025-26

I am pleased to present you with the Fiscal Year 2025-26 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 \$7,000,000 in tax increment that will be generated during the 2025-26 fiscal year. We are proposing the full \$7 million be appropriated for urban renewal programing which could include economic development activities. We propose an Admin fee of \$350,000 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, 2026. 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 2025 - 2026 Budget

General Fund

RESOURCES

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 \$7,000,000.

Debt Proceeds – In February 2023 the City issued \$16.1million in Full Faith & Credit Obligations with a true interest cost of 3.2% and a final maturity in June 2042 to fund Urban Renewal projects.

REQUIREMENTS

Materials and Services – Includes 5% administration fee of total tax increment and general consulting for Urban Renewal projects.

Capital Outlay – Expenditures for Urban Renewal capital projects.

TRANSFERS

To Urban Renewal Debt Service Fund – Transfer to cover the debt service principal and interest payment.

Happy Valley Urban Renewal Agency - General Fund

	Preceding 2022-23	Preceding 2023-24	Adopted Budget 2024-25	Estimate 2024-25	Proposed Budget 2025-26	Approved Budget 2025-26	Adopted Budget 2025-26
Resources							
Beginning Fund Balance	\$ 1,735,248	\$ 2,458,464	\$ 5,709,464	\$ 4,893,558	\$ 8,681,558	\$ 8,681,558	\$ 8,681,558
Tax Increment	3,258,769	4,940,836	7,000,000	5,800,000	7,000,000	7,000,000	7,000,000
Misc Revenue	247,519	234,234	250,000	250,000	250,000	250,000	250,000
Debt Proceeds	16,112,395	-	-	-	-	-	-
Total Resources	<u>21,353,931</u>	<u>7,633,534</u>	<u>12,959,464</u>	<u>10,943,558</u>	<u>15,931,558</u>	<u>15,931,558</u>	<u>15,931,558</u>
Requirements							
Personnel Services							
FTE Positions	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Wages	97,957	101,769	113,900	112,000	174,200	174,200	174,200
Benefits	42,121	44,839	64,100	50,000	98,000	98,000	98,000
Total Personel Services	<u>140,078</u>	<u>146,608</u>	<u>178,000</u>	<u>162,000</u>	<u>272,200</u>	<u>272,200</u>	<u>272,200</u>
Materials and Services							
Contract Services	1,015,767	442,786	1,000,000	900,000	4,000,000	4,000,000	4,000,000
Total Materials and Services	<u>1,015,767</u>	<u>442,786</u>	<u>1,000,000</u>	<u>900,000</u>	<u>4,000,000</u>	<u>4,000,000</u>	<u>4,000,000</u>
Capital Outlay							
Urban Renewal Projects	16,671,260	1,082,632	10,681,464	100,000	10,559,358	10,559,358	10,559,358
Total Capital Outlay	<u>16,671,260</u>	<u>1,082,632</u>	<u>10,681,464</u>	<u>100,000</u>	<u>10,559,358</u>	<u>10,559,358</u>	<u>10,559,358</u>
Transfers							
To UR Debt Service Fund	1,068,362	1,067,950	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
Total Transfers	<u>1,068,362</u>	<u>1,067,950</u>	<u>1,100,000</u>	<u>1,100,000</u>	<u>1,100,000</u>	<u>1,100,000</u>	<u>1,100,000</u>
Total Requirements	<u>18,895,467</u>	<u>2,739,976</u>	<u>12,959,464</u>	<u>2,262,000</u>	<u>15,931,558</u>	<u>15,931,558</u>	<u>15,931,558</u>
Ending Fund Balance	2,458,464	4,893,558	-	8,681,558	-	-	-



Happy Valley Urban Renewal Agency Fiscal Year 2025 - 2026 Budget

Debt Service Fund

RESOURCES

The Debt Service Fund is used to account for all the debt service payments made through the Urban Renewal District. This includes a transfer in from the Urban Renewal General Fund to cover debt service payments.

REQUIREMENTS

Expenditures include debt service principal and interest payments.

Happy Valley Urban Renewal Agency - Debt Service Fund

	Preceding 2022-23	Preceding 2023-24	Adopted Budget 2024-25	Estimate 2024-25	Proposed Budget 2025-26	Approved Budget 2025-26	Adopted Budget 2025-26
Resources							
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers In	1,068,362	1,067,950	1,100,000	1,070,200	1,100,000	1,100,000	1,100,000
Total Resources	<u>1,068,362</u>	<u>1,067,950</u>	<u>1,100,000</u>	<u>1,070,200</u>	<u>1,100,000</u>	<u>1,100,000</u>	<u>1,100,000</u>
Requirements							
Debt Service							
Principal	875,000	455,000	480,000	480,000	505,000	505,000	505,000
Interest	193,362	612,950	620,000	590,200	595,000	595,000	595,000
Total Debt Service	<u>1,068,362</u>	<u>1,067,950</u>	<u>1,100,000</u>	<u>1,070,200</u>	<u>1,100,000</u>	<u>1,100,000</u>	<u>1,100,000</u>
Total Requirements	<u>1,068,362</u>	<u>1,067,950</u>	<u>1,100,000</u>	<u>1,070,200</u>	<u>1,100,000</u>	<u>1,100,000</u>	<u>1,100,000</u>
Ending Fund Balance	-	-	-	-	-	-	-



Happy Valley Urban Renewal Agency Fiscal Year 2025 - 2026 Budget

Notices and Resolutions

AD#: 0010994265

State of Oregon,) ss
County of Multnomah)

Stacey Tredici being duly sworn, deposes that he/she is principal clerk of Oregonian Media Group; that Oregonian is a public newspaper published in the city of Portland, with general circulation in Oregon, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Oregonian 05/14/2025

Principal Clerk of the Publisher



KIMBERLEE WRIGHT O'NEILL
NOTARY PUBLIC - OREGON
COMMISSION NO. 1026818
MY COMMISSION EXPIRES 08/15/2026

Sworn to and subscribed before me this 20th day of May 2025

Notary Public

**NOTICE OF BUDGET COMMITTEE
MEETING**

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, 2025 to June 30, 2026 will be held at City Hall, 16000 SE Misty Drive, Happy Valley, OR 97086. The meeting link and information will be available on the City website. The meeting will take place on May 20th, 2025 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 13th, 2025 on the City's website. This notice and the proposed budget for fiscal year 2024-25 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.

**HAPPY VALLEY URBAN RENEWAL AGENCY
RESOLUTION NO. 25-01**

**RESOLUTION ADOPTING THE BUDGET FOR FISCAL YEAR 2025-26 AND
APPROPRIATING FUNDS**

ADOPTING THE BUDGET

BE IT RESOLVED the HAPPY VALLEY URBAN RENEWAL AGENCY hereby adopts the budget for fiscal year 2025-2026 now on file at City Hall in the sum of \$17,031,558.

MAKING APPROPRIATIONS

BE IT RESOLVED the amounts for the fiscal year beginning July 1, 2025, and for the purposes shown below are hereby appropriated as follows:

GENERAL FUND	
Personnel Services	272,200
Materials and Services	4,000,000
Capital Outlay	10,559,358
Transfers	1,100,000
FUND TOTAL	15,931,558
DEBT SERVICE FUND	
Debt Service	1,100,000
FUND TOTAL	1,100,000
TOTAL APPROPRIATIONS ALL FUNDS	17,031,558

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 17th day of June 2025.

APPROVED by the Agency Chair this 17th day of June 2025.

Tom Ellis

Tom Ellis, Chair

ATTEST: *Kara Kerpan*

Kara Kerpan, City Recorder