

CITY OF BEAVERTON

BUDGET TREND ANALYSIS - FY 2015-16 TO FY 2018-19

With Explanations on Significant Changes between Budgeted 2017-18 and Recommended 2018-19

Fund:	BURA General Fund					% Change
CLASS	Actual FY 2015-16	Actual FY 2016-17	Budget FY 2017-18	Estimated FY 2017-18	Recommended FY 2018-19	Budgeted Vs. Recommended
Materials and Services	\$183,478	\$1,678,915	\$1,888,644	\$1,401,591	\$1,555,250	-17.65%
Transfers	569,719	245,022	453,187	1,434,907	1,319,350	191.13%
SUB-TOTAL	\$753,197	\$1,923,937	\$2,341,831	\$2,836,498	\$2,874,600	
Contingency			3,845,190		4,410,843	
TOTAL	753,197	1,923,937	\$6,187,021	2,836,498	\$7,285,443	
FTE's	-	-	-	-	-	

Explanation of item(s) that are significant (10% and greater than \$10,000):

Materials and services:

In FY 2018-19, BURA plans a substantial reduction in the storefront improvement program (\$250K) and in the tenant improvement program (\$140K) to conserve resources for the parking garage's future construction.

Transfers:

FY 2018-19 reflects increased usage of the "day-light" loan instrument to fund projects in order to conserve the Line of Credit proceeds for the parking garage's future construction.

CITY OF BEAVERTON

BUDGET TREND ANALYSIS - FY 2015-16 TO FY 2018-19

With Explanations on Significant Changes between Budgeted 2017-18 and Recommended 2018-19

Fund:	BURA Capital Project Fund					% Change
CLASS	Actual FY 2015-16	Actual FY 2016-17	Budget FY 2017-18	Estimated FY 2017-18	Recommended FY 2018-19	Budgeted Vs. Recommended
Capital Outlay	\$510,000	\$1,983,086	\$6,255,000	\$1,164,427	\$1,014,334	-83.78%
Debt Service	\$0	\$0	\$0	-	-	#DIV/0!
Transfers	\$0	\$0	\$0	-	-	#DIV/0!
SUB-TOTAL	510,000	1,983,086	6,255,000	1,164,427	\$1,014,334	
Contingency			-		-	
TOTAL	510,000	1,983,086	6,255,000	1,164,427	\$1,014,334	
FTE's	-	-	-	-	-	

Explanation of item(s) that are significant (10% and greater than \$10,000):

Capital Outlay:

FY 2017-18 Estimated reflects a reduction in the parking garage construction program to be more in line with the estimated actual construction time line. FY 2018-19 reflects continuing funding for the parking garage's design to the construction bid specification stage (\$260,000) and funding for the FY 2018-19 contract payment on the Ludeman's Property Purchase (\$504,334) and future potential land acquisitions (\$250,000).

CITY OF BEAVERTON

BUDGET TREND ANALYSIS - FY 2015-16 TO FY 2018-19

With Explanations on Significant Changes between Budgeted 2017-18 and Recommended 2018-19

Fund:	BURA Debt Service Fund					% Change Budgeted Vs. Recommended
	Actual FY 2015-16	Actual FY 2016-17	Budget FY 2017-18	Estimated FY 2017-18	Recommended FY 2018-19	
CLASS						
Debt Service	\$510,000	\$214,910	\$311,000	\$1,304,927	\$1,170,834	276.47%
SUB-TOTAL	\$510,000	\$214,910	\$311,000	\$1,304,927	\$1,170,834	
Contingency			-		-	
TOTAL	510,000	214,910	\$311,000	1,304,927	\$1,170,834	
FTE's	-	-	-	-	-	

Explanation of item(s) that are significant (10% and greater than \$10,000):

Debt Service:

FY 2017-18 Estimated and FY 2018-19 reflect increased usage of the "day-light" loan instrument from the City's General Fund to fund capital projects and land acquisitions in order to conserve on the Line of Credit proceeds for the parking garage's future construction.

CITY OF BEAVERTON, OREGON
FISCAL YEAR 2018-19 BUDGET

FUND: 901/902/904 BEAVERTON URBAN REDEVELOPMENT AGENCY - BURA	DEPARTMENT: COMMUNITY DEVELOPMENT
DEPARTMENT HEAD: CHERYL TWETE	

Program Goal:

The role of the Beaverton Urban Redevelopment Agency (BURA) is to direct and engage in rehabilitation and redevelopment activities necessary to protect the public, health and welfare of the city, especially the vitality of the city's central business district. The BURA program is consistent with the following City Council Goals, 2018 City Council Priorities, the Community Development Department Strategic Goals, the Beaverton Community Visioning Action Items, and the Central Beaverton Urban Renewal Plan Goals:

City Council Goals that this program supports include:

- Goal #1: Preserve and enhance our sense of community*
- Goal #2: Use City resources efficiently to ensure long-term financial stability*
- Goal #3: Continue to plan for, improve and maintain the City's infrastructure*
- Goal #4: Provide responsive, cost-effective service to the community*
- Goal #5: Assure a safe and healthy community*
- Goal #6: Manage growth and respond to change consistent with maintaining a livable, full-service city*
- Goal #7: Maintain Beaverton as a regional leader in cooperative efforts with other agencies and organizations*
- Goal #8: Provide and support a highly qualified and motivated City work force*

City Council Top Priorities that this program supports are:

- *Create an affordable housing toolkit*

City Council Priorities this program supports are:

- *Implement City's Housing Plan*
- *Involve Council more in development of The Round*

The Beaverton Urban Redevelopment Agency (BURA) budget consists of three funds that are combined in this table to illustrate a comprehensive view of the agency's activities. The three funds are: General Fund, Capital Projects Fund and Debt Service Fund. BURA is considered a blended component unit of the city for financial reporting purposes.

REQUIREMENTS	FY 2015-16 ACTUAL	FY 2016-17 ACTUAL	FY 2017-18 BUDGETED	FY 2018-19 PROPOSED	FY 2018-19 ADOPTED
MATERIALS & SERVICES	183,478	1,678,915	1,888,644	1,555,250	0
CAPITAL OUTLAY	510,000	1,983,086	6,255,000	1,014,334	0
DEBT SERVICE	510,000	214,910	311,000	1,170,834	0
TRANSFERS	569,719	245,022	453,187	1,319,350	0
CONTINGENCY	0	0	3,845,190	4,410,843	0
TOTAL	\$1,773,197	\$4,121,933	\$12,753,021	\$9,470,611	\$0

Funding Sources:	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2018-19
Beginning Working Capital	\$1,126,527	\$1,880,963	\$3,135,920	\$3,443,146	\$0
Property Taxes	1,495,581	2,025,879	3,021,401	3,659,997	0
Loan from City of Beaverton	510,000	183,086	0	1,014,334	0
Interfund Transfers	510,000	214,911	311,000	1,170,834	0
Miscellaneous Revenue	12,052	31,114	29,700	182,300	0
Line of Credit	0	2,921,900	6,255,000	0	0

CITY OF BEAVERTON, OREGON
FISCAL YEAR 2018-19 BUDGET

FUND: 901/902/904 BEAVERTON URBAN REDEVELOPMENT AGENCY - BURA	DEPARTMENT: COMMUNITY DEVELOPMENT
DEPARTMENT HEAD: CHERYL TWETE	

The voter-approved Central Beaverton Urban Renewal Plan’s Goals are to:

- I. Inform, communicate, and seek engagement for decision making to reflect community values and priorities
- II. Add value to our city by increasing property values through community investments that contribute to a healthy economy
- III. Support businesses of all sizes in creating and retaining jobs to attract a diverse local workforce
- IV. Promote redevelopment that fits the character of the Beaverton Community Vision
- V. Expand the existing transportation system to promote a safe, interconnected walking, biking, transit, and street network
- VI. Increase housing in the urban renewal district
- VII. Promote development of community, public arts, and culture in the urban renewal district to provide destinations that support a vibrant center for the community

2016 Beaverton Community Vision Action Items that this program supports include:

Action #62 Create several unique districts

The BURA boundary includes four unique sub districts (Old Town, Transit Oriented, Commercial Office and Retail, and Employment Area) and are core to determining BURA program resources and prioritization as identified in the BURA Five-Year Action Plan.

Action #64 Continue to expand storefront improvement program

Storefront improvement is an important and successful program that BURA will continue to implement and promote further participation in a coordinated effort with the City.

Action #67 Redevelop blighted properties

A primary BURA goal is to assist with redevelopment of blighted properties within its boundary, promoting and leveraging private redevelopment. Land acquisition and committing funding to new affordable housing units are examples of program investments to assist with redevelopment of blighted properties. Continued efforts will focus on land acquisition opportunities within the district.

Action #70 Increase downtown housing options

In the past three years, approximately 250 new housing units have been completed in the Old Town sub district, spanning the spectrum of affordable, market rate, and live-work units. An additional 230 units (of which 15 are affordable units) are under construction on the Westgate site in the Transit-Oriented sub district. Continued efforts will focus on housing opportunities in the urban renewal sub-districts.

Action #104 Adopt strategies to address displacement in neighborhoods

Anti-displacement of residents and businesses are an important subject matter for BURA and a coordinated effort with the City is in process including creating a toolkit to address residential displacement.

Community Development Department Goals that this program supports include:

Goal 2: Create a cohesive urban downtown that provides an attractive place for people to live, work, and play

Goal 5: Continue the transition from an auto-oriented dominated community to a safe multi-modal transportation environment and reduce traffic congestion

Goal 7: Ensure the City has a variety of housing options in all neighborhoods to serve residents of all incomes, with special focus on increasing affordable housing

Program Objectives (services provided):

In order to achieve the objectives of the Plan’s goals, projects will be undertaken by the BURA, and implementation will proceed in accordance with applicable federal, state (ORS 457), county, and city laws, policies, and procedures. BURA may undertake projects directly or may provide funding for projects undertaken by other public or private parties; BURA may fund these projects in part or in whole. Other funding may be obtained from development partners, federal and state grant funding, or other private or public sources. The City’s General Fund provides most of the funding for the staff supporting BURA.

Objective #1: Incentive Programs

Financial and technical assistance for property and/or business owners in the District to improve existing structures, investigate barriers to development or rehabilitation, and encourage additional investment in community facilities

- Development Opportunity Strategy Program
- Storefront Program
- Tenant Improvement Program

CITY OF BEAVERTON, OREGON
FISCAL YEAR 2018-19 BUDGET

FUND: 901/902/904 BEAVERTON URBAN REDEVELOPMENT AGENCY - BURA	DEPARTMENT: COMMUNITY DEVELOPMENT
DEPARTMENT HEAD: CHERYL TWETE	

Objective #2: Joint Investment

Financial assistance for property and business owners to encourage quality rehabilitation, preservation, development, or redevelopment that supports the goals listed above, including central Beaverton revitalization and job retention/creation

- Predevelopment Assistance
- Development Financing
- Land Acquisition and Management
- Affordable Housing

Objective #3: Community Identity

Improvements to public spaces and right-of-ways to improve attractiveness and create conditions necessary to recruit new businesses and private investment

- Gateways and Wayfinding
- Streetscape Improvements
- Creek Enhancements
- Placemaking & Public Art

Objective #4: Transportation and Infrastructure Improvements

Improvements to public right-of-ways and infrastructure with the intention of decreasing block size; reducing traffic congestion; and increasing connectivity, universal accessibility, safety, parking structures, utility upgrades, and access to multi-modal options to and within the Urban Renewal Area

- Transportation Connectivity
- Sidewalk Infill
- Parking
- Utility Upgrades

Objective #5: Other

- Administrative Overhead
- Professional Services
- Plans and Studies
- Audit Services
- Miscellaneous
- Contingency

Objective #6: Debt Services and Oversight

The bonding agencies that provide the service of selling bonds require funding, as does the Finance Department for financial oversight, and project staff to implement projects. This funding will pay for those necessary services.

- Debt Service Fees
- Debt Service Payments
- Inter-Agency Transfer

Progress on FY 2017-18 Action Plan:

- Managed the previously approved \$19 million Line of Credit and Tax Increment Financing sources for BURA funding opportunities
- Acquired three strategic properties located within the Beavertown Road area
- Completed design development and began the construction documents and land use process for the Beaverton Central public parking garage
- Construction began on the Rise Central to develop a portion of the Westgate site for two mixed-use buildings of 230 units (15 affordable housing units) and 6,000 square feet of commercial space
- Negotiated a Disposition and Development Agreement with developer of a 120-room urban, business-class hotel and separate restaurant on the Westgate site. Land use and other permits have been submitted for construction.
- In partnership with the city's General Fund, continued funding a Storefront Improvement Program
- Continued funding and expanding the Tenant Improvement Program in support of the City's Restaurant Strategy

CITY OF BEAVERTON, OREGON
FISCAL YEAR 2018-19 BUDGET

FUND: 901/902/904 BEAVERTON URBAN REDEVELOPMENT AGENCY - BURA	DEPARTMENT: COMMUNITY DEVELOPMENT
DEPARTMENT HEAD: CHERYL TWETE	

- In partnership with the city’s General Fund, continued funding the Predevelopment Grant Program
- Participated in the Western Avenue Employment Area Strategy Study
- Completed the second BURA Annual Report
- Updated the Five-Year BURA Action Plan, which guides budget expenditures, program development, decision-making process, reporting tools and urban renewal funding toolkit opportunities in the next five years
- Participated in identifying Capital Improvement Program Priorities
- Hired a Parking Manager who will assist in designing and implementing parking management strategies in the downtown area
- Provided funding to support the Western Avenue Strategy street design improvements
- Participated with other state redevelopment agencies in preparation for future state legislative bills
- Improved the BURA website
- Participated in the Downtown Design Project

FY 2018-19 Action Plan:

- Begin construction on a 120-room urban, business-class hotel and restaurant on the Westgate site
- Pursue land acquisition for strategic short, medium and long-term projects
- Support affordable housing activities
- Implement and update the Five-Year BURA Action Plan
- Update BURA Annual Report, with continued reporting to BURA Board, URAC, taxing jurisdictions, and community; maintaining financial transparency
- Participate with other state redevelopment agencies to continue improving the urban renewal tool
- Design and publish a BURA Handbook available to BURA Board, URAC, the community, and interested parties
- Continue to improve the BURA website to be current, navigable and user-friendly for all interested parties
- Complete construction drawings and all permitting of the Beaverton Central public parking garage
- Continue to actively participate in the Westgate mixed-use residential development project while under construction
- Begin implementing streetscape improvements within Old Town and Beaverton Central areas
- Continue planning and implementing parking strategies, including exploring future public parking options
- Continue marketing the Storefront, Tenant Improvement, and Predevelopment Grant Program to strengthening the district’s business and community vitality
- Provide Predevelopment Assistance to district project(s)
- Support place making, public art, gateways and wayfinding within the district
- Provide support for transportation connectivity and utility upgrades
- Pursue state and federal funding to accomplish BURA plan goals
- Manage internal staff team to inform and enhance BURA’s short and long-term goals
- In coordination with the city, continue discussing residential and business anti-displacement measures and mitigation that could arise due to urban redevelopment investments
- Coordinate and assist area businesses and property owners with improvements and redevelopment

The following performance measures are from the BURA FY15-16 Annual Report:

Performance Measures:	FY 2015-16 Actual	FY 2016-17 Actual	FY 2017-18 Projected/Revised	FY 2018-19 Proposed
Increase in Urban Renewal Tax Increment (Estimated Previous Year to Projected)	\$1,476,792	\$2,002,390	\$2,128,654 / \$3,017,873	\$3,245,112
New Housing Units Completed (based on certificate of occupancy)	117	131	115 / 0	230
Value of New Construction (based on certificate of occupancy)	\$16.5M	\$29M	\$39.2M / \$13M	\$103.5M

CITY OF BEAVERTON, OREGON
FISCAL YEAR 2018-19 BUDGET

FUND: 901/902/904 BEAVERTON URBAN REDEVELOPMENT AGENCY - BURA	DEPARTMENT: COMMUNITY DEVELOPMENT
DEPARTMENT HEAD: CHERYL TWETE	

Changes in Assessed Valuation – Beaverton Central Urban Renewal District

	Total Assessed Valuation - BURA	Year to Year Increase	Percent Change Year to Year	Cumulative Increase (Decrease) over Base Year	Percent Change Over Base Year	Tax Increment Revenue Received	Cumulative Tax Increment Revenue
FY 2011-12 (Base Year)	\$782,804,336						
FY 2012-13	\$788,610,799	\$5,806,463	0.7%	\$5,806,463	0.7%	\$86,881	\$86,881
FY 2013-14	\$800,929,828	\$12,319,029	1.6%	\$18,125,492	2.3%	\$285,134	\$372,015
FY 2014-15	\$833,269,953	\$32,340,125	4.0%	\$50,465,617	6.5%	\$770,085	\$1,142,867
FY 2015-16	\$884,701,194	\$51,431,241	6.2%	\$101,896,858	13.0%	\$1,495,236	\$2,638,103
FY 2016-17	\$921,495,446	\$36,794,252	4.2%	\$138,691,110	17.7%	\$2,025,052	\$4,663,155
FY 2017-18 Projected	\$947,028,304	\$25,532,858	2.8%	\$176,472,423	21.0%	\$2,747,537	\$7,410,692
FY 2018-19 Budgeted	\$984,909,436	\$37,881,132	4.0%	\$202,105,100	25.82%	\$3,655,997	\$8,319,152

Performance Outcomes and Program Trends:

BURA revenue continues to exceed projections, which will positively impact the number of projects BURA is able to accomplish in the next several years. New construction within the district continues and doesn't appear to be slowing. The mixed use development on the Westgate site alone will add 230 additional units, of which 15 will be affordable units. It is expected those units will come on line FY2018-19. A recent set of projections from BURA's economic advisor shows a very positive trend line of tax increment over the life of the district. This will become incorporated into the next update to the Five-Year Action Plan.

BUDGET PREPARATION WORKSHEET SUMMARY

FUND: 901 BURA GENERAL FUND

DEPT: 03 REVENUE

OBJ	2016 - ACTUAL		2017 - ACTUAL		2018 BUDGETED		2018 YTD	2018	2019 - PROPOSED		2019 - RECOMD		2019 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	ACT AMT	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 05 BEGINNING WORKING CAPITAL

301 BEGINNING WORKING CAPITAL

-1,126,527	-1,880,963	-3,135,920	-3,135,920	-3,135,920	-3,343,146	-3,443,146
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TOTAL CLASS: 05 BEGINNING WORKING CAPITAL

-1,126,527	-1,880,963	-3,135,920	-3,135,920	-3,135,920	-3,343,146	-3,443,146
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CLASS: 10 TAXES

306 INTEREST ON DELINQUENT TAXES

-345	-826	-1,000	-1,662	-2,000	-2,000	-2,000
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501 DIVISION OF TAX INCREMENT REV

-1,489,797	-2,013,969	-3,012,401	-2,957,627	-3,012,401	-3,647,997	-3,647,997
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502 DIV OF TAX INCR REV PRIOR YRS

-5,439	-11,084	-8,000	-8,379	-10,000	-10,000	-10,000
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TOTAL CLASS: 10 TAXES

-1,495,581	-2,025,879	-3,021,401	-2,967,668	-3,024,401	-3,659,997	-3,659,997
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CLASS: 35 MISCELLANEOUS REVENUES

381 RENTAL OF CITY PROPERTY

-30,073	-46,423	-95,100	-95,100
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384 INVESTMENT INTEREST EARNINGS

-11,796	-31,012	-29,500	-41,660	-72,700	-87,000	-87,000
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389 MISCELLANEOUS REVENUES

-256	-102	-200	-177	-200	-200	-200
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TOTAL CLASS: 35 MISCELLANEOUS REVENUES

-12,052	-31,114	-29,700	-71,910	-119,323	-182,300	-182,300
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CLASS: 45 NON-REVENUE RECEIPTS

460 LINE OF CREDIT PROCEEDS BURA

BUDGET PREPARATION WORKSHEET SUMMARY

FUND: 901 BURA GENERAL FUND

DEPT: 03 REVENUE

OBJ	2016 - ACTUAL		2017 - ACTUAL		2018 BUDGETED		2018 YTD	2018	2019 - PROPOSED		2019 - RECOMD		2019 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	ACT AMT	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE
			-1,121,900											
TOTAL CLASS: 45 NON-REVENUE RECEIPTS														
			-1,121,900											
TOTAL DEPARTMENT: 03 REVENUE														
	-2,634,160		-5,059,856		-6,187,021		-6,175,498	-6,279,644	-7,185,443		-7,285,443			

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BUDGET PREPARATION WORKSHEET SUMMARY

FUND: 901 BURA GENERAL FUND

DEPT: 95 URBAN RENEWAL AGENCY

OBJ	2016 - ACTUAL		2017 - ACTUAL		2018 BUDGETED		2018 YTD	2018	2019 - PROPOSED		2019 - RECOMD		2019 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	ACT AMT	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE
307	MEMBERSHIP FEES													
	500		500		750		435	750	750			750		
316	ADVERTISING, RECORDING & FILING													
					500		338	500	500			500		
321	TRAVEL, TRAINING & SUBSISTENCE													
					5,000			5,000	5,000			5,000		
387	GENERAL LIABILITY INSURANCE													
												4,000		
388	PROPERTY INSURANCE													
												7,000		
0850 480	PROPERTY TAX EXPENSE													
							12,667	12,667	20,000			20,000		
497	DEBT ISSUANCE COST													
			71,900											
506	AFFORDABLE HOUSING PROGRAM													
			200,000		200,000				200,000			300,000		
507	TENANT IMPROVEMENT PROGRAM													
	10,754		38,720		410,467		169,500	410,467	185,000			270,000		
509	ACQUISITION DUE DILIGENCE EXP													
			83,009		200,000		42,855	100,000	150,000			150,000		
511	PROFESSIONAL SERVICES													
	11,419		5,732		51,000		47,961	51,000	46,000			46,000		
516	BUSINESS STOREFRONT IMPROV EXP													
	30,414		102,297		306,727		288,813	306,207	50,000			50,000		
518	PROPERTY MANAGEMENT EXPENSE													
					110,000		111,993	110,000	50,000			150,000		
519	DEV. FEASIBILITY ASSISTANCE													
	130,391		1,176,757		400,000		118,807	400,000	347,000			347,000		
551	RENTS AND LEASES													

BUDGET PREPARATION WORKSHEET SUMMARY

FUND: 901 BURA GENERAL FUND

DEPT: 95 URBAN RENEWAL AGENCY

OBJ	2016 - ACTUAL		2017 - ACTUAL		2018 BUDGETED		2018 YTD	2018	2019 - PROPOSED		2019 - RECOMD		2019 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	ACT AMT	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE
					4,200		3,929	5,000		5,000		5,000		
559	STREETSCAPE ENHANCEMENT EXPENSE													
					200,000					200,000		200,000		
TOTAL CLASS: 10 MATERIALS & SERVICES														
	183,478		1,678,915		1,888,644		797,298	1,401,591		1,259,250		1,555,250		
CLASS: 25 TRANSFERS														
801	TRSFER TO GENERAL FD - OVERHEAD													
	59,719		30,111		139,435		116,196	127,228		146,854		146,854		
816	TRSFERS TO REPROGRAPHICS FUND													
					2,752		900	2,752		1,662		1,662		
839	TRANSFER TO BURA DEBT SVC FUND													
	510,000		214,911		311,000		101,832	1,304,927		1,040,834		1,170,834		
TOTAL CLASS: 25 TRANSFERS														
	569,719		245,022		453,187		218,928	1,434,907		1,189,350		1,319,350		
CLASS: 30 FUND BAL/CONTINGENCY/RESERVES														
991	CONTINGENCY - UNRESERVED													
					3,845,190					4,736,843		4,410,843		
TOTAL CLASS: 30 FUND BAL/CONTINGENCY/RESERVES														
					3,845,190					4,736,843		4,410,843		
TOTAL DEPARTMENT: 95 URBAN RENEWAL AGENCY														
	753,197		1,923,937		6,187,021		1,016,226	2,836,498		7,185,443		7,285,443		

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BUDGET PREPARATION WORKSHEET SUMMARY

FUND: 902 BURA CAPITAL PROJECT FUND

DEPT: 03 REVENUE

OBJ	2016 - ACTUAL		2017 - ACTUAL		2018 BUDGETED		2018 YTD	2018	2019 - PROPOSED		2019 - RECOMD		2019 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	ACT AMT	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 45 NON-REVENUE RECEIPTS

453 LOAN FRM CITY OF BEAVERTON

	-510,000		-183,086					-1,164,427		-884,334			-1,014,334	
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460 LINE OF CREDIT PROCEEDS BURA

			-1,800,000		-6,255,000									
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TOTAL CLASS: 45 NON-REVENUE RECEIPTS

	-510,000		-1,983,086		-6,255,000			-1,164,427		-884,334			-1,014,334	
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TOTAL DEPARTMENT: 03 REVENUE

	-510,000		-1,983,086		-6,255,000			-1,164,427		-884,334			-1,014,334	
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BUDGET PREPARATION WORKSHEET SUMMARY

FUND: 902 BURA CAPITAL PROJECT FUND DEPT: 95 URBAN RENEWAL AGENCY

OBJ	2016 - ACTUAL		2017 - ACTUAL		2018 BUDGETED		2018 YTD	2018	2019 - PROPOSED		2019 - RECOMD		2019 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	ACT AMT	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 15 CAPITAL OUTLAY

651	PROPERTY ACQUISTION(LAND/BLDG)													
	510,000		1,800,491		1,600,000		523,686	552,230	754,334		754,334			
682	CONSTRUCTION													
					4,225,000		79,421	552,230	120,000		250,000			
683	CONST DESIGN & ENGR INSPECTION													
			182,595		330,000		446,759	59,967	10,000		10,000			
686	CRESCENT ST IMPROVEMENT EXP													
					100,000									

TOTAL CLASS: 15 CAPITAL OUTLAY

	510,000		1,983,086		6,255,000		1,049,866	1,164,427	884,334		1,014,334			
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TOTAL DEPARTMENT: 95 URBAN RENEWAL AGENCY

	510,000		1,983,086		6,255,000		1,049,866	1,164,427	884,334		1,014,334			
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0583

BUDGET PREPARATION WORKSHEET SUMMARY

FUND: 904 BURA DEBT SERVICE FUND

DEPT: 03 REVENUE

OBJ	2016 - ACTUAL		2017 - ACTUAL		2018 BUDGETED		2018 YTD	2018	2019 - PROPOSED		2019 - RECOMD		2019 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	ACT AMT	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 40 INTERFUND TRANSFERS/LOANS

444 TRSFR FROM BURA GENERAL FUND

	-510,000		-214,911		-311,000		-101,832	-1,304,927	-1,040,834		-1,170,834			
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TOTAL CLASS: 40 INTERFUND TRANSFERS/LOANS

	-510,000		-214,911		-311,000		-101,832	-1,304,927	-1,040,834		-1,170,834			
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TOTAL DEPARTMENT: 03 REVENUE

	-510,000		-214,911		-311,000		-101,832	-1,304,927	-1,040,834		-1,170,834			
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0584

BUDGET PREPARATION WORKSHEET SUMMARY

FUND: 904 BURA DEBT SERVICE FUND DEPT: 95 URBAN RENEWAL AGENCY

OBJ	2016 - ACTUAL		2017 - ACTUAL		2018 BUDGETED		2018 YTD	2018	2019 - PROPOSED		2019 - RECOMD		2019 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	ACT AMT	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 20 DEBT SERVICE

710 BURA LOC INTEREST

			31,824		311,000		101,832	140,500	156,500		156,500			
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748 REPMT SHORT TERM LOAN FROM COB

	510,000		183,086					1,164,427	884,334		1,014,334			
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TOTAL CLASS: 20 DEBT SERVICE

	510,000		214,910		311,000		101,832	1,304,927	1,040,834		1,170,834			
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TOTAL DEPARTMENT: 95 URBAN RENEWAL AGENCY

	510,000		214,910		311,000		101,832	1,304,927	1,040,834		1,170,834			
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0585

BP WORKSHEET & JUSTIFICATION

FUND: 901 BURA GENERAL FUND
 DEPT: 03 REVENUE
 PROGRAM: 0000 UNRESTRICTED

OBJ	2016 - ACTUAL		2017 - ACTUAL		2018 BUDGETED		2018 EST AMT	2019 - PROPOSED		2019 - RECOMD		2019 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE		AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 05 BEGINNING WORKING CAPITAL

301	BEGINNING WORKING CAPITAL												
		1,126,527		1,880,963		3,135,920		3,135,920		3,343,146		3,443,146	

TOTAL CLASS: 05 BEGINNING WORKING CAPITAL

		1,126,527		1,880,963		3,135,920		3,135,920		3,343,146		3,443,146	
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CLASS: 10 TAXES

306	INTEREST ON DELINQUENT TAXES												
		345		826		1,000		2,000		2,000		2,000	

501	DIVISION OF TAX INCREMENT REV												
		1,489,797		2,013,969		3,012,401		3,012,401		3,647,997		3,647,997	

502	DIV OF TAX INCR REV PRIOR YRS												
		5,439		11,084		8,000		10,000		10,000		10,000	

TOTAL CLASS: 10 TAXES

		1,495,581		2,025,879		3,021,401		3,024,401		3,659,997		3,659,997	
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CLASS: 35 MISCELLANEOUS REVENUES

381	RENTAL OF CITY PROPERTY												
								46,423		95,100		95,100	

384	INVESTMENT INTEREST EARNINGS												
		11,796		31,012		29,500		72,700		87,000		87,000	

389	MISCELLANEOUS REVENUES												
		256		102		200		200		200		200	

TOTAL CLASS: 35 MISCELLANEOUS REVENUES

		12,052		31,114		29,700		119,323		182,300		182,300	
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CLASS: 45 NON-REVENUE RECEIPTS

460	LINE OF CREDIT PROCEEDS BURA												
				1,121,900									

BP WORKSHEET & JUSTIFICATION

FUND: 901 BURA GENERAL FUND
 DEPT: 03 REVENUE
 PROGRAM: 0000 UNRESTRICTED

OBJ	OBJECT DESCRIPTION
	JUSTIFICATIONS

301 BEGINNING WORKING CAPITAL

306 INTEREST ON DELINQUENT TAXES

501 DIVISION OF TAX INCREMENT REV
 THIS ACCOUNT RECORDS THE AMOUNT OF TAX INCREMENT REVENUES THAT ARE APPORTIONED TO THE BEAVERTON URBAN REDEVELOPMENT AGENCY FROM EACH EACH TAXING DISTRICT WITHIN THE CITY. THIS IS ALSO REFERRED TO AS THE "DIVISION OF TAX"

502 DIV OF TAX INCR REV PRIOR YRS
 THIS ACCOUNT RECORDS THE AMOUNT OF DELINQUENT TAX INCREMENT REVENUES THAT WERE NOT COLLECTED IN PREVIOUS TAX YEARS.

381 RENTAL OF CITY PROPERTY
 MONTHLY RENTAL INCOME FROM BURA OWNED PROPERTIES
 FY 2017-18 ESTIMATED (PROPERTIES OWNED 6 MONTHS)
 CURIOSITIES BUILDING - \$32,467
 UNION LIGHTING BUILDING - \$7,527
 5 OFFICES A TO E \$6,429
 FY 2018-19 PROPERTY RENTAL INCOME
 CURIOSITIES BUILDING \$66,000
 UNION LIGHTING BUILDING \$15,300
 5 OFFICES A TO E \$13,800

384 INVESTMENT INTEREST EARNINGS
 INTEREST EARNINGS IS BASED ON AVAILABLE CASH BALANCES AND INTEREST RATES:
 FY 15-16 BUDGETED INTEREST EARNINGS ARE BASED UPON .50%
 FY 16-17 BUDGETED INTEREST EARNINGS ARE BASED UPON .55%
 FY 17-18 BUDGETED INTEREST EARNINGS ARE BASED UPON 1.10%
 FY 18-19 BUDGETED INTEREST EARNINGS ARE BASED UPON 1.75%

389 MISCELLANEOUS REVENUES

460 LINE OF CREDIT PROCEEDS BURA
 FY 2016-17 REFLECTS LINE OF CREDIT PROCEEDS FUNDING FOR THE FOR CREEKSIDE DEVELOPMENT IN THE AMOUNT OF \$1,050,000 AND \$91,700 FOR BOND ISSUANCE COST ON ESTABLISHING THE \$19 MILLION LINE OF CREDIT BORROWING INSTRUMENT - TOTAL \$1,121,700
 FY 2017-18 AND FY 2018- 19 REFLECTS NO ANTICIPATED BORROWING FOR BURA GENERAL FUND OPERATIONS

BP WORKSHEET & JUSTIFICATION

FUND: 901 BURA GENERAL FUND
 DEPT: 03 REVENUE
 PROGRAM: 0000 UNRESTRICTED

OBJ	2016 - ACTUAL		2017 - ACTUAL		2018 BUDGETED		2018	2019 - PROPOSED		2019 - RECOMD		2019 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

TOTAL CLASS: 45 NON-REVENUE RECEIPTS

1,121,900

TOTAL PROGRAM: 0000 UNRESTRICTED

2,634,160	5,059,856	6,187,021	6,279,644	7,185,443	7,285,443
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TOTAL DEPARTMENT: 03 REVENUE

2,634,160	5,059,856	6,187,021	6,279,644	7,185,443	7,285,443
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BP WORKSHEET & JUSTIFICATION

FUND: 901 BURA GENERAL FUND
DEPT: 03 REVENUE
PROGRAM: 0000 UNRESTRICTED

OBJ	OBJECT DESCRIPTION
	JUSTIFICATIONS

BP WORKSHEET & JUSTIFICATION

FUND: 901 BURA GENERAL FUND
 DEPT: 95 URBAN RENEWAL AGENCY
 PROGRAM: 0691 BURA-ADMINISTRATION

OBJ	2016 - ACTUAL		2017 - ACTUAL		2018 BUDGETED		2018	2019 - PROPOSED		2019 - RECOMD		2019 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 10 MATERIALS & SERVICES

307	MEMBERSHIP FEES												
	500		500		750		750		750		750		
316	ADVERTISING,RECORDING & FILING				500		500		500		500		
321	TRAVEL,TRAINING & SUBSISTENCE				5,000		5,000		5,000		5,000		
387	GENERAL LIABILITY INSURANCE										4,000		
388	PROPERTY INSURANCE										7,000		
480	PROPERTY TAX EXPENSE						12,667		20,000		20,000		
497	DEBT ISSUANCE COST		71,900										
506	AFFORDABLE HOUSING PROGRAM		200,000		200,000				200,000		300,000		
507	TENANT IMPROVEMENT PROGRAM		10,754	38,720	410,467		410,467		185,000		270,000		
509	ACQUISITION DUE DILIGENCE EXP		83,009		200,000		100,000		150,000		150,000		
511	PROFESSIONAL SERVICES		11,419	5,732	51,000		51,000		46,000		46,000		
516	BUSINESS STOREFRONT IMPROV EXP		30,414	102,297	306,727		306,207		50,000		50,000		
518	PROPERTY MANAGEMENT EXPENSE				110,000		110,000		50,000		150,000		
519	DEV. FEASIBILITY ASSISTANCE		130,391	1,176,757	400,000		400,000		347,000		347,000		
551	RENTS AND LEASES				4,200		5,000		5,000		5,000		
559	STREETSCAPE ENHANCEMENT EXPENSE				200,000				200,000		200,000		

TOTAL CLASS: 10 MATERIALS & SERVICES

183,478	1,678,915	1,888,644	1,401,591	1,259,250	1,555,250
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BP WORKSHEET & JUSTIFICATION

FUND: 901 BURA GENERAL FUND
 DEPT: 95 URBAN RENEWAL AGENCY
 PROGRAM: 0691 BURA-ADMINISTRATION

OBJ	OBJECT DESCRIPTION	JUSTIFICATIONS
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307	MEMBERSHIP FEES ASSOCIATION OF OREGON REDEVELOPMENT AGENCIES (AORA)	
316	ADVERTISING, RECORDING & FILING	
321	TRAVEL, TRAINING & SUBSISTENCE PARKING, REAL ESTATE FINANCE AND DEVELOPMENT, AND URBAN RENEWAL TRAINING AND CONFERENCES	
387	GENERAL LIABILITY INSURANCE FY 18-19 REFLECTS INSURANCE LIABILITY COSTS FOR THE LUDEMAN'S PROPERTIES \$4,000	
388	PROPERTY INSURANCE FY 18-19 REFLECTS INSURANCE LIABILITY COSTS FOR THE LUDEMAN'S PROPERTIES \$7,000	
480	PROPERTY TAX EXPENSE PROPERTY TAXES ON THE LUDEMAN'S PROPERTY PURCHASE FOR THE BUILDINGS ON THE TWO PARCELS THAT ARE LEASED TO 3RD PARTIES \$20,000	
497	DEBT ISSUANCE COST	
506	AFFORDABLE HOUSING PROGRAM AFFORDABLE HOUSING ACQUISITION AND DEVELOPMENT LOANS AND GRANTS.	
507	TENANT IMPROVEMENT PROGRAM DESIGN GRANTS \$10,000 CATALYTIC CONVERSION IMPROVEMENT GRANT \$100,000 NEW IMPROVEMENT GRANTS \$160,000	
509	ACQUISITION DUE DILIGENCE EXP BEAVERDAM PROPERTIES OLD TOWN PARKING SITE ACQUISITION OTHER OLD TOWN AND BEAVERTON CENTRAL OPPORTUNITY ACQUISITIONS	
511	PROFESSIONAL SERVICES AUDIT SERVICES \$6,000 OLD TOWN PARKING LOCATION STUDY \$20,000 UTILITY UNDERGROUNDING / RIGHT OF WAY ABOVE GROUND UTILITY STUDY \$20,000	
516	BUSINESS STOREFRONT IMPROV EXP STOREFRONT DESIGN AND IMPROVEMENT GRANTS	
518	PROPERTY MANAGEMENT EXPENSE EXPENSES FOR MANAGING VARIOUS PROPERTIES ACQUIRED AND/OR MANAGED BY BURA (INSURANCE, UTILITIES, FENCING, GENERAL MAINTENANCE, TAXES)	
519	DEV. FEASIBILITY ASSISTANCE CANTERBURY DDA \$150,000 PREDEVELOPMENT GRANT PROGRAM \$75,000 WESTERN AVENUE STREET DESIGN AND RIGHT OF WAY ACQUISITION \$122,000	
551	RENTS AND LEASES BEST HQ GROUND LEASE	
559	STREETSCAPE ENHANCEMENT EXPENSE CRESCENT STREET CONNECTION AND PLAZA	

BP WORKSHEET & JUSTIFICATION

FUND: 901 BURA GENERAL FUND
 DEPT: 95 URBAN RENEWAL AGENCY
 PROGRAM: 0691 BURA-ADMINISTRATION

OBJ	2016 - ACTUAL		2017 - ACTUAL		2018 BUDGETED		2018 EST AMT	2019 - PROPOSED		2019 - RECOMD		2019 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE		AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 25 TRANSFERS

801	TRSFER TO GENERAL FD - OVERHEAD												
	59,719		30,111		139,435		127,228	146,854		146,854			
816	TRSFERS TO REPROGRAPHICS FUND												
					2,752		2,752	1,662		1,662			
839	TRANSFER TO BURA DEBT SVC FUND												
	510,000		214,911		311,000		1,304,927	1,040,834		1,170,834			

TOTAL CLASS: 25 TRANSFERS

	569,719		245,022		453,187		1,434,907	1,189,350		1,319,350			
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CLASS: 30 FUND BAL/CONTINGENCY/RESERVES

991	CONTINGENCY - UNRESERVED												
					3,845,190			4,736,843		4,410,843			

TOTAL CLASS: 30 FUND BAL/CONTINGENCY/RESERVES

					3,845,190			4,736,843		4,410,843			
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TOTAL PROGRAM: 0691 BURA-ADMINISTRATION

	753,197		1,923,937		6,187,021		2,836,498	7,185,443		7,285,443			
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TOTAL DEPARTMENT: 95 URBAN RENEWAL AGENCY

	753,197		1,923,937		6,187,021		2,836,498	7,185,443		7,285,443			
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TOTAL FUND: 901 BURA GENERAL FUND

	753,197		1,923,937		6,187,021		2,836,498	7,185,443		7,285,443			
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BP WORKSHEET & JUSTIFICATION

FUND: 901 BURA GENERAL FUND
 DEPT: 95 URBAN RENEWAL AGENCY
 PROGRAM: 0691 BURA-ADMINISTRATION

OBJ	OBJECT DESCRIPTION
	JUSTIFICATIONS

- 801 TRSFR TO GENERAL FD - OVERHEAD
 OVERHEAD TRANSFER TO FOR GENERAL FUND SUPPORT
 FY 2016-17:
 10% OF DEVELOPMENT DIVISON MANAGER \$18,468
 10% OF SENIOR DEVELOPMENT PROJECT MANAGER \$17,123
 75% OF NEW SENIOR DEVELOPMENT MANAGER POSITION FOR PARKING \$91,697
 FY 2018-19 PROPOSED:
 10% OF DEVELOPMENT DIVISON MANAGER \$19,179
 10% OF SENIOR DEVELOPMENT PROEJCT MANAGER \$17,678
 75% OF SENIOR DEVELOPMENT MANAGER POSITION FOR PARKING \$109,997
- 816 TRSFERS TO REPROGRAPHICS FUND
- 839 TRANSFER TO BURA DEBT SVC FUND
 FY 15-16: "DAY LIGHT" ONE DAY LOAN FROM THE CITY'S GENERAL FUND FOR THE PURCHASE OF LOT 2 AT THE ROUND FOR THE PARKING GARAGE - \$510,000
 FY 16-17:
 ONE DAY LOAN FROM THE CITY'S GENERAL FUND FOR PARKING GARAGE DESIGN \$183,086
 INTEREST ON LINE OF CREDIT \$31,824
 FY 2017-18 REVISED BUDGET:
 ONE DAY LOAN FROM THE CITY'S GENERAL FUND FOR PARKING GARAGE DESIGN \$612,197
 ONE DAY LOAN FROM THE CITY'S GENERAL FUND TO PURCHASE THE LUDEMAN'S PROPERTY \$552,230
 INTEREST ON LINE OF CREDIT \$140,500
 FY 2018-19 BUDGET
 ONE DAY LOAN FROM THE CITY'S GENERAL FUND FOR PARKING GARAGE DESIGN \$260,000
 ONE DAY LOAN FROM THE CITY'S GENERAL FUND TO PURCHASE THE LUDEMAN'S PROPERTY \$504,334
 ONE DAY LOAN FROM THE CITY'S GENERAL FUND FOR POTENTIAL PROPERTY ACQUISTIONS \$250,000
 INTEREST ON LINE OF CREDIT \$156,500
- 991 CONTINGENCY - UNRESERVED
 BUDGET AMENDMENT: \$820,000 REVISION TO THE APPROPRIATION TO FUND BEAV CENTRAL GARAGE.

BP WORKSHEET & JUSTIFICATION

FUND: 902 BURA CAPITAL PROJECT FUND
 DEPT: 03 REVENUE
 PROGRAM: 0000 UNRESTRICTED

OBJ	2016 - ACTUAL		2017 - ACTUAL		2018 BUDGETED		2018 EST AMT	2019 - PROPOSED		2019 - RECOMD		2019 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE		AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 45 NON-REVENUE RECEIPTS

453 LOAN FRM CITY OF BEAVERTON

510,000	183,086		1,164,427	884,334	1,014,334
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460 LINE OF CREDIT PROCEEDS BURA

1,800,000	6,255,000
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TOTAL CLASS: 45 NON-REVENUE RECEIPTS

510,000	1,983,086	6,255,000	1,164,427	884,334	1,014,334
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TOTAL PROGRAM: 0000 UNRESTRICTED

510,000	1,983,086	6,255,000	1,164,427	884,334	1,014,334
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TOTAL DEPARTMENT: 03 REVENUE

510,000	1,983,086	6,255,000	1,164,427	884,334	1,014,334
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BP WORKSHEET & JUSTIFICATION

FUND: 902 BURA CAPITAL PROJECT FUND
 DEPT: 03 REVENUE
 PROGRAM: 0000 UNRESTRICTED

OBJ	OBJECT DESCRIPTION
	JUSTIFICATIONS

453 LOAN FRM CITY OF BEAVERTON
 "DAYLIGHT" ONE DAY LOAN PROCEEDS FROM THE CITY'S GENERAL FUND TO FUND CAPITAL PROJECTS
 FY 15-16 ACTUAL - PURCHASE OF LOT 2 AT THE ROUND FOR PARKING GARAGE PROJECT 6501 \$510,000
 FY 16-17 ACTUAL PROJECT 6501 PARKING GARAGE LOT 2 DESIGN & ENGINEERING \$183,086
 FY 17-18 REVISED BUDGET:
 PROJECT 6501 PARKING GARAGE DESIGN \$612,197
 PROJECT 6503 LAND ACQUISITION PROGRAM LUDEMANS'S PROPERTY PURCHASE \$552,230
 FY 18-19 BUDGET:
 PROJECT 6501 PARKING GARAGE DESIGN \$260,000
 PROJECT 6503 LAND ACQUISITION PROGRAM:
 LUDEMANS'S PROPERTY PURCHASE \$504,334
 POTENTIAL PROPERTY ACQUISITIONS THAT MAY BECOME AVAILABLE DURING THE YEAR \$250,000

460 LINE OF CREDIT PROCEEDS BURA
 FY 2016-17 ACTUAL:
 WESTGATE PROPERTY REIMBURSE CITY FOR METRO BUY OUT \$1,800,000
 FY 2017-18 BUDGET
 PROJECT 6503 GENERAL LAND ACQUISITION PROGRAM:
 POTENTIAL PROPERTY PURCHASES ON BEAVERDAM ROAD \$1,600,000
 PROJECT 6501 LOT 2 PARKING GARAGE \$4,665,000
 FY 2017-18 REVISED BUDGET; THE FUNDING NEEDED FOR THE CAPITAL PROJECTS IS RECOMMENDED TO
 BE FUNDED BY DAY LOANS FROM THE CITY'S GENERAL FUND. SEE ACCOUNT NUMBER 453 ABOVE
 FY 2018-19 NO DRAWDOWNS ON LINE OF CREDIT EXPECTED

BP WORKSHEET & JUSTIFICATION

FUND: 902 BURA CAPITAL PROJECT FUND
 DEPT: 95 URBAN RENEWAL AGENCY
 PROGRAM: 6501 PARKING GARAGE LOT 2

OBJ	2016 - ACTUAL		2017 - ACTUAL		2018 BUDGETED		2018	2019 - PROPOSED		2019 - RECOMD		2019 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 15 CAPITAL OUTLAY

651 PROPERTY ACQUISTION(LAND/BLDG)
 510,000 491

682 CONSTRUCTION

4,225,000 552,230 120,000 250,000

683 CONST DESIGN & ENGR INSPECTION
 182,595

330,000 59,967 10,000 10,000

686 CRESCENT ST IMPROVEMENT EXP

100,000

TOTAL CLASS: 15 CAPITAL OUTLAY

510,000 183,086 4,655,000 612,197 130,000 260,000

TOTAL PROGRAM: 6501 PARKING GARAGE LOT 2

510,000 183,086 4,655,000 612,197 130,000 260,000

BP WORKSHEET & JUSTIFICATION

FUND: 902 BURA CAPITAL PROJECT FUND
DEPT: 95 URBAN RENEWAL AGENCY
PROGRAM: 6501 PARKING GARAGE LOT 2

OBJ	OBJECT DESCRIPTION
	JUSTIFICATIONS

651	PROPERTY ACQUISTION(LAND/BLDG)
682	CONSTRUCTION DESIGN FEES, OTHER PREDEVELOPMENT COSTS, REPLACEMENT PARKING
683	CONST DESIGN & ENGR INSPECTION DESIGN COSTS CRESCENT AVENUE STREET DESIGN PROJECT (SHARED WITH TLT FUND)
686	CRESCENT ST IMPROVEMENT EXP NO APPROPRIATIONS REQUESTED IN FY 18-19

BP WORKSHEET & JUSTIFICATION

FUND: 902 BURA CAPITAL PROJECT FUND
 DEPT: 95 URBAN RENEWAL AGENCY
 PROGRAM: 6503 BURA LAND ACQUISITION PROGRAM

OBJ	2016 - ACTUAL		2017 - ACTUAL		2018 BUDGETED		2018 EST AMT	2019 - PROPOSED		2019 - RECOMD		2019 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE		AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 15 CAPITAL OUTLAY

651	PROPERTY ACQUISTION(LAND/BLDG)												
			1,800,000		1,600,000		552,230		754,334				754,334

TOTAL CLASS: 15 CAPITAL OUTLAY

			1,800,000		1,600,000		552,230		754,334				754,334
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TOTAL PROGRAM: 6503 BURA LAND ACQUISITION PROGRAM

			1,800,000		1,600,000		552,230		754,334				754,334
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TOTAL DEPARTMENT: 95 URBAN RENEWAL AGENCY

		510,000	1,983,086		6,255,000		1,164,427		884,334				1,014,334
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TOTAL FUND: 902 BURA CAPITAL PROJECT FUND

		510,000	1,983,086		6,255,000		1,164,427		884,334				1,014,334
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BP WORKSHEET & JUSTIFICATION

FUND: 902 BURA CAPITAL PROJECT FUND
DEPT: 95 URBAN RENEWAL AGENCY
PROGRAM: 6503 BURA LAND ACQUISITION PROGRAM

OBJ	OBJECT DESCRIPTION
	JUSTIFICATIONS

651 PROPERTY ACQUISITION(LAND/BLDG)
APPROPRIATIONS FOR PROPERTY PURCHASE ACQUISITIONS:
FY 2016-17 ACTUAL REIMBURSE THE CTIY OF BEAVERTON TO BUY OUT METRO INTEREST IN THE
WESTGATE PROPERTY \$1,800,000
FY 2017-18 REVISED ESTIMATE
FIRST INSTALLMENT ON THE LUDEMAN'S \$2,375,000 LAND PURCHASE CONTRACT \$523,686
REMAINING APPROPRIATION FOR LAND ACQUISITION \$28,544
FY 2018-19 BUDGET
2ND OF FIVE ANNUAL PAYMENTS ON THE \$2,375,000 LUDEMAN'S PURCHASE CONTRACT \$504,334
APPROPRIATION FOR POTENTIAL LAND ACQUISITIONS THAT MAY BECOME AVAILABLE DURING THE YEAR \$250,000

BP WORKSHEET & JUSTIFICATION

FUND: 904 BURA DEBT SERVICE FUND
 DEPT: 03 REVENUE
 PROGRAM: 0000 UNRESTRICTED

OBJ	2016 - ACTUAL		2017 - ACTUAL		2018 BUDGETED		2018	2019 - PROPOSED		2019 - RECOMD		2019 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 40 INTERFUND TRANSFERS/LOANS

444	TRSFR FROM BURA GENERAL FUND				311,000		1,304,927	1,040,834		1,170,834			
	510,000		214,911										

TOTAL CLASS: 40 INTERFUND TRANSFERS/LOANS

	510,000		214,911		311,000		1,304,927	1,040,834		1,170,834			
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TOTAL PROGRAM: 0000 UNRESTRICTED

	510,000		214,911		311,000		1,304,927	1,040,834		1,170,834			
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TOTAL DEPARTMENT: 03 REVENUE

	510,000		214,911		311,000		1,304,927	1,040,834		1,170,834			
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BP WORKSHEET & JUSTIFICATION

FUND: 904 BURA DEBT SERVICE FUND
DEPT: 03 REVENUE
PROGRAM: 0000 UNRESTRICTED

OBJ	OBJECT DESCRIPTION
	JUSTIFICATIONS

444 TRSFR FROM BURA GENERAL FUND

RECORD TRANSFER IN FROM THE BURA GENERAL FUND FOR DEBT SERVICE TO REPAY:

FY15-16:

DAYLIGHT LOAN FROM THE CITY GENERAL FUND TO PURCHASE LOT 2 PROJECT 6501 \$510,000

FY 16-17:

LOAN FROM THE CITY GENERAL FUND FOR LOT 2 PARKING GARAGE DESIGN PROJECT 6501 \$183,086

INTEREST ON THE LINE OF CREDIT \$31,824

FY 17-18 REVISED BUDGET:

LOAN FROM THE CITY GENERAL FUND FOR LOT 2 PARKING GARAGE DESIGN PROJECT 6501 \$612,197

LOAN FROM THE CITY GENERAL FUND FOR PURCHASE OF THE LUDEMANS PROPERTY \$552,230

INTEREST ON THE LINE OF CREDIT \$140,500

FY 2018-19:

LOAN FROM THE CITY GENERAL FUND FOR LOT 2 PARKING GARAGE DESIGN PROJECT 6501 \$260,000

LOAN FROM THE CITY GENERAL FUND FOR PURCHASE OF THE LUDEMANS PROPERTY \$504,334

LOAN FROM THE CITY GENERAL FUND FOR THE POTENTIAL LAND ACQUISITIONS \$250,000

INTEREST ON THE LINE OF CREDIT \$156,500

BP WORKSHEET & JUSTIFICATION

FUND: 904 BURA DEBT SERVICE FUND
 DEPT: 95 URBAN RENEWAL AGENCY
 PROGRAM: 0693 BURA DEBT SERVICE PROGRAM

OBJ	2016 - ACTUAL		2017 - ACTUAL		2018 BUDGETED		2018 EST AMT	2019 - PROPOSED		2019 - RECOMD		2019 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE		AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 20 DEBT SERVICE
 710 BURA LOC INTEREST

31,824 311,000 140,500 156,500 156,500

748 REPMT SHORT TERM LOAN FROM COB
 510,000 183,086

1,164,427 884,334 1,014,334

TOTAL CLASS: 20 DEBT SERVICE

510,000 214,910 311,000 1,304,927 1,040,834 1,170,834

TOTAL PROGRAM: 0693 BURA DEBT SERVICE PROGRAM

510,000 214,910 311,000 1,304,927 1,040,834 1,170,834

TOTAL DEPARTMENT: 95 URBAN RENEWAL AGENCY

510,000 214,910 311,000 1,304,927 1,040,834 1,170,834

TOTAL FUND: 904 BURA DEBT SERVICE FUND

510,000 214,910 311,000 1,304,927 1,040,834 1,170,834

BP WORKSHEET & JUSTIFICATION

FUND: 904 BURA DEBT SERVICE FUND

DEPT: 95 URBAN RENEWAL AGENCY

PROGRAM: 0693 BURA DEBT SERVICE PROGRAM

OBJ	OBJECT DESCRIPTION
	JUSTIFICATIONS

710 BURA LOC INTEREST

FY 2016-17 ACTUAL

INTEREST ON USED PORTION OF LINE OF CREDIT AT LIBOR RATE PLUS 1.9% - \$21,775

INTEREST ON UNUSED PORTION OF LINE OF CREDIT AT .25% - \$10,049

FY 2017-18 REVISED BUDGET

INTEREST ON USED PORTION OF LINE OF CREDIT AT LIBOR RATE PLUS 1.9% - \$100,000

INTEREST ON UNUSED PORTION OF LINE OF CREDIT AT .25% - 40,500

FY 2018-19 BUDGET

INTEREST ON USED PORTION OF LINE OF CREDIT AT LIBOR RATE PLUS 1.9% - \$116,000

INTEREST ON UNUSED PORTION OF LINE OF CREDIT AT .25% - \$40,500

748 REPMT SHORT TERM LOAN FROM COB

FY 15-16: "DAY LIGHT" LOAN FROM THE CITY'S GENERAL FUND FOR THE PURCHASE OF LOT 2 AT THE ROUND FOR THE PARKING GARAGE - \$510,000

FY 16-17:

"DAY LIGHT" LOAN FROM THE CITY'S GENERAL FUND FOR PARKING GARAGE DESIGN \$183,086

INTEREST ON LINE OF CREDIT \$31,824

FY 2017-18 REVISED BUDGET:

"DAY LIGHT" LOAN FROM THE CITY'S GENERAL FUND FOR PARKING GARAGE DESIGN \$612,197

"DAY LIGHT" LOAN FROM THE CITY'S GENERAL FUND TO PURCHASE THE LUDEMAN'S PROPERTY \$552,230

FY 2018-19 PROPOSED:

"DAY LIGHT" LOAN FROM THE CITY'S GENERAL FUND FOR PARKING GARAGE DESIGN \$260,000

"DAY LIGHT" LOAN FROM THE CITY'S GENERAL FUND TO PURCHASE LUDEMAN'S PROPERTY \$504,334

"DAY LIGHT" LOAN FROM THE CITY'S GENERAL FUND TO PURCHASE PROPERTY THAT MAY BECOME AVAILABLE DURING THE YEAR \$250,000