

CITY OF BEAVERTON

BUDGET TREND ANALYSIS - FY 2017-18 TO FY 2020-21

With Explanations on Significant Changes between Budgeted 2019-20 and Recommended 2020-21

Fund:		BURA General Fund					% Change
CLASS	Actual FY 2017-18	Actual FY 2018-19	Budget FY 2019-20	Estimated FY 2019-20	Recommended FY 2020-21	Budgeted Vs. Recommended	
Materials and Services	\$701,319	\$856,588	\$38,485	\$0	\$0	-100.00%	
Transfers	990,436	3,329,914	6,003,084	5,635,984	7,166,248	19.38%	
SUB-TOTAL	\$1,691,755	\$4,186,502	\$6,041,569	\$5,635,984	\$7,166,248		
Contingency			2,635,877		441,065		
TOTAL	1,691,755	4,186,502	\$8,677,446	5,635,984	\$7,607,313		
FTE's	-	-	-	-	-		

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

Materials and services:

FY 2020-21 reflects the transfer of expenses to fund 903 BURA Activities Fund.

Transfers:

FY 2020-21 reflects the transfer of expenses to fund 903 BURA Activities Fund.

CITY OF BEAVERTON

BUDGET TREND ANALYSIS - FY 2017-18 TO FY 2020-21

With Explanations on Significant Changes between Budgeted 2019-20 and Recommended 2020-21

Fund:		BURA Capital Project Fund					% Change Budgeted Vs. Recommended
CLASS	Actual FY 2017-18	Actual FY 2018-19	Budget FY 2019-20	Estimated FY 2019-20	Recommended FY 2020-21		
Capital Outlay	\$726,290	\$3,001,737	\$19,106,934	\$20,443,460	\$16,900,000	-11.55%	
SUB-TOTAL	726,290	3,001,737	19,106,934	20,443,460	\$16,900,000		
Contingency			-		16,013,474		
TOTAL	726,290	3,001,737	19,106,934	20,443,460	\$32,913,474		
FTE's	-	-	-	-	-		

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

Capital Outlay:

FY 2020-21 budget reflects mainly a decrease of \$3.9 million in Parking Garage Lot 2 construction expenses offset by an increase of \$1 million in the property acquisition program.

CITY OF BEAVERTON

BUDGET TREND ANALYSIS - FY 2017-18 TO FY 2020-21

With Explanations on Significant Changes between Budgeted 2019-20 and Recommended 2020-21

Fund:		BURA Program & Activities Fund					% Change
CLASS	Actual FY 2017-18	Actual FY 2018-19	Budget FY 2019-20	Estimated FY 2019-20	Recommended FY 2020-21		Budgeted Vs. Recommended
Materials and Services	-	-	\$2,810,314	2,073,286	3,013,650		7.24%
Transfers	-	-	-	367,100	808,570		N/A
SUB-TOTAL	-	-	2,810,314	2,440,386	\$3,822,220		
Contingency			501,936		3,026,244		
TOTAL	-	-	3,312,250	2,440,386	\$6,848,464		
FTE's	-	-	-	-	-		

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

Materials and services:

No significant change

Capital Outlay:

FY 2020-21 reflects a reimbursement to the General Fund for program administration by CDD.

CITY OF BEAVERTON

BUDGET TREND ANALYSIS - FY 2017-18 TO FY 2020-21

With Explanations on Significant Changes between Budgeted 2019-20 and Recommended 2020-21

Fund:	BURA Debt Service Fund					% Change
CLASS	Actual FY 2017-18	Actual FY 2018-19	Budget FY 2019-20	Estimated FY 2019-20	Recommended FY 2020-21	Budgeted Vs. Recommended
Debt Service	\$866,104	\$3,165,525	\$5,635,984	\$24,635,984	\$7,166,248	27.15%
SUB-TOTAL	\$866,104	\$3,165,525	\$5,635,984	\$24,635,984	\$7,166,248	
Contingency			-		-	
TOTAL	866,104	3,165,525	\$5,635,984	24,635,984	\$7,166,248	
FTE's	-	-	-	-	-	

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

Debt Service:

FY 2020-21 reflects bond payments on FY2020 bond issuance of \$45 million.

CITY OF BEAVERTON, OREGON
FISCAL YEAR 2020-21 BUDGET

FUND: 901/902/903/904 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 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

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 2017-18 ACTUAL	FY 2018-19 ACTUAL	FY 2019-20 BUDGETED	FY 2020-21 PROPOSED	FY 2020-21 ADOPTED
MATERIALS & SERVICES	701,319	856,588	2,848,799	3,013,650	0
CAPITAL OUTLAY	726,290	3,001,737	19,106,934	16,900,000	0
DEBT SERVICE	866,104	3,165,525	5,635,984	7,166,248	0
TRANSFERS	990,436	3,329,914	6,003,084	7,974,818	0
CONTINGENCY	0	0	3,137,813	19,480,783	0
TOTAL	\$3,284,149	\$10,353,764	\$36,732,614	\$54,535,499	\$0

Funding Sources:	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2020-21
Beginning Working Capital	\$3,135,920	\$4,606,028	\$4,308,126	\$38,532,000	\$0
Property Taxes	3,052,305	3,678,140	4,228,820	4,703,851	0
Loan from City of Beaverton	726,289	3,001,332	5,395,984	4,000,000	0
Interfund Transfers	866,105	3,165,525	5,635,984	7,166,248	0
Miscellaneous Revenue	109,559	210,459	1,085,600	133,400	0
Line of Credit	0	0	16,078,100	0	0

Program Objectives:

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.

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

- Predevelopment Grant Program
- Storefront Program

CITY OF BEAVERTON, OREGON
FISCAL YEAR 2020-21 BUDGET

FUND: 901/902/903/904 BEAVERTON URBAN REDEVELOPMENT AGENCY - BURA	DEPARTMENT: COMMUNITY DEVELOPMENT
DEPARTMENT HEAD: CHERYL TWETE	

- Tenant Improvement Program

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

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

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 2019-20 Action Plan:

- Managed the previously approved \$19 million Line of Credit and Tax Increment Financing sources for BURA funding opportunities and issued first BURA bond
- Prepared updated forecast and stress test analysis for TIF revenue
- Acquired two strategic properties located within the Beaverdam Road area and one property in Old Town
- Entered into Exclusive Negotiation Agreements with two development teams for redevelopment of land assemblages in Beaverdam Road area
- Provided gap funding for The Mary Ann, Beaverton's first affordable housing project funded with Metro Regional Affordable Housing Bond dollars
- Commenced construction on Beaverton Central public parking garage

CITY OF BEAVERTON, OREGON
FISCAL YEAR 2020-21 BUDGET

FUND: 901/902/903/904 BEAVERTON URBAN REDEVELOPMENT AGENCY - BURA	DEPARTMENT: COMMUNITY DEVELOPMENT
DEPARTMENT HEAD: CHERYL TWETE	

- Construction has commenced for an approximately 120-room urban, business-class hotel and separate restaurant on the Westgate site
- Disposed of Former Bank of Beaverton Building for renovation and activation
- In partnership with the city’s General Fund, continued funding a Storefront Improvement Program
- Continued funding and expanded the Tenant Improvement Program in support of the City’s Restaurant Strategy
- In partnership with the city’s General Fund, continued funding the Predevelopment Grant Program
- Participated in the Western Avenue roadway project and supported funding of the street design and future improvements
- Initiated redesign of the Annual Report and BURA Five-Year Action Plan
- The City’s first Parking Manager, who is partially funded by BURA, continues to design and implement parking management strategies in the downtown area and for the Beaverton Central public parking garage
- Improved the BURA website
- Participated in City’s Downtown Design Project

FY 2020-21 Action Plan:

- Pursue land acquisition for strategic short, medium and long-term projects
- Support affordable housing activities
- Implement and update the Five-Year BURA Action Plan/Annual Report
- Continue to improve the BURA website to be current, navigable and user-friendly for all interested parties
- Complete construction of the Beaverton Central public parking garage
- Initiate development of Downtown Equity Strategy
- Begin design of streetscape improvements within in 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
- Participate in utility undergrounding evaluation
- Provide support for transportation connectivity and utility upgrades
- Convene city work group to develop/refine downtown infrastructure plan
- 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 Annual Report:

Performance Measures:	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Budgeted/Revised	FY 2020-21 Proposed
Urban Renewal Tax Increment	\$2,747,537	\$3,589,566	\$4,211,820	\$4,684,351
New Housing Units Completed (based on certificate of occupancy)	0	230	0	100
Value of New Construction (based on certificate of occupancy)	\$13 M	\$103.5 M	\$22.9 M	\$50 M

CITY OF BEAVERTON, OREGON
FISCAL YEAR 2020-21 BUDGET

FUND: 901/902/903/904 BEAVERTON URBAN REDEVELOPMENT AGENCY - BURA	DEPARTMENT: COMMUNITY DEVELOPMENT
DEPARTMENT HEAD: CHERYL TWETE	

Summary of Borrowing Against District Debt Limitation

	Bond Line-of-Credit	City Day Light Loan	Total Borrowing
FY 15-16 Actual		\$ 510,000	\$ 510,000
FY 16-17 Actual	2,921,900	183,086	3,104,986
FY 17-18 Actual	-	726,289	726,289
Total Debt Incurred	\$ 2,921,900	1,419,375	4,341,275
Agency Debt Limit			150,000,000
Remaining Amount			145,658,725
% Remaining			97%
FY 18-19 Estimate		3,466,591	3,466,591
FY 19-20 Budget	\$16,078,100	\$1,332,668	\$17,410,768

CITY OF BEAVERTON, OREGON
FISCAL YEAR 2020-21 BUDGET

FUND: 901/902/903/904 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	\$2,637,336
FY 2016-17	\$921,495,446	\$36,794,252	4.2%	\$138,691,110	17.7%	\$2,025,052	\$4,662,388
FY 2017-18	\$947,028,304	\$25,532,858	2.8%	\$176,472,423	21.0%	\$2,747,537	\$7,409,925
FY 2018-19 Estimated	\$984,909,436	\$37,881,132	4.0%	\$202,105,100	25.82%	\$3,589,566	10,999,491
FY 2019-20 Budgeted	\$1,029,909,436	\$45,000,000	3.6%	\$247,105,100	31.6%	\$4,211,820	\$15,211,311

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.

Debt Service Fund (904)

In June 2020, BURA's 2017 Line of Credit will be refunded and the City intends to issue \$55 million of Special Revenue Bonds which will be backed by the pledge of ROW fees. As with the Line of Credit, the principal source of repayment is actually the Tax Increment of the Beaverton Urban Redevelopment Agency. The purpose of the bonds are to refund the Line of Credit, pay for the construction of the Beaverton Central District Parking Garage and acquire property within the urban renewal district for redevelopment purposes.

BUDGET PREPARATION WORKSHEET SUMMARY

FUND: 901 BURA TAX INCREMENT FUND

DEPT: 03 REVENUE

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020 YTD	2020	2021 - PROPOSED		2021 - RECOMD		2021 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

	-3,135,920		-4,606,028		-4,308,126		-4,308,126	-4,308,126	-2,903,462		-2,903,462			
--	------------	--	------------	--	------------	--	------------	------------	------------	--	------------	--	--	--

TOTAL CLASS: 05 BEGINNING WORKING CAPITAL

	-3,135,920		-4,606,028		-4,308,126		-4,308,126	-4,308,126	-2,903,462		-2,903,462			
--	------------	--	------------	--	------------	--	------------	------------	------------	--	------------	--	--	--

CLASS: 10 TAXES

306 INTEREST ON DELINQUENT TAXES

	-1,756		-3,405		-4,000		-3,788	-4,000	-4,000		-4,000			
--	--------	--	--------	--	--------	--	--------	--------	--------	--	--------	--	--	--

501 DIVISION OF TAX INCREMENT REV

	-3,037,745		-3,635,270		-4,211,820		-4,013,634	-4,211,820	-4,684,351		-4,684,351			
--	------------	--	------------	--	------------	--	------------	------------	------------	--	------------	--	--	--

502 DIV OF TAX INCR REV PRIOR YRS

	-12,804		-20,101		-13,000		-16,627	-15,000	-15,000		-15,000			
--	---------	--	---------	--	---------	--	---------	---------	---------	--	---------	--	--	--

513 COMCAST TAX SETTLEMENT

			-19,364											
--	--	--	---------	--	--	--	--	--	--	--	--	--	--	--

514 TAX DISTRIBUTION - PILOTS

							-713	-500	-500		-500			
--	--	--	--	--	--	--	------	------	------	--	------	--	--	--

TOTAL CLASS: 10 TAXES

	-3,052,305		-3,678,140		-4,228,820		-4,034,762	-4,231,320	-4,703,851		-4,703,851			
--	------------	--	------------	--	------------	--	------------	------------	------------	--	------------	--	--	--

CLASS: 35 MISCELLANEOUS REVENUES

381 RENTAL OF CITY/BURA PROPERTY

	-46,423		-95,500											
--	---------	--	---------	--	--	--	--	--	--	--	--	--	--	--

384 INVESTMENT INTEREST EARNINGS

	-62,707		-114,307		-140,000									
--	---------	--	----------	--	----------	--	--	--	--	--	--	--	--	--

389 MISCELLANEOUS REVENUES

1324

BUDGET PREPARATION WORKSHEET SUMMARY

FUND: 901 BURA TAX INCREMENT FUND

DEPT: 03 REVENUE

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020 YTD	2020	2021 - PROPOSED		2021 - RECOMD		2021 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	ACT AMT	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE
	-429		-652		-500									
TOTAL CLASS: 35 MISCELLANEOUS REVENUES														
	-109,559		-210,459		-140,500									
TOTAL DEPARTMENT: 03 REVENUE														
	-6,297,784		-8,494,627		-8,677,446		-8,342,888	-8,539,446	-7,607,313		-7,607,313			

1325

BUDGET PREPARATION WORKSHEET SUMMARY

FUND: 901 BURA TAX INCREMENT FUND

DEPT: 95 URBAN RENEWAL AGENCY

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020 YTD	2020	2021 - PROPOSED		2021 - RECOMD		2021 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	ACT AMT	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 10 MATERIALS & SERVICES

307 MEMBERSHIP FEES

435 150 1,460

316 ADVERTISING, RECORDING & FILING

386 427 500

321 TRAVEL, TRAINING & SUBSISTENCE

950 2,324 5,525

325 COMMUNITY EVENTS EXPENSE

4,000

328 MEALS & RELATED EXPENSE

500

388 PROPERTY INSURANCE

644

480 PROPERTY TAX EXPENSE

12,667 32,404

506 AFFORDABLE HOUSING PROGRAM

30,000

507 TENANT IMPROVEMENT PROGRAM

203,177 251,689

509 ACQUISITION DUE DILIGENCE EXP

43,855 94,735

511 PROFESSIONAL SERVICES

36,672 54,505 26,000

516 BUSINESS STOREFRONT IMPROV EXP

198,013 108,001

518 PROPERTY MANAGEMENT EXPENSE

111,027 30,961

519 DEV. FEASIBILITY ASSISTANCE

90,208 222,360

523 BOARDS & COMMISSIONS EXPENSES

1326

BUDGET PREPARATION WORKSHEET SUMMARY

FUND: 901 BURA TAX INCREMENT FUND DEPT: 95 URBAN RENEWAL AGENCY

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020 YTD	2020	2021 - PROPOSED		2021 - RECOMD		2021 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	ACT AMT	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE
							500							
551	RENTS AND LEASES													
	3,929		10,500											
559	STREETScape ENHANCEMENT EXPENSE													
			17,888											
TOTAL CLASS: 10 MATERIALS & SERVICES														
	701,319		856,588			38,485								
CLASS: 25 TRANSFERS														
801	TRSFR TO GENERAL FD - OVERHEAD													
	122,727		162,868			366,550								
816	TRSFRS TO REPROGRAPHICS FUND													
	1,604		1,521			550								
839	TRANSFER TO BURA DEBT SVC FUND													
	866,105		3,165,525			5,635,984	132,214	5,635,984	7,166,248		7,166,248			
TOTAL CLASS: 25 TRANSFERS														
	990,436		3,329,914			6,003,084	132,214	5,635,984	7,166,248		7,166,248			
CLASS: 30 FUND BAL/CONTINGENCY/RESERVES														
991	CONTINGENCY - UNRESERVED													
						2,635,877			441,065		441,065			
TOTAL CLASS: 30 FUND BAL/CONTINGENCY/RESERVES														
						2,635,877			441,065		441,065			
TOTAL DEPARTMENT: 95 URBAN RENEWAL AGENCY														
	1,691,755		4,186,502			8,677,446	132,214	5,635,984	7,607,313		7,607,313			

1327

BUDGET PREPARATION WORKSHEET SUMMARY

FUND: 902 BURA CAPITAL PROJECT FUND

DEPT: 03 REVENUE

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020 YTD	2020	2021 - PROPOSED		2021 - RECOMD		2021 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

										-22,913,474		-32,913,474		
--	--	--	--	--	--	--	--	--	--	-------------	--	-------------	--	--

TOTAL CLASS: 05 BEGINNING WORKING CAPITAL

										-22,913,474		-32,913,474		
--	--	--	--	--	--	--	--	--	--	-------------	--	-------------	--	--

CLASS: 20 PERMITS & FEES

339 PARKING PERMITS

			-406											
--	--	--	------	--	--	--	--	--	--	--	--	--	--	--

TOTAL CLASS: 20 PERMITS & FEES

			-406											
--	--	--	------	--	--	--	--	--	--	--	--	--	--	--

CLASS: 35 MISCELLANEOUS REVENUES

382 SALE OF CITY OR BURA PROPERTY

						-750,000								
--	--	--	--	--	--	----------	--	--	--	--	--	--	--	--

TOTAL CLASS: 35 MISCELLANEOUS REVENUES

						-750,000								
--	--	--	--	--	--	----------	--	--	--	--	--	--	--	--

CLASS: 45 NON-REVENUE RECEIPTS

451 BOND SALE PROCEEDS

									-35,000,000					
--	--	--	--	--	--	--	--	--	-------------	--	--	--	--	--

453 LOAN FRM CITY OF BEAVERTON

	-726,289		-3,001,332			-2,278,834			-2,278,834					
--	----------	--	------------	--	--	------------	--	--	------------	--	--	--	--	--

460 LINE OF CREDIT PROCEEDS BURA

						-16,078,100		-8,500,000	-16,078,100					
--	--	--	--	--	--	-------------	--	------------	-------------	--	--	--	--	--

TOTAL CLASS: 45 NON-REVENUE RECEIPTS

	-726,289		-3,001,332			-18,356,934		-8,500,000	-53,356,934					
--	----------	--	------------	--	--	-------------	--	------------	-------------	--	--	--	--	--

TOTAL DEPARTMENT: 03 REVENUE

	-726,289		-3,001,738			-19,106,934		-8,500,000	-53,356,934	-22,913,474		-32,913,474		
--	----------	--	------------	--	--	-------------	--	------------	-------------	-------------	--	-------------	--	--

1328

BUDGET PREPARATION WORKSHEET SUMMARY

FUND: 902 BURA CAPITAL PROJECT FUND

DEPT: 95 URBAN RENEWAL AGENCY

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020 YTD	2020	2021 - PROPOSED		2021 - RECOMD		2021 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	ACT AMT	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 15 CAPITAL OUTLAY

620 1% For The Arts

							46,000							
--	--	--	--	--	--	--	--------	--	--	--	--	--	--	--

651 PROPERTY ACQUISTION(LAND/BLDG)

	523,686		2,423,769		2,953,834		3,181,073	3,243,460	4,000,000		4,000,000			
--	---------	--	-----------	--	-----------	--	-----------	-----------	-----------	--	-----------	--	--	--

682 CONSTRUCTION

	48,869		141,203		15,928,100		16,861,985	17,000,000	12,000,000		12,000,000			
--	--------	--	---------	--	------------	--	------------	------------	------------	--	------------	--	--	--

683 CONST DESIGN & ENGR INSPECTION

	153,735		436,765		225,000		244,093	200,000	900,000		900,000			
--	---------	--	---------	--	---------	--	---------	---------	---------	--	---------	--	--	--

TOTAL CLASS: 15 CAPITAL OUTLAY

	726,290		3,001,737		19,106,934		20,333,151	20,443,460	16,900,000		16,900,000			
--	---------	--	-----------	--	------------	--	------------	------------	------------	--	------------	--	--	--

CLASS: 30 FUND BAL/CONTINGENCY/RESERVES

991 CONTINGENCY - UNRESERVED

									6,013,474		16,013,474			
--	--	--	--	--	--	--	--	--	-----------	--	------------	--	--	--

TOTAL CLASS: 30 FUND BAL/CONTINGENCY/RESERVES

									6,013,474		16,013,474			
--	--	--	--	--	--	--	--	--	-----------	--	------------	--	--	--

TOTAL DEPARTMENT: 95 URBAN RENEWAL AGENCY

	726,290		3,001,737		19,106,934		20,333,151	20,443,460	22,913,474		32,913,474			
--	---------	--	-----------	--	------------	--	------------	------------	------------	--	------------	--	--	--

1329

BUDGET PREPARATION WORKSHEET SUMMARY

FUND: 903 BURA PROGRAM AND ACTIVITIES FUND DEPT: 03 REVENUE

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020 YTD	2020	2021 - PROPOSED		2021 - RECOMD		2021 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														
										-3,302,564		-2,715,064		
TOTAL CLASS: 05 BEGINNING WORKING CAPITAL														
										-3,302,564		-2,715,064		
CLASS: 35 MISCELLANEOUS REVENUES														
381 RENTAL OF CITY/BURA PROPERTY														
					-95,100		-27,623	-95,100		-48,000		-48,000		
382 SALE OF CITY OR BURA PROPERTY														
					-100,000		-852,000	-852,000						
384 INVESTMENT INTEREST EARNINGS														
							-72,693	-91,200		-122,000		-85,400		
TOTAL CLASS: 35 MISCELLANEOUS REVENUES														
					-195,100		-952,316	-1,038,300		-170,000		-133,400		
CLASS: 45 NON-REVENUE RECEIPTS														
451 BOND SALE PROCEEDS														
								-1,000,000						
453 LOAN FRM CITY OF BEAVERTON														
					-3,117,150			-3,117,150		-4,000,000		-4,000,000		
TOTAL CLASS: 45 NON-REVENUE RECEIPTS														
					-3,117,150			-4,117,150		-4,000,000		-4,000,000		
TOTAL DEPARTMENT: 03 REVENUE														
					-3,312,250		-952,316	-5,155,450		-7,472,564		-6,848,464		

1330

BUDGET PREPARATION WORKSHEET SUMMARY

FUND: 903 BURA PROGRAM AND ACTIVITIES FUND DEPT: 95 URBAN RENEWAL AGENCY

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020 YTD	2020	2021 - PROPOSED		2021 - RECOMD		2021 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	ACT AMT	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE
CLASS: 10	MATERIALS & SERVICES													
307	MEMBERSHIP FEES						1,460	1,460	1,000		1,000			
316	ADVERTISING, RECORDING & FILING						338	250	500		500			
321	TRAVEL, TRAINING & SUBSISTENCE						176	5,500	6,000		6,000			
325	COMMUNITY EVENTS EXPENSE							1,000	4,000		4,000			
328	MEALS & RELATED EXPENSE						239	400	525		525			
387	GENERAL LIABILITY INSURANCE				4,000		698	698	1,000		1,000			
388	PROPERTY INSURANCE				20,000		1,493	2,000	2,000		2,000			
480	PROPERTY TAX EXPENSE				66,250		43,194	40,745	42,527		42,527			
497	DEBT ISSUANCE COST							263,000						
498	UNDERWRITERS DISCOUNT, BOND							325,000						
506	AFFORDABLE HOUSING PROGRAM				300,000			75,000	525,000		525,000			
507	TENANT IMPROVEMENT PROGRAM				652,720		328,185	372,720	675,000		675,000			
509	ACQUISITION DUE DILIGENCE EXP				120,000		77,790	120,000	120,000		120,000			
511	PROFESSIONAL SERVICES				191,750		113,383	20,710	25,000		75,000			
516	BUSINESS STOREFRONT IMPROV EXP													

1331

BUDGET PREPARATION WORKSHEET SUMMARY

FUND: 903 BURA PROGRAM AND ACTIVITIES FUND DEPT: 95 URBAN RENEWAL AGENCY

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020 YTD	2020	2021 - PROPOSED		2021 - RECOMD		2021 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	ACT AMT	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE
					418,594		286,418	279,222	339,375		339,375			
518	PROPERTY MANAGEMENT EXPENSE													
					257,000		56,277	120,000	594,523		594,523			
519	DEV. FEASIBILITY ASSISTANCE													
					475,000		281,755	435,300	186,700		186,700			
523	BOARDS & COMMISSIONS EXPENSES													
							281	281	500		500			
524	PARKING PROGRAM DEV AND OPERATIONS													
											260,000			
559	STREETSCAPE ENHANCEMENT EXPENSE													
					305,000			10,000	180,000		180,000			
1332	TOTAL CLASS: 10 MATERIALS & SERVICES													
					2,810,314		1,191,687	2,073,286	2,703,650		3,013,650			
	CLASS: 25 TRANSFERS													
801	TRSFER TO GENERAL FD - OVERHEAD													
							305,458	366,550	539,577		806,828			
816	TRSFERS TO REPROGRAPHICS FUND													
							469	550	1,742		1,742			
	TOTAL CLASS: 25 TRANSFERS													
							305,927	367,100	541,319		808,570			
	CLASS: 30 FUND BAL/CONTINGENCY/RESERVES													
991	CONTINGENCY - UNRESERVED													
					501,936				4,227,595		3,026,244			
	TOTAL CLASS: 30 FUND BAL/CONTINGENCY/RESERVES													
					501,936				4,227,595		3,026,244			
	TOTAL DEPARTMENT: 95 URBAN RENEWAL AGENCY													
					3,312,250		1,497,614	2,440,386	7,472,564		6,848,464			

BUDGET PREPARATION WORKSHEET SUMMARY

FUND: 904 BURA DEBT SERVICE FUND

DEPT: 03 REVENUE

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020 YTD	2020	2021 - PROPOSED		2021 - RECOMD		2021 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

	-866,105		-3,165,525		-5,635,984		-132,214	-5,635,984	-7,166,248		-7,166,248			
--	----------	--	------------	--	------------	--	----------	------------	------------	--	------------	--	--	--

TOTAL CLASS: 40 INTERFUND TRANSFERS/LOANS

	-866,105		-3,165,525		-5,635,984		-132,214	-5,635,984	-7,166,248		-7,166,248			
--	----------	--	------------	--	------------	--	----------	------------	------------	--	------------	--	--	--

CLASS: 45 NON-REVENUE RECEIPTS

451 BOND SALE PROCEEDS

								-19,000,000						
--	--	--	--	--	--	--	--	-------------	--	--	--	--	--	--

TOTAL CLASS: 45 NON-REVENUE RECEIPTS

								-19,000,000						
--	--	--	--	--	--	--	--	-------------	--	--	--	--	--	--

TOTAL DEPARTMENT: 03 REVENUE

	-866,105		-3,165,525		-5,635,984		-132,214	-24,635,984	-7,166,248		-7,166,248			
--	----------	--	------------	--	------------	--	----------	-------------	------------	--	------------	--	--	--

1333

BUDGET PREPARATION WORKSHEET SUMMARY

FUND: 904 BURA DEBT SERVICE FUND

DEPT: 95 URBAN RENEWAL AGENCY

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020 YTD	2020	2021 - PROPOSED		2021 - RECOMD		2021 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

	139,815		164,193		240,000		132,214	240,000						
--	---------	--	---------	--	---------	--	---------	---------	--	--	--	--	--	--

745 2020 BURA BOND PRINCIPAL

									1,591,248		1,591,248			
--	--	--	--	--	--	--	--	--	-----------	--	-----------	--	--	--

746 2020 BURA BOND INTEREST

									1,575,000		1,575,000			
--	--	--	--	--	--	--	--	--	-----------	--	-----------	--	--	--

747 BURA LOC PRINCIPAL PMT

								19,000,000						
--	--	--	--	--	--	--	--	------------	--	--	--	--	--	--

748 REPMT SHORT TERM LOAN FROM COB

	726,289		3,001,332		5,395,984			5,395,984	4,000,000		4,000,000			
--	---------	--	-----------	--	-----------	--	--	-----------	-----------	--	-----------	--	--	--

TOTAL CLASS: 20 DEBT SERVICE

	866,104		3,165,525		5,635,984		132,214	24,635,984	7,166,248		7,166,248			
--	---------	--	-----------	--	-----------	--	---------	------------	-----------	--	-----------	--	--	--

TOTAL DEPARTMENT: 95 URBAN RENEWAL AGENCY

	866,104		3,165,525		5,635,984		132,214	24,635,984	7,166,248		7,166,248			
--	---------	--	-----------	--	-----------	--	---------	------------	-----------	--	-----------	--	--	--

1334

City of Beaverton - Finance
 Budget Preparation - 2021

BP WORKSHEET & JUSTIFICATION

FUND: 901 BURA TAX INCREMENT FUND
 DEPT: 03 REVENUE
 PROGRAM: 0000 UNRESTRICTED

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020	2021 - PROPOSED		2021 - RECOMD		2021 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 05 BEGINNING WORKING CAPITAL

301	BEGINNING WORKING CAPITAL													
		3,135,920		4,606,028			4,308,126		4,308,126			2,903,462		2,903,462

TOTAL CLASS: 05 BEGINNING WORKING CAPITAL

		3,135,920		4,606,028			4,308,126		4,308,126			2,903,462		2,903,462
--	--	-----------	--	-----------	--	--	-----------	--	-----------	--	--	-----------	--	-----------

CLASS: 10 TAXES

306	INTEREST ON DELINQUENT TAXES													
		1,756		3,405			4,000		4,000			4,000		4,000

501	DIVISION OF TAX INCREMENT REV													
		3,037,745		3,635,270			4,211,820		4,211,820			4,684,351		4,684,351

502	DIV OF TAX INCR REV PRIOR YRS													
		12,804		20,101			13,000		15,000			15,000		15,000

513	COMCAST TAX SETTLEMENT												
												19,364	

514	TAX DISTRIBUTION - PILOTS													
									500			500		500

TOTAL CLASS: 10 TAXES

		3,052,305		3,678,140			4,228,820		4,231,320			4,703,851		4,703,851
--	--	-----------	--	-----------	--	--	-----------	--	-----------	--	--	-----------	--	-----------

CLASS: 35 MISCELLANEOUS REVENUES

381	RENTAL OF CITY/BURA PROPERTY												
		46,423		95,500									

384	INVESTMENT INTEREST EARNINGS												
		62,707		114,307			140,000						

389	MISCELLANEOUS REVENUES												
		429		652			500						

TOTAL CLASS: 35 MISCELLANEOUS REVENUES

		109,559		210,459			140,500						
--	--	---------	--	---------	--	--	---------	--	--	--	--	--	--

TOTAL PROGRAM: 0000 UNRESTRICTED

		6,297,784		8,494,627			8,677,446		8,539,446			7,607,313		7,607,313
--	--	-----------	--	-----------	--	--	-----------	--	-----------	--	--	-----------	--	-----------

TOTAL DEPARTMENT: 03 REVENUE

		6,297,784		8,494,627			8,677,446		8,539,446			7,607,313		7,607,313
--	--	-----------	--	-----------	--	--	-----------	--	-----------	--	--	-----------	--	-----------

BP WORKSHEET & JUSTIFICATION

FUND: 901 BURA TAX INCREMENT FUND
 DEPT: 03 REVENUE
 PROGRAM: 0000 UNRESTRICTED

OBJ	OBJECT DESCRIPTION
	JUSTIFICATIONS

301 BEGINNING WORKING CAPITAL

306 INTEREST ON DELINQUENT TAXES
 CITY'S PORTION OF INTEREST ON DELINQUENT PRIOR YEAR PROPERTY TAXES RECEIVED THROUGH WASHINGTON COUNTY \$4,000

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"\$4,684,351

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. \$15,000

513 COMCAST TAX SETTLEMENT

514 TAX DISTRIBUTION - PILOTS
 TAX DISTRIBUTION FROM COUNTY - PAYMENT IN LIEU OF TAXES \$500

381 RENTAL OF CITY/BURA PROPERTY
 MONTHLY RENTAL INCOME FROM BURA OWNED PROPERTIES
 FY 2017-18 (PROPERTIES OWNED 6 MONTHS)
 CURIOSITIES BUILDING - \$32,467
 UNION LIGHTING BUILDING - \$7,527
 5 OFFICES A TO E \$6,429
 FY 2018-19
 CURIOSITIES BUILDING \$66,000
 CURIOSITIES ANNEX BUILDING \$15,300
 5 OFFICES A TO E \$14,200
 FY 2019-20 REVENUES WILL BE RECORDED IN THE NEW FUND, BURA PROGRAM AND ACTIVITIES FUND (903).

384 INVESTMENT INTEREST EARNINGS
 INTEREST EARNINGS IS BASED ON AVAILABLE CASH BALANCES AND INTEREST RATES:
 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%
 FY 19-20 AND FY 20-21 INTEREST EARNINGS ARE RECORDED IN FUND 903

389 MISCELLANEOUS REVENUES
 TAX DISTRIBUTION FROM COUNTY (PAYMENT IN LIEU OF TAX) IS MOVED TO NEW OBJECT CODE 514.

BP WORKSHEET & JUSTIFICATION

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

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020	2021 - PROPOSED		2021 - RECOMD		2021 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 10 MATERIALS & SERVICES

307	MEMBERSHIP FEES												
	435		150		1,460								
316	ADVERTISING,RECORDING & FILING												
	386		427		500								
321	TRAVEL,TRAINING & SUBSISTENCE												
	950		2,324		5,525								
325	COMMUNITY EVENTS EXPENSE												
					4,000								
328	MEALS & RELATED EXPENSE												
					500								
388	PROPERTY INSURANCE												
			644										
480	PROPERTY TAX EXPENSE												
	12,667		32,404										
506	AFFORDABLE HOUSING PROGRAM												
			30,000										
507	TENANT IMPROVEMENT PROGRAM												
	203,177		251,689										
509	ACQUISITION DUE DILIGENCE EXP												
	43,855		94,735										
511	PROFESSIONAL SERVICES												
	36,672		54,505		26,000								
516	BUSINESS STOREFRONT IMPROV EXP												
	198,013		108,001										
518	PROPERTY MANAGEMENT EXPENSE												
	111,027		30,961										
519	DEV. FEASIBILITY ASSISTANCE												
	90,208		222,360										
523	BOARDS & COMMISSIONS EXPENSES												
					500								
551	RENTS AND LEASES												
	3,929		10,500										
559	STREETSCAPE ENHANCEMENT EXPENSE												
			17,888										
TOTAL CLASS: 10 MATERIALS & SERVICES													
	701,319		856,588		38,485								

BP WORKSHEET & JUSTIFICATION

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

OBJ	OBJECT DESCRIPTION	JUSTIFICATIONS
-----	--------------------	----------------

- 307 MEMBERSHIP FEES
 MOVED TO 903 FUND
- 316 ADVERTISING,RECORDING & FILING
 MOVED TO 903 FUND
- 321 TRAVEL,TRAINING & SUBSISTENCE
 MOVED TO 903 FUND
- 325 COMMUNITY EVENTS EXPENSE
 MOVED TO 903 FUND
- 328 MEALS & RELATED EXPENSE
 MOVED TO 903 FUND
- 388 PROPERTY INSURANCE
 FY 19-20 EXPENDITURES MOVED TO NEW FUND 903
- 480 PROPERTY TAX EXPENSE
 FY19-20 EXPENDITURE MOVED TO NEW FUND 903

- 506 AFFORDABLE HOUSING PROGRAM
 FY 19-20 EXPENDITURE MOVED TO NEW FUND 903
- 507 TENANT IMPROVEMENT PROGRAM
 FY19-20 EXPENDITURE MOVED TO NEW FUND 903
- 509 ACQUISITION DUE DILIGENCE EXP
- 511 PROFESSIONAL SERVICES
 MOVED TO 903 FUND
- 516 BUSINESS STOREFRONT IMPROV EXP
 FY19-20 EXPENDITURE MOVED TO NEW FUND 903
- 518 PROPERTY MANAGEMENT EXPENSE
 FY19-20 EXPENDITURE MOVED TO NEW FUND 903
- 519 DEV. FEASIBILITY ASSISTANCE
 FY19-20 EXPENDITURE MOVED TO NEW FUND 903
- 523 BOARDS & COMMISSIONS EXPENSES
 MOVED TO 903 FUND
- 551 RENTS AND LEASES
 NO APPROPRIATION REQUESTED
- 559 STREETScape ENHANCEMENT EXPENSE
 FY19-20 EXPENDITURE MOVED TO NEW FUND 903



BP WORKSHEET & JUSTIFICATION

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

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020	2021 - PROPOSED		2021 - RECOMD		2021 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 25 TRANSFERS

801 TRSFR TO GENERAL FD - OVERHEAD
 122,727 162,868 366,550

816 TRSFERS TO REPROGRAPHICS FUND
 1,604 1,521 550

839 TRANSFER TO BURA DEBT SVC FUND
 866,105 3,165,525 5,635,984 5,635,984 7,166,248 7,166,248

TOTAL CLASS: 25 TRANSFERS

990,436	3,329,914	6,003,084	5,635,984	7,166,248	7,166,248
---------	-----------	-----------	-----------	-----------	-----------

CLASS: 30 FUND BAL/CONTINGENCY/RESERVES

991 CONTINGENCY - UNRESERVED
 2,635,877 441,065 441,065

TOTAL CLASS: 30 FUND BAL/CONTINGENCY/RESERVES

2,635,877	441,065	441,065
-----------	---------	---------

TOTAL PROGRAM: 0691 BURA-ADMINISTRATION

1,691,755	4,186,502	8,677,446	5,635,984	7,607,313	7,607,313
-----------	-----------	-----------	-----------	-----------	-----------

TOTAL DEPARTMENT: 95 URBAN RENEWAL AGENCY

1,691,755	4,186,502	8,677,446	5,635,984	7,607,313	7,607,313
-----------	-----------	-----------	-----------	-----------	-----------

TOTAL FUND: 901 BURA TAX INCREMENT FUND

1,691,755	4,186,502	8,677,446	5,635,984	7,607,313	7,607,313
-----------	-----------	-----------	-----------	-----------	-----------

BP WORKSHEET & JUSTIFICATION

FUND: 901 BURA TAX INCREMENT 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 2018-19 ADOPTED:
 10% OF DEVELOPMENT DIVISON MANAGER
 10% OF SENIOR DEVELOPMENT PROJECT MANAGER
 75% OF SENIOR DEVELOPMENT MANAGER POSITION FOR PARKING
 FY 2019-20 AND FY 2020-21 MOVED TO FUND 903

816 TRSFRS TO REPROGRAPHICS FUND
 MOVED TO FUND 903

839 TRANSFER TO BURA DEBT SVC FUND
 FY 17-18 ACTUALS TOTALING \$866,105 COMPRISED OF:
 LOT 2 PARKING GARAGE DESIGN PROJECT 6501 \$202,604
 DOWN PAYMENT ON THE LUDEMANS' PROPERTY PURCHASE \$523,685
 INTEREST ON LINE OF CREDIT \$139,816
 FY 2018-19 ACTUALS TOTALING \$3,165,525 COMPRISED OF::
 LOANS FROM THE CITY GENERAL FUND TOTALING \$3,001,332 COMPRISED OF:
 LOT 2 PARKING GARAGE DESIGN PROJECT 6501 \$577,967
 CONTRACT PAYMENTS ON THE LUDEMANS PROPERTY (1ST OF 4TH ANNUAL PAYMENT) \$504,334
 PURCHASE THE BANK OF BEAVERTON PROPERTY \$1,220,966 (LESS \$405 IN PARKING REVENUE)
 ERNEST DOWNPAYMENT ON THE DIETRICK PROPERTY (VACANT PARCEL BY BIG O'S) \$10,000
 DOWN PAYMENT FOR THE ADELPHOS PROPERTY PURCHASE \$688,470
 INTEREST ON THE LINE OF CREDIT \$164,193
 FY 2019-20 BUDGET TOTALS \$5,635,984 AND IS COMPRISED OF THE FOLLOWING TRANSFER TO
 THE BURA DEBT SERVICE FUND FOR
 THE BURA PROGRAM AND ACTIVITIES FUND 903'S OPERATIONS \$2,617,150
 THE BURA CAPITAL PROJECTS FUND 902'S OPERATIONS \$1,078,834
 THE BURA DEBT SERVICE FUND FOR THE INTEREST ON THE LINE OF CREDIT \$240,000
 THE BURA CAPITAL PROJECTS FUND FOR THE DAVIS CHESNEY PROPERTY PURCHASE \$1,200,000
 THE BURA PROGRAM AND ACTIVITES FUND 903'S ADDITIONAL OPERATIONS \$500,000
 FY 2020-21 BUDGET
 THE BURA DEBT SERVICE FUND FOR THE 2020 BURA BOND PRINCIPAL AND INTEREST PAYMENT \$3,166,248
 THE BURA PROGRAM AND ACTIVITIES FUND 903'S OPERATIONS \$4,000,000

991 CONTINGENCY - UNRESERVED

City of Beaverton - Finance
 Budget Preparation - 2021

BP WORKSHEET & JUSTIFICATION

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

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020	2021 - PROPOSED		2021 - RECOMD		2021 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 05 BEGINNING WORKING CAPITAL

301 BEGINNING WORKING CAPITAL
 22,913,474 32,913,474

TOTAL CLASS: 05 BEGINNING WORKING CAPITAL

22,913,474 32,913,474

CLASS: 20 PERMITS & FEES

339 PARKING PERMITS
 406

TOTAL CLASS: 20 PERMITS & FEES

406

CLASS: 35 MISCELLANEOUS REVENUES

382 SALE OF CITY OR BURA PROPERTY
 750,000

TOTAL CLASS: 35 MISCELLANEOUS REVENUES

750,000

CLASS: 45 NON-REVENUE RECEIPTS

451 BOND SALE PROCEEDS
 35,000,000

453 LOAN FRM CITY OF BEAVERTON
 726,289 3,001,332 2,278,834 2,278,834

460 LINE OF CREDIT PROCEEDS BURA
 16,078,100 16,078,100

TOTAL CLASS: 45 NON-REVENUE RECEIPTS

726,289 3,001,332 18,356,934 53,356,934

TOTAL PROGRAM: 0000 UNRESTRICTED

726,289 3,001,738 19,106,934 53,356,934 22,913,474 32,913,474

TOTAL DEPARTMENT: 03 REVENUE

726,289 3,001,738 19,106,934 53,356,934 22,913,474 32,913,474

BP WORKSHEET & JUSTIFICATION

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

OBJ	OBJECT DESCRIPTION
	JUSTIFICATIONS

301 BEGINNING WORKING CAPITAL

339 PARKING PERMITS

382 SALE OF CITY OR BURA PROPERTY
 ESTIMATED PROCEEDS FROM THE SALE OF THE AURTHER MURRAY BUILDING MOVED TO THE
 BURA PROGRAM AND ACTIVITES FUND903

451 BOND SALE PROCEEDS
 NET PROCEEDS FROM THE FY 2020 - \$55 MILLION BURA REVENUE BOND ISSUE DISTRIBUTED AS FOLLOWS
 \$19 MILLION DEPOSITED IN THE BURA DEBT SERVICE FUND904 TO REPAY THE\$19 LINE OF
 CREDIT WITH KEYBANC
 \$25 MILLION DEPOSITED IN THE BURA CAPITAL PROJECTS FUND902
 \$1 MILLION DEPOSITED IN THE BURA PROGRAM AND ACTIVITIES FUND903

453 LOAN FRM CITY OF BEAVERTON
 FY 17-18 ACTUAL TOTALS\$726,289 AND WAS COMPRISED OF:
 PROJECT 6501 PARKING GARAGE DESIGN \$202,604
 LUDEMANS PROPERTY PURCHASE DOWNPAYMENT AND CLOSING COSTS\$523,685
 FY 2018-19 ACTUAL TOTALED\$3,001,332 AND WAS COMPRISED OF:
 LOT 2 PARKING GARAGE DESIGN PROJECT 6501 \$577,967
 PURCHASE OF THE LUDEMANS PROPERTY ON CONTRACT (1ST OF 4TH ANNUAL PAYMENT)\$504,334
 PURCHASE THE BANK OF BEAVERTON PROPERTY\$1,220,966 (LESS \$405 IN MISC PARKING REV)
 ERNEST DOWNPAYMENT ON THE DIETRICK PROPERTY (VACANT PARCEL @ BIG O'S)\$10,000
 DOWN PAYMENT AND CONTRACT PAYMENT FOR ADELPHOS PROPERTY\$688,470
 FY 2019-20 TOTALS \$2,278,834 AND IS COMPRISE OF:
 PURCHASE OF THE LUDEMANS PROPERTY ON CONTRACT (2ND OF 4TH ANNUAL PAYMENT)\$504,334
 MONTHLY PAYMENTS FOR ADELPHOS PROPERTY\$249,540
 PURCHASE OF THE DAVIS AND CHESNEY PROPERTIES\$1,524,960
 FY 2020-21 REFLECTS NO LOANS FROM THE CITY OF BEAVERTON DUE TO THE PROPOSED BOND ISSUE
 PROCEEDS SHOWN IN REVENUE ACCOUNT 451 BOND SALE PROCEEDS

460 LINE OF CREDIT PROCEEDS BURA
 FY 2017-18 NO DRAWDOWNS ON LINE OF CREDIT
 FY 2018-19 NO DRAWDOWNS ON LINE OF CREDIT
 FY2019-20 DRAWDOWN ON LINE OF CREDIT FOR PARKING GARAGE CONSTRUCTION

BP WORKSHEET & JUSTIFICATION

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

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020	2021 - PROPOSED		2021 - RECOMD		2021 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 15 CAPITAL OUTLAY

620 1% For The Arts

682 CONSTRUCTION

48,869 141,203 15,928,100 17,000,000 12,000,000 12,000,000

683 CONST DESIGN & ENGR INSPECTION

153,735 436,765 150,000 200,000 500,000 500,000

TOTAL CLASS: 15 CAPITAL OUTLAY

202,604 577,968 16,078,100 17,200,000 12,500,000 12,500,000

TOTAL PROGRAM: 6501 PARKING GARAGE LOT 2

202,604 577,968 16,078,100 17,200,000 12,500,000 12,500,000

BP WORKSHEET & JUSTIFICATION

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

OBJ	OBJECT DESCRIPTION
	JUSTIFICATIONS

620 1% For The Arts

682 CONSTRUCTION

CONSTRUCTION AND SELECT SOFT COSTS \$12,000,000

683 CONST DESIGN & ENGR INSPECTION

DESIGN COSTS AND ENGINEERING INSPECTION \$500,000

BP WORKSHEET & JUSTIFICATION

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

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020	2021 - PROPOSED		2021 - RECOMD		2021 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 15 CAPITAL OUTLAY

651	PROPERTY ACQUISTION(LAND/BLDG)	523,686	2,423,769	2,953,834		3,243,460	4,000,000		4,000,000				
-----	--------------------------------	---------	-----------	-----------	--	-----------	-----------	--	-----------	--	--	--	--

TOTAL CLASS: 15 CAPITAL OUTLAY

		523,686	2,423,769	2,953,834		3,243,460	4,000,000		4,000,000				
--	--	---------	-----------	-----------	--	-----------	-----------	--	-----------	--	--	--	--

CLASS: 30 FUND BAL/CONTINGENCY/RESERVES

991	CONTINGENCY - UNRESERVED						6,013,474		16,013,474				
-----	--------------------------	--	--	--	--	--	-----------	--	------------	--	--	--	--

TOTAL CLASS: 30 FUND BAL/CONTINGENCY/RESERVES

							6,013,474		16,013,474				
--	--	--	--	--	--	--	-----------	--	------------	--	--	--	--

TOTAL PROGRAM: 6503 BURA LAND ACQUISITION PROGRAM

		523,686	2,423,769	2,953,834		3,243,460	10,013,474		20,013,474				
--	--	---------	-----------	-----------	--	-----------	------------	--	------------	--	--	--	--

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 ACQUISTION(LAND/BLDG)
 PROPERTY ACQUISITION OPPORTUNITIES IN OLD TOWN AND BEAVERTON CENTRAL PLUS CONTRACT PAYMENT
 FY 2017-18 ACTUALS LUDEMAN'S PROPERTY DOWN PAYMENT -\$523,686
 FY 2018-19 ACTUALS TOTALING\$2,423,769 CONSISTS OF THE FOLLOWING:
 PURCHASE OF THE LUDEMANS PROPERTY ON CONTRACT (1ST OF 4TH ANNUAL PAYMENT)\$504,334
 PURCHASE THE BANK OF BEAVERTON PROPERTY\$1,220,966 (LESS \$405 IN PARKING REVENUE)
 ERNEST DOWNPAYMENT ON THE DIETRICK PROPERTY (VACANT PARCEL BY BIG O'S\$10,000
 DOWN PAYMENT FOR THE ADELPHOS PROPERTY PURCHASE\$688,470
 FY 2019-20 ESTIMATE TOTALING\$3,160,277 CONSISTS OF THE FOLLOWING:
 CONTRACT PAYMENT ON THE LUDEMANS PROPERTY (2ND OF 4TH ANNUAL PAYMENT)\$504,334
 CONTRACT PAYMENTS FOR THE ADELPHOS PROPERTY PURCHASE\$249,546
 PURCHASE OF THE DAVIS CHESNEY PROPERTIES \$2,207,214
 PURCHASE OF THE DIETRICK PROPERTY (VACANT PARCEL BY BIG O'S\$282,367
 FY 2020-21 TOTALS \$4,000,000 AND CONSISTS OF THE FOLLOWING:
 CONTRACT PAYMENT ON THE LUDEMANS PROPERTY (3RD OF 4TH ANNUAL PAYMENT)\$504,334
 CONTRACT PAYMENTS FOR THE ADELPHOS PROPERTY PURCHASE\$249,546
 APPROPRIATION FOR LAND PURCHASES THAT MAY OCCUR DURING THE YEARS\$3,246,120

991 CONTINGENCY - UNRESERVED

BP WORKSHEET & JUSTIFICATION

FUND: 902 BURA CAPITAL PROJECT FUND
 DEPT: 95 URBAN RENEWAL AGENCY
 PROGRAM: 6506 PARKING PAY STATIONS

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020	2021 - PROPOSED		2021 - RECOMD		2021 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 15 CAPITAL OUTLAY

683 CONST DESIGN & ENGR INSPECTION

75,000 200,000 200,000

TOTAL CLASS: 15 CAPITAL OUTLAY

75,000 200,000 200,000

TOTAL PROGRAM: 6506 PARKING PAY STATIONS

75,000 200,000 200,000

BP WORKSHEET & JUSTIFICATION

FUND: 902 BURA CAPITAL PROJECT FUND
DEPT: 95 URBAN RENEWAL AGENCY
PROGRAM: 6506 PARKING PAY STATIONS

OBJ	OBJECT DESCRIPTION
	JUSTIFICATIONS

683 CONST DESIGN & ENGR INSPECTION
PARKING PAY STATIONS FOR PAID PARKING ON STREET IN OLD TOWN AND BEAVERTON CENTRAL \$200,000



City of Beaverton - Finance
 Budget Preparation - 2021

BP WORKSHEET & JUSTIFICATION

FUND: 902 BURA CAPITAL PROJECT FUND
 DEPT: 95 URBAN RENEWAL AGENCY
 PROGRAM: 6507 HALL/WATSON LOOP IMPROVEMENTS PHASE 1

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020	2021 - PROPOSED		2021 - RECOMD		2021 ADOPTED		
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	
CLASS: 15 CAPITAL OUTLAY														
683	CONST DESIGN & ENGR INSPECTION													
									200,000			200,000		
TOTAL CLASS: 15 CAPITAL OUTLAY														
									200,000			200,000		
TOTAL PROGRAM: 6507 HALL/WATSON LOOP IMPROVEMENTS PHASE 1														
									200,000			200,000		
TOTAL DEPARTMENT: 95 URBAN RENEWAL AGENCY														
	726,290		3,001,737		19,106,934		20,443,460		22,913,474			32,913,474		
TOTAL FUND: 902 BURA CAPITAL PROJECT FUND														
	726,290		3,001,737		19,106,934		20,443,460		22,913,474			32,913,474		

BP WORKSHEET & JUSTIFICATION

FUND: 902 BURA CAPITAL PROJECT FUND
DEPT: 95 URBAN RENEWAL AGENCY
PROGRAM: 6507 HALL/WATSON LOOP IMPROVEMENTS PHASE 1

OBJ	OBJECT DESCRIPTION
	JUSTIFICATIONS

683 CONST DESIGN & ENGR INSPECTION
PHASE ONE IMPROVEMENTS AT HALL AND CRESCENT, NOTE: DESIGN INCLUDED IN 903 \$200,000

City of Beaverton - Finance
 Budget Preparation - 2021

BP WORKSHEET & JUSTIFICATION

FUND: 903 BURA PROGRAM AND ACTIVITIES FUND
 DEPT: 03 REVENUE
 PROGRAM: 0000 UNRESTRICTED

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020	2021 - PROPOSED		2021 - RECOMD		2021 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE
CLASS: 05 BEGINNING WORKING CAPITAL													
301	BEGINNING WORKING CAPITAL												
								3,302,564		2,715,064			
TOTAL CLASS: 05 BEGINNING WORKING CAPITAL													
								3,302,564		2,715,064			
CLASS: 35 MISCELLANEOUS REVENUES													
381	RENTAL OF CITY/BURA PROPERTY												
					95,100		95,100	48,000		48,000			
382	SALE OF CITY OR BURA PROPERTY												
					100,000		852,000						
384	INVESTMENT INTEREST EARNINGS												
							91,200	122,000		85,400			
TOTAL CLASS: 35 MISCELLANEOUS REVENUES													
					195,100		1,038,300	170,000		133,400			
CLASS: 45 NON-REVENUE RECEIPTS													
451	BOND SALE PROCEEDS												
							1,000,000						
453	LOAN FRM CITY OF BEAVERTON												
					3,117,150		3,117,150	4,000,000		4,000,000			
TOTAL CLASS: 45 NON-REVENUE RECEIPTS													
					3,117,150		4,117,150	4,000,000		4,000,000			
TOTAL PROGRAM: 0000 UNRESTRICTED													
					3,312,250		5,155,450	7,472,564		6,848,464			
TOTAL DEPARTMENT: 03 REVENUE													
					3,312,250		5,155,450	7,472,564		6,848,464			

BP WORKSHEET & JUSTIFICATION

FUND: 903 BURA PROGRAM AND ACTIVITIES FUND
 DEPT: 03 REVENUE
 PROGRAM: 0000 UNRESTRICTED

OBJ	OBJECT DESCRIPTION
	JUSTIFICATIONS

301 BEGINNING WORKING CAPITAL

381 RENTAL OF CITY/BURA PROPERTY
 FY 2019-20 PROPERTY RENTAL INCOME
 CURIOSITIES BUILDING
 CURIOSITIES ANNEX BUILDING
 5 OFFICES A TO E
 FY 2020-21 PROPERTY RENTAL INCOME
 CURIOSITIES BUILDING AND ANNEX BUILDING, BEFORE DEMOLITION IN SEPTEMBER
 CAREY CUSTOM FLOORS & REMODELING \$4,000/MO FOR 12 MONTHS \$48,000

382 SALE OF CITY OR BURA PROPERTY

384 INVESTMENT INTEREST EARNINGS
 FY 19-20 BUDGETED INTEREST EARNINGS ARE BASED UPON 3.00%
 FY 20-21 BUDGETED INTEREST EARNINGS ARE BASED UPON 1.40% \$85,400

451 BOND SALE PROCEEDS
 NET PROCEEDS FROM THE FY 2020 - \$4 MILLION BURA REVENUE BOND ISSUE DISTRIBUTED AS FOLLOWS
 \$19 MILLION DEPOSITED IN THE BURA DEBT SERVICE FUND904 TO REPAY THE\$19 LINE OF
 CREDIT WITH KEYBANC
 \$25 MILLION DEPOSITED IN THE BURA CAPITAL PROJECTS FUND902
 \$1 MILLION DEPOSITED IN THE BURA PROGRAM AND ACTIVITIES FUND903

453 LOAN FRM CITY OF BEAVERTON
 FY 2019-20 FUNDING FOR THE BURA PROGRAM AND ACTIVITES FUND903'S OPERATIONS - \$3,117,150
 FY 2019-20 FUNDING FOR THE BURA PROGRAM AND ACTIVITES FUND903'S OPERATIONS \$4,000,000

City of Beaverton - Finance
 Budget Preparation - 2021

BP WORKSHEET & JUSTIFICATION

FUND: 903 BURA PROGRAM AND ACTIVITIES FUND
 DEPT: 95 URBAN RENEWAL AGENCY
 PROGRAM: 0694 BURA PROGRAM AND ACTIVITIES

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020	2021 - PROPOSED		2021 - RECOMD		2021 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 10 MATERIALS & SERVICES

307	MEMBERSHIP FEES							1,460	1,000			1,000	
316	ADVERTISING,RECORDING & FILING							250	500			500	
321	TRAVEL,TRAINING & SUBSISTENCE							5,500	6,000			6,000	
325	COMMUNITY EVENTS EXPENSE							1,000	4,000			4,000	
328	MEALS & RELATED EXPENSE							400	525			525	
387	GENERAL LIABILITY INSURANCE				4,000			698	1,000			1,000	
388	PROPERTY INSURANCE				20,000			2,000	2,000			2,000	
480	PROPERTY TAX EXPENSE				66,250			40,745	42,527			42,527	
497	DEBT ISSUANCE COST							263,000					
498	UNDERWRITERS DISCOUNT, BOND							325,000					
506	AFFORDABLE HOUSING PROGRAM				300,000			75,000	525,000			525,000	
507	TENANT IMPROVEMENT PROGRAM				652,720			372,720	675,000			675,000	
509	ACQUISITION DUE DILIGENCE EXP				120,000			120,000	120,000			120,000	
511	PROFESSIONAL SERVICES				191,750			20,710	25,000			75,000	
516	BUSINESS STOREFRONT IMPROV EXP				418,594			279,222	339,375			339,375	
518	PROPERTY MANAGEMENT EXPENSE				257,000			120,000	594,523			594,523	
519	DEV. FEASIBILITY ASSISTANCE				475,000			435,300	186,700			186,700	
523	BOARDS & COMMISSIONS EXPENSES							281	500			500	

BP WORKSHEET & JUSTIFICATION

FUND: 903 BURA PROGRAM AND ACTIVITIES FUND
 DEPT: 95 URBAN RENEWAL AGENCY
 PROGRAM: 0694 BURA PROGRAM AND ACTIVITIES

OBJ	OBJECT DESCRIPTION
	JUSTIFICATIONS

307	MEMBERSHIP FEES PARTIAL OEDA MEMBERSHIP \$600 MISCELLANEOUS MEMBERSHIPS \$400
316	ADVERTISING, RECORDING & FILING SECRETARY OF STATE / BURA CAFR FILING FEE \$500
321	TRAVEL, TRAINING & SUBSISTENCE URBAN LAND INSTITUTE (ULI) MEETINGS, FALL OR SPRING, 2 STAFF (2 X \$3,000) \$6,000 ULI FALL MEETING, SAN FRANCISCO, CA ULI SPRING MEETING, DENVER, CO
325	COMMUNITY EVENTS EXPENSE COMMUNITY ENGAGEMENT \$4,000 PARKING, REDEVELOPMENT PROJECTS, AFFORDABLE HOUSING, URBAN RENEWAL ACTIVITIES & PROGRAMS
328	MEALS & RELATED EXPENSE WORKING LUNCHEAS AND DINNERS \$525
387	GENERAL LIABILITY INSURANCE GENERAL LIABILITY INSURANCE FOR EXISTING AND ANTICIPATED BURA OWNED PROPERTIES \$1,000
388	PROPERTY INSURANCE INSURANCE FOR EXISTING AND ANTICIPATED BURA OWNED PROPERTIES \$2,000
480	PROPERTY TAX EXPENSE PROPERTY TAXES FOR EXISTING AND ANTICIPATED BURA OWNED PROPERTIES \$42,527
497	DEBT ISSUANCE COST FY 2020: ESTIMATED BOND ISSUANCE COST, \$55 MILLION 2020 BURA BONDS
498	UNDERWRITERS DISCOUNT, BOND FY 2020: ESTIMATED UNDERWRITERS DISCOUNT FOR \$55 MILLION 2020 BURA BONDS ISSUANCE
506	AFFORDABLE HOUSING PROGRAM \$225 UNSPENT ENCUMBERED FY19-20 FUNDS AND \$300,000 NEW APPROPRIATION FOR GRANTS/LOANS FOR AFFORDABLE HOUSING ACQUISITION/DEVELOPMENT (GROWING FUND) \$525,000
507	TENANT IMPROVEMENT PROGRAM \$280,000 ENCUMBERED UNSPENT FUNDS FY2019/20 AND \$395,000 NEW APPROPRIATION FOR TENANT IMPROVEMENT GRANT PROGRAM \$675,000
509	ACQUISITION DUE DILIGENCE EXP OLD TOWN AND BEVERTON CENTRAL ACQUISITION OPPORTUNITIES \$120,000
511	PROFESSIONAL SERVICES AUDIT SERVICES, TIF PROJECTION CONSULTING, AND OTHER ADMIN RELATED SERVICES AS NEEDED \$67,758 AUDIT SERVICES: AUDIT FOR FY19-20 \$3,742 AUDIT FOR FY 20-21 INTERIM AUDIT (JUNE) \$3,500
516	BUSINESS STOREFRONT IMPROV EXP \$139,375 ENCUMBERED UNSPENT FY19/20 FUNDS, \$200,000 NEW APPROPRIATION FOR STOREFRONT DESIGN AND IMPROVEMENT GRANTS (BURA/GF SPLIT) \$339,375
518	PROPERTY MANAGEMENT EXPENSE PROPERTY MANAGEMENT EXPENSES FOR CITY AND BURA OWNED PROPERTIES, INCLUDING GARAGE MAINTENANCE/RETAIL LEASING, PROPERTY DEMOLITION, TENANT ASSISTANCE, AND INTERIM USES \$594,523
519	DEV. FEASIBILITY ASSISTANCE \$39,700 ENCUMBERED UNSPENT FY 19/20 FUNDS, \$147,000 NEW APPROPRIATION FOR PREDEVELOPMENT GRANT PROGRAM AND DEVELOPMENT ASSISTANCE FOR BEAVERTON CENTRAL PROJECTS \$186,700
523	BOARDS & COMMISSIONS EXPENSES URAC ANNUAL DINNER AND OTHER SUPPLIES AS NEEDED \$500

City of Beaverton - Finance
 Budget Preparation - 2021

BP WORKSHEET & JUSTIFICATION

FUND: 903 BURA PROGRAM AND ACTIVITIES FUND
 DEPT: 95 URBAN RENEWAL AGENCY
 PROGRAM: 0694 BURA PROGRAM AND ACTIVITIES

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020	2021 - PROPOSED		2021 - RECOMD		2021 ADOPTED		
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	
524	PARKING PROGRAM DEV AND OPERATIONS												260,000	
559	STREETSCAPE ENHANCEMENT EXPENSE													
					305,000		10,000	180,000		180,000				
TOTAL CLASS: 10 MATERIALS & SERVICES					2,810,314		2,073,286	2,703,650		3,013,650				
CLASS: 25 TRANSFERS														
801	TRSFER TO GENERAL FD - OVERHEAD													
							366,550	539,577		806,828				
816	TRSFERS TO REPROGRAPHICS FUND													
							550	1,742		1,742				
TOTAL CLASS: 25 TRANSFERS							367,100	541,319		808,570				
CLASS: 30 FUND BAL/CONTINGENCY/RESERVES														
991	CONTINGENCY - UNRESERVED													
					501,936			4,227,595		3,026,244				
TOTAL CLASS: 30 FUND BAL/CONTINGENCY/RESERVES					501,936			4,227,595		3,026,244				
TOTAL PROGRAM: 0694 BURA PROGRAM AND ACTIVITIES														
					3,312,250		2,440,386	7,472,564		6,848,464				
TOTAL DEPARTMENT: 95 URBAN RENEWAL AGENCY														
					3,312,250		2,440,386	7,472,564		6,848,464				
TOTAL FUND: 903 BURA PROGRAM AND ACTIVITIES FUND														
					3,312,250		2,440,386	7,472,564		6,848,464				

BP WORKSHEET & JUSTIFICATION

FUND: 903 BURA PROGRAM AND ACTIVITIES FUND
DEPT: 95 URBAN RENEWAL AGENCY
PROGRAM: 0694 BURA PROGRAM AND ACTIVITIES

OBJ	OBJECT DESCRIPTION
	JUSTIFICATIONS

524 PARKING PROGRAM DEV AND OPERATIONS
PARKING PROGRAM DEVELOPMENT AND OPERATIONS \$260,000

559 STREETScape ENHANCEMENT EXPENSE
FIRST AND WASHINGTON STREETScape IMPROVEMENT PROJECT ENGAGEMENT
AND PRELIMINARY DESIGN \$180,000

801 TRSFR TO GENERAL FD - OVERHEAD
REIMBURSEMENT FOR THE BURA PROGRAM ADMINISTRATION PROGRAM EXPENSE (0696) IN
THE CITY GENERAL FUND, COMMUNITY DEVELOPMENT DEPARTMENT
PLUS 14.59% GENERAL OVERHEAD \$806,828

816 TRSFRS TO REPROGRAPHICS FUND

991 CONTINGENCY - UNRESERVED

City of Beaverton - Finance
 Budget Preparation - 2021

BP WORKSHEET & JUSTIFICATION

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

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020	2021 - PROPOSED		2021 - RECOMD		2021 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 40 INTERFUND TRANSFERS/LOANS

444	TRSFER FROM BURA GENERAL FUND												
		866,105	3,165,525		5,635,984		5,635,984	7,166,248		7,166,248			

TOTAL CLASS: 40 INTERFUND TRANSFERS/LOANS

		866,105	3,165,525		5,635,984		5,635,984	7,166,248		7,166,248			
--	--	---------	-----------	--	-----------	--	-----------	-----------	--	-----------	--	--	--

CLASS: 45 NON-REVENUE RECEIPTS

451	BOND SALE PROCEEDS						19,000,000						
-----	--------------------	--	--	--	--	--	------------	--	--	--	--	--	--

TOTAL CLASS: 45 NON-REVENUE RECEIPTS

							19,000,000						
--	--	--	--	--	--	--	------------	--	--	--	--	--	--

TOTAL PROGRAM: 0000 UNRESTRICTED

		866,105	3,165,525		5,635,984		24,635,984	7,166,248		7,166,248			
--	--	---------	-----------	--	-----------	--	------------	-----------	--	-----------	--	--	--

TOTAL DEPARTMENT: 03 REVENUE

		866,105	3,165,525		5,635,984		24,635,984	7,166,248		7,166,248			
--	--	---------	-----------	--	-----------	--	------------	-----------	--	-----------	--	--	--

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:
 FY 17-18 ACTUALS TOTALING \$866,105 COMPRISED OF:
 LOT 2 PARKING GARAGE DESIGN PROJECT 6501 \$202,604
 DOWN PAYMENT ON THE LUDEMANS' PROPERTY PURCHASE \$523,685
 INTEREST ON LINE OF CREDIT \$139,816
 FY 2018-19 ACTUALS TOTALING \$3,165,525 COMPRISED OF::
 LOANS FROM THE CITY GENERAL FUND TOTALING \$3,001,332 COMPRISED OF:
 LOT 2 PARKING GARAGE DESIGN PROJECT 6501 \$577,967
 CONTRACT PAYMENTS ON THE LUDEMANS PROPERTY (1ST OF 4TH ANNUAL PAYMENT) \$504,334
 PURCHASE THE BANK OF BEAVERTON PROPERTY \$1,220,966 (LESS \$405 IN PARKING REVENUE)
 ERNEST DOWNPAYMENT ON THE DIETRICK PROPERTY (VACANT PARCEL BY BIG O'S) \$10,000
 DOWN PAYMENT FOR THE ADELPHOS PROPERTY PURCHASE \$688,470
 INTEREST ON THE LINE OF CREDIT \$164,193
 FY 2019-20 BUDGET TOTALS \$5,635,984 AND IS COMPRISED OF :
 THE BURA PROGRAM AND ACTIVITIES FUND 903'S OPERATIONS \$2,617,150
 THE BURA CAPITAL PROJECTS FUND 902'S OPERATIONS \$1,078,834
 THE BURA DEBT SERVICE FUND FOR THE INTEREST ON THE LINE OF CREDIT \$240,000
 THE BURA CAPITAL PROJECTS FUND FOR THE DAVIS CHESNEY PROPERTY PURCHASE \$1,200,000
 THE BURA PROGRAM AND ACTIVITES FUND 903'S ADDITIONAL OPERATIONS \$500,000
 FY 2020-21
 FUNDING FOR THE BURA 2020 BOND PRINCIPAL AND INTEREST PAYMENT \$3,166,248
 THE BURA PROGRAM AND ACTIVITIES FUND 903'S OPERATIONS \$4,000,000

451 BOND SALE PROCEEDS

NET PROCEEDS FROM THE FY 2020 - \$45 MILLION BURA REVENUE BOND ISSUE DISTRIBUTED AS FOLLOWS
 \$19 MILLION DEPOSITED IN THE BURA DEBT SERVICE FUND 904 TO REPAY THE \$19 LINE OF
 CREDIT WITH KEYBANC
 \$25 MILLION DEPOSITED IN THE BURA CAPITAL PROJECTS FUND 902
 \$1 MILLION DEPOSITED IN THE BURA PROGRAM AND ACTIVITIES FUND 903

BP WORKSHEET & JUSTIFICATION

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

OBJ	2018 - ACTUAL		2019 - ACTUAL		2020 BUDGETED		2020	2021 - PROPOSED		2021 - RECOMD		2021 ADOPTED	
	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE	EST AMT	AMOUNT	FTE	AMOUNT	FTE	AMOUNT	FTE

CLASS: 20 DEBT SERVICE

710	BURA LOC INTEREST	139,815	164,193		240,000		240,000						
745	2020 BURA BOND PRINCIPAL							1,591,248		1,591,248			
746	2020 BURA BOND INTEREST							1,575,000		1,575,000			
747	BURA LOC PRINCIPAL PMT						19,000,000						
748	REPMT SHORT TERM LOAN FROM COB	726,289	3,001,332		5,395,984		5,395,984	4,000,000		4,000,000			

TOTAL CLASS: 20 DEBT SERVICE

	866,104	3,165,525		5,635,984		24,635,984	7,166,248		7,166,248				
TOTAL PROGRAM: 0693 BURA DEBT SERVICE PROGRAM													
	866,104	3,165,525		5,635,984		24,635,984	7,166,248		7,166,248				
TOTAL DEPARTMENT: 95 URBAN RENEWAL AGENCY													
	866,104	3,165,525		5,635,984		24,635,984	7,166,248		7,166,248				
TOTAL FUND: 904 BURA DEBT SERVICE FUND													
	866,104	3,165,525		5,635,984		24,635,984	7,166,248		7,166,248				

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
 INTEREST ON USED PORTION OF LINE OF CREDIT AT LIBOR RATE PLUS 1.9%
 INTEREST ON UNUSED PORTION OF LINE OF CREDIT AT 0.25%

745 2020 BURA BOND PRINCIPAL
 PRINCIPAL PAYMENT ON \$45 MILLION BOND ISSUE OVER 20 YEARS @ 3.5% \$1,591,248

746 2020 BURA BOND INTEREST
 INTEREST PAYMENT ON \$45 MILLION BOND ISSUE OVER 20 YEARS @ 3.5% \$1,575,000

747 BURA LOC PRINCIPAL PMT

748 REPMT SHORT TERM LOAN FROM COB
 FY 17-18 ACTUALS TOTALING \$726,289 COMPRISED OF:
 LOT 2 PARKING GARAGE DESIGN PROJECT 6501 \$202,604
 DOWN PAYMENT ON THE LUDEMANS' PROPERTY PURCHASE \$523,685
 FY 2018-19 ACTUALS TOTALING \$3,001,332 COMPRISED OF::
 LOT 2 PARKING GARAGE DESIGN PROJECT 6501 \$577,967
 CONTRACT PAYMENTS ON THE LUDEMANS PROPERTY (1ST OF 4TH ANNUAL PAYMENT) \$504,334
 PURCHASE THE BANK OF BEAVERTON PROPERTY \$1,220,966 (LESS \$405 IN PARKING REVENUE)
 ERNEST DOWNPAYMENT ON THE DIETRICK PROPERTY (VACANT PARCEL BY BIG O'S) \$10,000
 DOWN PAYMENT FOR THE ADELPHOS PROPERTY PURCHASE \$688,470
 FY 2019-20 BUDGET TOTALS \$5,395,984 COMPRISED OF:
 THE BURA PROGRAM AND ACTIVITIES FUND 903'S OPERATIONS \$2,617,150
 THE BURA CAPITAL PROJECTS FUND 902'S OPERATIONS \$1,078,834
 THE DAVIS CHESNEY PROPERTY PURCHASE \$1,200,000
 THE BURA PROGRAM AND ACTIVITIES FUND 903'S ADDITIONAL OPERATIONS \$500,000
 FY 2020-21
 THE BURA PROGRAM AND ACTIVITIES FUND 903'S OPERATIONS \$4,000,000

