



CITY OF SHERWOOD

2021 URBAN RENEWAL BY2025-27 ADOPTED BUDGET



City of Sherwood 2021 Urban Renewal Agency Biennial Budget

For the Budget Period
July 1, 2025 - June 30, 2027

BOARD OF DIRECTORS:

Tim Rosener, *Board Chair*
Kim Young, *Board President*
Renee Brouse, *Board Member*
Taylor Giles, *Board Member*
Doug Scott, *Board Member*
Dan Standke, *Board Member*
Keith Mays, *Board Member*

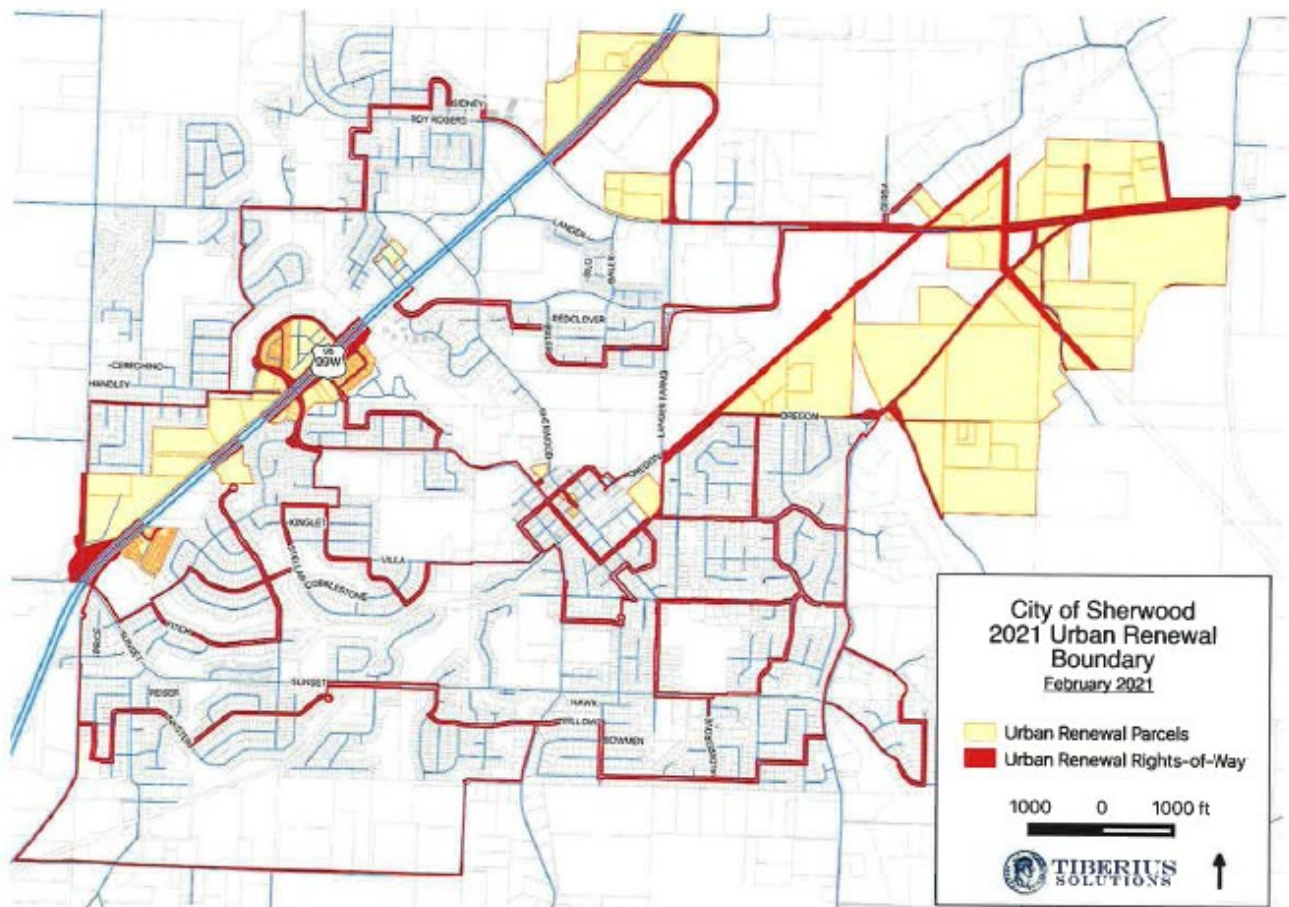
BUDGET COMMITTEE:

Kady Strode, *Chair*
Matthew Kaufman, *Vice Chair*
Brian Fairbanks
Lana Painter
Thomas Sherwood
Nancy Taylor
Aaron Wiebe

CITY STAFF:

Craig Sheldon, *City Manager / URA Manager*
David Bodway, *Finance Director*

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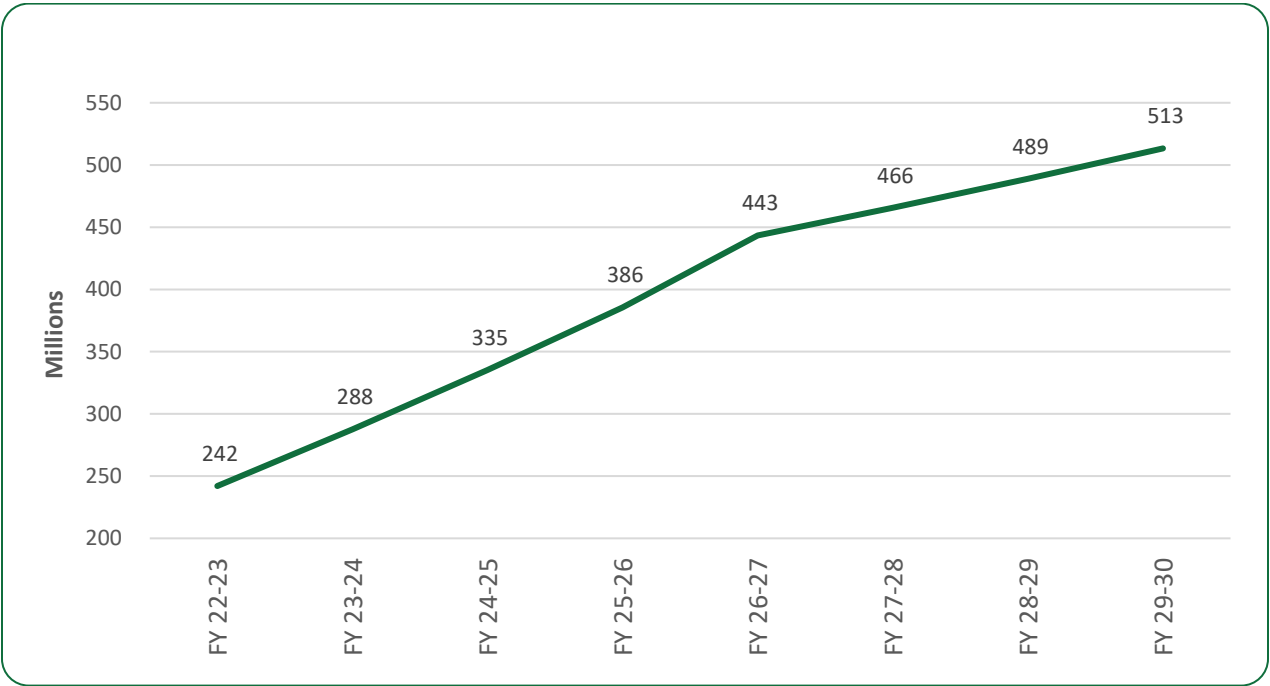
About the Agency

The 2021 Urban Renewal Agency (URA) is a separate entity from the City of Sherwood. The Sherwood City Council serves as the Board of Directors for the URA and is financially accountable for its operations. In accordance with Oregon budget law, the URA prepares its own budget, and the Board of Directors approves its annual appropriations.

Urban renewal agencies are designed to borrow money and make expenditure for economic and community development projects included in the Urban Renewal Plan. When the Sherwood 2021 Urban Renewal Plan was adopted in 2021, property values were frozen. The taxes collected on that frozen value continues to flow to the taxing authorities (City, County, Schools, TVF&R, etc.). The taxes collected on increased property values that typically occur with new development generate incremental tax revenue. This tax increment is then used to repay the URA debt and implement the URA plan.

Urban Renewal tax collections are not an additional tax. Urban Renewal tax collections are used to initiate development that would not be financially feasible without infrastructure improvements made possible by urban renewal financing.

Urban Renewal Agency Actual and Projected Assessed Value



Budget Message

It is my privilege to provide you, the citizens of the City of Sherwood, with the proposed 2021 Urban Renewal Agency (URA) biennial budget for the budget period July 1, 2025 – June 30, 2027 (BY2025-27).

The Agency budget consists of two funds: a General Operating Fund and a Capital Projects Fund. The Operating Fund is used to account for Agency administration costs and some economic development activities within the Urban Renewal Area. The Capital Projects Fund is used to account for construction projects and property purchases. All of the projects funded through the URA Capital Projects Fund are transferred to City ownership upon completion.

The Agency operates under direction from the Agency Board of Directors.

BY2025-27 Proposed Budget

The proposed BY2025-27 Operations Fund budget consists of personal services, allocated overhead, and material and services expenses needed to continue administering the URA. Debt service payments account for 69% of the proposed expenditures in the first year of the biennial budget and 74% in the second year, while personal services account for 23% of the proposed expenditures in the first year and 19% in the second year.

The proposed BY2025-27 Capital Projects Fund budget primarily includes appropriations for construction and completion of a High-Arched Pedestrian Bridge across Highway 99W, start of construction on Ice Age Drive and continuing moving forward with developing Tannery design plans for mass grading and site cleanup. Funding for these projects will come from tax increment revenue and loans.

This promises to be another exciting year for the Agency. Projects that have lived in the imaginations of elected officials and Sherwood citizens for years are proceeding through meticulous planning, design, construction and completion. I am looking forward to another active year of Agency progress and community achievement.

Respectfully Submitted,



Craig Sheldon
URA Manager

Operations Budget

2022-23 Actual	2023-24 Actual	2024-25 Budget		Biennial		
				2025-26 1st Year	2026-27 2nd Year	2025-27 Total Budget
RESOURCES						
\$ 862,643	\$ 520,011	\$ 466,241	Beginning fund balance	\$ 177,838	\$ 557,275	\$ 177,838
594,413	1,099,950	1,266,696	Revenue			
-	9,375	-	Taxes	2,074,500	2,489,400	4,563,900
15,505	49,896	52,000	Intergovernmental	-	-	-
609,918	1,159,222	1,318,696	Fines, interest and other	45,000	40,000	85,000
			Total revenue	2,119,500	2,529,400	4,648,900
1,472,561	1,679,233	1,784,937	Total resources	2,297,338	3,086,675	4,826,738
REQUIREMENTS						
			Expenditures			
			Personal services			
42,902	126,782	285,168	Salaries and wages	252,757	267,922	520,679
3,775	12,865	26,827	Payroll taxes	22,969	24,361	47,330
10,089	54,060	129,890	Benefits	122,815	130,075	252,890
56,766	193,707	441,885	Total personal services	398,541	422,358	820,899
			Materials and services			
9,250	34,968	12,500	Professional & technical	14,500	15,500	30,000
1,316	5,090	7,250	Other purchased services	6,750	7,000	13,750
-	140	1,000	Supplies	1,000	1,000	2,000
1,000	-	-	Community activities	-	-	-
12,730	107,598	167,053	Cost Allocation	125,784	133,331	259,115
24,296	147,796	187,803	Total materials & services	148,034	156,831	304,865
81,062	341,503	629,688	Total expenditures	546,575	579,189	1,125,764
			Debt service			
-	-	-	Principal	-	240,450	240,450
871,488	871,488	871,488	Interest	1,193,488	1,423,488	2,616,976
871,488	871,488	871,488	Total debt service	1,193,488	1,663,938	2,857,426
			Other uses			
-	-	-	Transfers out	-	-	-
-	-	-	Total other uses	-	-	-
520,011	466,241	-	Ending Fund Balance			
-	-	-	Contingency	-	600,000	600,000
-	-	283,761	Reserved for Future Years	557,275	243,548	243,548
\$ 1,472,561	\$ 1,679,233	\$ 1,784,937	Total requirements	\$ 2,297,338	\$ 3,086,675	\$ 4,826,738

Capital Projects:

Pedestrian Bridge: Construct a pedestrian bridge across 99W, Elwert and Kruger.

Ice Age Drive: Construct Ice Age Drive in the Tonquin Employment Area to provide an east/west collector between Oregon Street and 124th.

Tannery Site Clean Up: Developing design plans for mass grading and site cleanup.

Capital Fund Budget

2022-23 Actual	2023-24 Actual	2024-25 Budget		Biennial		
				2025-26 1st Year	2026-27 2nd Year	2025-27 Total Budget
\$ 25,034,596	\$17,226,289	\$ 8,473,820	RESOURCES			
			Beginning fund balance	\$ 8,664,533	\$ 5,197,387	\$ 8,664,533
-	-	4,000,000	Revenue			
-	-	-	Intergovernmental	1,500,000	3,500,000	5,000,000
438,655	584,861	500,000	Infrastructure development	-	-	-
438,655	584,861	4,500,000	Fines, interest and other	315,000	250,000	565,000
			Total revenue	1,815,000	3,750,000	5,565,000
			Other sources			
-	-	-	Transfers in	-	-	-
-	-	12,000,000	Issuance of long-term debt	7,316,545	5,000,000	12,316,545
-	-	12,000,000	Total other sources	7,316,545	5,000,000	12,316,545
25,473,251	17,811,149	24,973,820	Total resources	17,796,078	13,947,387	26,546,078
			REQUIREMENTS			
			Expenditures			
			Personal services			
332,958	545,218	63,087	Salaries and wages	137,808	143,320	281,128
3,830	54,305	11,804	Payroll taxes	16,096	16,800	32,896
18,590	280,607	38,128	Benefits	83,416	90,965	174,381
355,378	880,130	113,019	Total personal services	237,320	251,085	488,405
			Materials and services			
350,116	1,169,376	-	Professional & technical	151,500	101,500	253,000
64,469	104,228	-	Facility and equipment	-	-	-
149,841	54,863	55,500	Other purchased services	8,845	9,872	18,717
118,624	71,518	-	Supplies	500	500	1,000
15,839	33,233	-	Minor equipment	-	-	-
46,295	475,025	145,890	Cost Allocation	233,981	237,485	471,466
745,184	1,908,245	201,390	Total materials & services	394,826	349,357	744,183
			Capital outlay			
2,693,457	54,125	-	Land	-	-	-
4,449,968	6,451,324	23,789,250	Infrastructure	11,966,545	9,420,141	21,386,686
2,975	-	-	Buildings	-	-	-
-	43,505	-	Furniture and equipment	-	-	-
7,146,399	6,548,954	23,789,250	Total capital outlay	11,966,545	9,420,141	21,386,686
8,246,962	9,337,329	24,103,659	Total expenditures	12,598,691	10,020,583	22,619,274
17,226,289	8,473,820	-	Ending Fund Balance			
-	-	870,161	Reserved for Future Years	5,197,387	3,926,804	3,926,804
\$ 25,473,251	\$ 17,811,149	\$ 24,973,820	Total requirements	\$ 17,796,078	\$ 13,947,387	\$ 26,546,078

Urban Renewal Debt Service

City Loans for Sherwood 2021 Urban Renewal Agency Projects				
	2021 Series A Full Faith and Credit	2021 Series B Full Faith and Credit	Total Debt on behalf of 2021 URA	
Original Amount	\$ 3,975,300	\$ 19,640,000	\$	23,615,300
Balance at 6/30/25	3,975,300	19,640,000		23,615,300
Payment Source	Tax Increment			
Paying Fund	URA Operations			
Year Ending June 30				
2026	85,888	785,600		871,488
2027	326,338	785,600		1,111,938
2028	326,324	785,600		1,111,924
2029	325,903	785,600		1,111,503
2030	326,172	785,600		1,111,772
2031-2035	1,632,288	3,928,000		5,560,288
2036-2040	1,632,306	3,928,000		5,560,306
2041-2045	185,505	10,811,200		10,996,705
2046-2050	-	11,692,400		11,692,400
2051	-	2,340,000		2,340,000
	<u>\$ 4,840,723</u>	<u>\$ 36,627,600</u>	<u>\$</u>	<u>41,468,323</u>

City Interfund Loan for Sherwood 2021 Urban Renewal Agency Projects	
	2025 Interfund Loan
Original Amount	\$ 12,000,000
Balance at 6/30/25	12,000,000
Payment Source	Tax Increment
Paying Fund	URA Operations
Year Ending June 30	
2026	322,000
2027	552,000
2028	552,000
2029	1,401,425
2030	2,008,328
2031-2035	10,041,737
2036	836,803
	<u>\$ 15,714,293</u>

Above is the current debt service schedule