



ANNUAL REPORT FOR FISCAL YEAR ENDING JUNE 30, 2025

2024/25

Sherwood Urban Renewal Agency

This report fulfills the requirements, prescribed in ORS 457.460, for the filing of an annual report detailing the financial activity of an urban renewal area established in Oregon.

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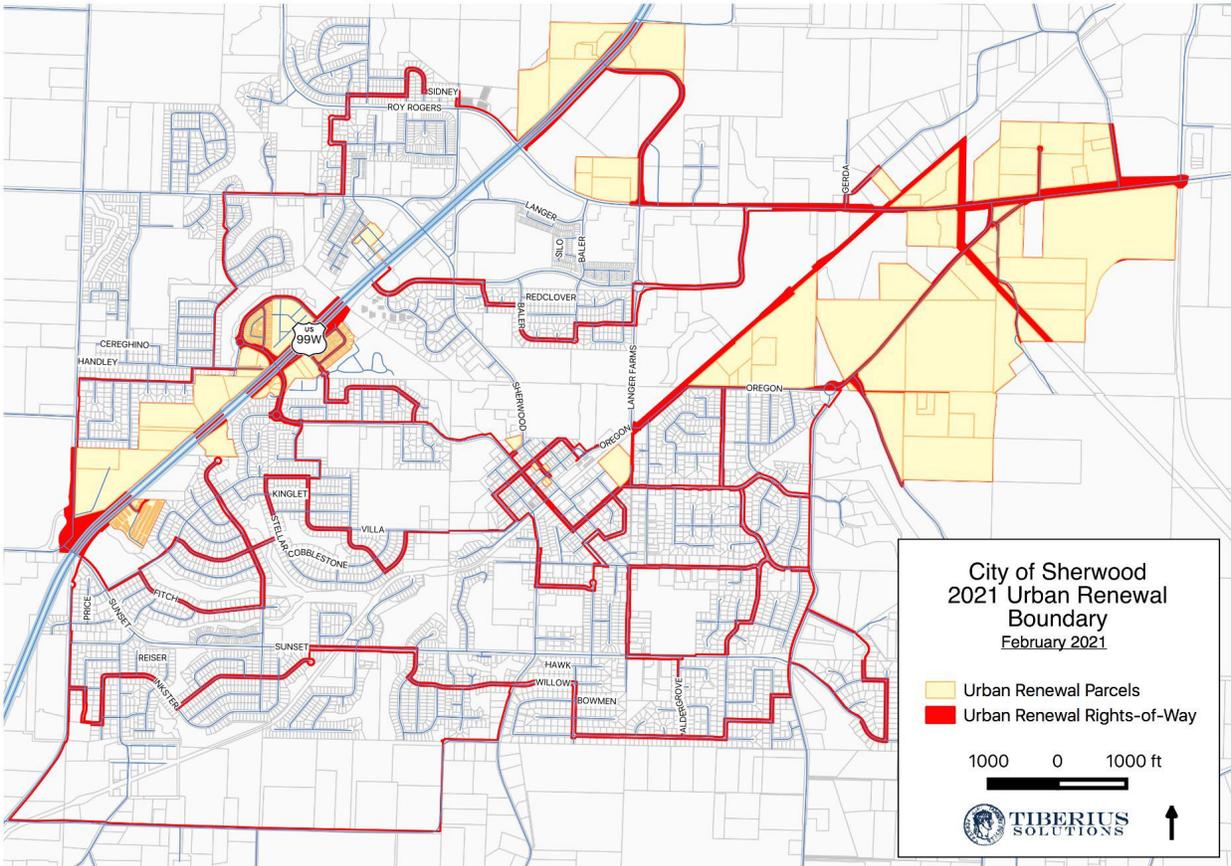
Annual Report for Fiscal Year Ending June 30, 2025

SHERWOOD URBAN RENEWAL AGENCY

1.0 2021 Urban Renewal Area

The 2021 Sherwood Urban Renewal Area (2021 Area) was adopted on May 8, 2021 by ordinance No. 2021-0005, and consists of approximately 584 total acres. The boundary is shown in Exhibit 1.

Exhibit 1. 2021 Sherwood Urban Renewal Area Boundary



1.1 2021 Area Goals

The goals of the 2021 Sherwood Urban Renewal Plan are listed below. The urban renewal plan is an implementation tool to enable the city to undertake projects for which there are no other funding sources or are limited funding sources.

Goal 1: PUBLIC INVOLVEMENT

Encourage meaningful involvement by citizens, interested parties, and affected agencies throughout the life of the Area to ensure that it reflects the community's values and priorities.

Goal 2: ECONOMY

Create conditions that are attractive to the growth of existing business and attract new businesses to Sherwood to create new higher-wage jobs. Expand the tax base so that the Area will contribute its fair share to the costs of public services provided and protect and maintain Sherwood's quality of life.

Goal 3: TRANSPORTATION INFRASTRUCTURE

Construct the transportation network that provides the basis for attracting new employment center development projects which will increase the tax base and help create new jobs and an improved housing/jobs balance in the Area. Provide a supportive transportation network to the land use plan that provides opportunities for transportation choices and the use of alternative modes serving all neighborhoods and businesses. Develop complementary infrastructure for bicycles and pedestrian facilities to provide a diverse range of transportation choices for city residents.

Goal 4: UTILITY INFRASTRUCTURE

Provide public services and facilities to meet the present and future needs of the Area.

Goal 5: DEVELOPER ASSISTANCE AND INCENTIVES

Facilitate development and redevelopment on sites in the Area, stimulating growth and providing new employment opportunities, additional mixed use and commercial growth and increased tax base in the Area.

The full 2021 Area Plan can be found at <https://www.sherwoodoregon.gov/ura/page/urban-renewal-agency-annual-reports>

1.2 Frozen Base

The frozen base assessed value (“Frozen Base”) of the 2021 Area is \$198,681,671. The FY 2024/25 total assessed value is \$334,575,515 and increase of \$46,941,902. The excess value, or the value on which taxes was paid to the urban renewal agency in FY 2024/25 was \$137,483,047¹. The frozen base amount reflects differently to the different taxing districts as there are unincorporated properties within the boundary. In FY 2024/25 code area 8851 did not report any value. This code area is for property which is not in the City of Sherwood but is in the urban renewal area.

Exhibit 2. Assessed Value Information

Frozen Base Assessed Value	\$198,681,671
Excess Assessed Value	\$137,483,047
Total Assessed Value	\$334,575,515

Source: Washington County Assessor FY 2024/25 Sal 4e

1.3 Maximum Indebtedness

The initial maximum indebtedness for the 2021 Area is \$162,008,773². The maximum indebtedness incurred in FY 2024/25 is \$19,289,586 including interest earnings on direct tax increment revenues. The remaining maximum indebtedness is \$125,638,449.³ Maximum Indebtedness is the total spending authority of tax increment funds including expenditures on projects, programs and administration of the urban renewal area. It does not include debt service payments.

Exhibit 3. Maximum Indebtedness Accounting

Total Maximum Indebtedness Expended	
Maximum Indebtedness	\$162,008,773
Maximum Indebtedness Expended Through FYE 2025	37,780,390
Program revenue Through FYE 2025	(1,410,066)
Total Maximum Indebtedness Expended	\$36,370,324
MI expended in FY 2024/25 (part of above MI expenditures)	\$19,289,586
Remaining Maximum Indebtedness	\$125,638,449

*see Ord 2021-005 Source: City of Sherwood Finance Director MI Spreadsheet 01 14 2026

¹ Washington County SAL Table 4e FY 2024/25

² The initial MI of \$166,600,000 was reduced to \$162,008,773 to comply with statutory restrictions.

³ Finance Director MI worksheet

1.4 Financial Reporting - 2021 Area

Pursuant to ORS 457.460, a detailed accounting of the financial activity related to urban renewal areas is required to be reported on an annual basis. The following financial information responds to the requirements of the statute. This is unaudited information. If the final audit is different from these numbers, this Annual Report will be updated.

1.4.1 Fiscal Year 2024/25

1.4.1.1 Money Received – 2021 Area

In FY 2024/25, the Sherwood Urban Renewal Agency received \$1,671,715 from division of taxes for the 2021 Area. The detailed earnings of the Sherwood Urban Renewal Agency for the 2021 Area General Fund and Capital Fund can be seen in Exhibit 4.

Exhibit 4. Money Received During FY 2024/25

	General Fund	Capital Fund	Total
Division of Taxes	1,671,715		1,671,715
Intergovernmental	50,625	4,214,061	4,264,686
Interest on Investments	59,723	123,372	183,095
TOTAL:	\$1,782,063	\$4,337,433	\$6,119,496

Source: Sherwood Urban Renewal Agency Unaudited Financial Statement, FYE 2025 p 24

1.4.1.2 Money Expended – 2021 Area

Revenue received through urban renewal and spent on urban renewal activities for the 2021 Area's General Fund and Capital Fund is shown in Exhibit 5.

Exhibit 5. Expenditures During FY 2024/25

	General Fund	Capital Fund	Total
Urban Redevelopment	408,701	4,404,072	4,812,773
Capital Outlay		14,885,514	14,885,514
Debt Service -	871,488		871,488
TOTAL:	\$1,280,189	\$19,289,586	\$20,569,775

Source: Sherwood Urban Renewal Agency Unaudited Financial Statement, FYE 2025 p 25

1.4.2 Fiscal Year 2025/26

1.4.2.1 Estimated Revenues 2021 Area

The estimated tax revenues from the FY 2025/26 adopted Sherwood Urban Renewal Agency for the 2021 Area budget are \$2,074,500 from property tax revenues.

1.4.2.2 Proposed Budget for Year 2021 Area, FY 2025/26

A compiled budget listing the money to be received due to urban renewal, money to be spent, and what projects/expenses the money will fund for the 2021 Area Operations Fund is shown in Exhibit 6 and Exhibit 7 below. The 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 while personal services account for 23% of the proposed expenditures.

Exhibit 6. Budget FY 2025/26 2021 Area Operations Fund Revenue

Item	Adopted Budget Value
Beginning Fund Balance	177,838
Division of Taxes	2,074,500
Fines, Interest and Other	45,000
TOTAL:	\$2,297,338

Source: City of Sherwood FY 2025/26 Urban Renewal Budget, p 4

Exhibit 7. Budget FY 2025/26 2021 Area Operations Fund Expenditures

Item	Adopted Budget Value
Personal Services	398,541
Materials and Services	148,034
Debt Service interest	1,193,488
Reserved for Future Years	557,275
TOTAL:	\$2,297,338

Source: City of Sherwood FY 2025/26 Urban Renewal Budget, p 4

A compiled budget listing the money to be received due to urban renewal, money to be spent, and what projects/expenses the money will fund for the 2021 Area Capital Fund is shown in Exhibit 8 and Exhibit 9. The 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.

Exhibit 8. Budget FY 2025/26 2021 Area Capital Fund Revenue

Item	Adopted Budget Value
Beginning Fund Balance	8,664,533
Intergovernmental	1,500,000
Fines, Interest and Other	315,000
Long Term Debt	7,316,545
TOTAL:	\$17,796,078

Source: City of Sherwood FY 2025/26 Urban Renewal Budget p 5

Exhibit 9. Budget FY 2025/26 2021 Area Capital Fund Expenditures

Item	Adopted Budget Value
Personal Services	237,320
Materials and Services	394,826
Capital Outlay	11,966,545
Reserved for Future Years	\$5,197,387
TOTAL:	\$17,796,078

Source: City of Sherwood FY 2025/26 Urban Renewal Budget p 5

2.0 Impact on Taxing Districts

The permanent rate levy revenues foregone by local taxing districts due to urban renewal are shown in Exhibit 10. This information is from Washington County Assessor records, SAL Table 4e for FY 2024/25.

Urban renewal agencies do not create an additional tax. Instead, during the Agency’s lifespan, overlapping taxing districts “forego” a portion of their permanent rate. Once the urban renewal area is terminated, the taxing jurisdictions receive the full permanent rate of taxes. The school district and education service district are funded through the State School Fund on a per pupil allocation. There is no *direct* impact of urban renewal on their funding. The State School Fund is funded through property tax allocations, but also through other state resources.

Exhibit 10. Impact on Taxing Districts FY 2024/25

Taxing District	2021 Plan Impact
Washington County	309,077
SWC Tualatin	12,110
Sherwood School District	661,364
Port of Portland	9,633
Metro	13,207
Tualatin Valley Fire & Rescue	209,616
Portland Community College	38,807
City of Sherwood	453,015
NW Regional ESD	20,917
County Road Maintenance	8
TOTAL:	\$1,727,753

Source: FY 2024/25 Sal 4e from Washington County Assessor