

PENDLETON DEVELOPMENT COMMISSION

URBAN RENEWAL DISTRICT

ADOPTED BUDGET



2021-2022

**PENDLETON DEVELOPMENT COMMISSION
URBAN RENEWAL DISTRICT
ADOPTED BUDGET
FY 21-22**

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Pendleton Urban Renewal Commission

2020-2022 GOALS

- Goal:** Reconstruct and upgrade streets in the URD.
- Goal:** Develop vacant or under-used upper stories above downtown historic buildings.
- Goal:** Improve/upgrade downtown parking.
- Goal:** Improve/develop downtown public amenities.

**PENDLETON DEVELOPMENT COMMISSION
URBAN RENEWAL DISTRICT
ADOPTED BUDGET
FY21-22**

2021-22 BUDGET COMMITTEE

Dennis Bailey

Kricket Nicholson

Sally Brandsen

Vincent Papol

Steve Campbell

Dale Primmer

Jake Cambier

Lonnie Read

Carole Innes

Rita Rosenberg

Dave Krumbein

Mike Short

Kevin Martin

Dick Smiley

McKennon McDonald

John Turner

Linda Neuman

Lori Wyman

EXECUTIVE DIRECTOR

Robb Corbett

PENDLETON URBAN RENEWAL

Pendleton Development Commission
500 SW Dorion Ave., Pendleton, OR 97801

Over the past year urban renewal funding provided a vital lifeline for small businesses in Pendleton, despite the plunging customer traffic and drastically reduced revenues due to Covid pandemic restrictions.

First the Pendleton Development Commission quickly approved a \$2,500 grant to be distributed to a variety of small businesses within the Urban Renewal District. A grant application and website were designed and the funds were distributed within a month.

Businesses responded with gratitude, not only for the funding but for the reassurance that the city would do what it could to help them survive the economic disaster that was unfolding.

More funding arrived to assist businesses, some directly from the federal government and some channeled through the state and county. The City took to email to ensure that businesses were kept informed and assisted the businesses with understanding the sometimes-complex application processes.

In a second stage, the Development Commission in early 2021 approved a unique—at the time—four-month grant program for our food and beverage businesses--SOAR or Save Our Amazing Restaurants. Payments were sent to every business that qualified. Coincidentally, a federal program for the same purposes was launched just as Pendleton's was drawing to a close in May, ensuring continued assistance for the businesses.

But even as the pandemic was distressing our community's economy there were still those who sought ways to build and develop.

An Urban Renewal grant was approved in 2020 to develop another 16 apartments in the historic Bowman building, adding to the 18 funded there by Pendleton Urban Renewal the previous year. These modern apartments in a historic setting have proven to be very popular with residents. Before the restoration construction was completed, all apartments were rented.

Later that year the same developer, Al Plute, purchased the Odd Fellows building, which for over 100 years had served as home to the fraternal organization. As he did with the Bowman building, the developer sought and received Pendleton Urban Renewal grant funding to add apartments to the building's upper stories and to restore the building's facade to its historic design. The new apartments are due for completion in 2022.

Although the historic buildings of a century or more are the most frequent recipients of urban renewal funding for restoration, nearly all buildings that are at least 50-years-old are now considered historic by historic preservation standards.

So, in 2021 the Pendleton Development Commission approved grants for the renovation of the former fire station at SW 10th Street and Court Avenue. The City had sold the building to MotoStuff, a company designing and marketing specialized motorcycle components. The renovation of the building is repurposing the historic structure, including both commercial and residential spaces. It has also become home to a thriving business, newly headquartered in Pendleton.

Elsewhere within the urban renewal district, projects were completed that had been funded in part through urban renewal. The Pendleton Round-Up completed its new headquarters building featuring offices, a much larger retail outlet for all things related to the rodeo and a popular Dutch Brothers coffee shop.

Across Dorion Avenue from the Round-Up, the Hines Meat Company opened its new retail outlet in late 2020 in a renovated building that was formerly the site for a part of the Pendleton Grain Growers operation. This project was funded in part by Pendleton Urban Renewal through both its grants and Jump Start business loan program.

On Main Street, Rosemary Ramirez, owner of Sisters Café and the historic building that houses the popular restaurant, received a grant in 2020 for the first stage of a boutique hotel on the second floor of the building. The building opened in 1904 as a clothing store. The year of its opening will provide the name for the new "1904 Hotel". The hotel is expected to open in 2022.

The Pendleton Development Commission and the Pendleton City Council made a key decision in 2020 to allow the urban renewal program to continue beyond 2023. The City's urban renewal program was established in 2003 as a 20-year program. However, the city leaders saw more potential for both private and public development if the program were to continue. At this point there is no expiration date. Instead, the end point will come when the program has spent its maximum allowable Tax Increment Funding, a total amount based on funding for past and future projects.

Among the new projects that will receive funding--badly deteriorated streets within the Urban Renewal District. The first project was the reconstruction of Byers Avenue in 2020, continuing into 2021. Already, the City plans to reconstruct additional streets, with urban renewal funding for those projects estimated to reach \$6.2 million from 2021 through 2023. With new development projects forecast in the private sector, the total expenditures projected into 2023, \$8.7 million, will exceed the \$8 million expenditures of the program in its first 18 years.

Pendleton's Urban Renewal program is capable of continuing through a second 20-year cycle to improve our city's economy and community assets. Despite the uncertainty of the pandemic era, there will be a time when Covid's effect is only a memory, just as the so-called "Spanish" flu became a distant memory for the Pendletonians who built the amazing historic downtown we now enjoy.

Sincerely,



Robb Corbett, Executive Director
Pendleton Development Commission



Charles Denight, Associate Director
Pendleton Development Commission

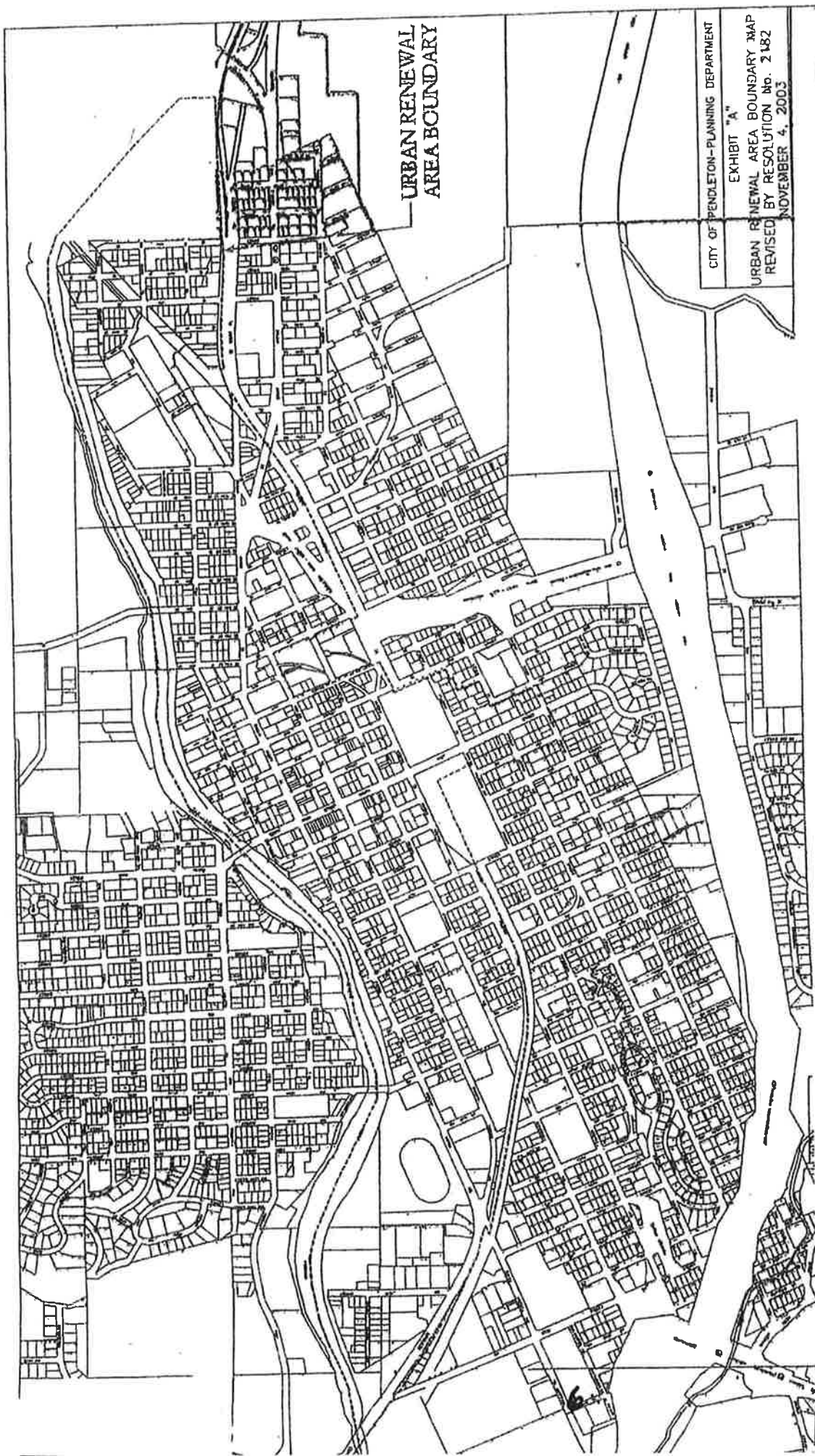


Figure 1: Pendleton Downtown Riverfront Urban Renewal Boundary

Seder Architects pc

Tasman Johnson, LLC

**PENDLETON DEVELOPMENT COMMISSION
URBAN RENEWAL DISTRICT
Budget Calendar Fiscal 2022**

- 04/1 FY 2022 budget forms and financial reports distributed.
- 04/15* Send notices of first budget committee meeting to paper.
- 04/29 Meeting with the Executive Director.
- 04/29 Preliminary Budget completed.
- 05/03 Begin printing budget.
- 05/04* Publish notice of first budget committee meeting. (Not less than 5 days before meeting nor more than 30 days.) Website notice 10 days before meeting.
- 05/04 Preliminary Budget completed.
- 05/13 Budget Committee meeting.
- 05/27** Send budget summaries and notice of Development Commission hearing to paper.
- 06/03 Publish notice of hearing before the Development Commission. (Not less than 5 days and not more than 30 days.) Publish Budget summaries and all other required State of Oregon Department of Revenue forms.
- 06/15 Budget Hearing before the Development Commission.
- 06/15 Budget proposed for adoption at this time.
- 07/01 Budget and proper state budget forms submitted to County Assessor.

* Publishing dates
** Newspaper deadline dates

PENDLETON DEVELOPMENT COMMISSION

RESOLUTION # 21-007

BE IT RESOLVED;

Section 1. Adopt the Budget. That the Pendleton Development Commission Urban Renewal District Budget as approved by the Budget Committee and as presented to the Board of Directors of the Pendleton Development Commission at their meeting of June 15, 2021 is adopted in the amount of \$7,314,300 as the budget for fiscal year 2021-2022.

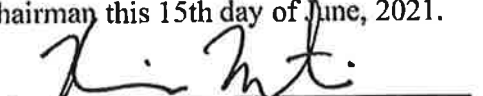
Section 2. Declaration of Tax Increments. That the Board of Directors of the Pendleton Development Commission hereby resolves to certify to the Umatilla County Assessor a request for the Pendleton Downtown Riverfront Urban Renewal Plan Area for the maximum amount of revenue that may be raised by dividing the taxes under section 1c, Article IX of the Oregon Constitution and ORS Chapter 457.

Section 3. Make Appropriations. That the Board of Directors makes appropriations for the purposes shown below for the fiscal year 2021-2022:

	<u>Appropriation</u>
<u>URBAN RENEWAL DISTRICT DEBT SERVICE FUND</u>	
URA Debt Operations	\$ 173,130
Debt Service	<u>900,000</u>
TOTAL URBAN RENEWAL DISTRICT DEBT SERVICE FUND	<u>\$ 1,073,130</u>
<u>URBAN RENEWAL DISTRICT OPERATING FUND</u>	
URA Operating Operations	\$ 6,027,700
Contingency	<u>182,300</u>
TOTAL URBAN RENEWAL DISTRICT OPERATING FUND	<u>\$ 6,210,000</u>

THIS resolution is effective on July 1, 2021.

PASSED by the Board of Directors and approved by the Chairman this 15th day of June, 2021.


Kevin Martin, Chairman

Attested to: 
Robb Corbett, Executive Director

Approved as to form: 
Nancy Kerns, City Attorney

PENDLETON DEVELOPMENT COMMISSION
URBAN RENEWAL AGENCY


BUDGET COMMITTEE RESOLUTION 2021-05

BE IT RESOLVED that the Budget Committee for the Pendleton Development Commission Urban Renewal Agency hereby approves the request to the Umatilla County Assessor for the Pendleton Downtown Riverfront Urban Renewal Area for the maximum amount of revenue that may be raised by dividing the taxes under section 1c, Article IX of the Oregon Constitution and ORS Chapter 457.

PASSED by vote of the Budget Committee and Approved by the Chairman May 13, 2021.

APPROVED: 
Chairman

ATTEST: 
Budget Committee Secretary

APPROVED AS TO FORM: 
Nancy Kerns, City Attorney

j:\data\budget\bud22\ura\budcom resolution

**PENDLETON DEVELOPMENT COMMISSION
 URBAN RENEWAL DISTRICT
 DEBT SERVICE FUND
 RESOURCE SUMMARY**

Description of Revenue Sources

The Debt Service Fund is one of two budgets maintained for Pendleton Urban Renewal. Urban Renewal operates by borrowing money to pay its expenses. Then it uses collected property taxes to repay the debt. The debt expenses and payments are covered in the Debt Service Fund.

The Pendleton Development Commission oversees the Pendleton Urban Renewal Program, which provides funding within the Pendleton Downtown/Riverfront Urban Renewal District. The PDC is a separate legal entity from the City of Pendleton. Property taxes within the District are frozen at the level for the 2003-2004 tax year. Each year the taxes collected on properties within the District over the frozen level go to the Urban Renewal Program.

FY22 Projections of Revenues

The beginning fund balance consists of reserves from the current fiscal year. Taxes are based on FY20-21 current tax receipts estimation with a 3% increase from estimated receipts in FY21.

Actual FY19	Actual FY20	Budget FY21	RESOURCES	Proposed Budget FY22	Approved Budget FY22	Adopted Budget FY22
\$832,760	\$430,973	\$168,300	BEGINNING WORKING CAPITAL	\$143,300	\$143,300	\$143,300
873,878	842,064	870,000	TAXES	960,000	960,000	960,000
			MISCELLANEOUS REVENUES			
0	0	1,330,000	Loan Proceeds	0	0	0
20,332	8,400	7,000	Interest	1,000	1,000	1,000
20,332	8,400	1,337,000	Total Charges for Services	1,000	1,000	1,000
0	0	0	TRSFYR FROM OPERATING FUND	0	0	0
\$1,726,970	\$1,281,437	\$2,375,300	TOTAL FUND RESOURCES	\$1,104,300	\$1,104,300	\$1,104,300

**PENDLETON DEVELOPMENT COMMISSION
URBAN RENEWAL DISTRICT
DEBT SERVICE FUND
EXPENDITURE SUMMARY**

Description of Current Services

The Debt Service Fund is one of two budgets maintained for Pendleton Urban Renewal. Urban Renewal operates by borrowing money to pay its expenses. Then it uses collected property taxes to repay the debt. The debt expenses and payments are covered in the Debt Service Fund budget.

The Pendleton Development Commission oversees the Pendleton Urban Renewal Program, which provides funding within the Pendleton Downtown/Riverfront Urban Renewal District. The PDC is a separate legal entity from the City of Pendleton. Property taxes within the District are frozen at the level for the 2003-2004 tax year. Each year the taxes collected on properties within the District over the frozen level go to the Urban Renewal Program.

FY22 Proposed Budget

Reimbursement to the City includes \$100,110 for the Associate Director's salary and direct supplies and the balance is for City reimbursement for personnel, materials, audit, bookkeeping, payroll and other services provided to support the Urban Renewal Agency. Debt payments are for a credit line loan with a local institution.

Actual FY19	Actual FY20	Budget FY21	EXPENDITURE CATEGORIES	Proposed Budget FY22	Approved Budget FY22	Adopted Budget FY22
			MATERIALS AND SERVICES			
\$0	\$0	\$0	Other Expenses	\$0	\$0	\$0
			City Reimbursement of			
113,230	103,565	111,120	Expense/Personnel	173,130	173,130	173,130
113,230	103,565	111,120	Total Materials and Services	173,130	173,130	173,130
			DEBT SERVICE			
0	0	0	Principal on Community Bank Loan	0	0	0
0	0	0	Interest on Community Bank Loan	0	0	0
218,104	975,647	900,000	Principal on Banner Bank Loan	700,000	700,000	700,000
51,833	34,257	0	Interest on Banner Bank Loan	200,000	200,000	200,000
912,830	0	1,330,000	Additional Credit Line Debt	0	0	0
0	0	0	Other Financing Fees	0	0	0
1,182,767	1,009,904	2,230,000	Total Debt Service	900,000	900,000	900,000
0	0	34,180	RESERVE FOR DEBT SERVICE	31,170	31,170	31,170
\$1,295,997	\$1,113,469	\$2,375,300	TOTAL DEBT EXPENDITURES	\$1,104,300	\$1,104,300	\$1,104,300

**PENDLETON DEVELOPMENT COMMISSION
 URBAN RENEWAL DISTRICT
 OPERATING FUND
 RESOURCE SUMMARY**

Description of Revenue Sources

The Operating Fund budget is one of two budgets maintained for Pendleton Urban Renewal. The Operating Fund budget covers expenses for programs and projects funded through urban renewal. The Operating Fund revenue is primarily from debt. Urban Renewal operates by borrowing money to pay its expenses. Then Urban Renewal repays its debt with collected property taxes.

The Urban Renewal District is a separate district within the City of Pendleton. The members of the Pendleton City Council also serve as the board of the Pendleton Development Commission, with advice from a separate Advisory Committee. The Operating Fund provides for funding from loan proceeds for projects within the Urban Renewal District.

FY22 Projections of Revenues

The Urban Renewal Agency will fund operations with credit line loan proceeds for the FY22. Jump Start loan repayments are expected at \$45,750 for the fiscal year.

Actual FY19	Actual FY20	Budget FY21	RESOURCES	Proposed Budget FY22	Approved Budget FY22	Adopted Budget FY22
\$249,608	\$732,733	\$11,400	BEGINNING WORKING CAPITAL	\$363,275	\$363,275	\$363,275
			MISCELLANEOUS REVENUES			
900,000	300,000	4,180,000	Loan Proceeds	5,800,000	5,800,000	5,800,000
29,041	37,180	33,000	Jump Start Loan Repayments	45,750	45,750	45,750
0	0		Donations/Grants			
0	0	0	Miscellaneous Revenues	0	0	0
10,299	6,407	4,000	Interest	975	975	975
939,340	343,587	4,217,000	Total Miscellaneous Revenues	5,846,725	5,846,725	5,846,725
\$1,188,948	\$1,076,320	\$4,228,400	TOTAL FUND RESOURCES	\$6,210,000	\$6,210,000	\$6,210,000

**PENDLETON DEVELOPMENT COMMISSION
 URBAN RENEWAL DISTRICT
 OPERATING FUND
 EXPENDITURE SUMMARY**

Description of Revenue Sources

The Operating Fund budget is one of two budgets maintained for Pendleton Urban Renewal. The Operating Fund budget covers expenses for programs and projects funded through urban renewal. The Operating Fund revenue is primarily from debt. Urban Renewal operates by borrowing money to pay its expenses. Then Urban Renewal repays its debt with collected property taxes.

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FY22 Proposed Budget

This budget continues the current programs, including a capital expense for potential street reconstruction or other public projects now under discussion at the Advisory Committee and PDC levels.

Actual FY19	Actual FY20	Budget FY21	EXPENDITURE CATEGORIES	Proposed Budget FY22	Approved Budget FY22	Adopted Budget FY22
MATERIALS AND SERVICES						
\$0	\$0	\$0	Rejuvenation Grants	\$650,000	\$650,000	\$650,000
1,837	4,709	2,500	Other Expense	2,500	2,500	2,500
0	146,000	0	Stimulus Grants	0	0	0
0	0	150,000	Fresh Start	100,000	100,000	100,000
77,506	100,000	100,000	Jump Start	50,000	50,000	50,000
181,271	162,513	494,720	Second Story Access	2,000,000	2,000,000	2,000,000
	24,354	40,000	Marketing	45,000	45,000	45,000
	10,383	30,000	Demolition Grants	0	0	0
51,250	37,500	27,500	Pendleton Downtown Assn	17,500	17,500	17,500
		0	Housing Rehabilitation	320,000	320,000	320,000
144,351	62,209	150,000	Façade Restoration Opportunities	345,000	345,000	345,000
456,215	547,668	994,720	Total Materials & Services	3,530,000	3,530,000	3,530,000
0	88,503	3,232,500	CAPITAL OUTLAY	2,497,700	2,497,700	2,497,700
0	0	1,180	CONTINGENCY	182,300	182,300	182,300
\$456,215	\$636,171	\$4,228,400	TOTAL OPERATING EXPENDITURES	\$6,210,000	\$6,210,000	\$6,210,000

Capital Outlay	
URD Streets	\$2,470,000
Til Taylor Park	\$27,700
Total	2,497,700

IN THE CIRCUIT COURT OF
THE STATE OF OREGON FOR
UMATILLA COUNTY

EO-11310
NOTICE OF BUDGET
COMMITTEE MEETING

} AFFIDAVIT OF PUBLICATION

STATE OF OREGON
County of Umatilla } ss

I, DAYLE STINSON being duly sworn, depose and say that I am the principal clerk of the publisher of the East Oregonian, eastoregonian.com, a newspaper of general circulation, as defined by ORS 193.010 and 193.020; that the

EO-11310 NOTICE OF BUDGET
COMMITTEE

a printed copy of which is hereto annexed; was published in the entire issue of said newspaper for 1 successive and consecutive issues in the following issues:
05/04/2021

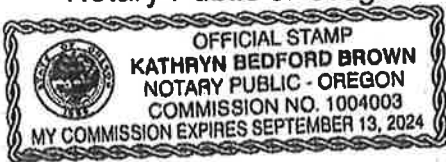
A public meeting of the Budget Committee of the Pendleton Development Commission, Urban Renewal District, Umatilla County, State of Oregon, to discuss the budget for the fiscal year July 1, 2021 to June 30, 2022 will be held at the Pendleton Convention Center, 1601 Westgate, Pendleton, Oregon. The meeting will take place on the 13th of May, 2021 at 7:00 a.m. The purpose of this meeting is to receive the budget message and to receive comment from the public on the budget. This is a public meeting where deliberation of the Budget Committee will take place. Any person may appear at this meeting and discuss the proposed programs with the Budget Committee. Instructions for public access through Zoom meeting to the public hearing is available on the meeting agenda on the City's website, www.pendleton.or.us. A copy of the preliminary budget document can be inspected on or after May 3rd on the City's website at www.pendleton.or.us/finance/city-budgets. To obtain a hard copy, call 541-966-0331 after May 3rd during regular City Hall business hours. This budget notice is also posted on the City's website.

Robb Corbett
Executive Director
Publish: May 4, 2021

Subscribed and sworn to before me on this **4th day of May, A.D. 2021**

Dayle Stinson

Kathryn Bedford Brown
Notary Public of Oregon



The screenshot shows a web browser window with the address bar displaying "pendleton.or.us". The browser's address bar and tabs are circled in blue. The page content features three vertical cards, each with the City of Pendleton logo at the top. The first card is titled "Urban Renewal Agency - Notice of Budget Meetings" and has a "READ MORE" link at the bottom. The second card is titled "City of Pendleton - Notice of Budget Meetings" and also has a "READ MORE" link. The third card is titled "Coming To Pendleton: Bird Electric Scooters" and includes the text "Bird Lands In Pendleton, starting April 12, 2021" with a "READ MORE" link below. The Windows taskbar at the bottom shows the time as 3:18 PM on 4/20/2021.

NOTICE OF BUDGET COMMITTEE MEETING

A public meeting of the Budget Committee of the Pendleton Development Commission, Urban Renewal District, Umatilla County, State of Oregon, to discuss the budget for the fiscal year July 1, 2021 to June 30, 2022 will be held at the Pendleton Convention Center, 1601Wesgate, Pendleton, Oregon. The meeting will take place on the 13th of May, 2021 at 7:00 a.m. The purpose of this meeting is to receive the budget message and to receive comment from the public on the budget. This is a public meeting where deliberation of the Budget Committee will take place. Any person may appear at this meeting and discuss the proposed programs with the Budget Committee. Instructions for public access through Zoom meeting to the public hearing is available on the meeting agenda on the City's website, www.pendleton.or.us. A copy of the preliminary budget document can be inspected on or after May 3rd on the City's website at www.pendleton.or.us/finance/city-budgets. To obtain a hard copy, call 541-966-0331 after May 3rd during regular City Hall business hours. This budget notice is also posted on the City's website.

Robb Corbett
Executive Director

CITY OF PENDLETON
EST. 1851
OREGON

**Urban Renewal Agency
FY2021-2022
Budget Hearing**

CITY OF PENDLETON
EST. 1851
OREGON

**Urban Renewal Agency
FY2020-2021
Supplemental Budget Hearing**

Wood Stove Replacement Program

Dear Residents,

YOUR SEARCH

Urban Renewal

Search for exact matches

Filter Results

Website Search Results

[View City Agendas](#)

Urban Renewal Agency FY2021-2022 Budget Hearing

Finance | News/Press Release

<https://pendleton.or.us/sites/default/files/fileattachments/finance/page/14341/u...> **Urban Renewal Agency FY2021-2022 Budget Hearing Sort A to Z** **ura_ur-1_-_post_budget_notice.pdf** FORM ... Interfund Transfers \$0 \$5,334,625 \$0 \$0 \$4,665,375 \$0 **Urban Renewal** District Debt Service fund FTE Not ... Commission (PDC) is focusing on improving the economy and livability of the **urban renewal** district. The PDC ...

FORM UR-1

NOTICE OF BUDGET HEARING

A public meeting of the Pendleton Development Commission URA will be held on June 15, 2021 at 6 pm at Council Chambers, City Hall, 500 SW Dorion Ave., Pendleton, Oregon. The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2021 as approved by the Pendleton Development Commission URA Budget Committee. A summary of the budget is presented below. Instructions for public access through Zoom Meeting to the Public Hearing is available on the meeting agenda located on the City's Website, <https://cityofpendletonor.civicweb.net/Portal/MeetingSchedule.aspx> on or after June 9th. A copy of the budget may be inspected on the City website, www.pendleton.or.us/finance/city-budgets. This budget is for an annual budget period. This budget was prepared on a basis of accounting that is the same as used the preceding year. A hard copy of the budget may be checked out by calling 541-966-0380.

Contact: Robb Corbett, Executive Director Telephone: 541-966-0201 Email: Robb.Corbett@ci.pendleton.or.us

FINANCIAL SUMMARY - RESOURCES

TOTAL OF ALL FUNDS	Actual Amount 2019-2020	Adopted Budget This Year 2020-21	Approved Budget Next Year 2021-22
Beginning Fund Balance/Net Working Capital	1,163,706	179,700	506,575
Federal, State and All Other Grants	0	0	0
Revenue from Bonds and Other Debt	300,000	4,180,000	5,800,000
Interfund Transfers	0	0	0
All Other Resources Except Division of Tax & Special Levy	51,987	44,000	47,725
Revenue from Division of Tax	842,063	870,000	960,000
Revenue from Special Levy	0		
Total Resources	2,357,756	5,273,700	7,314,300

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION

Personnel Services	0	0	0
Materials and Services	651,233	1,105,840	3,703,130
Capital Outlay	88,503	3,232,500	2,497,700
Debt Service	1,009,904	900,000	900,000
Interfund Transfers	0	0	0
Contingencies	0	1,180	182,300
All Other Expenditures and Requirements	0	34,180	31,170
Unappropriated Ending Fund Balance	0	0	0
Total Requirements	1,749,640	5,273,700	7,314,300

FINANCIAL SUMMARY-REQUIREMENTS AND FULL-TIME EQUIVALENT EMPLOYEES (FTE) BY ORGANIZATIONAL UNIT OR PROGRAM *

Name of Organizational Unit or Program	FTE for that unit or program		
Urban Renewal District Operating Fund	636,171	4,228,400	6,210,000
FTE	0	0	0
Urban Renewal District Debt Service fund	1,113,469	1,045,300	1,104,300
FTE	0	0	0
Total Requirements	1,749,640	5,273,700	7,314,300
Total FTE	0	0	0

STATEMENT OF CHANGES IN ACTIVITIES and SOURCES OF FINANCING *

The Pendleton Development Commission (PDC) is focusing on improving the economy and livability of the urban renewal district. The PDC has one credit line for up to \$10 million for the remaining years of the PDC authorized. Those funds will help finance second story development, demolition grants, jump start loans to downtown owners, facade restoration and possible development of a festival area. The PDC contracts for a Associate Director's position with the City of Pendleton. The concept of an urban renewal district is based on borrowing dollars now to invest in the development of the district and those investment dollars will bring a increased tax return on the dollar in future years.

STATEMENT OF INDEBTEDNESS

LONG TERM DEBT	Estimated Debt Outstanding July 1, 2021	Estimated Debt Authorized, But Not Incurred on July 1, 2021
General Obligation Bonds	\$0	\$0
Other Bonds	\$0	\$0
Other Borrowings	\$5,334,625	\$4,665,375
Total	\$5,334,625	\$4,665,375

IN THE CIRCUIT COURT OF
THE STATE OF OREGON FOR
UMATILLA COUNTY

} AFFIDAVIT OF PUBLICATION

STATE OF OREGON
County of Umatilla } ss

I, Dayle Stinson being duly sworn, depose and say that I am the principal clerk of the publisher of the East Oregonian, eastoregonian.com, a newspaper of general circulation, as defined by ORS 193.010 and 193.020; that the

EO-11406 NOTICE OF BUDGET HEARING A

a printed copy of which is hereto annexed; was published in the entire issue of said newspaper for 1 successive and consecutive issues in the following issues:
06/01/2021

Subscribed and sworn to before me on this **1st day of June, A.D. 2021**

Dayle Stinson

Kathy Brown
Notary Public of Oregon



**EO-11406
NOTICE OF BUDGET HEARING**

A public meeting of the Pendleton Development Commission URA will be held on June 15, 2021 at 8 pm at Council Chambers, City Hall, 500 SW Dorion Ave., Pendleton, Oregon. The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2021 as approved by the Pendleton Development Commission URA Budget Committee. A summary of the budget is presented below. Instructions for public access through Zoom Meeting to the Public Hearing are available on the meeting agenda located on the City's Website, <https://cityofpendletonor.civicweb.net/Portal/MeetingSchedule.aspx> on or after June 9th. A copy of the budget may be inspected on the City website, www.pendleton.or.us/finance/city-budgets. This budget is for an annual budget period. This budget was prepared on a basis of accounting that is the same as used the preceding year. A hard copy of the budget may be checked out by calling 541-966-0380. Contact: Robb Corbett, Executive Director Telephone: 541-966-0201 Email: Robb.Corbett@ci.pendleton.or.us

FINANCIAL SUMMARY - RESOURCES			
TOTAL OF ALL FUNDS	Actual Amount 2019-2020	Adopted Budget This Year 2020-21	Approved Budget Next Year 2021-22
Beginning Fund Balance/Net Working Capital	1,163,708	178,700	508,575
Federal, State and All Other Grants	0	0	0
Revenue from Bonds and Other Debt	300,000	4,180,000	5,800,000
Interfund Transfers	0	0	0
All Other Resources Except Division of Tax & Special Levy	51,987	44,000	47,725
Revenue from Division of Tax	842,063	870,000	960,000
Total Resources	2,357,758	5,273,700	7,314,300
FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION			
Personnel Services	651,233	1,105,840	3,703,130
Materials and Services	88,503	3,232,500	2,497,700
Capital Outlay	1,009,904	900,000	900,000
Debt Service	0	0	0
Interfund Transfers	0	1,160	182,300
Contingencies	0	34,180	31,170
All Other Expenditures and Requirements	0	0	0
Unappropriated Ending Fund Balance	1,749,840	6,273,700	7,314,300
Total Requirements	1,749,840	6,273,700	7,314,300
FINANCIAL SUMMARY-REQUIREMENTS AND FULL-TIME EQUIVALENT EMPLOYEES (FTE) BY ORGANIZATIONAL UNIT OR PROGRAM			
Name of Organizational Unit or Program	FTE for that unit or program		
Urban Renewal District Operating Fund	FTE		
Urban Renewal District Debt Service Fund	FTE		
Total Requirements	Total FTE		
	630,171	4,228,400	6,210,000
	0	0	0
	1,113,469	1,045,300	1,104,300
	0	0	0
	1,749,840	6,273,700	7,314,300
	0	0	0

STATEMENT OF CHANGES IN ACTIVITIES and SOURCES OF FINANCING *

The Pendleton Development Commission (PDC) is focusing on improving the economy and livability of the urban renewal district. The PDC has one credit line for up to \$10 million for the remaining years of the PDC authorized. Those funds will help finance second story development, demolition grants, jump start loans to downtown owners, facade restoration and possible development of a festival area. The PDC contracts for an Associate Director's position with the City of Pendleton. The concept of an urban renewal district is based on borrowing dollars now to invest in the development of the district and those investment dollars will bring an increased tax return on the dollar in future years.

STATEMENT OF INDEBTEDNESS		
LONG TERM DEBT	Estimated Debt Outstanding July 1, 2021	Estimated Debt Authorized, But Not Incurred on July 1, 2021
Other Borrowings	\$5,334,625	\$4,665,375
Total	\$5,334,625	\$4,665,375
June 1, 2021		

emailed 6/24/21

FORM UR-50

NOTICE TO ASSESSOR

2021-2022

• Submit two (2) copies to county assessor by July 15.

Check here if this is an amended form.

Notification

Pendleton Development Commission authorizes its 2021-2022 ad valorem tax increment amounts
(Agency Name)

by plan area for the tax roll of Umatilla
(County Name)

Linda Carter 541-966-0331 06/24/21
(Contact Person) (Telephone Number) (Date Submitted)

500 SW Dorion Ave., Pendleton, OR 97801 Linda.Carter@ci.pendleton.or.us
(Agency's Mailing Address) (Contact Person's E-mail Address)

Yes, the agency has filed an impairment certificate by May 1 with the assessor (ORS 457.445).

Part 1: Option One Plans (Reduced Rate). [ORS 457.435(2)(a)]

Plan Area Name	Increment Value to Use*		100% from Division of Tax	Special Levy Amount**
	\$	OR	<input type="checkbox"/> Yes	\$
	\$	OR	<input type="checkbox"/> Yes	\$

Part 2: Option Three Plans (Standard Rate). [ORS 457.435(2)(c)]

Plan Area Name	Increment Value to Use***		100% from Division of Tax	Special Levy Amount****
	\$	OR		\$
	\$	OR		\$

Part 3: Other Standard Rate Plans. [ORS 457.445(2)]

Plan Area Name	Increment Value to Use*		100% from Division of Tax	
	\$	OR	<input type="checkbox"/> Yes	
	\$	OR	<input type="checkbox"/> Yes	

Part 4: Other Reduced Rate Plans. [ORS 457.445(1)]

Plan Area Name	Increment Value to Use*		100% from Division of Tax	
Pendleton Downtown Riverfront Urban Renewal Area	\$	OR	<input checked="" type="checkbox"/> Yes	
	\$	OR	<input type="checkbox"/> Yes	

Part 5: Permanent Rate Plans. [ORS 457.087]

Plan Area Name	Increment Value to Use*		100% from Division of Tax	
	\$	OR	<input type="checkbox"/> Yes	
	\$	OR	<input type="checkbox"/> Yes	

Notice to Assessor of Permanent Increase in Frozen Value. Beginning tax year 2021-22, permanently increase frozen value to:

Plan Area Name	New frozen value \$

* All Plans except Option Three: Enter amount of Increment Value to Use that is less than 100% Or check "Yes" to receive 100% of division of tax. Do NOT enter an amount of Increment Value to Use AND check "Yes".

** If an Option One plan enters a Special Levy Amount, you MUST check "Yes" and NOT enter an amount of Increment to Use.

*** Option Three plans enter EITHER an amount of Increment Value to Use to raise less than the amount of division of tax stated in the 1998 ordinance under ORS 457.435(2)(c) OR the Amount from Division of Tax stated in the ordinance, NOT both.

**** If an Option Three plan requests both an amount of Increment Value to Use that will raise less than the amount of division of tax stated in the 1998 ordinance and a Special Levy Amount, the Special Levy Amount cannot exceed the amount available when the amount from division of tax stated in the ordinance is subtracted from the plan's Maximum Authority.

