

**Rainier Economic Development Council**  
**Budget Committee Minutes**  
**June 17, 2013**  
**6:00 p.m.**  
**Rainier City Hall**  
**106 West "B" Street**  
**Rainier, OR 97048**

**June 11, 2013 meeting reconvened June 17, 2013 and called to Order at 6:00 p.m.**

**Board Present:** Judith Taylor, Jim Bradfield, Sloan Nelson, William Vilardi, David Sills, Scott Cooper, Steve Massey

**Budget Committee Members Present:** Terry Grice, Terry Deaton, Kris Guist, Paul Rice and Bill Wagner

Judith Taylor opened the Budget Committee Meeting with introductions and opened the floor for a motion to nominate a budget committee chair.

**Motion** by Paul Rice and seconded by Scott Cooper to nominate Terry Grice as Chair

**Passed** Unanimously

No members from the public were present so there were no public comments.

**Budget Presentation** – REDCO Budget Officer, Debra Dudley, presented the 2013/2014 Budget Message and presented two budget formats: Format 1 being consistent with past years and Format 2 being consistent with the goals outlined in the Urban Renewal Plan while including the information that was in prior budgets.

Budget Format #1 was reviewed by line item.

Budget Format #2 was reviewed by line item with the following explanations as to the differences between the two formats:

1. Format #2 does not divide the beginning fund balance between the General fund and the Debt Service fund. It was divided in the past because REDCO was involved in negotiations with USG. It was unclear how much money would be needed in the debt service fund to settle the lawsuit. It has now been satisfied with the annual debt service amount identified. Otherwise, the General Fund Resources in Format #2 are very similar to Format #1.
2. General Fund Requirements: The difference in this category is that the capital outlay goals are identified. Capital outlay was previously disclosed in the Debt Service fund. The capital outlay had been budgeted as a loan/debt service but it is not a loan and does not require a debt service payment. This category includes the goals identified in the Urban Renewal Plan. All of the capital outlay project amounts that were budgeted previously under the Debt Service fund in Format #1 have been linked to the Urban Renewal Plan Goals, and included under the Capital Outlay/Goals section in Format #2 as follows:
  - a. Goal #1 Riverfront Development = Riverfront Trail/1<sup>st</sup> Street Plaza in the amount of \$ 100,000
  - b. Goal #3 Public Access to the Riverfront in the amount of \$200,000 includes:

Riverfront Trail/Marina Square	\$ 100,000
Riverfront Park Phase III	\$ 100,000
  - c. The capital Outlay line item for Goal #5, Transportation in the amount of \$276,218, includes the following from the Debt Service section in Format #1:

Highway 30 Enhancement Project	\$ 81,218
East Rainier Entrance Improvements	\$ 20,000
"A" Street Redevelopment	\$ 175,000

- d. Because the REDCO USG negotiating team was able to negotiate a far better deal than was originally anticipated, a significant cash carryover of funds that had previously been earmarked to satisfy that requirement can now be moved into the project phase and has been divided in this budget among the remaining goals listed at \$25,000.
  - e. Additionally, a contingency has been budgeted in the amount of \$71,397.
  - f. Keep in mind that the budget is appropriated by category so within the Capital Outlay/Goals category, funds designated to the various goals can be adjusted throughout the year as needed as long as the total of Capital Outlay/Goals remains the same.
3. Debt Service Fund Resources in budget Format #2 remain the same as Format #1 except for the beginning Fund Balance which has been moved to General Fund Resources as a result of the USG settlement.
  4. Debt Service Fund Requirements in Format #2 includes the USG Debt, principal and interest. It shows that REDCO is paying \$270,000 annually. The USG debt Amortization Schedule is attached and shows that the debt is due to expire in 2029. At the point that the USG debt is retired, the urban renewal agency/REDCO will expire unless there is a vote by the citizens of Rainier for REDCO to be extended.
  5. One advantage of budget Format #2 is that the taxpayer can clearly see where their tax dollars are going, it is clearly shown. It shows that all of the money that is received from the urban renewal tax is going toward satisfying that debt.

**Motion** by Judith Taylor, 2<sup>nd</sup> by Bill Wagner to accept Format #2 for the REDCO budget  
**Passed** Unanimously

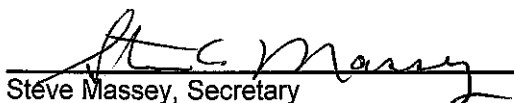
**Motion** by Paul Rice, 2<sup>nd</sup> by Bill to authorize the Notice to Assessor, tax amount levied, Option Three Plan, which is the standard rate amount of division of tax declaring the levy that will be received in the amount of \$300,000  
**Passed** unanimously

**Motion** by Paul Rice, 2<sup>nd</sup> by Steve Massey to Adjourn  
**Passed** unanimously

**Meeting Adjourned.**

  
\_\_\_\_\_  
Judith Taylor, President

Date June 27, 2013

  
\_\_\_\_\_  
Steve Massey, Secretary

Date June 27, 2013



**REDCO**

**OFFICIALS**

**REDCO Board**

Judith Taylor, President

Scott Cooper  
James Bradfield  
David Sills

Sloan Nelson  
Steve Massey  
Bill Vilardi

**BUDGET COMMITTEE**

Terry Grice  
Terry Deaton  
Kris Guist  
Paul Rice  
Bill Wagner

## **Rainier Economic Development Council 2013/2014 BUDGET MESSAGE**

The Rainier City Council designated the Rainier Economic Development Council (REDCO) as the City's Urban Renewal Agency and directed REDCO to plan for the development and improvement of the Rainier Waterfront. The Council adopted a plan for the urban renewal area. The goals for this plan are shown at the end of the document. Past and the present budget rely heavily on this plan for funding projects.

This budget is prepared following the cash basis of accounting, which is consistent with prior years. The budget committee is receiving two formats for the fiscal year 2013/2014. The budget committee will be charged with selecting the format that provides our citizens with the most transparent and uncomplicated document. Format #1 is consistent with the prior three year budgets. Format #2 is consistent with the goals outlined in the Urban Renewal Plan. The proposed budget is balanced in that revenues and requirements are equal as required by Oregon Budget Law.

The Rainier Waterfront Urban Renewal Plan identifies ten goals for the urban renewal area. These goals are summarized below in an effort to provide a focus for REDCO's budget documents.

GOAL 1 - Riverfront development – The ultimate goal is to create and restore the Rainier riverfront. Key elements include community access to the river, river view, recreational boating opportunities and places to work, shop and live. This development will include commercial, industrial and residential buildings, open spaces and public facilities.

GOAL 2 - Economic Development – Realize the waterfront as an asset for the community's economic development. Help ensure that major industrial and marine related commercial and industrial development occurs in a way that generates jobs and income for the community.

GOAL 3 - Public Access to the Riverfront – The plan will promote public access to the river by providing marine recreational facilities, open spaces like green ways and trails, and protection of significant view corridors.

GOAL 4 - Recreation Boating Facilities – Develop the waterfront as a major center for recreational boating by providing a range of facilities and services that meet the needs of boaters.

GOAL 5 - Transportation – Take full advantage of public and private transportation via US highway 30, the Lewis & Clark Bridge, the railroad and the river to improve access to the waterfront.

GOAL 6 - Housing – Provide for the opportunity for Rainier residents to live on the waterfront. Promote the development of a range of types of housing, including affordable units that serve a variety of households.

GOAL 7 - Retail Services - Promote the development of retail services for residents and visitors, thereby creating retail and service jobs within the community.

GOAL 8 - Community Facilities - Promote the development of public facilities along the waterfront such as senior and community centers, parks, theaters and museums.

GOAL 9 - Environment – Enhance the natural environment along the waterfront with particular attention given to the water quality of Fox Creek and the Columbia River.

GOAL 10 - Planning and Design – Ensure that development along the waterfront happens in a manner that enhances interaction with the river, and respects the needs of developers and the community.

A handwritten signature in cursive script, reading "Debbie Dudley". The signature is written in black ink and is positioned above the printed name.

Debbie Dudley

REDCO Budget Officer

**Amortization Schedule Based on Proposed Agreement  
Assuming 4/2/12 Settlement**

	Beg Principal	Payment			End Principal
		Principal	Interest	Total	
4/2/2012	4,750,000	1,000,000		1,000,000	3,750,000
12/31/2012	3,750,000	190,856	84,144	275,000	3,559,144
12/31/2013	3,559,144	168,226	106,774	275,000	3,390,918
12/31/2014	3,390,918	173,272	101,728	275,000	3,217,646
12/31/2015	3,217,646	178,471	96,529	275,000	3,039,175
12/31/2016	3,039,175	183,825	91,175	275,000	2,855,350
12/31/2017	2,855,350	189,339	85,661	275,000	2,666,011
12/31/2018	2,666,011	195,020	79,980	275,000	2,470,991
12/31/2019	2,470,991	200,870	74,130	275,000	2,270,121
12/31/2020	2,270,121	206,896	68,104	275,000	2,063,225
12/31/2021	2,063,225	213,103	61,897	275,000	1,850,121
12/31/2022	1,850,121	219,496	55,504	275,000	1,630,625
12/31/2023	1,630,625	226,081	48,919	275,000	1,404,544
12/31/2024	1,404,544	232,864	42,136	275,000	1,171,680
12/31/2025	1,171,680	239,850	35,150	275,000	931,830
12/31/2026	931,830	247,045	27,955	275,000	684,785
12/31/2027	684,785	254,456	20,544	275,000	430,329
12/31/2028	430,329	262,090	12,910	275,000	168,239
12/31/2029	168,239	168,239	5,047	173,286	
		<b>4,750,000</b>	<b>1,098,286</b>	<b>5,848,286</b>	

Settlement Amount  
Initial Payment  
Initial Note Amount

**4,750,000**  
**1,000,000**  
**3,750,000**

Interest Rate

**3.0%**