

**City of Gladstone  
Urban Renewal  
2017-2019 Biennium  
July 1, 2017 – June 30, 2019  
Approved Budget**

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## 2017- 19 Gladstone Urban Renewal District Budget

Greetings:

As the Executive Director, I hereby present to you the 2017-19 proposed biennial budget for the Gladstone Urban Renewal District (GURD). As noted in the previously, the proposal is provided in a biennial budget format.

The proposed budget includes funding for projects that were approved by Gladstone voters in November 2015.

City staff and the Board of Directors have been working to update the Gladstone Urban Renewal District (GURD) map. We also completed a study to determine the financial and legal capacity to make changes to the urban renewal district boundaries in order to fund City Council and voter approved civic building construction.

Attachment 1, on page 3, is the revised and approved Urban Renewal District map. Attachment 2, beginning on page 4, is the recent study with relevant data needed for the Board of Directors to pass resolution UR-57, which is at the end of Attachment 2, on page 16-17. The passage of UR-57 with the analysis we did will allow us to make decisions regarding future urban renewal investments.

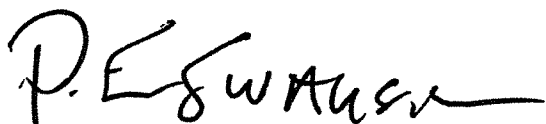
These projects will require a combination of Urban Renewal, General Funds, and outside sources to realize completion.

The GURD is moving forward in a fiscally responsive, yet effective manner. This budget was developed and is put before you with the taxpayer's dollars and Board priorities in mind.

We seek to accomplish the Board directed goals and enrich the GURD with a responsible and responsive budget.

Thank you for your participation in this process.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "R. Eric Swanson". The signature is written in a cursive style with a large initial "R" and a long horizontal flourish at the end.

R. Eric Swanson  
Gladstone Urban Renewal Agency  
Executive Director

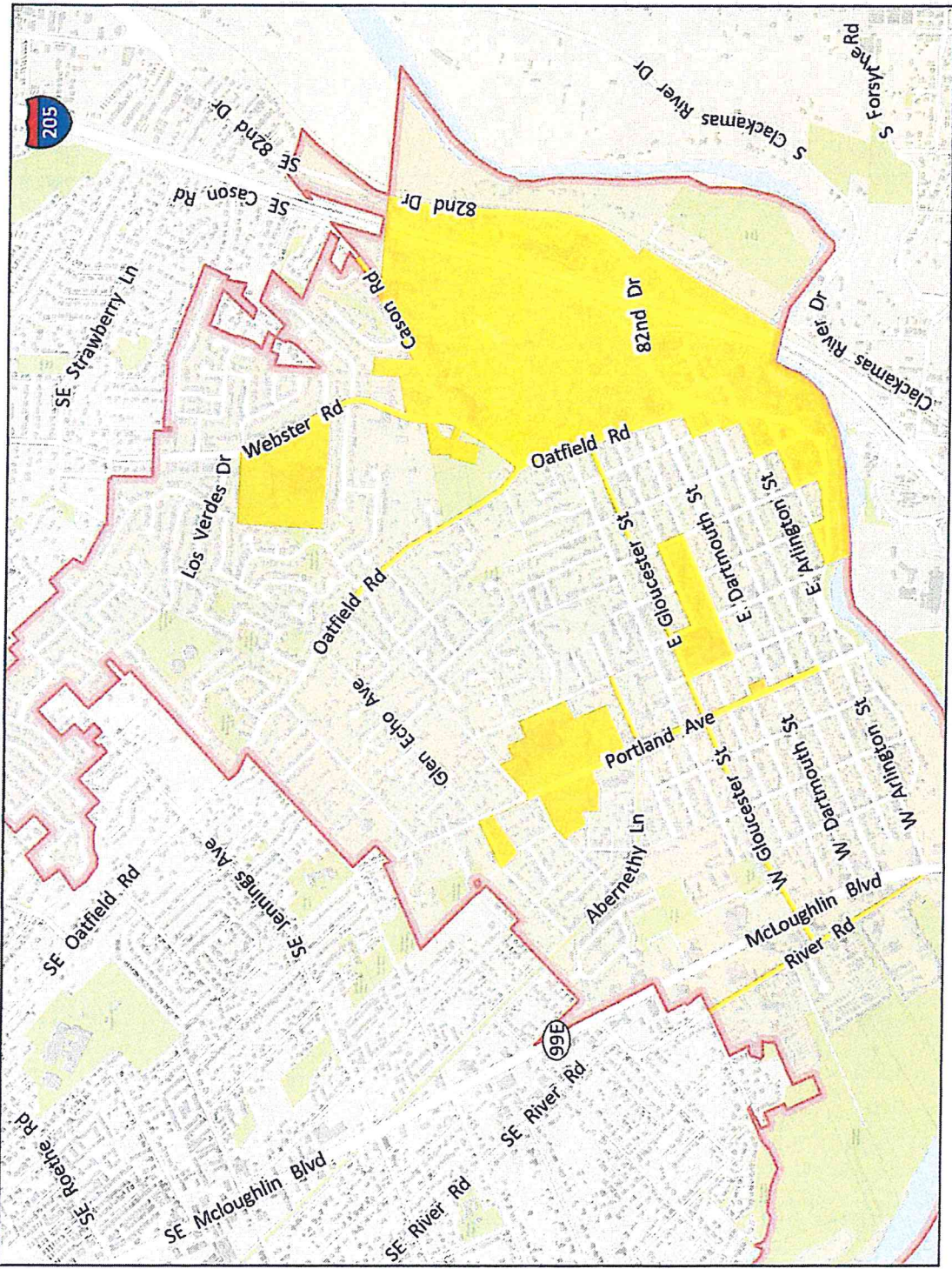
# Gladstone GIS Map

- Legend**
- Urban Renewal District
  - City Limits
  - Basemap



Notes

Overview Map



1: 19,200



The City of Gladstone makes no representations, express or implied, as to the accuracy, completeness, and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

Map created 3/27/2017



City of Gladstone  
 525 Portland Ave  
 Gladstone  
 OR 97027  
 (503) 656-5225  
[www.ci.gladstone.or.us](http://www.ci.gladstone.or.us)

Exhibit B

# Report Accompanying the Gladstone Urban Renewal Plan Amendment

Adopted by the Gladstone Urban Renewal Agency

December 13, 2016

Resolution No. UR-57

Gladstone Urban Renewal Area

**Elaine Howard Consulting, LLC**

Elaine Howard

Scott Vanden Bos

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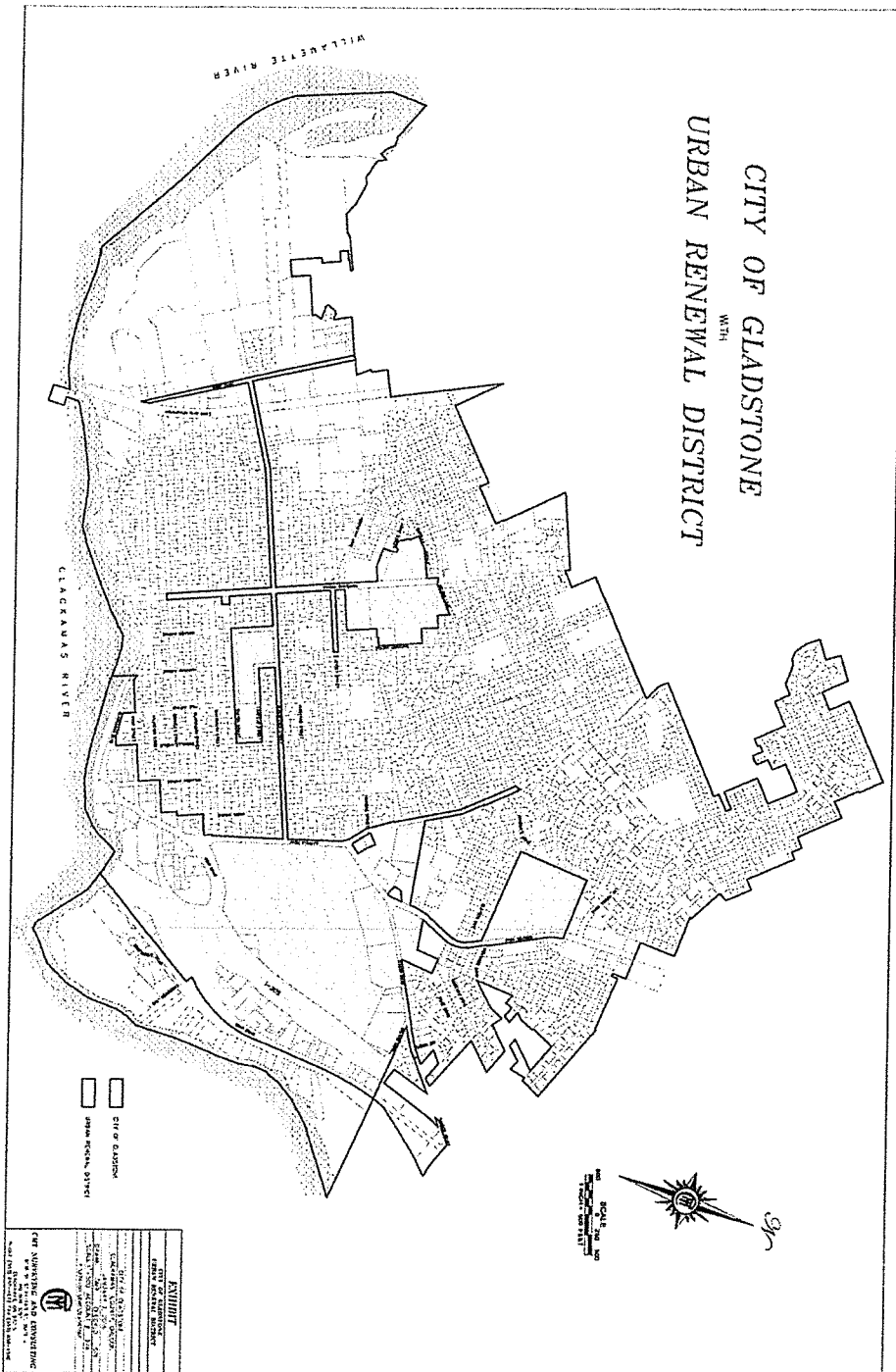


## **I. INTRODUCTION**

The Report on the Gladstone Urban Renewal Plan Amendment (Report) contains background information and project details that pertain to the Gladstone Urban Renewal Plan Amendment (Plan). The Report is not a legal part of the Plan, but is intended to provide public information and support the findings made by the Gladstone Council as part of the approval of the Plan. Since this is a minor amendment, only portions of the Report are relevant.

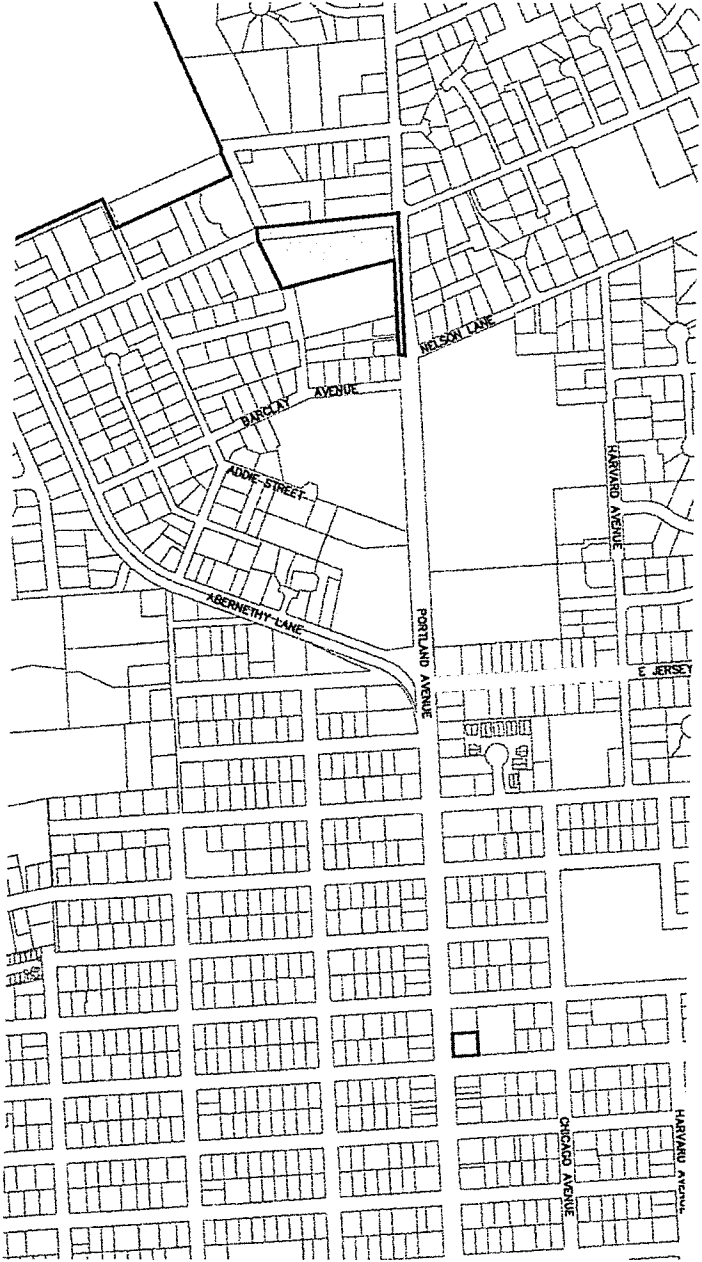
Figure 1 shows the urban renewal area prior to the Amendment. Figure 2 shows the proposed amendment properties including right of way. Figure 3 shows the amended urban renewal plan area.

Figure 1 – Gladstone Urban Renewal Plan Area Existing Boundary



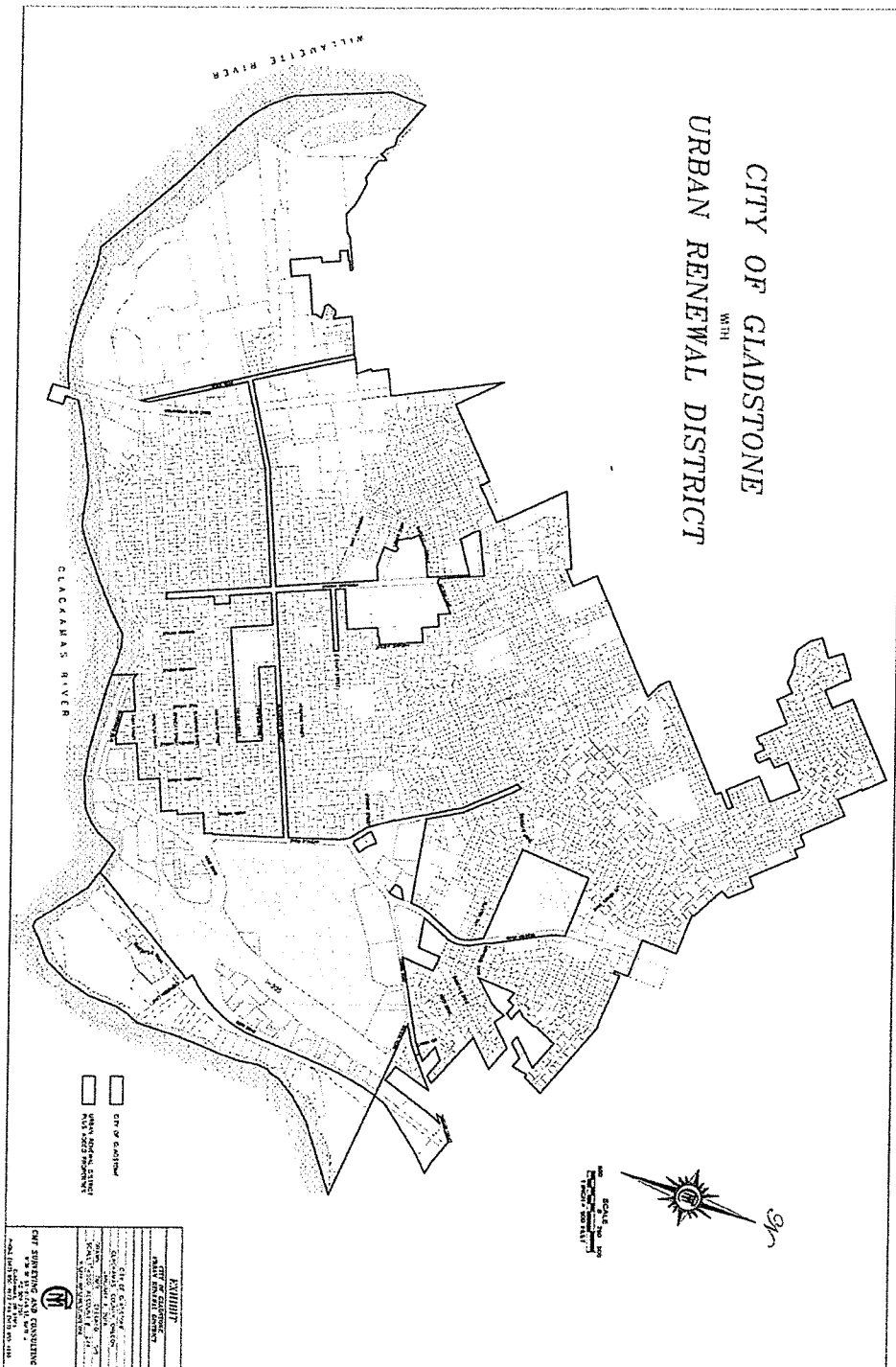
Source: Paul H Roeger, PC

Figure 2 – Gladstone Urban Renewal Plan Area Amendment Properties



Source: Paul H Roeger, PC

Figure 3 – Gladstone Urban Renewal Plan Area after Amendment



Source: Paul H Roeger, PC

## II. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Gladstone Urban Renewal Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

### A. Physical Conditions

The conditions of the two parcels to be added to the urban renewal area are described below, an addition of tax lots of 2.16 acres. The right of way is equal to .94 acres for a total of 3.1 acres being added to the area. The existing area was 310.8 acres, so this addition was less than 1% of the total area.

Table 1 – Existing Land Use, Zoning, and Comprehensive Designations of the Parcels

Parcel Number	Parcel Address	Land Use	Zoning	Comp Plan	Acreage
1	525 Portland Avenue	Public/Exempt	Commercial 2	Commercial	0.21
2	18505 Portland Avenue	Industrial	Light Industrial	Industrial	1.95

Source: Clackamas County Assessor Data, City of Gladstone

## III. EXISTING CONDITIONS OF PARCELS TO BE ADDED

**Parcel 1: City Hall** – The Mackenzie Group was hired to conduct a condition assessment of the existing Gladstone City Hall Police Department facility approximately 6 years ago. That condition assessment was aimed at identifying physical and operational condition of the facility and make recommendations on the future service life of the building to support the current uses over the next 20-30 years.

The condition assessment determined both a number of building and fire code related issues, as well as issues with existing hazardous building materials, building systems and spaces that indicate that the current building is severely deficient in meeting the needs of the Gladstone of Gladstone for this facility at the time of the study. It was recommended at that time that the Gladstone of Gladstone look to replace their existing Gladstone City Hall / Police Facility and separate the two functions through redevelopment.

**Parcel 2: New Police Station** - The Mackenzie Group has provided the following description of the parcel for the new police station: The new police station site totals 1.94 acres (84,271 SF) and is zone LI, Light Industrial. It is improved with three wood framed structures utilized for offices/retail. The largest of the three totals 1,632 SF and fronts on Portland Avenue. It is wood frame with partial brick façade and may have been converted from residential use. It has average curb appeal and is in average condition.

The two remaining buildings total 1,152 SF and 936 SF respectively, and are attached. The larger building fronts on Duniway Avenue. Both buildings have pitched roofs and are very low quality wood frame structures with poor curb appeal.

There is paved parking adjacent to all three office/retail buildings, though the balance of the site area is graveled, fenced and utilized for auto/RV sales and storage. Duniway Street abuts the property on the north and is an unimproved street.

The site in question is located in a small area zone Light Industrial by the City of Gladstone, which does not have an extensive amount of industrially zoned land. As such, while it is a rough site, it is valued with comparable sized industrial parcels in southeast Portland and outer areas.

## B. Social Conditions

Not applicable to this Amendment.

## C. Economic Conditions

Parcel 1 is presently occupied by the City of Gladstone, therefore the parcel is exempt from property taxes. Parcel 2 would become exempt after acquisition of the parcel by a public entity.

Table 2 - Assessed Value of Property in the Amendment Parcels

Parcel Number	Parcel Address	Assessed Value
1	525 Portland Avenue	\$607,811
2	18505,18535,18575 Portland Avenue	\$570,939

Source: Clackamas County Assessor data

Although Parcel 1 shows an assessed value on the Clackamas County records, it is a public building, and is therefore exempt. It will add no value to the frozen base when added to the urban renewal area.

Parcel 2 will add \$570,939 of value to the urban renewal frozen base if added before October 1, 2016. If added after that date, it will add the assessed value at that time (the assessor will release a new tax roll in October, 2016 and it may have a new value at that time).

When the parcel is purchased by a public entity for public use, with no continuance of private uses, it will become exempt. This poses an issue for the urban renewal area as the frozen base is not adjusted downwards. The consequence is that the urban renewal area will lose some of the increment as a result of the property coming into public use after it is added to the urban renewal area. That is estimated at about \$10,000 per year.

### 1. Building to Land Value Ratio

An Improvement to Land Value Ratio analysis shows the relationship of the improvements to the land value. In this area, a healthy property would be 2:1.

Parcel 1 is a public building, so does not have real market values.

Parcel 2 I:L is .7633, less than 1:0, which is very low.

## **D. Impact on Municipal Services**

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section VII Impact of Tax Increment Financing of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services. Combining the city hall and library will be more efficient for residents of Gladstone. Placing a new library downtown will support the downtown area and the neighboring businesses. Continuing to provide city services in the downtown also supports the safety and businesses in the Area by providing activity and easy access to services in the Area.

The police station will allow for a more efficient use of police resources, better serving the city and Area.

## **IV. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN**

The reason for selecting the Area is to provide the ability to fund improvements necessary to cure blight within the Area.

## **V. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA**

The projects identified for the Area are described below, including how they relate to the existing conditions in the Area. Information provided by Mackenzie Group.

### ***A. Infrastructure Improvements***

#### ***1. Upgrade/provide infrastructure as necessary to allow for the development or redevelopment of parcels within and adjacent to the urban renewal area. The specific projects include:***

- New Gladstone Hall/Library – The redevelopment of Gladstone Hall by replacement of the current facility on the existing site due to its ability to accommodate that program over a projected 30-year period, while also maintaining the presence of the function it offers the community in the primary downtown core, and is considering combining the new facility with another compatible public use, specifically a library, needed to serve the community.

Existing conditions: The Mackenzie Group was hired to conduct a condition assessment of the existing Gladstone Hall / Police Department facility approximately 6 years ago. That condition assessment was aimed at identifying physical and operational condition of the facility and make recommendations on the future service life of the building to support the current uses over the next 20-30 years.

The condition assessment determined both a number of building and fire code related issues, as well as issues with existing hazardous building materials, building systems

and spaces that indicate that the current building is severely deficient in meeting the needs of the Gladstone of Gladstone for this facility at the time of the study. It was recommended at that time that the Gladstone of Gladstone look to replace their existing Gladstone Hall / Police Facility and separate the two functions through redevelopment.

- New Police Station – The redevelopment of the proposed Police Department facility is currently targeted for property adjacent to the Gladstone’s existing Public Works Department along Portland Avenue and Duniway Avenue. These properties would be redeveloped to accommodate a stand-alone police facility of approximately 15,000 - 17,000 sf, while reserving land for the future redevelopment of the Gladstone’s Public Works facilities.

Existing conditions: The Mackenzie Group was hired to conduct a condition assessment of the existing Gladstone Hall / Police Department facility approximately 6 years ago. That condition assessment was aimed at identifying physical and operational condition of the facility and make recommendations on the future service life of the building to support the current uses over the next 20-30 years.

The condition assessment determined both a number of building and fire code related issues, as well as issues with existing hazardous building materials, building systems and spaces that indicate that the current building is severely deficient in meeting the needs of the Gladstone of Gladstone for this facility at the time of the study. It was recommended at that time that the Gladstone of Gladstone look to replace their existing Gladstone Hall / Police Facility and separate the two functions through redevelopment.



**VI. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS**

These funding sources were identified in Measure 3-471 which was approved by voters in November, 2015.

Table 3 – Projects to be Completed Using Urban Renewal Area Funds

<b>Funding sources</b>	
Existing Urban Renewal Funds	\$4,800,000
Sale of City Properties	\$3,000,000
State Revenue Sharing Funds	\$890,000
Long Term Debt Urban Renewal	\$3,000,000
Total	\$11,690,000
<b>Expenditures</b>	
City Hall	\$4,000,000
Police Station	\$7,200,000
Total	\$11,200,000

Source: City of Gladstone and Notice of Measure Election for Measure 3-471

**VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT**

The schedule for construction of these projects is approximately two to three years.

## VIII. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area. There is no change to this section due to this Amendment. There is no increase to the maximum indebtedness.

## IX. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base, including all real, personal, personal, manufactured, and utility properties in the Area, is \$9,219,980. The total assessed value of the Gladstone of \$843,584,843, and **minus excess value** of the existing urban renewal areas, the total assessed value is \$782,234,378. Excess value is the assessed value created above the frozen base in the urban renewal area. The total urban renewal assessed value is 1.17% of the total assessed value of the Gladstone, minus excess value, below the 25% statutory limitation.

The Gladstone Urban Renewal Area contains 313.9 acres, including right-of-way, and the city of Gladstone contains 1,592.05 acres. After accounting for the acreage in the other urban renewal areas, 19.71% of the Gladstone's acreage is in an urban renewal area, below the 25% statutory limitation.

Table 4 – Urban Renewal Area Conformance with Assessed Value and Acreage Limits

Urban Renewal Area	Acres	Frozen Base/Assessed Value
Gladstone Urban Renewal Area	313.09	\$9,219,980
City	1,592.5	\$782,234,378*
<i>Total Amount of City in Urban Renewal Area</i>	<i>19.71%</i>	<i>1.17%</i>

Source: City of Gladstone \*less excess value, the amount over frozen base

## X. RELOCATION REPORT

There is no relocation report required for the Amendment.

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**RESOLUTION UR-57**

**A RESOLUTION APPROVING THE 22<sup>nd</sup> AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE GLADSTONE URBAN RENEWAL AREA ADDING PROJECTS AND 2.95 ACRES TO THE URBAN RENEWAL PLAN AREA**

**WHEREAS**, the Gladstone City Council adopted the Gladstone Urban Renewal Plan in January, 1990 to provide tax increment funding and urban renewal authority to foster redevelopment of the area included in the Plan ("Area"), and the Gladstone City Council and the Gladstone Urban Renewal Agency ("Agency"), as necessary, have thereafter approved twenty-one amendments to the plan, which plan, as amended, is referred to herein as the "Plan"; and

**WHEREAS**, Section I. of the Plan provides that the Plan will be review periodically and may be changed, modified or amended as future conditions warrant;

**WHEREAS**, the Agency desires to amend the plan to add projects, property and right of way to connect the property to the urban renewal area ("Amendment"), legal description of the added property is attached hereto as Exhibit A, and Amendment, including revised legal description of the full Area is attached hereto as Exhibit B; and

**WHEREAS**, based on the information in the Report accompanying the 22<sup>nd</sup> Amendment (the "Report"), attached hereto as Exhibit C, the Agency finds that the Property is blighted per ORS 457.010(1)(a) and (g) and;

**WHEREAS**, the Agency finds that the addition of the Property to the Plan Area will facilitate the elimination of blighted conditions on the Property; and

**WHEREAS**, based on the Amendment, the Agency finds that the 22<sup>nd</sup> Amendment is consistent with the goals of the Plan and in the public interest; and

**WHEREAS**, the information in the Amendment and in the Report shows that the Plan includes a project for the construction of a city hall/library and police station within the renewal area; and

**WHEREAS**, the Agency finds that there are sufficient funds available to the Agency to complete the improvement of the Property if it is added to the Area; and

**WHEREAS**, as a result of Measures 3-394 and 3-395 the citizens of Gladstone must vote on public expenditures over one million dollars for a public building; and

**WHEREAS**, the citizens of Gladstone voted on Measure 3-471 in November of 2015 to authorize expenditures in excess of one million dollars to construct a new city hall/library and police station; and

**WHEREAS**, the Agency finds that because the property to be added to the Area is less than 1% of the existing Area, the 22<sup>nd</sup> Amendment is a minor amendment to the Plan, pursuant to ORS Chapter 457 and Section I. of the Plan; and

**WHEREAS**, the Agency finds that the boundary described in this Amendment is the true and correct boundary as amended over time;

**NOW, THEREFORE, BE IT RESOLVED** that the new boundary of the full Area as described in this Resolution is shown in Attachment A to Exhibit B, the 22<sup>nd</sup> Amendment to the Gladstone Urban Renewal Plan; and be it

**FURTHER RESOLVED** that projects to build a city hall/library and police station are added to the Plan, and be it

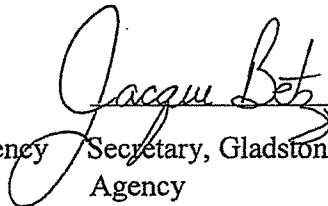
**FURTHER RESOLVED** that this Resolution shall become effective immediately upon adoption.

This Resolution adopted this 13th day of December, 2016.

ATTEST:



Chair, Gladstone Urban Renewal Agency



Secretary, Gladstone Urban Renewal Agency

Exhibit A Legal Description of Added Properties

Exhibit B Twenty-Second Amendment to the Gladstone Urban Renewal Plan

Exhibit C Report Accompanying the Twenty-Second Amendment to the Gladstone Urban Renewal Plan

## About the District

The City of Gladstone Urban Renewal Agency (URA) is a separate entity from the City. The Gladstone 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.

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.

## Limitations on Urban Renewal

Urban Renewal plans include limitations to ensure that the effects of the plans on overlapping taxing districts are finite. Although some plans include a limitation on the duration of the plan, such a limitation is not required by Oregon Revised Statutes (ORS). Instead, the statutory limitation on Urban Renewal is maximum indebtedness. This is defined in ORS 457.010(9):

“Maximum indebtedness means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.”

To clarify the definition of maximum indebtedness, below are a few key points:

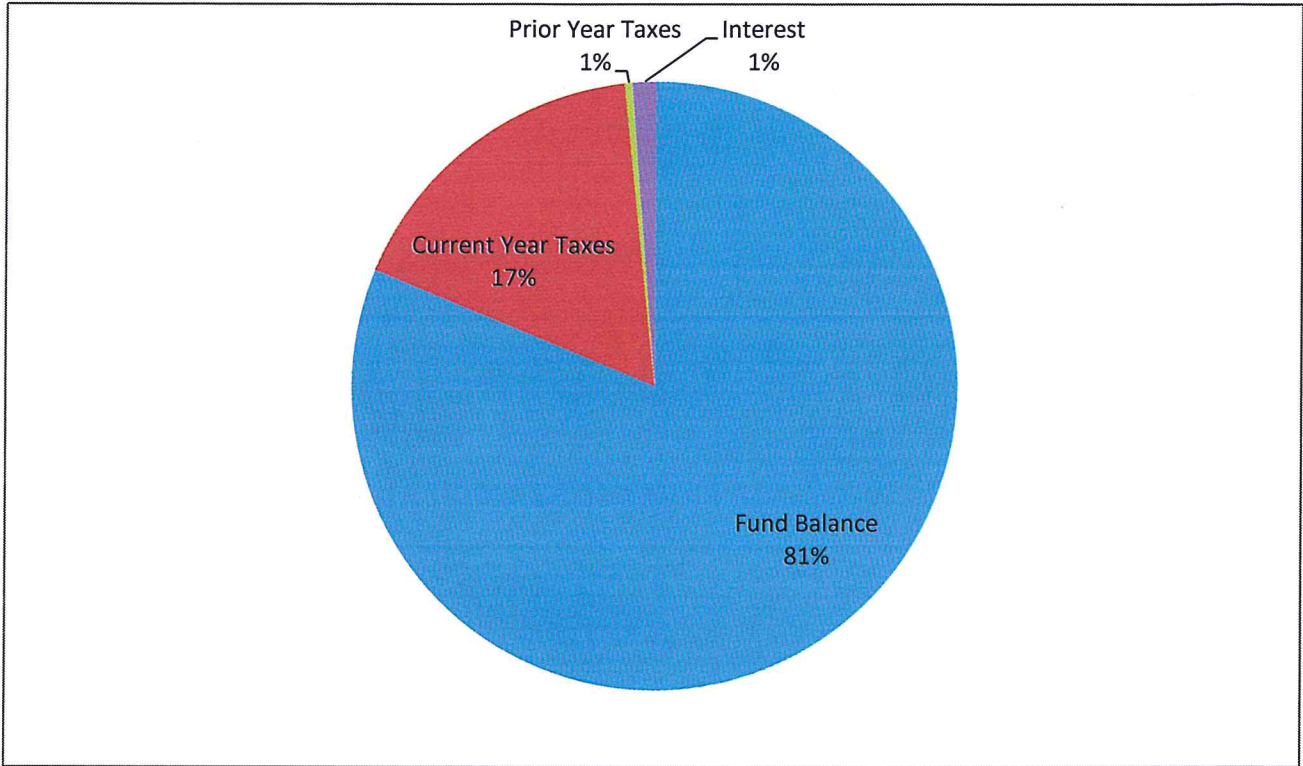
- Not all debt must be formal debt (i.e., municipal bonds or bank loans). Other forms of debt can include interfund loans or a contractual debt.
- All Urban Renewal plans must have a maximum indebtedness.
- Once an Urban Renewal area has reached its maximum indebtedness it can no longer incur any new debt to fund any more projects.

### Gladstone Maximum Indebtedness

The Gladstone Urban Renewal Plan has a maximum indebtedness of \$23,000,000. That is essentially the total amount of revenue that can be spent on projects. In July 2016, the City hired an outside consultant to review the City of Gladstone Urban Renew Agency to determine its maximum indebtedness. The result of the maximum indebtedness analysis is below:

<b>Gladstone Maximum Indebtedness Remaining</b>	
Maximum Indebtedness Authorized:	<b>\$ 23,000,000</b>
All Non-Debt Service Expenditures	
Community Development	3,310,571
Transfer Out	700,000
Personal Services	1,768
Materials and Services	254,271
Capital Outlay	2,662,701
Transfer - Capital Assets	457,808
Subtotal	<u>\$ 7,387,119</u>
<b>Maximum Indebtedness Used</b>	<b>\$ 7,387,119</b>
<b>Maximum Indebtedness Remaining</b>	<b>\$ 15,612,881</b>

**CITY OF GLADSTONE  
URBAN RENEWAL DISTRICT  
2017-19 APPROVED BUDGET  
RESOURCES**



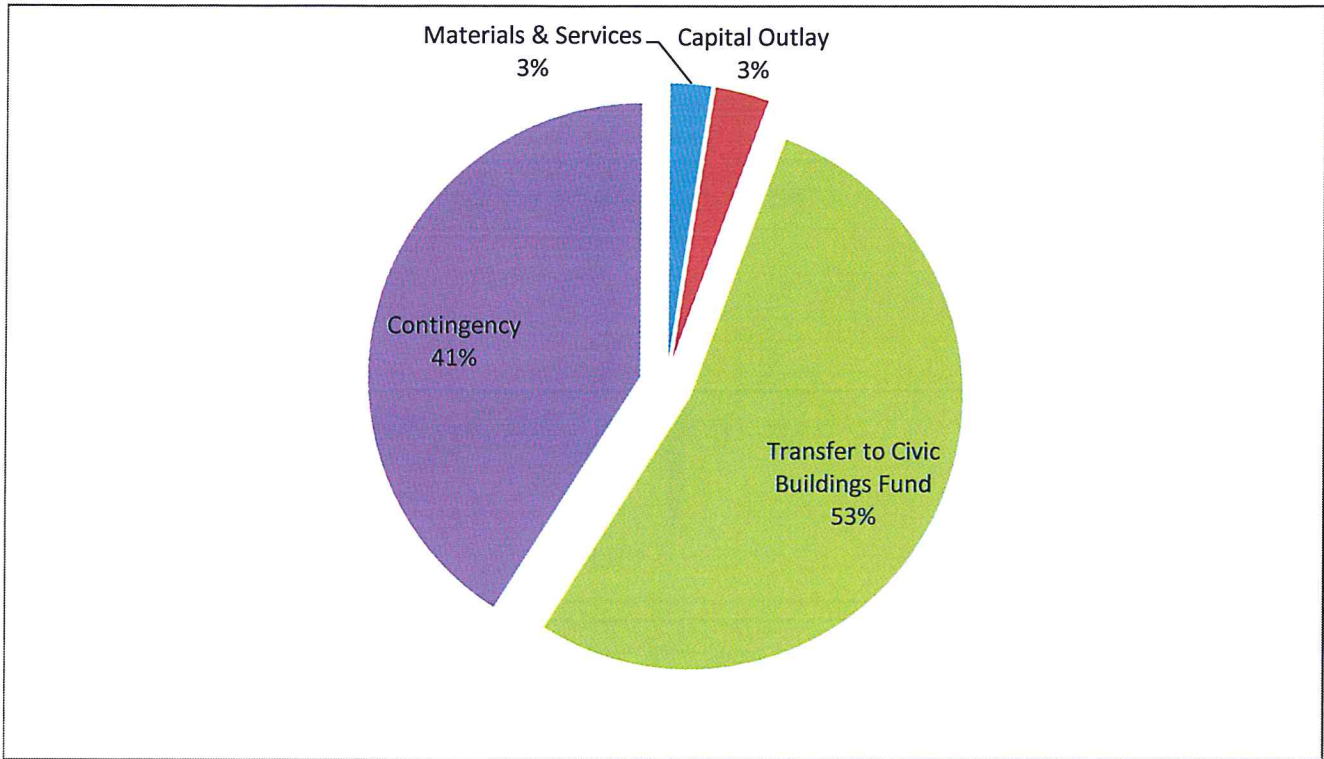
The majority of revenues are from cash carryover which primarily represents unspent restricted tax proceeds for the Civic Center. Collectible taxes have been increased slightly to reflect the actual amount received.

**2017-19 APPROVED REVENUE**

Fund Balance	7,609,200
Current Year Taxes	1,598,500
Prior Year Taxes	40,000
Interest	120,000
	9,367,700



**CITY OF GLADSTONE  
URBAN RENEWAL DISTRICT  
2017-19 APPROVED BUDGET  
REQUIREMENTS**



The largest expenditure is the proposed \$7.0 million Transfer to the Civic Buildings Capital Fund. Because of the uncertainty surrounding the New Library, we anticipate a portion of the funds will be spent to purchase land and begin the planning, and design phase of our New Police Department and City Hall.

Other major expenditures proposed include a Contingency amount, as well as Infrastructural and Engineering services on the property. We have also allowed for the reimbursement from the URA to the City for staff time spent on this project.

**2017-19 APPROVED EXPENDITURES**

Materials & Services	225,000
Capital Outlay	300,000
Transfer to Civic Buildings Fund	7,000,000
Contingency	1,842,700
	<u>9,367,700</u>

CITY OF GLADSTONE  
2017-19 APPROVED BUDGET  
URBAN RENEWAL FUND 390 RESOURCES

URBAN RENEWAL FUND 390 RESOURCES - 000		2015-16		2016-17		2017-19		2017-18		2018-19		2015-16		2016-17		2017-19	
2014-15	Actuals	Actuals	Account Code	Description	Adopted	Proposed	Approved	Approved	Approved	Approved	Year 2	Approved	FTE	FTE	FTE	FTE	FTE
\$ 3,539,538.27	\$ 4,890,270.91		309999	FUND BALANCE	\$ 5,763,700	\$ 7,609,200	\$ 6,571,600	\$ 1,037,600	\$ 7,609,200	\$ 7,609,200	-	\$ 7,609,200	-	-	-	-	-
738,932.19	779,695.45		310010	CURRENT YEAR TAXES	798,500	1,598,500	798,500	800,000	1,598,500	1,598,500	-	1,598,500	-	-	-	-	-
57,589.81	43,430.29		310050	PRIOR YEAR TAXES	20,000	40,000	20,000	20,000	40,000	40,000	-	40,000	-	-	-	-	-
23,915.66	37,646.28		330100	INTEREST	25,000	120,000	60,000	60,000	120,000	120,000	-	120,000	-	-	-	-	-
539,138.88	-		360000	ALL OTHER RECEIPTS	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>\$ 4,899,114.81</b>	<b>\$ 5,751,042.93</b>			<b>TOTAL URBAN RENEWAL RESOURCES</b>	<b>\$ 6,607,200</b>	<b>\$ 9,367,700</b>	<b>\$ 7,450,100</b>	<b>\$ 1,917,600</b>	<b>\$ 9,367,700</b>	<b>\$ 9,367,700</b>	<b>-</b>	<b>\$ 9,367,700</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

CITY OF GLADSTONE  
2017-19 APPROVED BUDGET  
URBAN RENEWAL FUND 390 REQUIREMENTS

URBAN RENEWAL FUND 390  
REQUIREMENTS - 410

2014-15 Actuals	2015-16 Actuals	Account Code	Description	2016-17 Adopted	2017-19 Proposed	2017-18 Approved Year 1	2018-19 Approved Year 2	2017-19 Approved	2015-16 FTE	2016-17 FTE	2017-19 FTE
\$ 24.41	\$ 2,075.00	500110	CONSULTING SERVICES	\$ 30,000	\$ 60,000	\$ 30,000	\$ 30,000	\$ 60,000	-	-	-
-	-	500110	CITY STAFF REIMBURSEMENT	-	100,000	50,000	50,000	100,000	-	-	-
8,540.00	4,020.00	500120	AUDIT	7,500	15,000	7,500	7,500	15,000	-	-	-
279.35	424.80	520400	SUPPLIES & MATERIALS	1,000	35,000	25,000	10,000	35,000	-	-	-
-	-	530000	INSURANCE	7,500	15,000	7,500	7,500	15,000	-	-	-
<b>8,843.76</b>	<b>6,519.80</b>		<b>TOTAL MATERIALS AND SERVICES</b>	<b>\$ 46,000</b>	<b>\$ 225,000</b>	<b>\$ 120,000</b>	<b>\$ 105,000</b>	<b>\$ 225,000</b>	-	-	-
			<b>CAPITAL OUTLAY</b>								
\$ -	\$ -	670000	INFRASTRUCTURE	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ 200,000	-	-	-
-	-	673020	ENGINEERING AND INSPECTION	10,000	100,000	100,000	-	100,000	-	-	-
\$ -	\$ -		<b>TOTAL CAPITAL OUTLAY</b>	<b>\$ 10,000</b>	<b>\$ 300,000</b>	<b>\$ 300,000</b>	<b>\$ -</b>	<b>\$ 300,000</b>	-	-	-
			<b>URBAN RENEWAL UNALLOCATED -000</b>								
\$ -	\$ -	899307	TRANSFER TO CIVIC BUILDINGS CAPITAL FUND 307	\$ 4,500,000	\$ 5,000,000	\$ 5,000,000	\$ -	\$ 5,000,000	-	-	-
\$ -	\$ -		<b>TOTAL TRANSFERS OUT</b>	<b>\$ 4,500,000</b>	<b>\$ 5,000,000</b>	<b>\$ 5,000,000</b>	<b>\$ -</b>	<b>\$ 5,000,000</b>	-	-	-
			<b>CONTINGENCY FUNDS</b>								
\$ -	\$ -	910000	CONTINGENCY FUNDS	\$ -	\$ 3,842,700	\$ 2,030,100	\$ 1,812,600	\$ 3,842,700	-	-	-
\$ -	\$ -		<b>TOTAL CONTINGENCY FUNDS</b>	<b>\$ -</b>	<b>\$ 3,842,700</b>	<b>\$ 2,030,100</b>	<b>\$ 1,812,600</b>	<b>\$ 3,842,700</b>	-	-	-
\$ -	\$ -	990000	URA UNALLOCATED PROJECT RESERVE	\$ 2,051,200	\$ -	\$ -	\$ -	\$ -	-	-	-
\$ -	\$ -		<b>TOTAL URA UNALLOCATED PROJECT RESERVE</b>	<b>\$ 2,051,200</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	-	-	-
\$ 8,843.76	\$ 6,519.80		<b>TOTAL UNALLOCATED AND URBAN RENEWAL REQUIREMENTS</b>	<b>\$ 6,607,200</b>	<b>\$ 9,367,700</b>	<b>\$ 7,450,100</b>	<b>\$ 1,917,600</b>	<b>\$ 9,367,700</b>	-	-	-

# Notice of Measure Election

**SEL 802**

rev 1/14: ORS 250.035, 250.041,  
250.275, 250.285, 254.095, 254.465

City

<b>Notice</b>		
Date of Notice August 14, 2015	Name of City or Cities City of Gladstone	Date of Election November 3, 2015

The following is the final ballot title of the measure to be submitted to the city's voters.

<b>Final Ballot Title</b> Notice of receipt of ballot title has been published and the ballot title challenge process has been completed.
<b>Caption</b> 10 words which reasonably identifies the subject of the measure
Authorization to construct and incur debt to finance Civic Buildings

<b>Question</b> 20 words which plainly phrases the chief purpose of the measure
Shall Gladstone authorize the construction and incurrence of debt to finance new civic buildings each projected to cost of \$1,000,000?

<b>Summary</b> 175 words which concisely and impartially summarizes the measure and its major effect
SUMMARY: This measure authorizes the Gladstone City Council to incur debt by issuing municipal bonds to finance and construct a new Gladstone City Hall and a new Police Station. The buildings may be constructed on separate parcels. Funding sources: <ul style="list-style-type: none"> <li>• Urban Renewal Agency funds - \$4.8 million (current account balance)</li> <li>• Sale of certain City properties - \$3.0 million (estimate)</li> <li>• State Revenue Sharing funds - \$890,000 (current account balance)</li> <li>• Long-term debt - City will incur \$3,000,000 in debt to be repaid using future Urban Renewal Agency funds.</li> </ul> Estimated budget for the project would be \$4.0 million for the City Hall and \$7.2 million for the Police Station. This includes money to design, construct, finance, and acquire property for both buildings. There are no new taxes associated with this proposal.

**Explanatory Statement** 500 words that impartially explains the measure and its effect, if required attach to this form

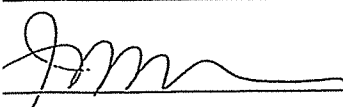
If the county is producing a voters' pamphlet an explanatory statement must be submitted for any measure referred by the city governing body and if required by local ordinance, for any initiative or referendum.

Measure Type	County producing voters' pamphlet		Local ordinance requiring submission		Explanatory statement required	
<input checked="" type="checkbox"/> Referral	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Not applicable		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Initiative	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Referendum	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No

**Authorized City Official** Not required to be notarized

By signing this document, I hereby state that I am authorized by the city to submit this Notice of Measure Election and I certify that notice of receipt of ballot title has been published and the ballot title challenge process for this measure completed.

Name Colene Morishita	Title Assistant City Administrator	Work Phone 503-557-2766
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	Date Signed 8/14/15
Signature	Date Signed



6605 SE Lake Road, Portland, OR 97222  
 PO Box 22109, Portland, OR 97269-2109  
 Phone: 503-684-0360 Fax: 503-620-3433  
 E-mail: [legals@commnewspapers.com](mailto:legals@commnewspapers.com)

**AFFIDAVIT OF PUBLICATION**

State of Oregon, County of Clackamas, SS

I, Charlotte Allsop, being the first duly sworn, depose and say that I am Accounting Manager of *Clackamas Review/Oregon City News and Estacada News*, a newspaper of general circulation, published at Clackamas/Oregon City, in the aforesaid county and state, as defined by ORS 193.010 and 193.020, that

**Gladstone Urban Renewal District  
 Notice of Budget Committee Meeting  
 CLK15889415**

a copy of which is hereto annexed, was published in the entire issues of said newspapers for

2 Successive and consecutive weeks in the following issues:

- March 29, 2017
- April 5, 2017

*Charlotte Allsop*

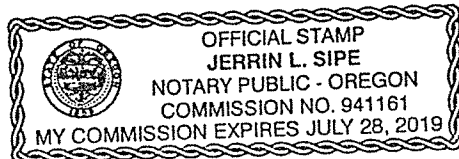
Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this April 5, 2017.

*Jerrin L. Sipe*

NOTARY PUBLIC FOR OREGON

Acct #264939  
 Attn: Carolyn Gray  
 City of Gladstone  
 525 Portland Avenue  
 Gladstone, OR 97027



Size: 2 x 2.89"  
 Amount Due: \$136.80\*  
 \*Please remit to the address above.

**NOTICE OF BUDGET COMMITTEE MEETING  
 GLADSTONE URBAN RENEWAL DISTRICT**  
 A public meeting of the Budget Committee of the Gladstone Urban Renewal District, Clackamas County, State of Oregon, to discuss the budget for the biennial years July 1, 2017 to June 30, 2019, will be held at Gladstone City Hall 525 Portland Avenue, Gladstone, Oregon 97027. The meeting will take place on **Monday, April 17, 2017 at 7:00 PM.**

The purpose of the meeting is to receive the budget message and to receive comment from the public on the budget.

The meeting may be continued to May 1, 2017 unless subsequently noticed. This is a public meeting where deliberation of the Budget Committee will take place. Any person may appear at the meeting and discuss the proposed programs with the Budget Committee.

A copy of the budget document may be inspected or obtained on or after 2:00 pm, April 10, 2017 at Gladstone City Hall, 525 Portland Avenue. Thereafter, between the hours of 8:00am and 5:00 pm.

A copy of the budget will also be available on the City of Gladstone website at [www.ci.gladstone.or.us](http://www.ci.gladstone.or.us).  
 Publish 03/29, 04/05/2017. CLK15889415