

# City of Wilsonville, Oregon

## Urban Renewal Agency

(a component unit of the City of Wilsonville, Oregon)

## Annual Financial Report

for the Fiscal Year Ended June 30, 2022





**URBAN RENEWAL AGENCY**

**OF THE**

**CITY OF WILSONVILLE**

*(A component unit of the City of Wilsonville, Oregon)*

**ANNUAL  
FINANCIAL  
REPORT**

**FOR THE FISCAL YEAR ENDED JUNE 30, 2022**

This page intentionally left blank.

# URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

(A component unit of the City of Wilsonville, Oregon)

## ANNUAL FINANCIAL REPORT FISCAL YEAR ENDING JUNE 30, 2022

### TABLE OF CONTENTS

#### INTRODUCTORY SECTION

List of Officials .....	1
-------------------------	---

#### FINANCIAL SECTION

Independent Auditor's Report.....	3
-----------------------------------	---

Management's Discussion and Analysis .....	7
--	---

#### Basic Financial Statements:

##### Agency-wide Financial Statements:

Statement of Net Position .....	15
---------------------------------	----

Statement of Activities .....	17
-------------------------------	----

##### Fund Financial Statements:

Balance Sheet - Governmental Funds .....	18
--	----

Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position.....	21
---	----

Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds .....	22
---	----

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities .....	25
---	----

Notes to the Basic Financial Statements.....	27
--	----

#### Supplementary Data:

##### Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual

##### West Side Plan

Debt Service Fund .....	39
-------------------------	----

Capital Projects Fund .....	40
-----------------------------	----

Program Income Fund.....	41
--------------------------	----

##### Year 2000 Plan

Debt Service Fund .....	42
-------------------------	----

Capital Projects Fund .....	43
-----------------------------	----

Program Income Fund.....	44
--------------------------	----

##### Coffee Creek Plan

Debt Service Fund .....	45
-------------------------	----

Capital Projects Fund .....	46
-----------------------------	----

#### AUDIT COMMENTS AND DISCLOSURES REQUIRED BY STATE REGULATIONS

Independent Auditor's Report Required by Oregon State Regulations.....	49
--	----

This page intentionally left blank.

# URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

*(A component unit of the City of Wilsonville, Oregon)*

## *List of Officials*

*June 30, 2022*

### **Governing Body Under ORS 457**

<b><u>Name</u></b>	<b><u>Position</u></b>	<b><u>Term Expires</u></b>
Julie Fitzgerald	Agency Chair	December 31, 2024
Kristin Akervall	Member	December 31, 2024
Joann Linville	Member	December 31, 2024
Charlotte Lehan	Member	December 31, 2022
Ben West	Member	December 31, 2022

### **Principal Officials**

Bryan Cosgrove	Executive Director
Amanda Guile-Hinman	City Attorney
Keith Katko	City Finance Director
Kimberly Veliz	City Recorder

*The above officials may receive mail at the address below*

### **Mailing Address**

29799 SW Town Center Loop, East  
Wilsonville, OR 97070-0220

[www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us)

This page intentionally left blank.



# GROVE, MUELLER & SWANK, P.C.

Certified Public Accountants and Consultants

475 Cottage Street NE, Suite 200, Salem, OR 97301  
(503) 581-7788 • FAX (503) 581-0152 • [www.gms.cpa](http://www.gms.cpa)

## ***INDEPENDENT AUDITOR'S REPORT***

Agency Officials  
Urban Renewal Agency of the City of Wilsonville  
Wilsonville, Oregon

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the financial statements of the governmental activities and each major fund of the Urban Renewal Agency of the City of Wilsonville, Oregon (“Agency”) (a component unit of the City of Wilsonville, Oregon) as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the Agency’s basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the governmental activities and each major fund of the Urban Renewal Agency of the City of Wilsonville, Oregon as of June 30, 2022, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### ***Responsibility of Management for the Financial Statements***

The Agency’s management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency’s ability to continue as a going concern for one year after the date that the financial statements are issued.

#### ***Auditor’s Responsibility for the Audit of Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of

not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the required supplementary information, such as management's discussion and analysis, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Agency's basic financial statements. The accompanying supplementary data, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, this information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

***Report on Other Legal and Regulatory Requirements***

*Other Reporting Required by Oregon Minimum Standards*

In accordance with Minimum Standards for Audits of Oregon Municipal Corporations, we have issued our report dated December 28, 2022, on our consideration of the Agency's compliance with certain provisions of laws and regulations, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing and not to provide an opinion on compliance.

*GROVE, MUELLER & SWANK, P.C.*  
*CERTIFIED PUBLIC ACCOUNTANTS*

By:   
Ryan T. Pasquarella, A Shareholder  
December 28, 2022

This page intentionally left blank.

**URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**  
**(a component of the City of Wilsonville, Oregon)**  
**Management’s Discussion and Analysis**  
**For the Year Ended June 30, 2022**

As management of the City of Wilsonville’s Urban Renewal Agency (the “Agency”), we offer readers of the Agency’s financial statements this narrative overview and analysis of the financial activities for the fiscal year ended June 30, 2022. The focus is on current year activities and should be read in conjunction with the financial statements that follow.

**REPORT LAYOUT**

The report consists of agency-wide statements, fund financial statements, notes to the statements, and supplementary information. The agency-wide statements include the Statement of Net Position and the Statement of Activities.

**Statement of Net Position** – The Statement of Net Position provides a focus on the unrestricted assets related to the Agency’s governmental activities. This statement reflects capital assets including infrastructure and long-term liabilities for the Agency.

**Statement of Activities** – The Statement of Activities focuses on the program costs and their matching resources. General taxes are the primary resource for funding urban renewal programs. This Statement provides information on the changes to net position.

**Fund Statements** – Following the agency-wide statements is a section containing fund financial statements. The Agency presents each of its eight funds as major funds.

**Notes and Supplementary Information** – The notes provide additional information that is essential to a full understanding of the data provided in the financial statements. For each fund a Budgetary Comparison Schedule is presented.

**AGENCY AS A WHOLE**  
**Statements of Net Position**

**TABLE 1**  
**NET POSITION AT JUNE 30, 2022 AND 2021**  
(in thousands)

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
<b>Assets:</b>		
Cash and investments	\$ 31,322	\$ 38,373
Other assets	400	425
Capital assets	17,560	17,398
Total assets	49,282	56,196
<b>Liabilities:</b>		
Other liabilities	816	99
Long-term debt	16,425	27,549
Total liabilities	17,241	27,648
<b>Net position:</b>		
Net investment in capital assets	1,396	(9,708)
Restricted for debt service	8,842	28,116
Unrestricted	21,803	10,140
Total net position	\$ 32,040	\$ 28,548

**URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**  
**(a component of the City of Wilsonville, Oregon)**  
**Management's Discussion and Analysis**  
**For the Year Ended June 30, 2022**

---

**Highlights of Net Position**

- Capital assets increased \$0.2 million. The increase was due primarily to the increase in construction on the East-West Connector project of \$3.5 million as well as the completion, and subsequent transfer to the City, of the Garden Acres Road project of \$3.7 million. The change in capital assets is also reflected in the change of net investment in capital assets.
- Long-term debt decreased \$11.1 million. The decrease was due to the regularly scheduled repayment of debt in accordance with the established bond amortization schedules, as well as an early full repayment of the Series 2009, Series 2011, and Series 2015A bonds in the West Side district.

**Statements of Activities**

**TABLE 2**  
**FOR FISCAL YEARS ENDING JUNE 30, 2022 AND 2021**  
(in thousands)

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
General revenues		
Taxes	\$ 9,392	\$ 9,386
Interest	(307)	434
Other	36	155
Total revenues	<u>9,121</u>	<u>9,976</u>
Expenses		
Community development	661	840
Interest on debt	1,222	1,132
Total expenses	<u>1,883</u>	<u>1,972</u>
Revenues over expenses	7,238	8,004
Transfer of assets		
to primary government	(3,746)	(243)
Change in net position	3,492	7,761
Beginning net position	28,548	20,788
Ending net position	<u>\$ 32,040</u>	<u>\$ 28,548</u>

**Highlights of Activities**

- Tax increment revenue totaled \$9.4 million, which is comparable to the prior year and is restricted to repayment of debt.
- There were \$3.7 million in transfers of completed urban renewal improvement projects to the City.

**URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**  
**(a component of the City of Wilsonville, Oregon)**  
**Management's Discussion and Analysis**  
**For the Year Ended June 30, 2022**

---

**Budgetary Highlights**

The Agency's adopted budget was amended two times during the fiscal year. The first amendment was primarily to recognize unspent budget authority from the prior fiscal year. The first amendment increased the Year 2000 Plan Capital Projects Fund budget by \$2,126,798 for costs related to the 5<sup>th</sup> Street to Kinsman Extension project and the Boeckman Dip Bridge project. The first amendment also increased the budget of the Coffee Creek Capital Projects Fund by \$200,000 for the Garden Acres Road project. The second amendment increased the materials and services in the Year 2000 Program Income Fund by \$29,200 to provide funding for repair, maintenance and utility costs of the Kiva/Art Tech building after termination of a lease by the lessee.

**FINANCIAL ANALYSIS OF INDIVIDUAL FUNDS**

The West Side Plan Debt Service Fund ending fund balance decreased by \$12.9 million to \$3.6 million at year end. Revenues are primarily from property taxes and expenditures consist of debt service (principal and interest) payments.

The West Side Plan Capital Projects Fund ending fund balance increased by \$6.0 million to \$6.3 million at year end. There are no significant revenue resources for this fund and expenditures primarily consist of materials and services and capital outlay designed to consume this fund balance.

The West Side Plan Program Income Fund ending fund balance remained consistent with \$0.1 million at year end. There are no significant revenue resources for this fund and expenditures primarily consist of materials and services designed to consume this fund balance.

The Year 2000 Plan Debt Service Fund ending fund balance decreased by \$6.5 million to \$4.9 million at year end. Revenues are primarily from property taxes and expenditures consist of debt service (principal and interest) payments.

The Year 2000 Plan Capital Projects Fund ending fund balance increased by \$5.6 million to \$14.5 million at year end. Expenditures primarily consist of materials and services and capital outlay designed to consume this fund balance.

The Year 2000 Plan Program Income Fund ending fund balance decreased by \$0.1 million to \$0.9 million at year end. There are no significant revenue resources for this fund and expenditures primarily consist of materials and services designed to consume this fund balance.

The Coffee Creek Plan Debt Service Fund ending fund balance increased to \$0.1 million at year end. Revenues are primarily from property taxes, there were no expenditures in the current year.

The Coffee Creek Plan Capital Projects Fund ending fund balance decreased by \$0.2 million to \$0.3 million at year end. There are no significant revenue resources for this fund and expenditures primarily consist of materials and services and capital outlay designed to consume this fund balance.

**URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**  
**(a component of the City of Wilsonville, Oregon)**  
**Management's Discussion and Analysis**  
**For the Year Ended June 30, 2022**

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

**Capital Assets**

As of June 30, 2022 the Agency had invested \$17.6 million in capital assets as reflected in the following table.

**TABLE 3**  
**CAPITAL ASSETS AT JUNE 30, 2022 AND 2021**  
(in thousands)

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
Land	\$ 7,163	\$ 7,163
Buildings & improvements	822	875
Construction in progress	9,575	9,360
Total	\$ 17,560	\$ 17,398

As of June 30, 2022, land held includes possible future park and recreation sites. The Year 2000 Plan District includes property acquired in a prior year from the Wesleyan Church and property north of City Hall which is held for future development. The West Side District includes property acquired in the Villebois area. The change in construction in progress is predominately related to improvements on projects including the East-West Connector project as well as the Garden Acres Road project which was completed and transferred to the City. Generally, at the completion of a project the capital assets are transferred to the City at cost. Additional information about the Agency's capital assets and depreciation can be found beginning on page 34 in the Notes to the Basic Financial Statements.

**Debt Outstanding**

As of year-end, the Agency had \$16.4 million in debt outstanding, \$11.1 million less than the prior year. Of the outstanding debt, \$3.3 million is from the Coffee Creek District, \$4.0 million is from the Year 2000 Plan District, and the remaining \$9.1 million is from the West Side District. Additional information about the Agency's debt and amortization terms can be found beginning on page 34 of the Notes to the Basic Financial Statements.

**TABLE 4**  
**DEBT OUTSTANDING AT JUNE 30, 2022 AND 2021**  
(in thousands)

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
<b>Coffee Creek District:</b>		
Series 2019 Bonds	\$ 3,335	\$ 3,501
<b>Year 2000 Plan District:</b>		
Series 2010 Bonds	3,990	4,395
<b>West Side District:</b>		
Series 2009 Bonds	-	4,980
Series 2011 Credit Facility	-	3,025
Series 2012 Credit Facility	4,650	5,035
Series 2013 Credit Facility	4,450	4,780
Series 2015 A- Taxable	-	1,832
	\$ 16,425	\$ 27,549

**URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**  
**(a component of the City of Wilsonville, Oregon)**  
**Management's Discussion and Analysis**  
**For the Year Ended June 30, 2022**

---

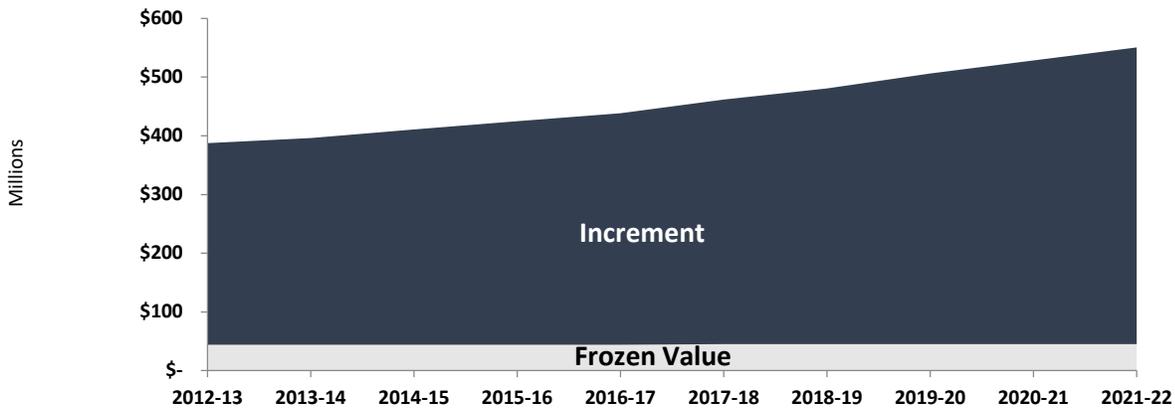
**ECONOMIC FACTORS**

The Urban Renewal Agency continues to be an important partner in economic development within the City of Wilsonville, providing necessary infrastructure improvements to support continued growth and quality of service to those within the Agency's boundaries. Increasing property values within the boundaries of the Agency translate into increasing tax increment revenue available. That tax increment revenue is then used to pay debt service on bonds issued to fund projects and improvements. The following tables illustrate the growth of assessed values within the Agency's three established districts.

**Year 2000 Plan District**

For many years the Year 2000 Plan District has enjoyed a continuous growth in its incremental value. In 2004-05 the Board approved the removal of certain taxable properties from the District. Since then other removals have occurred, each reduction with the intent to limit tax increment revenues to approximately \$4 million per year. Beginning in fiscal year 2010-11 the Agency chose to under levy to achieve the \$4 million level. This level is sufficient to cover debt service requirements for existing and planned future debt.

**TABLE 5**  
**YEAR 2000 PLAN ASSESSED VALUES**  
 (by component)

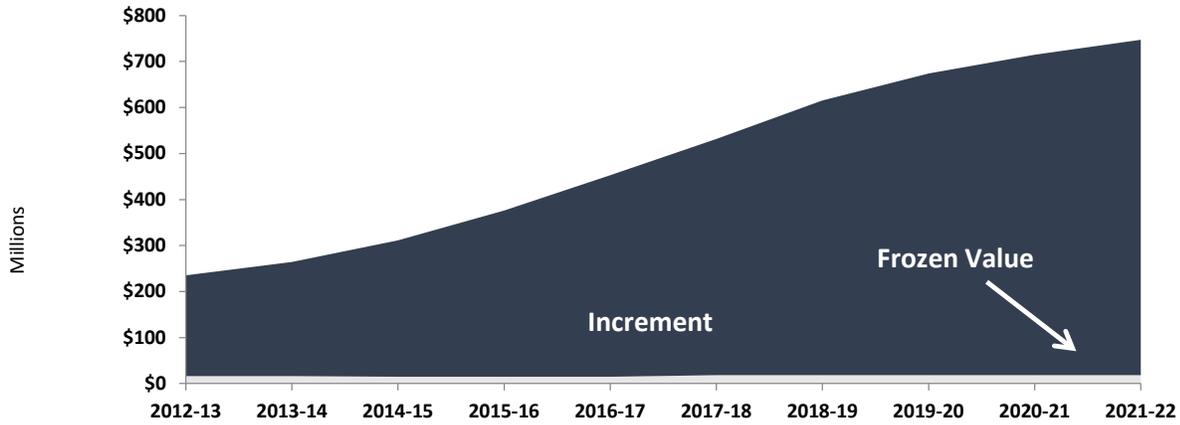


**West Side District**

In October 2003, the Urban Renewal Board created a new district known as the West Side Urban Renewal Area. As the graph illustrates, the District has experienced rapid growth in assessed value. The tax from the new growth is used to pay the debt service of the District. The increase in the frozen value in 2009-10 is due to the addition of approximately 60 acres to the District including the property on which a Fred Meyer development is located.

**URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**  
(a component of the City of Wilsonville, Oregon)  
**Management's Discussion and Analysis**  
For the Year Ended June 30, 2022

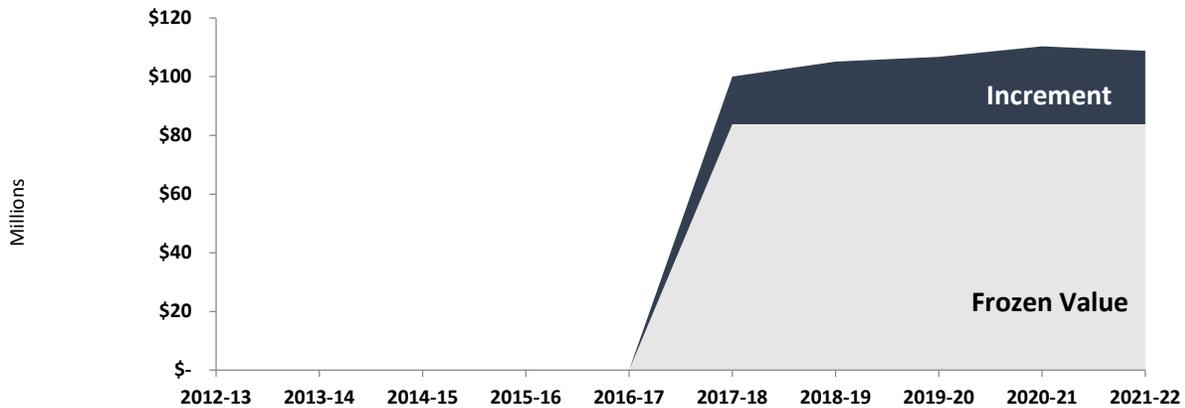
**TABLE 6**  
**WEST SIDE DISTRICT ASSESSED VALUES**  
(by component)



**Coffee Creek District**

In October 2016, the Urban Renewal Board created a new district known as the Coffee Creek Urban Renewal Area. This new district encompasses approximately 216 acres within the City’s municipal boundaries to foster economic development within this area, primarily focusing on light industrial opportunities.

**TABLE 7**  
**COFFEE CREEK DISTRICT ASSESSED VALUES**  
(by component)



**FINANCIAL CONTACT**

The Agency’s financial statements are designed to present users (citizens, taxpayers, customers, investors and creditors) with a general overview of the Agency’s finances and to demonstrate the Agency’s accountability. If you have questions about the report or need additional financial information, you should contact the Agency’s Finance Director at 29799 SW Town Center Loop E, Wilsonville, Oregon 97070 or via email to [katko@ci.wilsonville.or.us](mailto:katko@ci.wilsonville.or.us). Financial information for current and prior years is also available at [www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us).

**BASIC  
FINANCIAL  
STATEMENTS**

---

---

This page intentionally left blank.

**URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**

*(a component unit of the City of Wilsonville, Oregon)*

**Statement of Net Position**

*June 30, 2022*

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Current assets:	
Cash and investments	\$ 22,822,696
Restricted cash and investments	8,498,986
Receivables	399,837
Noncurrent assets:	
Capital assets:	
Land, non-depreciable assets, and construction in progress	16,738,074
Other capital assets, net of depreciation	822,061
Total assets	<u>49,281,654</u>
<b>LIABILITIES</b>	
Current liabilities:	
Accounts payable	649,829
Other accrued liabilities	124,768
Interest payable	41,699
Long-term debt due within one year	1,331,781
Noncurrent liabilities:	
Long-term debt due after one year	15,093,217
Total liabilities	<u>17,241,294</u>
<b>NET POSITION</b>	
Net investment in capital assets	1,395,578
Restricted for debt service	8,842,202
Unrestricted	21,802,580
Total net position	<u>\$ 32,040,360</u>

The notes to the financial statements are an integral part of this statement.

This page intentionally left blank.

**URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**

*(a component unit of the City of Wilsonville, Oregon)*

**Statement of Activities**

*For the year ended June 30, 2022*

<b>Functions/Programs</b>	<b>Direct Expenses</b>	<b>Net (Expense) Revenue and Change in Net Position</b>
Governmental activities:		
Community development	\$ 661,018	\$ (661,018)
Interest on long-term debt	1,221,577	(1,221,577)
Total governmental activities	<u>1,882,595</u>	<u>(1,882,595)</u>
General revenues:		
Property taxes, levied for debt service		9,391,670
Investment revenue		(306,924)
Other revenue		35,890
Total general revenues		<u>9,120,636</u>
Transfer of capital assets to primary government		<u>(3,745,872)</u>
Total general revenues and transfers		<u>5,374,764</u>
Change in net position		3,492,169
Net position - beginning		<u>28,548,191</u>
Net position - ending		<u><u>\$ 32,040,360</u></u>

The notes to the financial statements are an integral part of this statement.

**URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**

*(a component unit of the City of Wilsonville, Oregon)*

**Balance Sheet  
Governmental Funds**

June 30, 2022

	<b>West Side Plan</b>		
	<b>Debt Service Fund</b>	<b>Capital Projects Fund</b>	<b>Program Income Fund</b>
<b>ASSETS</b>			
Cash and investments	\$ -	\$ 6,281,053	\$ 134,752
Restricted cash and investments	3,570,009	-	-
Interest receivable	8,857	15,583	334
Taxes receivable	173,218	-	-
Total assets	<u>\$ 3,752,084</u>	<u>\$ 6,296,636</u>	<u>\$ 135,086</u>
<b>LIABILITIES</b>			
Accounts payable	\$ -	\$ 2,250	\$ -
Other accrued liabilities	-	-	-
Total liabilities	<u>-</u>	<u>2,250</u>	<u>-</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Unavailable revenue - property taxes	153,172	-	-
<b>FUND BALANCES</b>			
Restricted	3,598,912	-	-
Assigned	-	6,294,386	135,086
Total fund balances	<u>3,598,912</u>	<u>6,294,386</u>	<u>135,086</u>
 Total liabilities, deferred inflows of resources, and fund balances	 <u>\$ 3,752,084</u>	 <u>\$ 6,296,636</u>	 <u>\$ 135,086</u>

The notes to the financial statements are an integral part of this statement.

**URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**

*(a component unit of the City of Wilsonville, Oregon)*

**Balance Sheet (continued)**

**Governmental Funds**

*June 30, 2022*

Year 2000 Plan			Coffee Creek Plan		Total Governmental Funds
Debt Service Fund	Capital Projects Fund	Program Income Fund	Debt Service Fund	Capital Projects Fund	
\$ -	\$ 15,217,509	\$ 929,586	\$ -	\$ 259,796	\$ 22,822,696
4,858,099	-	-	70,878	-	8,498,986
12,053	37,753	2,306	176	645	77,707
142,432	-	-	6,480	-	322,130
<u>\$ 5,012,584</u>	<u>\$ 15,255,262</u>	<u>\$ 931,892</u>	<u>\$ 77,534</u>	<u>\$ 260,441</u>	<u>\$ 31,721,519</u>
\$ -	\$ 638,291	\$ 9,288	\$ -	\$ -	\$ 649,829
-	124,768	-	-	-	124,768
<u>-</u>	<u>763,059</u>	<u>9,288</u>	<u>-</u>	<u>-</u>	<u>774,597</u>
126,269	-	-	4,782	-	284,223
4,886,315	-	-	72,752	-	8,557,979
-	14,492,203	922,604	-	260,441	22,104,720
<u>4,886,315</u>	<u>14,492,203</u>	<u>922,604</u>	<u>72,752</u>	<u>260,441</u>	<u>30,662,699</u>
<u>\$ 5,012,584</u>	<u>\$ 15,255,262</u>	<u>\$ 931,892</u>	<u>\$ 77,534</u>	<u>\$ 260,441</u>	<u>\$ 31,721,519</u>

The notes to the financial statements are an integral part of this statement.

This page intentionally left blank.

**URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**

*(a component unit of the City of Wilsonville, Oregon)*

**Reconciliation of the Balance Sheet - Governmental Funds  
to the Statement of Net Position**

*June 30, 2022*

Total fund balances - governmental funds	\$ 30,662,699
<i>Amounts reported for governmental activities in the Statement of Net Position are different because:</i>	
Capital assets used in governmental activities are not financial resources and are therefore not reported in the funds	17,560,135
Deferred inflows of resources, including property taxes earned but unavailable, are reported in the funds	284,223
Long-term liabilities, including bonds payable, are not due and payable in the current period and are therefore not reported in the funds:	
Notes and bonds payable	(16,424,998)
Interest payable on long-term debt	(41,699)
Total Net Position	<u>\$ 32,040,360</u>

The notes to the financial statements are an integral part of this statement.

**URBAN RENEWAL AGENCY OF WILSONVILLE**  
*(a component unit of the City of Wilsonville, Oregon)*  
**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**Governmental Funds**  
*For the year ended June 30, 2022*

	<b>West Side Plan</b>		
	<b>Debt Service Fund</b>	<b>Capital Projects Fund</b>	<b>Program Income Fund</b>
<b>REVENUES</b>			
Taxes	\$ 4,990,244	\$ -	\$ -
Investment revenue	(6,608)	(69,290)	(1,642)
Other revenues	-	-	-
Total revenues	<u>4,983,636</u>	<u>(69,290)</u>	<u>(1,642)</u>
<b>EXPENDITURES</b>			
Current operating:			
Community development	-	309,705	-
Debt service:			
Principal	16,952,403	-	-
Interest	964,907	-	-
Capital outlay	-	-	-
Total expenditures	<u>17,917,310</u>	<u>309,705</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	(12,933,674)	(378,995)	(1,642)
<b>OTHER FINANCING SOURCES</b>			
Issuance of debt	-	6,400,000	-
Net change in fund balance	(12,933,674)	6,021,005	(1,642)
Fund balances - beginning	<u>16,532,586</u>	<u>273,381</u>	<u>136,728</u>
Fund balances - ending	<u>\$ 3,598,912</u>	<u>\$ 6,294,386</u>	<u>\$ 135,086</u>

The notes to the financial statements are an integral part of this statement.

**URBAN RENEWAL AGENCY OF WILSONVILLE**  
*(a component unit of the City of Wilsonville, Oregon)*  
**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**Governmental Funds**  
*For the year ended June 30, 2022*

<b>Year 2000 Plan</b>			<b>Coffee Creek Plan</b>		<b>Total Governmental Funds</b>
<b>Debt Service Fund</b>	<b>Capital Projects Fund</b>	<b>Program Income Fund</b>	<b>Debt Service Fund</b>	<b>Capital Projects Fund</b>	
\$ 4,004,556	\$ -	\$ -	\$ 323,555	\$ -	\$ 9,318,355
(58,938)	(157,268)	(9,711)	(1,035)	(2,432)	(306,924)
-	-	35,890	-	-	35,890
<u>3,945,618</u>	<u>(157,268)</u>	<u>26,179</u>	<u>322,520</u>	<u>(2,432)</u>	<u>9,047,321</u>
-	532,572	68,804	-	158,360	1,069,441
10,216,524	-	-	166,429	-	27,335,356
186,949	-	-	111,915	-	1,263,771
-	3,478,439	-	-	21,269	3,499,708
<u>10,403,473</u>	<u>4,011,011</u>	<u>68,804</u>	<u>278,344</u>	<u>179,629</u>	<u>33,168,276</u>
(6,457,855)	(4,168,279)	(42,625)	44,176	(182,061)	(24,120,955)
-	9,811,524	-	-	-	16,211,524
(6,457,855)	5,643,245	(42,625)	44,176	(182,061)	(7,909,431)
11,344,170	8,848,958	965,229	28,576	442,502	38,572,130
<u>\$ 4,886,315</u>	<u>\$ 14,492,203</u>	<u>\$ 922,604</u>	<u>\$ 72,752</u>	<u>\$ 260,441</u>	<u>\$ 30,662,699</u>

The notes to the financial statements are an integral part of this statement.

This page intentionally left blank.

**URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**

*(a component unit of the City of Wilsonville, Oregon)*

**Reconciliation of the Statement of Revenues,  
Expenditures, and Changes in Fund Balances of Governmental Funds to the  
Statement of Activities**

*For the year ended June 30, 2022*

Net change in fund balances - governmental funds	\$	(7,909,431)
--	----	-------------

*Amounts reported for governmental activities in the  
Statement of Activities are different because:*

Governmental funds report capital outlays as expenditures  
while governmental activities report additions to capital assets.

Expenditures for capital assets	\$	3,961,167	
Transfer of capital assets to the City		(3,745,872)	
Less current year depreciation		<u>(53,036)</u>	162,259

Revenues in the Statement of Activities that do not  
provide current financial resources are not reported.  
as revenues in the funds.

Property taxes			73,315
----------------	--	--	--------

Repayment of bond principal is an expenditure in the  
governmental funds, but the repayment reduces long-term  
liabilities in the Statement of Net Position.

Bond and loan proceeds			(16,211,524)
Principal payments			11,123,832
Repayment of overnight loan from the City			16,211,524

Some expenses reported in the Statement of Activities  
do not require the use of current financial resources  
and therefore are not reported as expenditures in  
governmental funds.

Accrued interest			42,194
------------------	--	--	--------

Change in Net Position	\$	<u><u>3,492,169</u></u>
------------------------	----	-------------------------

This page intentionally left blank.

**URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**

*(a component unit of the City of Wilsonville, Oregon)*

**Notes to the Basic Financial Statements**

*June 30, 2022*

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements for the Urban Renewal Agency (the “Agency”) have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP). GAAP statements include all relevant Governmental Accounting Standards Board (GASB) pronouncements.

***The Agency***

The Urban Renewal Agency, a component unit of the City of Wilsonville, Oregon, was organized on June 4, 1990 and commenced operations during Fiscal Year 1993 under the provisions of Oregon Revised Statutes, Chapter 457 (ORS 457), to provide for rehabilitation of blighted and deteriorated areas within the City’s designated urban renewal areas. As provided by ORS 457, the Wilsonville City Council comprises the Urban Renewal Agency’s Board. The principal funding source is from bond sales, which are repaid from tax increment revenues and interest earnings. Project management and administration are performed by City personnel.

The Agency is a legally separate entity governed by the Agency’s Board. The City Council has the ability to impose its will over the Agency as determined on the basis of budget adoption, taxing authority and funding for the Agency. Therefore, under the criteria of the Governmental Accounting Standards Board, the Agency is considered a component unit of the City of Wilsonville and the Agency’s financial activities are included as a blended component unit in the basic financial statements of the City.

The Agency has no potential component units.

***Basic Financial Statements***

The Agency’s financial operations are presented at both the agency-wide and fund financial levels. All activities of the Agency are categorized as governmental activities.

The agency-wide financial statements display information about the Urban Renewal Agency as a whole. The focus is on its sustainability. As such, the reporting presents the change in the aggregate financial position of the Agency, resulting from the activities of the fiscal period. These aggregated statements consist of the Statement of Net Position and the Statement of Activities.

The Statement of Net Position demonstrates the Agency’s financial position by displaying the difference between its total assets and total liabilities. The net position is further subdivided into three categories: net investment in capital assets, restricted for debt service and unrestricted.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses and revenues are clearly identifiable with a specific function. All costs are supported by general revenues which include property taxes and interest earnings.

Fund financial statements display information at the individual fund level. Each fund is considered to be a separate accounting entity. Funds are classified and summarized as governmental, proprietary and fiduciary activities. Currently, the Agency has only governmental fund types.

## URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

(a component unit of the City of Wilsonville, Oregon)

### Notes to the Basic Financial Statements

June 30, 2022

#### ***Basis of Presentation***

The financial transactions of the Agency are recorded in individual funds. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, reserves, fund balance, revenues and expenditures/expenses. The various funds are reported by generic classification within the financial statements.

GAAP set forth minimum criteria (percentage of the assets, liabilities, revenues or expenditures/expenses of either fund category or the governmental and enterprise combined) for the determination of major funds. For purposes of presentation, each of the Agency's funds is presented as a major fund.

***Debt Service Funds*** - Account for the accumulation of resources and payment of principal and interest on the Urban Renewal Bonds. The principal sources of revenue are tax increment revenues and interest earnings.

***Capital Projects Funds*** - Account for the acquisition and development of capital assets. The principal revenue sources are bond proceeds and interest earnings.

***Program Income Funds*** - Accounts for Urban Renewal projects funded from program income.

#### ***Measurement Focus and Basis of Accounting***

Measurement focus is a term used to describe *which* transactions are recorded within the various financial statements. Basis of accounting refers to *when* transactions are recorded, regardless of the measurement focus.

The *Agency-Wide Financial Statements* are presented on a *full accrual* basis of accounting with an *economic resource* measurement focus. An economic resource focus concentrates on an entity or fund's net position. All transactions and events that affect the total economic resources (net position) during the period are reported. An economic resources measurement focus is inextricably connected with full accrual accounting. Under the full accrual basis of accounting, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of the timing of related cash inflows and outflows.

The *Fund Financial Statements* are presented on a *modified accrual* basis of accounting with a *current financial resource* measurement focus. This measurement focus concentrates on the fund's resources available for spending in the near future. Only transactions and events affecting the fund's current financial resources during the period are reported. Similar to the connection between an economic resource measurement focus and full accrual accounting, a current financial resource measurement focus is inseparable from a modified accrual basis of accounting. Under modified accrual accounting, revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Agency considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under full accrual accounting. Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the agency-wide statements, reconciliations are provided to explain the differences between the fund financial statements and the agency-wide statements.

#### ***Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance***

##### **Cash and Investments**

Cash and cash equivalents include cash on hand, demand deposits, short-term investments with original or remaining maturities of three months or less when purchased, and cash and investments in the investment pool maintained by the Agency. Investments are stated at the mark to market rate.

**URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**

*(a component unit of the City of Wilsonville, Oregon)*

**Notes to the Basic Financial Statements**

*June 30, 2022*

**Receivables and Payables**

Property taxes are levied and become a lien on July 1. Collection dates are November 15, February 15 and May 15 following the lien date. Discounts are allowed if the amount due is received by November 15 or February 15. Taxes unpaid and outstanding on May 16 are considered delinquent. All property taxes receivable are due from property owners within the urban renewal area.

In the fund financial statements, property taxes receivable that have been collected within 60 days of fiscal year-end are considered measurable and available and are recognized as revenue. The remaining balance is recorded as a deferred inflow of resource as it is deemed unavailable to finance operations of the current period. An allowance for doubtful accounts is not deemed necessary, as uncollectible taxes become a lien on the property. In the agency-wide financial statements, property taxes receivable is recognized as revenue when earned.

**Capital Assets**

Capital assets which include property and infrastructure (e.g. roads, pathways, street lights, parks, etc.) are reported in the agency-wide financial statements. Capital assets are defined by the Agency as assets with an initial individual cost of \$5,000 or more, and an estimated useful life of greater than one year. Additions or improvements and other capital outlays that significantly extend the useful life of an asset, or that significantly increase the capacity of an asset are capitalized. Costs incurred for repairs and maintenance are expensed as incurred.

Assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated assets are recorded at estimated fair value as of the date of donation. In the governmental fund statements, capital assets are charged to expenditures as purchased.

Generally, when construction projects are completed, the project's capital assets are transferred from the Agency to the City of Wilsonville at cost. Land and related improvements are transferred from the Agency to the City when the property has been developed and open for public use. Proceeds from the sale of capital assets held by the Agency are recognized as program income within the Agency. Once transferred to the City any subsequent sale is recognized and reported by the City.

Depreciation on exhaustible assets is recorded as an allocated expense in the Statement of Activities with accumulated depreciation reflected in the Statement of Net Position, and is provided on the straight-line basis over the following estimated useful lives:

<b>ASSET</b>	<b>YEARS</b>
Buildings and improvements	25-40
Improvements other than buildings	10-20
Infrastructure	20-40

One-half year of depreciation is taken in the year the assets are acquired or retired. Gains or losses from sales or retirements of capital assets are included in operations of the current period.

**Long-Term Debt**

In the agency-wide financial statements, long-term debt is reported as a liability of the governmental activities in the Statement of Net Position. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are treated as period costs in the year of issue and are shown as other financing uses.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

## URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

(a component unit of the City of Wilsonville, Oregon)

### Notes to the Basic Financial Statements

June 30, 2022

#### **Use of Estimates**

In preparing the Agency's financial statements, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

#### **Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### **Net Position Flow Assumption**

Sometimes the Agency will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the agency-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the agency's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

#### **Fund Balance Flow Assumptions**

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the agency's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

#### **Fund Balance**

In the fund financial statements, the fund balance for governmental funds is reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. These fund balances categories are:

- *Non-spendable*: Includes resources that are either in a non-spendable form or legally or contractually required to be maintained intact. Resources in non-spendable form include inventories, prepaids and deposits, and assets held for resale.
- *Restricted*: Includes resources that are restricted by external creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or imposed by law through constitutional provisions or enabling legislation.
- *Committed*: Includes amounts that can only be used for the specific purposes determined by a resolution approved by the Agency governing body. Commitments may be established, modified, or rescinded only through an approved resolution by the Agency's governing body.
- *Assigned*: Represents amounts that reflect the Agency's intended use of resources. Authority to classify a portion of fund balance as assigned is explicitly granted to the Agency Board of Directors, City Manager, and the Finance Director as part of the yearly budget resolution passed and approved by the Urban Renewal Agency, Board of Directors.
- *Unassigned*: This classification is used to report any deficit fund balance amounts.

**URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**

*(a component unit of the City of Wilsonville, Oregon)*

**Notes to the Basic Financial Statements**

June 30, 2022

Fund balance by classification for the year ended June 30, 2022 is as follows:

Fund balances	West Side Plan			Year 2000 Plan			Coffee Creek	
	Debt Service	Capital Projects	Program Income	Debt Service	Capital Projects	Program Income	Debt Service	Capital Projects
Restricted:								
Debt service	\$ 3,598,912	\$ -	\$ -	\$ 4,886,315	\$ -	\$ -	\$ 72,752	\$ -
Assigned:								
Capital projects	-	6,294,386	-	-	14,492,203	-	-	260,441
Other purposes	-	-	135,086	-	-	922,604	-	-
	<u>\$ 3,598,912</u>	<u>\$ 6,294,386</u>	<u>\$ 135,086</u>	<u>\$ 4,886,315</u>	<u>\$ 14,492,203</u>	<u>\$ 922,604</u>	<u>\$ 72,752</u>	<u>\$ 260,441</u>

**2. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

***Budgetary Information***

Annual budgets for Agency funds are adopted in accordance with Oregon Revised Statutes (ORS 294 – Local Budget Law). The process under which the budget is adopted is described below.

Each May, the proposed budget is submitted to the Budget Committee (consisting of the Agency Board members and an equal number of appointed citizens). The Agency is required to budget all funds. The budget is prepared for each fund on the modified accrual basis of accounting in accordance with state budget laws. Estimated revenues and expenditures are budgeted for by fund, program and object. Information on the past two years’ actual revenues, expenditures, and ending fund balances, as well as current year estimates, are included in the budget document.

The Budget Committee conducts public hearings for the purpose of obtaining citizens’ comments, and then approves a budget and submits it to the Agency Board for final adoption. The approved expenditures for each fund may not be increased by more than 10% by the Board without additional public hearings and notice requirements. After the Board adopts the budget and certifies the total of ad valorem taxes to be levied, no additional tax levy may be made for that fiscal year.

The Board legally adopts the budget by resolution before July 1. The resolution establishes appropriations for each fund and expenditures cannot legally exceed these appropriations. The budgets are adopted and monitored at the program level with the exception of contingency, debt service and transfers out. The exceptions are adopted and monitored at the object group level. Appropriations lapse as of year-end.

The Board may change the budget throughout the year by transferring appropriations between levels of control and by adopting supplemental budgets as authorized by Oregon Revised Statutes. Additional resources that are unexpected may be added to the budget through the use of a supplemental budget, which requires publication in a local newspaper, a public hearing and approval by the Board. Expenditure appropriations may not be legally exceeded except in the case of grant receipts which could not be reasonably estimated at the time the budget was adopted, and for debt service on new debt issued during the budget year. During the fiscal year ended June 30, 2022, the Urban Renewal Agency Board approved two supplemental resolutions. The supplementals included increases to various capital projects and the related project management fees, as well as an increase for building utility and maintenance costs after a lease termination. These additional increases to the budget were offset by a decrease in contingency.

***Excess of Expenditures Over Appropriations***

There were no instances of expenditures exceeding appropriations during the fiscal year.

**URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**

*(a component unit of the City of Wilsonville, Oregon)*

**Notes to the Basic Financial Statements**

*June 30, 2022*

**3. DETAILED NOTES ON ALL FUNDS**

***Cash and Investments***

Cash and investments are comprised of the following at June 30, 2022:

Deposits with financial institutions		\$	2,010,072
Investments:			
Commercial paper and corporate bonds	\$	6,605,865	
US Agency obligations		14,415,695	
Local government investment pool		8,290,050	
Total investments			<u>29,311,610</u>
Total pooled cash and investments		\$	<u><u>31,321,682</u></u>

Cash and investments are reflected on the balance sheet as follows:

Cash and investments	\$	22,822,696
Restricted cash and investments		8,498,986
	\$	<u><u>31,321,682</u></u>

The Agency participates in the State of Oregon Local Investment Pool (LGIP or Pool) which is an open-ended, no-load diversified portfolio created under ORS 294.805 to 294.895 and is not registered with the U.S. Securities and Exchange Commission as an investment company. The State Treasurer is the investment officer for the Pool and is responsible for all funds in the Pool. These funds must be invested and managed, like that of a prudent investor, exercising reasonable care, skill, and caution. Investments in the fund are further governed by portfolio guidelines issued by the Oregon Short-term Funds Board, which establish diversification percentages and specify the types and maturities of investments. The Oregon Audits Division of the Secretary of State’s Office audits the Pool annually. The Division’s report on the Pool may be obtained at the Oregon State Treasury, 350 Winter St. NE, Ste 100, Salem, OR 97310.

The Agency’s position in the pool at June 30, 2022 is stated at cost which approximates fair value. The Agency categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure fair value of an asset. Level 1 inputs are quoted prices in active markets for identical assets. All investments are valued using quoted market prices (Level 1 inputs).

<u>Municipal and US Agency Corporations (Level 1)</u>	<u>Commercial Paper And Corporate Bonds (Level 2)</u>	<u>Local Government Investment Pool (Level 2)</u>
\$ 14,415,695	\$ 6,605,865	\$ 8,290,050

Reference should be made to the City of Wilsonville’s Annual Comprehensive Financial Report for the year ended June 30, 2022 for further information on compliance with Oregon Revised Statutes relating to the collateralization of deposits and categorization of investments.

**URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**

*(a component unit of the City of Wilsonville, Oregon)*

**Notes to the Basic Financial Statements**

June 30, 2022

**Credit Risk**

As required by the Agency’s investment policy, which adheres to the State of Oregon statutes, all investments were rated A1 through AAA by the Moody’s Investor Services or Standard and Poor’s reporting agencies. The State of Oregon Local Government Investment Pool is not rated.

At June 30, 2022, the Agency’s investments were rated as follows:

	<b>Commercial Paper and Corporate Bonds</b>	<b>Municipal and US Agency Corporations</b>	<b>Local Government Investment Pool</b>
AAA	\$ -	\$ 7,855,096	\$ -
AA3	1,141,572	-	-
AA2	-	176,110	-
AA1	350,500	-	-
A3	173,004	-	-
A2	2,709,730	-	-
A1	1,719,902	-	-
A	511,157	-	-
Not Rated	-	6,384,489	8,290,050
	<u>\$ 6,605,865</u>	<u>\$ 14,415,695</u>	<u>\$ 8,290,050</u>

**Concentration of Risk**

The City’s investment policy, as it relates to investing outside of the LGIP, does not allow for an investment in any single corporate entity and its affiliates or subsidiaries that is in excess of five percent of the City’s total investments (ORS 294.035). Additionally, the policy requires the maximum investments in aggregate for all commercial paper and corporate bonds to be limited to 35% of the total investment portfolio.

**Interest Rate Risk**

The Agency’s investment policy explicitly limits investment maturities as a means of managing its exposure to fair value loss arising from increasing interest rates. For commercial paper and corporate bonds, the maximum maturity is 18 months. The Agency intends to hold all investment until maturity.

Maturities of investments as of June 30, 2022 are as follows:

	<b>Less than 6 Months</b>	<b>6-12 Months</b>	<b>12-18 Months</b>	<b>Total</b>
Commercial Paper and Corporate Bonds	\$ 1,401,344	\$ 3,220,380	\$ 1,984,141	\$ 6,605,865
Municipal and US Agency Corporations	4,679,445	2,849,765	6,886,485	14,415,695
Local Government Investment Pool	8,290,050	-	-	8,290,050
	<u>\$ 14,370,839</u>	<u>\$ 6,070,144</u>	<u>\$ 8,870,626</u>	<u>\$ 29,311,610</u>

**URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**

*(a component unit of the City of Wilsonville, Oregon)*

**Notes to the Basic Financial Statements**

June 30, 2022

**Capital Assets**

Capital assets for urban renewal activities, net of depreciation, consist of the items listed below:

	<u>Balance July 1, 2021</u>	<u>Additions</u>	<u>Disposals</u>	<u>Depreciation</u>	<u>Transfers to City</u>	<u>Balance June 30, 2022</u>
Land	\$ 7,163,066	\$ -	\$ -	\$ -	\$ -	\$ 7,163,066
Building	875,097	-	-	(53,036)	-	822,061
Construction in progress	9,359,713	3,961,167	-	-	(3,745,872)	9,575,008
	<u>\$ 17,397,876</u>	<u>\$ 3,961,167</u>	<u>\$ -</u>	<u>\$ (53,036)</u>	<u>\$ (3,745,872)</u>	<u>\$ 17,560,135</u>

**Debt**

In the following paragraphs, long-term debt information is presented separately with respect to each debt obligation. The table below presents current year changes in those obligations, and the current portions due for each issue.

	<u>Balance July 1, 2021</u>	<u>Increase</u>	<u>Decrease</u>	<u>Balance June 30, 2022</u>	<u>Due In Subsequent Year</u>
Urban Renewal, Coffee Creek District					
Series 2019 Bonds	\$ 3,501,427	\$ -	\$ (166,429)	\$ 3,334,998	\$ 171,781
Urban Renewal, Year 2000 District					
Series 2010 Bonds	4,395,000	-	(405,000)	3,990,000	420,000
Urban Renewal, West Side District					
Series 2009 Bonds	4,980,000	-	(4,980,000)	-	-
Series 2011 Long-Term	3,025,000	-	(3,025,000)	-	-
Series 2012 Long-Term	5,035,000	-	(385,000)	4,650,000	400,000
Series 2013 Long-Term	4,780,000	-	(330,000)	4,450,000	340,000
Series 2015A- Taxable	1,832,403	-	(1,832,403)	-	-
	<u>\$ 27,548,830</u>	<u>\$ -</u>	<u>\$ (11,123,832)</u>	<u>\$ 16,424,998</u>	<u>\$ 1,331,781</u>

**Urban Renewal Tax Increment**

**Coffee Creek District, Series 2019**

In April 2019, the City issued Urban Renewal revenue bonds with an interest rate of 3.19% in the total amount of \$3,800,000. The final maturity will be in June 2029. The principal balance outstanding on the bonds at June 30, 2022 is \$3,334,998.

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>
2023	\$ 171,781	\$ 105,027
2024	177,304	99,504
2025	183,006	93,802
2026	188,890	87,918
2027	194,963	81,845
2028-2029	2,419,054	144,681
	<u>\$ 3,334,998</u>	<u>\$ 612,777</u>

**URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**

*(a component unit of the City of Wilsonville, Oregon)*

**Notes to the Basic Financial Statements**

*June 30, 2022*

**Year 2000 Plan District, Series 2010**

In December 2010, the City issued Urban Renewal revenue bonds with an interest rate of 4.35% in the total amount of \$8,000,000. The final maturity will be in June 2025. The principal balance outstanding on the bonds at June 30, 2022 is \$3,990,000.

Year Ending June 30,	Principal	Interest
2023	\$ 420,000	\$ 169,575
2024	440,000	151,725
2025	3,130,000	133,025
	<u>\$ 3,990,000</u>	<u>\$ 454,325</u>

**West Side District-Series 2012**

In June 2012, the Agency converted a short-term, interest only line of credit to long-term debt. The issue, in the amount of \$8,000,000, carries an interest rate of 3.40%. The final maturity will be June 2027. The balance outstanding at June 30, 2022 is \$4,650,000.

Year Ending June 30,	Principal	Interest
2023	\$ 400,000	\$ 153,450
2024	410,000	140,250
2025	425,000	126,720
2026	440,000	112,695
2027	2,975,000	98,175
	<u>\$ 4,650,000</u>	<u>\$ 631,290</u>

**West Side District-Series 2013**

In June 2013, the Agency converted a short-term, interest only line of credit to long-term debt. The issue, in the amount of \$7,000,000, carries an interest rate of 3.499%. The final maturity will be June 2028. The balance outstanding at June 30, 2022 is \$4,450,000.

Year Ending June 30,	Principal	Interest
2023	\$ 340,000	\$ 155,750
2024	350,000	143,850
2025	365,000	131,600
2026	375,000	118,825
2027	390,000	105,700
2028	2,630,000	92,050
	<u>\$ 4,450,000</u>	<u>\$ 747,775</u>

**URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**

*(a component unit of the City of Wilsonville, Oregon)*

**Notes to the Basic Financial Statements**

*June 30, 2022*

**4. OTHER INFORMATION**

***Property Tax Limitation***

The State of Oregon has a constitutional limit on property taxes for schools and non-school government operations. Under the provisions of the limitation, tax revenues are separated into those for the public school system and those for local government operations. The limitation specifies \$10 as the maximum allowable tax for each \$1,000 of property real market value imposed by local governments other than schools. Urban renewal debt is not exempted from the limitation and must be levied within the \$10 cap. Because overlapping local government rates have been less than \$10 this limitation has not adversely affected the Agency.

In May 1997, Oregon voters approved a property tax measure that rolled back assessed values to 90% of the 1995-96 amounts and limits future years' growth to 3% with exceptions for substantial improvements. The measure also created a fixed property tax rate for each government's operating levy. Additionally, the measure states that the Legislative Assembly shall enact laws that allow collection of ad valorem property taxes sufficient to pay indebtedness incurred to carry out urban renewal plans. These collections shall cease when the indebtedness is paid.

***Encumbrance Accounting***

All outstanding encumbrances lapse at year-end and are reappropriated as required to the subsequent year.

***Tax Abatement***

The Agency has authorized tax exempt status for five low income apartment complexes: Autumn Park Apartments, Charleston Apartments, Creekside Woods, Rain Garden Apartments and Wiedemann Apartments. All properties are required to meet State and Federal funding requirements which include annual physical inspections and an annual audit of financial activity and programmatic compliance. The property tax exemption may be removed if the property is being used for any purpose other than the provision of low income housing, or if the property is no longer eligible under the stated provisions of ORS 307.540 to 307.548. Section E of the renewal application requires the applicant to acknowledge compliance with the requirements annually. For fiscal year ending June 30, 2022 the Agency's forgone property tax revenue is \$38,568.

**SUPPLEMENTARY  
DATA**

---

This page intentionally left blank.

**CITY OF WILSONVILLE, OREGON**  
**Urban Renewal - West Side Plan Debt Service Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2022*

	<u>Budgeted Amounts</u>		<u>Actual Amounts Budgetary Basis</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Taxes	\$ 5,084,500	\$ 5,084,500	\$ 4,990,244	\$ (94,256)
Investment revenue	77,500	77,500	(6,608)	(84,108)
Total revenues	<u>5,162,000</u>	<u>5,162,000</u>	<u>4,983,636</u>	<u>(178,364)</u>
EXPENDITURES				
Debt service:				
Principal	18,064,044	18,064,044	16,952,403	1,111,641
Interest	745,000	745,000	964,907	(219,907)
Contingency	2,800,000	2,800,000	-	2,800,000
Total expenditures	<u>21,609,044</u>	<u>21,609,044</u>	<u>17,917,310</u>	<u>3,691,734</u>
Net change in fund balances	(16,447,044)	(16,447,044)	(12,933,674)	3,513,370
Fund balances - beginning	<u>16,447,044</u>	<u>16,447,044</u>	<u>16,532,586</u>	<u>85,542</u>
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,598,912</u>	<u>\$ 3,598,912</u>

**CITY OF WILSONVILLE, OREGON**  
**Urban Renewal - West Side Plan Capital Projects Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2022*

	<u>Budgeted Amounts</u>		<u>Actual Amounts Budgetary Basis</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Investment revenue	\$ 6,500	\$ 6,500	\$ (69,290)	\$ (75,790)
EXPENDITURES				
Materials and services	368,780	368,780	309,705	59,075
Capital outlay	470,000	470,000	-	470,000
Contingency	5,836,856	5,836,856	-	5,836,856
Total expenditures	<u>6,675,636</u>	<u>6,675,636</u>	<u>309,705</u>	<u>6,365,931</u>
Excess (deficiency) of revenues over (under) expenditures	(6,669,136)	(6,669,136)	(378,995)	6,290,141
OTHER FINANCING SOURCES (USES)				
Issuance of debt	<u>6,400,000</u>	<u>6,400,000</u>	<u>6,400,000</u>	<u>-</u>
Net change in fund balances	(269,136)	(269,136)	6,021,005	6,290,141
Fund balances - beginning	<u>269,136</u>	<u>269,136</u>	<u>273,381</u>	<u>4,245</u>
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,294,386</u>	<u>\$ 6,294,386</u>

**CITY OF WILSONVILLE, OREGON**  
**Urban Renewal - West Side Plan Program Income Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2022*

	<u>Budgeted Amounts</u>		<u>Actual Amounts Budgetary Basis</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Investment revenue	\$ 1,000	\$ 1,000	\$ (1,642)	\$ (2,642)
EXPENDITURES				
Contingency	177,897	177,897	-	177,897
Net change in fund balances	(176,897)	(176,897)	(1,642)	175,255
Fund balances - beginning	176,897	176,897	136,728	(40,169)
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 135,086</u>	<u>\$ 135,086</u>

**CITY OF WILSONVILLE, OREGON**  
**Urban Renewal - Year 2000 Plan Debt Service Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2022*

	<u>Budgeted Amounts</u>		<u>Actual Amounts Budgetary Basis</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES</b>				
Taxes	\$ 4,074,200	\$ 4,074,200	\$ 4,004,556	\$ (69,644)
Investment revenue	40,000	40,000	(58,938)	(98,938)
Total revenues	<u>4,114,200</u>	<u>4,114,200</u>	<u>3,945,618</u>	<u>(168,582)</u>
<b>EXPENDITURES</b>				
Debt service:				
Principal	10,221,524	10,221,524	10,216,524	5,000
Interest	191,000	191,000	186,949	4,051
Contingency	5,044,363	5,044,363	-	5,044,363
Total expenditures	<u>15,456,887</u>	<u>15,456,887</u>	<u>10,403,473</u>	<u>5,053,414</u>
Net change in fund balances	(11,342,687)	(11,342,687)	(6,457,855)	4,884,832
Fund balances - beginning	<u>11,342,687</u>	<u>11,342,687</u>	<u>11,344,170</u>	<u>1,483</u>
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,886,315</u>	<u>\$ 4,886,315</u>

**CITY OF WILSONVILLE, OREGON**  
**Urban Renewal - Year 2000 Plan Capital Projects Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2022*

	<u>Budgeted Amounts</u>		<u>Actual Amounts Budgetary Basis</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES</b>				
Investment revenue	\$ 75,000	\$ 75,000	\$ (157,268)	\$ (232,268)
<b>EXPENDITURES</b>				
Materials and services	673,160	690,160	532,572	157,588
Capital outlay	9,653,000	11,762,798	3,478,439	8,284,359
Contingency	6,224,532	6,224,532	-	6,224,532
Total expenditures	<u>16,550,692</u>	<u>18,677,490</u>	<u>4,011,011</u>	<u>14,666,479</u>
Excess (deficiency) of revenues over (under) expenditures	(16,475,692)	(18,602,490)	(4,168,279)	14,434,211
<b>OTHER FINANCING SOURCES (USES)</b>				
Issuance of debt	<u>9,811,524</u>	<u>9,811,524</u>	<u>9,811,524</u>	<u>-</u>
Net change in fund balances	(6,664,168)	(8,790,966)	5,643,245	14,434,211
Fund balances - beginning	<u>6,664,168</u>	<u>8,790,966</u>	<u>8,848,958</u>	<u>57,992</u>
Fund balances - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 14,492,203</u></u>	<u><u>\$ 14,492,203</u></u>

**CITY OF WILSONVILLE, OREGON**  
**Urban Renewal - Year 2000 Plan Program Income Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2022*

	<b>Budgeted Amounts</b>		<b>Actual Amounts Budgetary Basis</b>	<b>Variance With Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
<b>REVENUES</b>				
Investment revenue	\$ 6,500	\$ 6,500	\$ (9,711)	\$ (16,211)
Other revenues	150,000	150,000	35,890	(114,110)
Total revenues	<u>156,500</u>	<u>156,500</u>	<u>26,179</u>	<u>(130,321)</u>
<b>EXPENDITURES</b>				
Materials and services	61,000	90,200	68,804	21,396
Contingency	1,071,327	1,042,127	-	1,042,127
Total expenditures	<u>1,132,327</u>	<u>1,132,327</u>	<u>68,804</u>	<u>1,063,523</u>
Net change in fund balances	(975,827)	(975,827)	(42,625)	933,202
Fund balances - beginning	<u>975,827</u>	<u>975,827</u>	<u>965,229</u>	<u>(10,598)</u>
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 922,604</u>	<u>\$ 922,604</u>

**CITY OF WILSONVILLE, OREGON**  
**Urban Renewal - Coffee Creek Plan Debt Service Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2022*

	<u>Budgeted Amounts</u>		<u>Actual Amounts Budgetary Basis</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES</b>				
Taxes	\$ 350,700	\$ 350,700	\$ 323,555	\$ (27,145)
Investment revenue	1,000	1,000	(1,035)	(2,035)
Total revenues	<u>351,700</u>	<u>351,700</u>	<u>322,520</u>	<u>(29,180)</u>
<b>EXPENDITURES</b>				
Debt service:				
Principal	168,000	168,000	166,429	1,571
Interest	112,000	112,000	111,915	85
Contingency	<u>101,093</u>	<u>101,093</u>	-	<u>101,093</u>
Total expenditures	<u>381,093</u>	<u>381,093</u>	<u>278,344</u>	<u>102,749</u>
Net change in fund balances	(29,393)	(29,393)	44,176	73,569
Fund balances - beginning	<u>29,393</u>	<u>29,393</u>	<u>28,576</u>	<u>(817)</u>
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 72,752</u>	<u>\$ 72,752</u>

**CITY OF WILSONVILLE, OREGON**  
**Urban Renewal - Coffee Creek Plan Capital Projects Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances -**  
**Budget and Actual**  
*For the year ended June 30, 2022*

	<u>Budgeted Amounts</u>		<u>Actual Amounts Budgetary Basis</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Investment revenue	\$ 13,500	\$ 13,500	\$ (2,432)	\$ (15,932)
EXPENDITURES				
Materials and services	148,880	173,880	158,360	15,520
Capital outlay	-	175,000	21,269	153,731
Contingency	133,844	133,844	-	133,844
Total expenditures	<u>282,724</u>	<u>482,724</u>	<u>179,629</u>	<u>303,095</u>
Net change in fund balances	(269,224)	(469,224)	(182,061)	287,163
Fund balances - beginning	<u>269,224</u>	<u>469,224</u>	<u>442,502</u>	<u>(26,722)</u>
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 260,441</u>	<u>\$ 260,441</u>

**AUDIT COMMENTS  
AND DISCLOSURES  
REQUIRED BY  
STATE REGULATIONS**

This page intentionally left blank.



# GROVE, MUELLER & SWANK, P.C.

Certified Public Accountants and Consultants

475 Cottage Street NE, Suite 200, Salem, OR 97301  
(503) 581-7788 • FAX (503) 581-0152 • www.gms.cpa

## ***INDEPENDENT AUDITOR'S REPORT REQUIRED BY OREGON STATE REGULATIONS***

Agency Officials  
Urban Renewal Agency of the City of Wilsonville  
Wilsonville, Oregon

We have audited, in accordance with auditing standards generally accepted in the United States of America, the basic financial statements of the Urban Renewal Agency of the City of Wilsonville, Oregon ("Agency") (a component of the City of Wilsonville, Oregon) as of and for the year ended June 30, 2022 and have issued our report thereon dated December 28, 2022.

### ***Compliance and Other Matters***

As part of obtaining reasonable assurance about whether the Agency's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations, noncompliance with which could have a direct and material effect on the determination of financial statements amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

We performed procedures to the extent we considered necessary to address the required comments and disclosures which included, but were not limited to the following:

- **Deposit of public funds with financial institutions (ORS Chapter 295).**
- **Indebtedness limitations, restrictions and repayment.**
- **Budgets legally required (ORS Chapter 294).**
- **Insurance and fidelity bonds in force or required by law.**
- **Programs funded from outside sources.**
- **Authorized investment of surplus funds (ORS Chapter 294).**
- **Public contracts and purchasing (ORS Chapters 279A, 279B, 279C).**
- **Accountability for collecting or receiving money by elected officials – no money was collected or received by elected officials.**

In connection with our testing nothing came to our attention that caused us to believe the Agency was not in substantial compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations, except the following:

- The Agency appropriated a contingency in the following non-operating funds: Year 2000 Plan Area – Debt Service, West Side – Debt Service and Coffee Creek Plan – Debt Service. This is a budget violation under OAR 150-294-0430 – General Operating Contingencies

***Internal Control Over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

***Restriction on Use***

This report is intended solely for the information and use of the board members and management of the Urban Renewal Agency of the City of Wilsonville, Oregon and the Oregon Secretary of State and is not intended to be and should not be used by anyone other than these parties.

*GROVE, MUELLER & SWANK, P.C.  
CERTIFIED PUBLIC ACCOUNTANTS*

By:   
\_\_\_\_\_  
Ryan T. Pasquarella, A Shareholder  
December 28, 2022