

Lincoln City Urban Renewal Agency
2026-27 Budget Message
April 10, 2026

This budget represents the third year the Agency will be overseeing implementation of two new Urban Renewal (Tax Increment Financing, or TIF) Districts. In 2020-21, the “Year 2000 Development Plan” (1988) Area ended after 32 years. At the same time, the Roads End / Villages (at Cascade Head/Sitka Woods) Area Plan was adopted. Then in 2023 the Nelscott Plan came online, creating a second active Urban Renewal Area. Urban Renewal has proven to be a successful funding program for Lincoln City, leveraging TIF funds otherwise not available to complete numerous Public Works Infrastructure Projects, upgrades to our Visitor Facilities and Parks, as well as the ability to provide low-to-no interest loans and grants. TIF funds can only be spent on projects within the Area from which they are collected, so this budget presents information separately for each of the three Areas.

Proposed 2026-2027 Budget

Urban Renewal Area: Year 2000 Development Plan – Completed Status: This document reflects the project categories identified for funding by the Agency and the intent of the now closed “Year 2000 Development Plan”, the guiding document since 1988. Remaining funds focus on completion of capital projects as needed, and maintaining assets of real property identified for redevelopment.

Background: TIF (Tax Increment Financing) accrued for this Area for 10 years before embarking on the first of four, community vision plans and \$43 Million of public improvement projects have followed over the subsequent years.

In 2014, the Agency entered into its Underlevy Plan for this Area, which was a ten-year extension (until no later than 2024) of the Agency’s activities and projects while simultaneously reducing the District’s available revenue by 80%. This provided the opportunity to reduce financial impacts to the overlapping taxing districts and also fund important north end Public Works Infrastructure, Cutler City Community Vision Projects and Economic Development Programs. These programs provided funding through grants and loans to local partners and businesses within the Area’s boundary, primarily along Highway 101.


The Agency’s final bond sale for this District (\$2,987,000) occurred in late 2017. In the past years, the URA Construction Fund (833) reflected associated expenditures on public capital projects separate from the UR General Fund (830) to maintain accounting for bond funds until the debt could be retired. The final bond was repaid in fiscal year end 2021, three years earlier than anticipated. As a result, the overlapping taxing districts have now been receiving their full tax revenue from this urban renewal area. With no bond debt, the URA Construction Fund was

no longer needed for this Area, and all budgeting, including the remaining capital projects, is now in the General Fund (830). Per Agency direction, once the existing loans from the Economic Development Toolbox (Loan/Grant) Programs (832 – Property Rehab Program) are repaid over the next several years, those funds can continue to be available for other purposes.

To view the final report on accomplished projects for the “Year 2000 Development Plan” (1988) Urban Renewal Area, please visit:

<https://www.lincolncity.org/home/showpublisheddocument/3339/638084183504030000>

Final projects to be completed for the Year 2000 Development Plan are described below.

The 2008 **Cutler City** Community Vision & Corridor Plan, from the most recent planning effort now 17 years ago, completed the remaining **Pedestrian Projects** last budget year.  Urban Renewal and City staff have identified two projects in this Plan, that could benefit from remaining funds. A transfer from 832 (Property Rehabilitation/Loan Fund paybacks) to 830 (UR General Fund) is in this budget in order to complete these improvement projects for the Cutler District.

Construction – West End Gateway Piling – SW Galley @ 62nd Bay Access: This Cutler Vision Plan project was completed in 2009 and included installation of a speed table crosswalk, about 30 linear feet of sidewalk, landscaping, access gateway signage, and driftwood piling gateway at the beach-side or west end of the public pedestrian-only access. Sometime in the last few years it was noticed that the west end driftwood piling were gone, possibly getting washed away in a storm. This budget proposes to have a contractor re-install the gateway feature in a more permanent way, to bring the project up to a complete maintenance cycle for the City. The project would include signage consistent with the City’s brand so the public access is clearly marked.

Construction – ‘Kids & Seniors Too’ Park Improvements – SW Fleet Avenue: Community Visioning identified several improvement projects for this important park located in Cutler City’s interior area, an alternative for outdoor recreation when the beach winds are strong or tide is high. While new play equipment can cost around \$1 million, other needed improvements to address accessibility and deferred maintenance include a new perimeter fence, picnic table, access path and gateway feature.

\$200,000 830-000-6340261 UR General Fund, Cutler City Planning

- *West End Gateway Piling – SW Galley @ 62nd Bay Access (Construction)*
- *‘Kids & Seniors Too’ Park Improvements – SW Fleet – (Construction)*



In February 2018, the Agency made available four sites for **Property Development**. These properties include NW 15th Street (OceanLake Feature Street), NE 1st Street (D River/Hostetler Park/DeLake), SE 32nd Street (Nelscott), and SW 51st Street (Taft Feature Street). The Agency will sell or lease these properties through a development agreement in order to achieve community, City, and Agency objectives. Past work with specialized development consultants has been beneficial to assist staff with development process to implement the goals of ground-activated, pedestrian-oriented businesses that are primarily commercial in nature and/or serve public benefit. After the COVID-19 pandemic slowed market conditions, commercial development has continued to be a challenge with rising costs of labor, materials, and financing. While interest rates have slightly stabilized, they are still too high to make our coastal, smaller infill properties financially feasible to develop without significant public subsidy. Once developers and market conditions are mutually ready, these projects will move ahead. Due to diminished funding for this now expired Urban Renewal Area, there is no proposed budget request for continued marketing and transaction costs for the Agency. Plans for the properties may be revised and brought back to the Agency for more discussion. If future funding is needed in subsequent budget years, staff would propose using transferred funds from the Property Rehabilitation Fund (832) to complete any remaining redevelopment projects from the Year 2000 Development Plan.

In the past, the Agency's **Economic Development Programs** have included no-to-low interest loans for businesses and property owners located in the "Year 2000 Development Plan" Area and program grants available for our local Economic Development Partners. Now that this Area has no additional revenue incoming (closed UR Area) these programs are not currently active. The Agency has stopped any additional loan and grant approvals until funds are repaid and can be considered for capital purpose. Between 2000 and 2020, over 48 loans were made with revolving the initial \$1 million to provide over \$2 million of funding to the borrowers. A City Economic Development Toolbox has been set up and funded, primarily to partner on outside programs, public property redevelopment and housing projects. Annual repayments to this Urban Renewal fund are about \$90,000 with 7 active loans in repayment.

*\$265,920 832-000-6780001 Property Rehab Program,
Contingency/Fund Balance – Contingencies*

Roads End / Villages at Cascade Head (Sitka Woods) Plan – Active Status:

Due to the past successes of Urban Renewal projects and programs, in 2020 the City adopted the Roads End / Villages at Cascade Head (Sitka Woods) Plan. This new urban renewal area began collection of tax increment in FY2021-22. Each year of TIF for this UR Area includes a return of 15% of that revenue (revenue sharing) to the overlapping taxing districts (including the City) throughout the life of the 27-year Plan, with a Maximum Indebtedness of \$87,100,000. While last year it was anticipated to have sufficient TIF revenues for the first bond transaction in FY

2026-27, the Agency was able to obtain bond revenue in late 2025 to implement capital projects in the Plan. The timing of these projects was driven by housing development and City-approved actions. The projects are already underway, and proposed for completion in this FY26-27 budget for funding in the Roads End / Villages at Cascade Head Urban Renewal Area as follows:

Road Alignment Study – VCH (Villages at Cascade Head) Connector Road: The City has applied for a Federal grant for a Road Alignment Study to determine the most feasible locations of a new road to connect the Villages at Cascade Head Planned Unit Development with Highway 101. A new road is needed to ensure alternative transportation route choice for both emergencies and everyday use. If the City receives the grant funds, the work can start immediately. If the City is not awarded the grant, the Urban Renewal Agency is prepared to pay for this work, if the Plan can be amended to include the needed land area and project (see Substantial Amendment project described below).

Planning Consulting for VCH (Villages at Cascade Head) PUD (Planned Unit Development): The City's Planning Department has identified the need for outside consulting support in order to update the intensity, type, and appearance of the future development for the Villages at Cascade Head. This work will guide future development.

Construction – North End Highway 101 Improvements: This project will improve the highway with sidewalks connecting the Housing Authority of Lincoln County's (HALC) Lighthouse Village mixed-use development with the lighted traffic signal at N/NE Devils Lake Blvd. These improvements were triggered by the new HALC project with access from Highway 101, for sight-distances required by ODOT.

Developer Gap Loan – Fernwood Village Housing Development: The City has a developer on board to construct the half-developed Fernwood Phase I site within the Villages at Cascade Head PUD. The project is the last City-initiated partnership development of 84 apartment homes to be rented at 80% of Average Median Income (AMI) and below. In order to bring this project to fruition, several funding sources are needed (federal and state, public and private) and yet still a funding gap was identified for the estimated \$30 million construction costs. Urban Renewal funding was identified as a source for \$1.8 million 0% interest loan, to help close the project financing gap. Additionally, \$2 million of Congressionally Designated Spending from the Federal government was awarded in early 2026, and the project is in the pipeline for state funding.

Substantial Amendment to the Plan – Boundary Change and Project Addition: Formation of the Roads End / Villages Urban Renewal Area anticipated a future boundary change when projects were needed. Should the Agency and County co-approve the Plan Amendment, the Agency will

be poised to purchase City-owned property necessary to implement essential future road connections.

\$250,000	834-000-6201119	Roads End / Villages District, Materials & Services, Misc. Contracted Services, Road Alignment Study for VCH Connector Road
\$75,000	834-000-6201119	Roads End / Villages District, Materials & Services, Misc. Contracted Services, Planning Consulting for VCH PUD
\$1,779,592	836-000-6340261	Roads End Construction Fund, Capital Outlay, Construction – North End Highway 101 Improvements (For completion)
\$1,800,000	836-000-6570130	Roads End Construction Fund, Special Payments, Public Private Partnership, Developer Gap Loan for Fernwood Village
\$55,000	836-000-6201119	Roads End Construction Fund, Materials & Services, Misc. Contracted Services, Substantial Amendment to the Plan
\$1,032,423	836-000-6340401	Roads End Construction Fund, Capital Outlay, Land Purchase



Nelscott Plan – Active Status: In August 2023, the City adopted a new Nelscott Urban Renewal Plan, which prioritizes transportation connections, housing, and living-wage job production within the City and the County’s Urban Growth Boundary along SE 23rd Drive. Implementation of this 30-year plan, co-adopted by both the City and County, is now overseen by the Urban Renewal Agency. The first Tax Increment Funds (TIF) were received in November 2024 and will continue to accrue over time to reach the Maximum Indebtedness of \$129 M. Some funds are available should timing be right to leverage the City’s EPA Brownfields Grant (2024-2026) to do planning-related work for the Employment Area along SE 23rd Drive. Similar to the Roads End / Villages Area, for the Nelscott Area it was also anticipated to have sufficient TIF revenues for the first bond transaction in FY 26-27. However, the Agency was able to obtain bond revenue in late 2025 to implement capital projects in the Nelscott Plan. The timing of these projects was driven by market timing for land purchase required for long-range transportation planning and urgent improvement of a portion of Baldy Creek on City-owned property west of Highway 101. The projects are already underway, and proposed for completion in this FY26-27 budget for funding in the Nelscott Urban Renewal Area as follows:

Baldy Creek – Eagles Lodge Bank Stabilization – This project, already underway, was not anticipated in the FY25-26 Budget. The City owns a small undevelopable property west of Highway 101 between the highway and the historic Eagles Lodge Building. This property includes a stretch of Baldy Creek, which over the last few years has been eroding land in close proximity to the Eagles Lodge Building foundation. The Eagles Lodge Building has been identified in the 2019 Reconnaissance Level Survey of properties as Not Eligible/Non-

contributing (NC) so while it is old (c. 1930) it has been altered over time to bring it out of eligibility. The site itself, and the original stone chimney may be of historical importance but that has not been evaluated.

A wetland delineation was done last year using some remaining funds from 830, until Nelscott funds were more available. Now with the bond funding and wetland delineation in place, design and engineering are underway. The bank will be stabilized by buffering the soils, and re-directing the creekway, under a joint permit with the USACE (Army Corps of Engineers) and Oregon Department of State Lands. Since this project is all being done by the Agency, outside Construction Management is needed to meet permitted construction timelines for summer 2026.

Spyglass Open Space Improvements – If budget allows, this project would design and engineer improvements to the south portion of the Spyglass Open Space, to include trail and access improvements. After this project is complete, the acreage can be removed from the Nelscott Plan boundary and used in other areas of the City. If needed, the budget is set up to pay consultants to support staff with a Substantial Amendment to the Nelscott Plan, should other acreage be ready to come into the Area. This may trigger the need for additional Environmental Site Assessments through the Brownfield work done by the City and URA over the last several years.

\$500,000	833-000-6201119	<i>Nelscott Construction Fund, Misc. Contracted Services for Baldy Creek Construction Management and Eagles Bank Stabilization Construction</i>
\$200,000	833-000-6201119	<i>Nelscott Construction Fund, Misc. Contracted Services for Design and Engineering for Spyglass Open Space Improvements</i>
\$65,000	833-000-6201119	<i>Nelscott Construction Fund, Misc. Contracted Services for Substantial Amendment to the Plan (If Needed)</i>
\$50,000	833-000-6201119	<i>Nelscott Construction Fund, Misc. Contracted Services for Continued Brownfield work (If Needed)</i>
\$1,726,962	833-000-6370400	<i>Capital Outlay, Contingency - Capital</i>

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2026-2027
830-000-URBAN RENEWAL GENERAL FUND**

Monday, April 6, 2026

ACTUAL FY 2023-24	ACTUAL FY 2024-25	BUDGET FY 2025-26		ESTIMATE FY 2025-26	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2025-26
RESOURCES							
CHARGES FOR SERVICES							
0	0	50,000	4404350	DEFERRED IMPROVE AGREEMENTS	50,000	0	
0	0	50,000		TOTAL CHARGES FOR SERVICES	50,000	0	
INTER-GOVERNMENTAL							
0	41,817	0	4301900	ODOT GRANT/REIMBURSEMENT	0	0	
0	41,817	0		TOTAL INTER-GOVERNMENTAL	0	0	
MISCELLANEOUS REVENUE							
4,600	0	0	4601051	LEASE INCOME	0	0	
4,311	10,999	3,000	4610001	INTEREST ALLOCATED	7,500	3,000	
8,911	10,999	3,000		TOTAL MISCELLANEOUS REVENUE	7,500	3,000	
TRANSFERS IN							
0	250,000	100,000	4701832	TRANSFER FROM URA REHAB FUND	100,000	250,000	
0	250,000	100,000		TOTAL TRANSFERS IN	100,000	250,000	
BEGINNING FUND BALANCE							
133,818	129,759	376,565	4890010	BEGINNING BALANCE	360,626	55,987	
133,818	129,759	376,565		TOTAL BEGINNING FUND BALANCE	360,626	55,987	
142,729	432,574	529,565		TOTAL RESOURCES	518,126	308,987	
MATERIALS & SERVICES							
500	32,844	18,605	6201119	MISC. CONTRACTED SERVICES	30,000	23,605	
3,950	4,330	8,500	6201151	AUDITING	3,250	3,250	
1,957	993	200	6201152	LEGAL SERVICES	1,500	1,000	
556	0	0	6203020	TELEPHONE	0	0	
710	640	2,000	6205001	LEGAL NOTICES	1,500	1,500	
0	0	0	6205003	PRINTING	250	0	
0	75	0	6206002	TRAINING	0	0	
118	0	0	6206003	MEETINGS	500	0	
0	0	600	6206005	MEMBERSHIP & DUES	0	0	
9	0	0	6209001	POSTAGE, SHIPPING, METER LEASE	0	0	

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2026-2027
830-000-URBAN RENEWAL GENERAL FUND**

Monday, April 6, 2026

ACTUAL FY 2023-24	ACTUAL FY 2024-25	BUDGET FY 2025-26		ESTIMATE FY 2025-26	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2025-26
8	26	0	6209010 INSURANCE AND BONDS	39	0		
1,500	8,469	0	6210013 SYSTEM MAINT - OTHER PEARLS	0	0		
0	0	0	6229001 OTHER SUPPLIES	100	0		
9,307	47,376	29,905	TOTAL MATERIALS & SERVICES	37,139	29,355		
			CAPITAL OUTLAY				
3,663	24,572	425,000	6340261 CUTLER CITY PLANNING	425,000	200,000		
0	0	74,660	6370400 CONTINGENCY - CAPITAL	0	79,632		
3,663	24,572	499,660	TOTAL CAPITAL OUTLAY	425,000	279,632		
12,970	71,948	529,565	TOTAL EXPENDITURES	462,139	308,987		
			CONTINGENCY/FUND BALANCE				
129,759	360,626	0	6800502 UNAPPROPRIATED FUND BALANCE	55,987	0		
129,759	360,626	0	TOTAL CONTINGENCY/FUND BALANCE	55,987	0		
129,759	360,626	0	TOTAL ENDING FUND BALANCE	55,987	0		
-4,059	230,868	-376,565	<i>Excess of Resources over Expenditures</i>	-304,639	-55,987	0	0

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2026-2027
832-000-PROPERTY REHAB PROGRAM**

Monday, April 6, 2026

ACTUAL FY 2023-24	ACTUAL FY 2024-25	BUDGET FY 2025-26		ESTIMATE FY 2025-26	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2025-26
RESOURCES							
MISCELLANEOUS REVENUE							
20,039	23,400	15,000	4610001	INTEREST ALLOCATED	35,000	15,000	
9	0	0	4610002	INTEREST DIRECT	0	0	
112,341	92,379	85,000	4650004	LOAN REPAYMENTS 01-02 PROGRA	85,000	85,000	
132,390	115,779	100,000		TOTAL MISCELLANEOUS REVENUE	120,000	100,000	
BEGINNING FUND BALANCE							
409,856	535,141	388,711	4890010	BEGINNING BALANCE	395,920	415,920	
409,856	535,141	388,711		TOTAL BEGINNING FUND BALANCE	395,920	415,920	
542,246	650,920	488,711		TOTAL RESOURCES	515,920	515,920	
MATERIALS & SERVICES							
7,105	5,000	0	6201119	MISC. CONTRACTED SERVICES	0	0	
7,105	5,000	0		TOTAL MATERIALS & SERVICES	0	0	
TRANSFERS							
0	250,000	100,000	6601830	TRANSFER TO URA GENERAL FUND	100,000	250,000	
0	250,000	100,000		TOTAL TRANSFERS	100,000	250,000	
7,105	255,000	100,000		TOTAL EXPENDITURES	100,000	250,000	
CONTINGENCY/FUND BALANCE							
0	0	388,711	6780001	CONTINGENCIES	0	265,920	
535,141	395,920	0	6800502	UNAPPROPRIATED FUND BALANCE	415,920	0	
535,141	395,920	388,711		TOTAL CONTINGENCY/FUND BALANCE	415,920	265,920	
535,141	395,920	388,711		TOTAL ENDING FUND BALANCE	415,920	265,920	
125,285	-139,221	0		<i>Excess of Resources over Expenditures</i>	20,000	-150,000	0 0

**LINCOLN CITY URBAN RENEWAL AGENCY
ROADS END/VILLAGES DISTRICT
TAX INCREMENT CALCULATION
FISCAL YEAR 2026-27**

Assessed Value (AV) of the Urban Renewal - Frozen Base		
Roads End/Villages at Cascade Head	\$	250,383,800
Estimated Increment - Available Excess Assessed Value 2025-26, increased by 4%		84,720,403
Estimated Gross Tax Revenue		
Revenue Sharing - higher of :		
(A) Percent set by Roads End/Villages at Cascade Head Plan	15.0%	
(B) Percent set by ORS 457.470 (applies if gross tax revenue is \geq \$8,710,000)	N/A	
(C) Percent set by ORS 457.470 (applies if gross tax revenue is \geq \$10,887,500)	N/A	
Revenue Sharing to overlapping Taxing Districts (15%)		<u>(12,708,060)</u>
Utilized Taxable Assessed Value (85%)	\$	72,012,343
Estimated Composite Tax Rate per \$1,000 AV		<u>13.7588</u>
Estimated Tax Increment	\$	990,803
Less Estimated Amount Not to be Collected (6%)		<u>(59,448)</u>
Estimated Taxes to be Collected	\$	<u>931,355</u>

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2026-2027
834-000-ROADS END/VILLAGES DISTRICT**

Monday, April 6, 2026

ACTUAL FY 2023-24	ACTUAL FY 2024-25	BUDGET FY 2025-26		ESTIMATE FY 2025-26	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2025-26
RESOURCES							
TAXES							
482,208	695,105	843,795	4101010	CURRENT PROPERTY TAXES	852,048	931,355	
4,819	8,281	14,000	4101020	PRIOR PROPERTY TAXES	11,374	14,000	
487,027	703,386	857,795		TOTAL TAXES	863,422	945,355	
MISCELLANEOUS REVENUE							
35,204	65,458	55,000	4610001	INTEREST ALLOCATED	75,546	80,000	
830	1,334	750	4610002	INTEREST DIRECT	750	1,000	
36,034	66,792	55,750		TOTAL MISCELLANEOUS REVENUE	76,296	81,000	
BEGINNING FUND BALANCE							
403,140	855,378	1,414,669	4890010	BEGINNING BALANCE	1,587,910	2,383,974	
403,140	855,378	1,414,669		TOTAL BEGINNING FUND BALANCE	1,587,910	2,383,974	
926,201	1,625,556	2,328,214		TOTAL RESOURCES	2,527,628	3,410,329	
PERSONAL SERVICES							
0	0	0	6101100	SALARIES	0	21,088	
0	0	0	6105011	FICA/MEDICARE	0	1,613	
0	0	0	6105012	WORKERS' COMP	0	22	
0	0	0	6105014	OR PAID FAMILY LEAVE	0	84	
0	0	0	6106011	MEDICAL & DENTAL INSURANCE	0	4,023	
0	0	0	6106012	LIFE INSURANCE	0	6	
0	0	0	6106013	LONG-TERM DISABILITY INS.	0	40	
0	0	0	6106014	RETIREMENT	0	5,485	
0	0	0		TOTAL PERSONAL SERVICES	0	32,361	
MATERIALS & SERVICES							
67,424	25,523	0	6201119	MISC. CONTRACTED SERVICES	15,700	325,000	
3,400	3,615	0	6201151	AUDITING	3,000	3,000	
0	0	0	6205001	LEGAL NOTICES	500	500	
0	8,508	0	6211025	EQUIPMENT (< 10,000)	2,204	0	
70,824	37,646	0		TOTAL MATERIALS & SERVICES	21,404	328,500	

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2026-2027
834-000-ROADS END/VILLAGES DISTRICT**

Monday, April 6, 2026

ACTUAL FY 2023-24	ACTUAL FY 2024-25	BUDGET FY 2025-26		ESTIMATE FY 2025-26	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2025-26
DEBT SERVICE							
0	0	0	6410225 INTEREST	122,250	259,539		
0	0	0	6450225 PRINCIPAL	0	387,433		
0	0	0	TOTAL DEBT SERVICE	122,250	646,972		
SPECIAL PAYMENTS							
0	0	0	6570130 PUBLIC PRIVATE PARTNERSHIP	0	100,000		
0	0	0	TOTAL SPECIAL PAYMENTS	0	100,000		
70,824	37,646	0	TOTAL EXPENDITURES	143,654	1,107,833		
CONTINGENCY/FUND BALANCE							
0	0	2,328,214	6780001 CONTINGENCIES	0	2,302,496		
855,378	1,587,910	0	6800502 UNAPPROPRIATED FUND BALANCE	2,383,974	0		
855,378	1,587,910	2,328,214	TOTAL CONTINGENCY/FUND BALANCE	2,383,974	2,302,496		
855,378	1,587,910	2,328,214	TOTAL ENDING FUND BALANCE	2,383,974	2,302,496		
452,237	732,532	913,545	<i>Excess of Resources over Expenditures</i>	796,064	-81,478	0	0

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2026-2027
836-000-ROADS END CONSTRUCTION**

Monday, April 6, 2026

ACTUAL FY 2023-24	ACTUAL FY 2024-25	BUDGET FY 2025-26		ESTIMATE FY 2025-26	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2025-26
RESOURCES							
MISCELLANEOUS REVENUE							
0	0	0	4610001	INTEREST ALLOCATED	50,000	50,000	
0	0	0		TOTAL MISCELLANEOUS REVENUE	50,000	50,000	
OTHER RESOURCES							
0	0	5,000,000	4801001	BOND SALES	5,000,000	0	
0	0	5,000,000		TOTAL OTHER RESOURCES	5,000,000	0	
BEGINNING FUND BALANCE							
0	0	0	4890010	BEGINNING BALANCE	0	4,617,015	
0	0	0		TOTAL BEGINNING FUND BALANCE	0	4,617,015	
0	0	5,000,000		TOTAL RESOURCES	5,050,000	4,667,015	
MATERIALS & SERVICES							
0	0	0	6201119	MISC. CONTRACTED SERVICES	0	55,000	
0	0	81,000	6201155	BOND ISSUANCE COSTS	81,000	0	
0	0	81,000		TOTAL MATERIALS & SERVICES	81,000	55,000	
CAPITAL OUTLAY							
0	0	2,846,985	6340261	ROADS END/VILLAGES PROJECTS	53,693	1,779,592	
0	0	0	6340401	LAND PURCHASED	0	1,032,423	
0	0	2,846,985		TOTAL CAPITAL OUTLAY	53,693	2,812,015	
SPECIAL PAYMENTS							
0	0	2,072,015	6570130	PUBLIC PRIVATE PARTNERSHIP	298,292	1,800,000	
0	0	2,072,015		TOTAL SPECIAL PAYMENTS	298,292	1,800,000	
0	0	5,000,000		TOTAL EXPENDITURES	432,985	4,667,015	
CONTINGENCY/FUND BALANCE							
0	0	0	6800502	UNAPPROPRIATED FUND BALANCE	4,617,015	0	
0	0	0		TOTAL CONTINGENCY/FUND BALANCE	4,617,015	0	
0	0	0		TOTAL ENDING FUND BALANCE	4,617,015	0	
0	0	0		<i>Excess of Resources over Expenditures</i>	4,617,015	-4,617,015	0

**LINCOLN CITY URBAN RENEWAL AGENCY
NELSCOTT DISTRICT
TAX INCREMENT CALCULATION
FISCAL YEAR 2026-27**

Assessed Value (AV) of the Urban Renewal - Frozen Base		
Nelscott Urban Renewal District	\$	129,038,173
Estimated Increment - Available Excess Assessed Value 2025-26, increased by 5%		25,193,765
Estimated Composite Tax Rate per \$1,000 AV		<u>13.8868</u>
Estimated Tax Increment	\$	349,861
Less Estimated Amount Not to be Collected (6%)		<u>(20,992)</u>
Estimated Taxes to be Collected	\$	<u>328,869</u>

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2026-2027
835-000-NELSCOTT DISTRICT**

Monday, April 6, 2026

ACTUAL FY 2023-24	ACTUAL FY 2024-25	BUDGET FY 2025-26		ESTIMATE FY 2025-26	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2025-26
RESOURCES							
TAXES							
0	150,219	225,560	4101010	CURRENT PROPERTY TAXES	237,015	328,869	
0	0	1,000	4101020	PRIOR PROPERTY TAXES	1,796	1,465	
0	150,219	226,560		TOTAL TAXES	238,811	330,334	
MISCELLANEOUS REVENUE							
0	4,368	8,000	4610001	INTEREST ALLOCATED	20,600	25,000	
0	268	300	4610002	INTEREST DIRECT	750	750	
0	4,636	8,300		TOTAL MISCELLANEOUS REVENUE	21,350	25,750	
TRANSFERS IN							
0	0	0	4701510	LOAN - CITY OF LINCOLN CITY	600,000	0	
0	0	0		TOTAL TRANSFERS IN	600,000	0	
BEGINNING FUND BALANCE							
0	0	126,273	4890010	BEGINNING BALANCE	154,320	526,036	
0	0	126,273		TOTAL BEGINNING FUND BALANCE	154,320	526,036	
0	154,855	361,133		TOTAL RESOURCES	1,014,481	882,120	
PERSONAL SERVICES							
0	0	0	6101100	SALARIES	0	32,044	
0	0	0	6105011	FICA/MEDICARE	0	2,451	
0	0	0	6105012	WORKERS' COMP	0	34	
0	0	0	6105014	OR PAID FAMILY LEAVE	0	128	
0	0	0	6106011	MEDICAL & DENTAL INSURANCE	0	7,304	
0	0	0	6106012	LIFE INSURANCE	0	10	
0	0	0	6106013	LONG-TERM DISABILITY INS.	0	61	
0	0	0	6106014	RETIREMENT	0	8,335	
0	0	0		TOTAL PERSONAL SERVICES	0	50,367	
MATERIALS & SERVICES							
0	535	10,000	6201119	MISC. CONTRACTED SERVICES	8,300	0	
0	0	0	6201151	AUDITING	3,000	3,000	

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2026-2027
835-000-NELSCOTT DISTRICT**

Monday, April 6, 2026

ACTUAL FY 2023-24	ACTUAL FY 2024-25	BUDGET FY 2025-26		ESTIMATE FY 2025-26	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2025-26
0	0	0	6202004 REAL PROPERTY TAXES	42	0		
0	0	0	6205001 LEGAL NOTICES	500	500		
0	535	10,000	TOTAL MATERIALS & SERVICES	11,842	3,500		
			DEBT SERVICE				
0	0	0	6410225 INTEREST	270,947	349,966		
0	0	0	6450225 PRINCIPAL	205,656	282,250		
0	0	0	TOTAL DEBT SERVICE	476,603	632,216		
0	535	10,000	TOTAL EXPENDITURES	488,445	686,083		
			CONTINGENCY/FUND BALANCE				
0	0	351,133	6780001 CONTINGENCIES	0	196,037		
0	154,320	0	6800502 UNAPPROPRIATED FUND BALANCE	526,036	0		
0	154,320	351,133	TOTAL CONTINGENCY/FUND BALANCE	526,036	196,037		
0	154,320	351,133	TOTAL ENDING FUND BALANCE	526,036	196,037		
0	154,320	224,860	<i>Excess of Resources over Expenditures</i>	371,716	-329,999	0	0

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2026-2027
833-000-NELSCOTT CONSTRUCTION FUND**

Monday, April 6, 2026

ACTUAL FY 2023-24	ACTUAL FY 2024-25	BUDGET FY 2025-26		ESTIMATE FY 2025-26	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2025-26
RESOURCES							
MISCELLANEOUS REVENUE							
0	0	0	4610001	INTEREST ALLOCATED	5,000	25,000	
0	0	0		TOTAL MISCELLANEOUS REVENUE	5,000	25,000	
OTHER RESOURCES							
0	0	6,078,000	4801001	BOND SALES	6,078,000	0	
0	0	6,078,000		TOTAL OTHER RESOURCES	6,078,000	0	
BEGINNING FUND BALANCE							
0	0	0	4890010	BEGINNING BALANCE	0	2,516,962	
0	0	0		TOTAL BEGINNING FUND BALANCE	0	2,516,962	
0	0	6,078,000		TOTAL RESOURCES	6,083,000	2,541,962	
MATERIALS & SERVICES							
0	0	0	6201119	MISC. CONTRACTED SERVICES	195,000	815,000	
0	0	78,000	6201155	BOND ISSUANCE COSTS	78,000	0	
0	0	78,000		TOTAL MATERIALS & SERVICES	273,000	815,000	
CAPITAL OUTLAY							
0	0	6,000,000	6340401	LAND PURCHASED	3,293,038	0	
0	0	0	6370400	CONTINGENCY - CAPITAL	0	1,726,962	
0	0	6,000,000		TOTAL CAPITAL OUTLAY	3,293,038	1,726,962	
0	0	6,078,000		TOTAL EXPENDITURES	3,566,038	2,541,962	
CONTINGENCY/FUND BALANCE							
0	0	0	6800502	UNAPPROPRIATED FUND BALANCE	2,516,962	0	
0	0	0		TOTAL CONTINGENCY/FUND BALANCE	2,516,962	0	
0	0	0		TOTAL ENDING FUND BALANCE	2,516,962	0	
0	0	0		<i>Excess of Resources over Expenditures</i>	2,516,962	-2,516,962	0