

PORT OF THE DALLES AGENDA ITEM

MEETING DATE March 16, 2022

DISCUSSION ITEM G-1.) Strategic Investment Program/Community Service Fee

STAFF RECOMMENDATION N/A

The Strategic Investment Program is in Statute ([OAR 123-623](#)) and has 3 components:

1. A portion of the assessed property value will be paid in taxes annually, and distributed to all Taxing Districts per their usual levy rate
2. A Community Service Fee, which will be paid annually for a maximum of 15 years, starting once a building is complete
 - o It is estimated that the average Community Service Fee per project will be \$1.64 million annually
3. A gap payment. This is a complicated calculation based on taxes paid + community service fee paid, and if that sum is less than a percentage of the value of the building, a check is written from Google to the County for the difference. This difference is then divided between the County and City. This is a bit of a wild card and could be \$0 or could be a bigger number.

For this discussion we will be focusing on the Community Service Fee (CSF):

- OAR 123-623 requires that 75% of the total property tax authority agree on a distribution method (excluding County, City, D21, ESD, CGCC)
- Voting percentages of the districts:
 - o Mid-Columbia Fire and Rescue 50%
 - o Library 16%
 - o NWC Parks and Recreation 16%
 - o 4H 6%
 - o Soil and Water 6%
 - o Port 5%
- Because these dollars are a “fee”, if the schools are part of the distribution this would be additional funds beyond what they receive from the State
- The Community partners do have the ability to adjust the distribution method at any time, but again, only if 75% agree

Following is the presentation from the last meeting. Again, the dollar amounts are only estimates to be used for discussion purposes.

There are some questions that we’d like your input on:

1. Should schools be included or excluded in the CSF distribution method?
2. Should there be an allocation (proposed at 50% right now), for a set aside for a community project? This is estimated to be about \$840,000.00/year.
3. Should the distribution follow the tax rate percentages, or some other method?

