

**WEST LINN REDEVELOPMENT AGENCY**  
**PROPOSED ANNUAL BUDGET**

July 1, 2024 through June 30, 2025

available online at  
<http://westlinnoregon.gov>



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ON RECYCLED PAPER*



# WEST LINN REDEVELOPMENT AGENCY

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**WEST LINN REDEVELOPMENT AGENCY**  
Officials

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<b>Agency Board</b>	<b>Term Expires</b>
Rory Bialostosky, Chair	December 31, 2024
Mary Baumgardner, Vice Chair	December 31, 2024
Carol Bryck, Board Member	December 31, 2024
Kevin Bonnington, (Interim) Board Member	Election May 14, 2024
Leo (Lou) Groner, Board Member	December 31, 2026

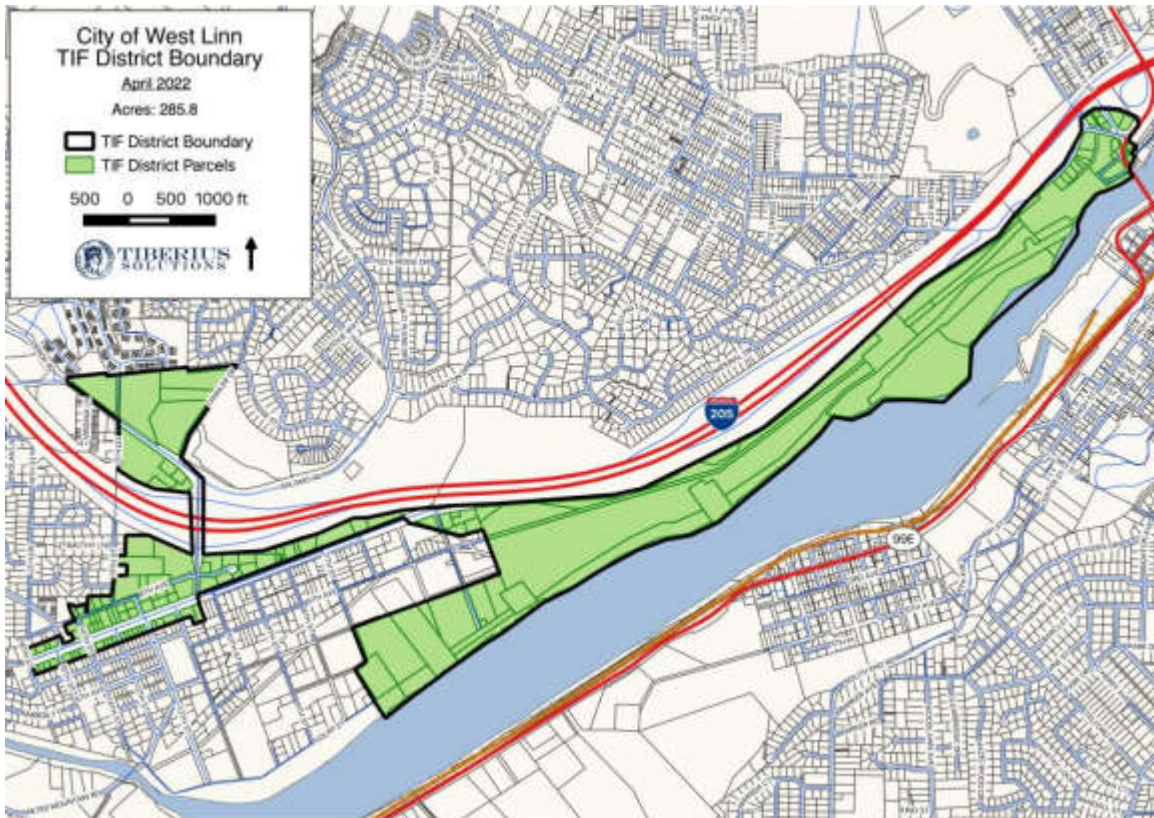
<b>Agency Budget Committee</b>	<b>Term Expires</b>
Abby Farber	December 31, 2026
Ann Frazier	December 31, 2027
Nikki Kobliha	December 31, 2025
Richard Larson	December 31, 2026
Ed Schwarz	December 31, 2027

<b>Agency Staff</b>	<b>Position</b>
John Williams	Director
JORDAN RAMIS PC	Legal Counsel/City Attorney
Lauren Breithaupt	Finance Director
Kathy Mollusky	Recorder

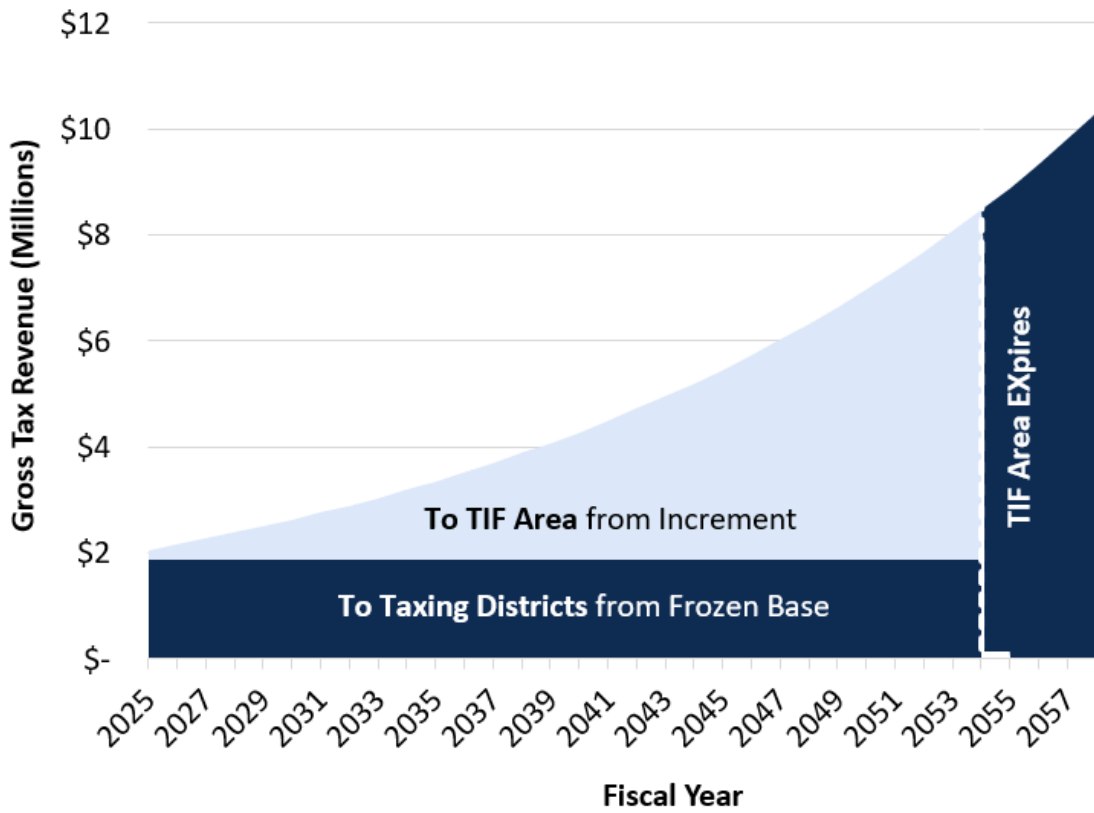
## About West Linn Redevelopment Agency (WLRA)

The West Linn Redevelopment Agency is a separate entity from the City. The West Linn City Council serves as the WLRA Board and is financially accountable for its operations. In accordance with Oregon budget law, the WLRA prepares its own budget and the WLRA Board approves its annual appropriations.

Urban renewal agencies are designed to borrow money and make expenditures for economic and community development projects included in the Urban Renewal Plan. The WLRA adopted a Tax Increment Financing (TIF) Plan for the West Linn Willamette Riverfront Area (from the Arch Bridge to the Willamette Neighborhood), Historic Willamette Main Street area, and the Commercial District North of I-205 on Blankenship Road on June 12, 2023. At that point property values were frozen. The taxes collected on that frozen value continue to flow to the taxing authorities (City, County, Schools, Fire, etc.). The taxes collected on increased property values that occur with new development generate incremental tax revenue. This tax increment is then used to repay the WLRA debt and implement the TIF plan.



Per the Clackamas County Tax Assessor this frozen base for the WLRA was determined to be \$149,139,464. It is anticipated that the plan will take 30 years to implement and the WLRA intends to not collect tax increment revenues after the fiscal year end 2054. According to the plan, the maximum amount of indebtedness that may be issued for the plan is \$76,100,000.



This budget is the WLRA’s financial plan for the fiscal year ending June 30, 2025. The budget is prepared based on the modified accrual basis of accounting and appropriated at the program level. This involves recognizing revenue when it becomes both available and measurable, rather than when it is earned. Expenditures, a term used instead of expenses for modified accrual accounting, are recognized when the related liability is incurred.

The WLRA is managed by City staff and conforms to the same financial policies as the City. The City of West Linn is committed to responsible fiscal management through financial integrity, prudent stewardship of public assets, planning, accountability and full disclosure. The broad purpose of these Fiscal Policies is to enable the City to achieve and maintain a long-term stable and positive financial condition. These policies are adopted by the City Council as the basic framework for overall financial management of the City, to guide day-to-day and long-range fiscal planning and decision-making. The financial policies as adopted can be found in their entirety within the City’s biennial budget.

**Funds:**

The WLRA General Fund budget accounts for Agency administration costs, economic development activities within the Urban Renewal Area, construction projects, and property purchases. All of the projects funded through the Urban Renewal Agency are transferred to City ownership upon completion.

The WLRA Debt Service Fund budget accounts for property tax revenue and the annual payments on outstanding debt. Transfers from the WLRA Debt Service Fund to the WLRA General Fund pay for the projects and expenditures captured there.

## Timeline of Events

**October 2019** The West Linn City Council initially discussed creation of a TIF district in West Linn as a financing tool to help revitalize the Waterfront area. The development of a TIF district in the Waterfront area was seen as a good way to fund nearby infrastructure improvements needed to implement the community's vision.

**January 2020** The Council received an overview of TIF, how it works, best practices, and a preliminary TIF revenue assessment for West Linn from our consultant team.

**February 2021** The Council directed staff to move forward with a comprehensive TIF Feasibility Study to support infrastructure development in the Waterfront area. This would include roadway improvements, utilities, pedestrian and bike facilities and public amenities that complement and incentivize development.

**May 2022** Consultants presented their update on the Feasibility Analysis Study and Council approved moving forward with a TIF ordinance in June to continue the process of creating an urban renewal district in the Waterfront area, Historic Willamette Commercial District, and Commercial District north of I-205. The feasibility study showed this tool could produce about \$41 million for public projects to help incentivize redevelopment.

**June 2022** Council unanimously approved Ordinance 1738, approving creation of an urban renewal agency to fund improvements in the TIF district, completing the next step towards creation of an urban renewal district. Members of the City Council will serve on the urban renewal agency. The Council also declared that blight existed in the Waterfront area, which is a required step in urban renewal under state law. And finally, as a best practice to involve the community, Council formed a TIF Advisory Committee to help development of the TIF plan.

**August 2022** The Planning Commission received a briefing on the Tax Increment Financing District by City Manager John Williams and Elaine Howard, Howard Consulting.

**September and October 2022** The TIF Advisory Committee met to review plans and make a recommendation to Council.

**October 2022** The Planning Commission received additional information about the TIF Project as well as the Planning Commissions role in getting a TIF District Plan through the adoption process.

**April 10, 2023** West Linn Redevelopment Agency (City Council) met to appoint officers and review draft redevelopment plan. The proposed Plan and Report were provided to the affected taxing districts. This letter was the official notification and started the required "consult and confer" process.

**May 3, 2023** Required Planning Commission Hearing on the draft Plan's conformance to the West Linn Comprehensive Plan; Planning Commission recommendation to City Council.

**May 2023** The Clackamas County Board of Commissioners were briefed on the draft Plan and Report in May.

**June 12, 2023** Council hearing on and formal adoption of the new urban renewal district.



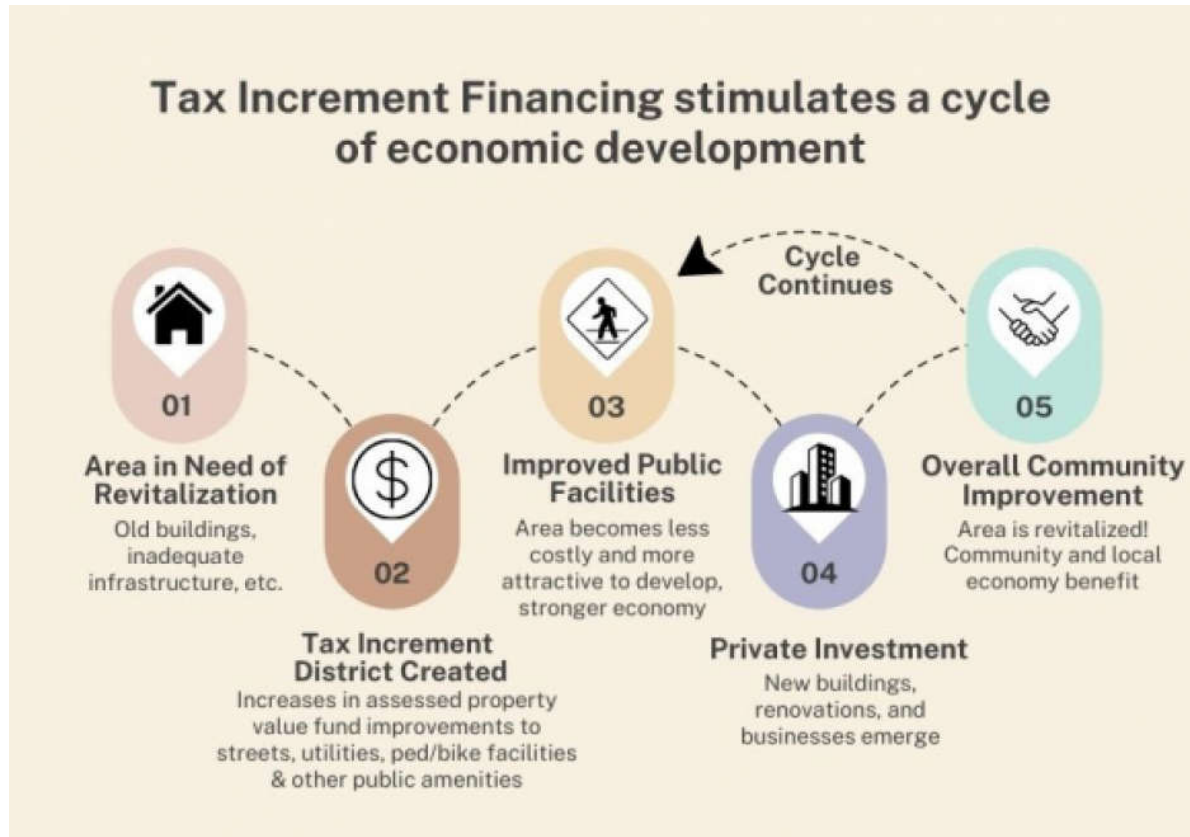
# Fiscal Year 2024 Director’s Budget Message

May 13, 2024

West Linn Redevelopment Agency Chair Bialostosky, Vice Chair Baumgardner, Board Members, and Members of the Budget Committee:

It is an honor to submit the inaugural proposed budget for the West Linn Redevelopment Agency (WLRA). The WLRA is the Urban Renewal Agency for the City of West Linn and is governed by the Agency Board, which is made up of the City of West Linn’s Mayor and City Council.

On June 12, 2023, the West Linn City Council adopted a Tax Increment Financing (TIF) Plan for the West Linn Willamette Riverfront Area (from the Arch Bridge to the Willamette Neighborhood), Historic Willamette Main Street area, and the Commercial District North of 1-205 on Blankenship. The goal is to provide economic development and implement tools and resources, primarily infrastructure, to stimulate redevelopment in these areas.



This budget is for fiscal year (FY) 2025 and we plan to switch to a biennial budget (to align the WLRA budget process with the City’s budget process) with the following budget. Per estimates provided by consultants, based on Clackamas County data, we are expecting approximately \$181,000 in TIF Property Tax revenue in FY 2025. This is money that would have come otherwise to the City of West Linn and to a number of other taxing jurisdictions. According to the plan, the maximum amount of

indebtedness that may be issued over the life of the plan is \$76,100,000. Based on current projections, in fiscal year 2031 we will be able to issue approximately \$7.1 million in bonds.

This budget includes \$35,000 in expenditures for materials and services related to the Agency. These include audit, bank fees, budget costs, and other miscellaneous costs that might come up during the next fiscal year. This is shown by having a loan from the City of West Linn of \$60,000 into the WLRA general fund and a payment of \$65,000 (to include interest) from the WLRA debt service fund. This will likely come as an overnight loan from the City and should include minimal interest. The remaining \$25,000 will serve as contingency in the general fund.

Making good on the community's vision for the areas covered by the WLRA is a priority for the Council/Agency Board. Some parts of the WLRA boundary already have a clear vision. We are currently engaged in a major community planning effort for the Waterfront area to determine what that might become in the future. For all of the WLRA area, infrastructure will be critical to bringing plans to fruition. West Linn has limited resources to deliver infrastructure, so careful stewardship of WLRA funds will be very important in future years. In the long run, the WLRA will produce benefits for the West Linn community and for taxing jurisdictions impacted in the meantime.

Sincerely,

A handwritten signature in black ink, appearing to read "John Williams", written in a cursive style.

John Williams

City Manager / Agency Director

BUDGET SUMMARY

**BUDGET AT A GLANCE: TOTAL OF ALL FUNDS**

(Amounts in Thousands: \$87 = \$87,000)

			BN 2023				BN 2025		
	Actual	Actual	Actual	Estimate	Total	Budget	Proposed Budget		
	FY 2020	FY 2021	FY 2022	FY 2023			FY 2024	FY 2025	Total
<b>Resources</b>									
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes - TIF	-	-	-	-	-	-	-	181	181
Debt Proceeds	-	-	-	-	-	-	-	60	60
Interest	-	-	-	-	-	-	-	3	3
Loan Proceeds	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-
<b>Total Resources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 244</b>	<b>\$ 244</b>
<b>Requirements</b>									
Materials & Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35	\$ 35
Debt Service	-	-	-	-	-	-	-	65	65
Operations before other items	-	-	-	-	-	-	-	100	100
Capital Outlay	-	-	-	-	-	-	-	-	-
Operations, Transfers and Capital	-	-	-	-	-	-	-	100	100
<b>Reserves:</b>									
Contingency	-	-	-	-	-	-	-	125	125
Unappropriated Ending Fund Balance	-	-	-	-	-	-	-	19	19
Total Reserves	-	-	-	-	-	-	-	144	144
<b>Total Requirements</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 244</b>	<b>\$ 244</b>

BUDGET SUMMARY

**BUDGET AT A GLANCE - SUMMARY OF ALL FUNDS**

(Amounts in Thousands: \$87 = \$87,000)

			BN 2023				BN 2025		
	Actual FY 2020	Actual FY 2021	Actual FY 2022	Estimate FY 2023	Total	Budget BN 2023	<i>Proposed Budget</i>		
							FY 2024	FY 2025	Total*
<b>Total Resources by Fund:</b>									
Urban Renewal General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60	\$ 60
Urban Renewal Debt Service Fund	-	-	-	-	-	-	-	184	184
<b>Total Resources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 244</b>	<b>\$ 244</b>
<b>Total Requirements by Fund:</b>									
Urban Renewal General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35	\$ 35
Urban Renewal Debt Service Fund	-	-	-	-	-	-	-	65	65
<b>Total Requirements</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100</b>	<b>\$ 100</b>

## WLRA Urban Renewal General Fund

(Amounts in Thousands: \$87 = \$87,000)

	BN 2023						BN 2025		
	Actual	Actual	Actual	Estimate	Total	Budget	<i>Proposed Budget</i>		
	FY 2020	FY 2021	FY 2022	FY 2023		BN 2023	FY 2024	FY 2025	Total
<b>Resources</b>									
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Proceeds	-	-	-	-	-	-	-	60	60
Interest	-	-	-	-	-	-	-	-	-
Loan Proceeds	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-
<b>Total Resources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 60</b>	<b>\$ 60</b>
<b>Requirements</b>									
Materials & Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	35	35
Capital Outlay	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	35	35
Reserves:									
Contingency	-	-	-	-	-	-	-	25	25
Unappropriated Ending Fund Balance	-	-	-	-	-	-	-	-	25
	-	-	-	-	-	-	-	-	25
<b>Total Requirements</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35</b>	<b>\$ 60</b>
<b>Budgeted Positions (in FTEs)</b>	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

## WLRA Urban Renewal Debt Service Fund

(Amounts in Thousands: \$87 = \$87,000)

	BN 2023						BN 2025		
	Actual	Actual	Actual	Estimate			<i>Proposed Budget</i>		
	FY 2020	FY 2021	FY 2022	FY 2023	Total	Budget BN 2023	FY 2024	FY 2025	Total
<b>Resources</b>									
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes - TIF	-	-	-	-	-	-	-	181	181
Interest	-	-	-	-	-	-	-	3	3
<b>Total Resources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 184</b>	<b>\$ 184</b>
<b>Requirements</b>									
Materials & Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service	-	-	-	-	-	-	-	65	65
	-	-	-	-	-	-	-	65	65
Reserves:									
Contingency	-	-	-	-	-	-	-	100	100
Unappropriated Ending Fund Balance	-	-	-	-	-	-	-	19	19
	-	-	-	-	-	-	-	119	119
<b>Total Requirements</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 184</b>	<b>\$ 184</b>
Budgeted Positions (in FTEs)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

**Estimated Foregone Revenues for Overlapping Taxing Districts**

City of West Linn

Total - All Tax Code Areas

FYE	County										Subtotal Gen. Govt.	Clackamas Community College Permanent	ESD Clackamas Permanent	West Linn/Wilsonville School District Permanent	Subtotal Education	Total All
	City of West Linn Permanent	Clackamas County City Permanent	Extension & 4H Permanent	County Library Permanent	County Soil Conservation Permanent	TVF&R Permanent	Port of Portland Permanent	Srv 2 Metro Permanent	Vector Control Permanent							
2025	\$ (30,788)	\$ (34,915)	\$ (726)	\$ (5,771)	\$ (726)	\$ (22,150)	\$ (1,018)	\$ (1,403)	\$ (94)	\$ (97,591)	\$ (8,106)	\$ (5,354)	\$ (70,701)	\$ (84,162)	\$ (181,753)	
2026	(47,807)	(54,216)	(1,128)	(8,962)	(1,128)	(34,394)	(1,581)	(2,178)	(147)	(151,540)	(12,588)	(8,314)	(109,785)	(130,687)	(282,227)	
2027	(65,441)	(74,214)	(1,543)	(12,267)	(1,543)	(47,081)	(2,164)	(2,982)	(201)	(207,436)	(17,231)	(11,381)	(150,280)	(178,892)	(386,328)	
2028	(83,957)	(95,212)	(1,980)	(15,738)	(1,980)	(60,401)	(2,776)	(3,826)	(257)	(266,127)	(22,106)	(14,601)	(192,800)	(229,507)	(495,634)	
2029	(103,398)	(117,259)	(2,439)	(19,382)	(2,439)	(74,388)	(3,419)	(4,711)	(317)	(327,753)	(27,225)	(17,983)	(237,445)	(282,653)	(610,406)	
2030	(123,812)	(140,410)	(2,920)	(23,209)	(2,920)	(89,074)	(4,094)	(5,642)	(380)	(392,460)	(32,600)	(21,533)	(284,323)	(338,456)	(730,916)	
2031	(145,246)	(164,717)	(3,426)	(27,227)	(3,426)	(104,495)	(4,803)	(6,618)	(445)	(460,402)	(38,244)	(25,260)	(333,545)	(397,049)	(857,451)	
2032	(167,752)	(190,240)	(3,956)	(31,446)	(3,956)	(120,686)	(5,547)	(7,644)	(514)	(531,742)	(44,169)	(29,175)	(385,228)	(458,572)	(990,314)	
2033	(191,383)	(217,039)	(4,514)	(35,875)	(4,514)	(137,688)	(6,328)	(8,721)	(587)	(606,648)	(50,392)	(33,284)	(439,495)	(523,171)	(1,129,819)	
2034	(216,196)	(245,178)	(5,099)	(40,527)	(5,099)	(155,539)	(7,149)	(9,851)	(663)	(685,300)	(56,925)	(37,600)	(496,476)	(591,000)	(1,276,300)	
2035	(242,249)	(274,724)	(5,713)	(45,410)	(5,713)	(174,282)	(8,010)	(11,038)	(743)	(767,885)	(63,785)	(42,131)	(556,305)	(662,221)	(1,430,105)	
2036	(269,605)	(305,748)	(6,359)	(50,538)	(6,359)	(193,963)	(8,915)	(12,285)	(827)	(854,598)	(70,988)	(46,888)	(619,126)	(737,002)	(1,591,600)	
2037	(298,329)	(338,322)	(7,036)	(55,923)	(7,036)	(214,628)	(9,865)	(13,594)	(915)	(945,648)	(78,551)	(51,884)	(685,088)	(815,523)	(1,761,170)	
2038	(328,489)	(372,526)	(7,747)	(61,576)	(7,747)	(236,326)	(10,862)	(14,968)	(1,007)	(1,041,249)	(86,492)	(57,129)	(754,348)	(897,969)	(1,939,218)	
2039	(360,157)	(408,439)	(8,494)	(67,513)	(8,494)	(259,110)	(11,909)	(16,411)	(1,104)	(1,141,631)	(94,830)	(62,637)	(827,071)	(984,538)	(2,126,169)	
2040	(393,409)	(446,148)	(9,279)	(73,746)	(9,279)	(283,032)	(13,008)	(17,926)	(1,206)	(1,247,032)	(103,585)	(68,420)	(903,430)	(1,075,435)	(2,322,468)	
2041	(428,323)	(485,743)	(10,102)	(80,290)	(10,102)	(308,150)	(14,163)	(19,517)	(1,313)	(1,357,703)	(112,778)	(74,492)	(983,607)	(1,170,878)	(2,528,581)	
2042	(464,983)	(527,317)	(10,967)	(87,162)	(10,967)	(334,524)	(15,375)	(21,187)	(1,426)	(1,473,908)	(122,431)	(80,868)	(1,067,794)	(1,271,092)	(2,745,000)	
2043	(503,476)	(570,970)	(11,874)	(94,378)	(11,874)	(362,217)	(16,648)	(22,941)	(1,544)	(1,595,923)	(132,566)	(87,562)	(1,156,189)	(1,376,317)	(2,972,239)	
2044	(543,893)	(616,805)	(12,828)	(101,954)	(12,828)	(391,295)	(17,984)	(24,783)	(1,668)	(1,724,038)	(143,208)	(94,591)	(1,249,004)	(1,486,803)	(3,210,841)	
2045	(586,331)	(664,933)	(13,829)	(109,909)	(13,829)	(421,827)	(19,388)	(26,717)	(1,798)	(1,858,559)	(154,382)	(101,972)	(1,346,460)	(1,602,814)	(3,461,373)	
2046	(630,891)	(715,467)	(14,880)	(118,262)	(14,880)	(453,885)	(20,861)	(28,747)	(1,934)	(1,999,807)	(166,115)	(109,722)	(1,448,789)	(1,724,625)	(3,724,432)	
2047	(677,680)	(768,527)	(15,983)	(127,033)	(15,983)	(487,546)	(22,408)	(30,879)	(2,078)	(2,148,116)	(178,434)	(117,859)	(1,556,234)	(1,852,527)	(4,000,643)	
2048	(726,807)	(824,240)	(17,142)	(136,242)	(17,142)	(522,890)	(24,033)	(33,118)	(2,228)	(2,303,842)	(191,370)	(126,403)	(1,669,051)	(1,986,823)	(4,290,665)	
2049	(778,391)	(882,740)	(18,358)	(145,912)	(18,358)	(560,001)	(25,738)	(35,468)	(2,387)	(2,467,353)	(204,952)	(135,374)	(1,787,509)	(2,127,835)	(4,595,188)	
2050	(832,554)	(944,164)	(19,636)	(156,065)	(19,636)	(598,968)	(27,529)	(37,936)	(2,553)	(2,639,040)	(219,213)	(144,794)	(1,911,890)	(2,275,897)	(4,914,937)	
2051	(889,426)	(1,008,659)	(20,977)	(166,725)	(20,977)	(639,883)	(29,410)	(40,528)	(2,727)	(2,819,312)	(234,187)	(154,685)	(2,042,491)	(2,431,363)	(5,250,674)	
2052	(949,141)	(1,076,379)	(22,385)	(177,919)	(22,385)	(682,844)	(31,384)	(43,249)	(2,910)	(3,008,597)	(249,911)	(165,070)	(2,179,621)	(2,594,601)	(5,603,198)	
2053	(1,011,841)	(1,147,485)	(23,864)	(189,673)	(23,864)	(727,953)	(33,458)	(46,106)	(3,102)	(3,207,346)	(266,420)	(175,974)	(2,323,607)	(2,766,002)	(5,973,347)	
2054	(1,077,677)	(1,222,147)	(25,417)	(202,014)	(25,417)	(775,317)	(35,635)	(49,105)	(3,304)	(3,416,032)	(283,754)	(187,424)	(2,474,794)	(2,945,972)	(6,362,005)	
2055	(1,146,804)	(1,300,541)	(27,047)	(214,972)	(27,047)	(825,050)	(37,920)	(52,255)	(3,516)	(3,635,154)	(301,956)	(199,447)	(2,633,539)	(3,134,941)	(6,770,095)	
2056	(943,695)	(1,070,203)	(22,257)	(176,898)	(22,257)	(678,926)	(31,204)	(43,000)	(2,893)	(2,991,335)	(248,477)	(164,123)	(2,167,115)	(2,579,715)	(5,571,050)	
<b>Total</b>	<b>\$ (15,259,932)</b>	<b>\$ (17,305,627)</b>	<b>\$ (359,904)</b>	<b>\$ (2,860,518)</b>	<b>\$ (359,904)</b>	<b>\$ (10,978,514)</b>	<b>\$ (504,586)</b>	<b>\$ (695,335)</b>	<b>\$ (46,788)</b>	<b>\$ (48,371,107)</b>	<b>\$ (4,017,969)</b>	<b>\$ (2,653,933)</b>	<b>\$ (35,043,139)</b>	<b>\$ (41,715,041)</b>	<b>\$ (90,086,147)</b>	

## **Long Term Debt**

The WLRA currently does not have any long term debt. The first long term debt issuance is tentatively planned for FY 2031 for approximately \$7.1 million. This might change as plans develop.



