

Data supporting Hoodland Library's request for County to assume rent payments - pending finding a permanent home --- June 13, 2024

I. Analysis based on benefit conferred to **Town Center/Happy Valley [now Sunnyside Library]** above and beyond IGA requirements:

	A	B	C	D	E	F
1	Clackamas County TAX Assessor's RMV for Happy Valley Library			As 3/9/2022		chart revised
2	13793 SE Sieben Park Way					11/01/22
3	Tax Parcel # 01638400					
4						
5	Date of Assessment	RMV Land	RMV Building	Total		
6						
7	01/02/2009	\$829,545	\$1,502,220	\$2,331,765		
8	01/02/2010	\$787,467	\$1,423,160	\$2,210,627		
9	01/02/2011	\$787,467	\$3,803,160	\$4,590,627		
10	01/02/2012	\$805,501	\$5,014,320	\$5,819,821	construction completed	
11	01/02/2013	\$871,624	\$5,424,590	\$6,296,214		
12	01/02/2014	\$949,770	\$5,926,020	\$6,875,790		
13	01/02/2015	\$1,027,915	\$6,381,880	\$7,409,795	transferred to HV July 1	
14	01/02/2016	\$1,112,072	\$6,883,310	\$7,995,382		
15						
16	01/02/2020 – current	\$1,460,722	\$9,025,800	\$10,486,522		
17						
18	County's Book value of improved building: \$3.678MM					
19	County's Book value of land: \$152.5K					
20					avg jan 2015+2016 to calculate July 2015 value	
21			Total value at transfer	Jan 2015 \$7,409,795	\$7,702,589	
22			Minus \$2 MM capital contrib. Under Capital IGA:	-\$2,000,000	-\$2,000,000	
23			net additional value given by County to HV Service Area:	\$5,409,795	\$5,702,589	
24						
25			Net additional per capita "gift" by County to HV Service Area 2015:			
26			(Service Area ~ 55,500 in 2015)	\$97.474	\$102.749	
27						
28			If HO were to receive equivalent additional benefit	\$562,911	\$593,377	
29			(based on current HO pop 5,775)			
30						
31			alternate per capita calculation: total value/Hv pop 55500	\$133.510	\$144.061	
32			per capita x HO pop=	\$734,304.009	\$792,335.153	
33			-250000 capital IGA pd to HO	-\$250,000	-\$250,000	
34			net due to HO	\$484,304.009	\$542,335.153	
35						(2015 \$, not adj to 2024 \$)

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II. Analysis based on benefit conferred to **Oak Lodge Library**: above and beyond IGA requirements:

	A	B	C	D
1	Additional per capita capital contributions by County to Oak Lodge Library			
2	<i>(these amounts are above the original capital IGA contribution of \$1M, accumulated</i>			
3	<i>reserves of \$3.65MM (as of 5/17/23), and state ARPA \$.75MM)</i>			
4				
5	As of February 2023 and May 17, 2023 presentations to BCC policy session :			Oak Lodge
6	approved additional capital contributions from County Funds (<u>gen't fund & ARPA*</u>)			\$15.25MM
7		Oak Lodge Service Area pop 2021/22		31895
8		<i>net additional value given by County, per capita</i>		\$478.131
9				
10				
11		If HO were to receive equivalent additional benefit		\$2,761,209
12		(based on 5,775 Service Area pop.)		
13				
14	*breakdown:	Oak Lodge		
15	<i>County ARPA (app'd 10/2022)</i>	\$9.0MM		
16	<i>Gen'l Fund (app'd 1/26/2023)</i>	\$5.7MM		
17	<i>Gen'l Fund or ARPA(5/17/23)</i>	\$0.55M		
18	<i>total:</i>	\$15.25MM		
19				