

VIII. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of TIF of the MI, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the Area.

The impact of TIF on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. There are three separate sets of tables. The first set of figures (Figure 11 and Figure 12), show the impact of the proposed new MI. The second set of figures (Figure 13 and Figure 14), show the impact if no amendment is adopted, and the full existing MI is used. The third set of figures (Figure 15 and Figure 16), show the full impact of the existing MI and the proposed new MI.

North Wasco County School District 21 and Columbia Gorge Education Service District are not directly affected by the TIF, but the amounts of their taxes divided for the Plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of TIF, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level. Columbia Gorge Community College is funded through a similar statewide fund, the Community College Support Fund (CCSF).

Figure 11. Projected Impact of Amendment Only on Taxing District Permanent Rate Levies - General Government

FYE	Wasco County	Port of The Dalles	Northern Wasco Park & Rec	Mid Columbia Fire & Rescue	City of The Dalles
2025	-	-	-	-	-
2026	(287,318)	(13,561)	(45,939)	(141,919)	(203,750)
2027	(433,475)	(20,459)	(69,308)	(214,112)	(307,397)
2028	(433,475)	(20,459)	(69,308)	(214,112)	(307,397)
2029	(349,855)	(16,512)	(55,938)	(172,809)	(248,098)
TOTAL:	(1,504,122)	(70,992)	(240,494)	(742,953)	(1,066,642)

FYE	Wasco County Soil Conservation	4H & Extension Service District	Wasco County Library District	Subtotal Gen. Gov't
2025	-	-	-	-
2026	(16,892)	(16,892)	(45,946)	(772,216)
2027	(25,485)	(25,485)	(69,318)	(1,165,039)
2028	(25,485)	(25,485)	(69,318)	(1,165,039)
2029	(20,569)	(20,569)	(55,947)	(940,298)
TOTAL:	(88,430)	(88,430)	(240,529)	(4,042,591)

Source: Tiberius Solutions

Figure 12 - Projected Impact of Amendment Only on Taxing District Permanent Rate Levies – Education

FYE	Columbia Gorge Community College	Columbia Gorge ESD	North Wasco School District 21	Subtotal	Total
2025	-	-	-	-	-
2026	(18,264)	(31,608)	(354,047)	(403,919)	(1,176,135)
2027	(27,554)	(47,687)	(534,149)	(609,390)	(1,774,429)
2028	(27,554)	(47,687)	(534,149)	(609,390)	(1,774,429)
2029	(22,239)	(38,488)	(431,110)	(491,836)	(1,432,134)
TOTAL:	(95,610)	(165,470)	(1,853,456)	(2,114,536)	(6,157,127)

Source: Tiberius Solutions

The following two figures show the projected impact to the taxing districts if the MI is not increased, but the full existing MI is used. The impacts in FYE 2026 are much less as the full MI is reached that year, so only a portion of the tax increment proceeds are available to the Agency.

Figure 13. Projected Impact with No Amendment on Taxing District Permanent Rate Levies - General Government

FYE	Wasco County	Port of The Dalles	Northern Wasco Park & Rec	Mid Columbia Fire & Rescue	City of The Dalles
2025	(433,262)	(20,449)	(69,274)	(214,008)	(307,246)
2026	(146,157)	(6,898)	(23,369)	(72,193)	(103,647)
TOTAL:	(579,419)	(27,347)	(92,643)	(286,201)	(410,893)

FYE	Wasco County Soil Conservation	4H & Extension Service District	Wasco County Library District	Subtotal Gen. Gov't
2025	(25,472)	(25,472)	(69,284)	(1,164,468)
2026	(8,593)	(8,593)	(23,372)	(392,822)
TOTAL:	(34,065)	(34,065)	(92,657)	(1,557,291)

Source: Tiberius Solutions

Figure 14 - Projected Impact with No Amendment on Taxing District Permanent Rate Levies – Education

FYE	Columbia Gorge Community College	Columbia Gorge ESD	North Wasco School District 21	Subtotal	Total
2025	(27,541)	(47,664)	(533,888)	(609,092)	(1,773,561)
2026	(9,291)	(16,079)	(180,102)	(205,471)	(598,294)
TOTAL:	(36,831)	(63,743)	(713,990)	(814,564)	(2,371,854)

Source: Tiberius Solutions

The following two figures show the full impacts to the taxing districts of the proposed MI increase and fully using the existing MI in this scenario, the final year of tax collections in FYE 2029 when the amount of collections is lower than the previous year due to reaching the full MI in that fiscal year.

Figure 15. Projected Full Impact Taxing District Permanent Rate Levies - General Government

FYE	Wasco County	Port of The Dalles	Northern Wasco Park & Rec	Mid Columbia Fire & Rescue	City of The Dalles
2025	(433,262)	(20,449)	(69,274)	(214,008)	(307,246)
2026	(433,475)	(20,459)	(69,308)	(214,112)	(307,397)
2027	(433,475)	(20,459)	(69,308)	(214,112)	(307,397)
2028	(433,475)	(20,459)	(69,308)	(214,112)	(307,397)
2029	(349,855)	(16,512)	(55,938)	(172,809)	(248,098)
TOTAL:	(2,083,541)	(98,339)	(333,137)	(1,029,154)	(1,477,534)

FYE	Wasco County Soil Conservation	4H & Extension Service District	Wasco County Library District	Subtotal Gen. Gov't
2025	(25,472)	(25,472)	(69,284)	(1,164,468)
2026	(25,485)	(25,485)	(69,318)	(1,165,039)
2027	(25,485)	(25,485)	(69,318)	(1,165,039)
2028	(25,485)	(25,485)	(69,318)	(1,165,039)
2029	(20,569)	(20,569)	(55,947)	(940,298)
TOTAL:	(122,495)	(122,495)	(333,186)	(5,599,882)

Source: Tiberius Solutions

Figure 16 – Projected Full Impact Taxing District Permanent Rate Levies – Education

FYE	Columbia Gorge Community College	Columbia Gorge ESD	North Wasco School District 21	Subtotal	Total
2025	(27,541)	(47,664)	(533,888)	(609,092)	(1,773,561)
2026	(27,554)	(47,687)	(534,149)	(609,390)	(1,774,429)
2027	(27,554)	(47,687)	(534,149)	(609,390)	(1,774,429)
2028	(27,554)	(47,687)	(534,149)	(609,390)	(1,774,429)
2029	(22,239)	(38,488)	(431,110)	(491,836)	(1,432,134)
TOTAL:	(132,442)	(229,213)	(2,567,445)	(2,929,100)	(8,528,981)

Source: Tiberius Solutions

Figure 17 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2030.

The “Frozen Base” is the assessed value of the Area established by the county assessor at the time the Area is established. “Excess Value” is the increased assessed value in the Area above the Frozen Base.

Figure 17. Additional Revenues Obtained after Termination of Tax Increment Financing – FYE 2030

Taxing District	Tax Rate	From Frozen Base	From Excess Value	Total
General Government				
Wasco County	4.2523	106,634	548,299	654,933
Port of the Dalles	0.2007	5,033	25,879	30,912
Northern Wasco Park & Rec	0.6799	17,050	87,667	104,717
Mid Columbia Fire & Rescue	2.1004	52,671	270,829	323,500
City of the Dalles	3.0155	75,619	388,824	464,443
Wasco County Soil Conservation	0.2500	6,269	32,235	38,504
4H & Extension Service District	0.2500	6,269	32,235	38,504
Wasco County Library District	0.6800	17,052	87,680	104,732
Subtotal General Government	11.4288	286,597	1,473,648	1,760,245
Education				
Columbia Gorge Community College	0.2703	6,778	34,853	41,631
Columbia Gorge ESD	0.4678	11,731	60,319	72,050
School District 21 North Wasco	5.2399	131,400	675,642	807,042
Subtotal Education	5.9780	149,909	770,814	920,723
TOTAL:	17.4068	436,506	2,244,462	2,680,968

Source: Tiberius Solutions