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COUNTY PROFILE

Marion County, Oregon is located south of the Portland metropolitan area, and stretches from the Willamette River to the Cascade Mountains.

Quick Facts

- Capital: Salem (located primarily within Marion County)
- Land Area: 1,175 square miles
- Established: July 5, 1843
- Population: 323,614 (U.S. Census Bureau estimate 2013)
- Persons Per Square Mile: 267 (Oregon average: 40)
- Cities: 20 incorporated
- Elevation: 154 feet at Salem and 1,595 feet at Detroit Lake
- Average Temperature: January 39.3 F; July 66.3 F
- Annual Precipitation: 40.35 inches
- Principal Industries: Agriculture, education, food processing, government, lumber, manufacturing, and tourism.

Points of Interest

Oregon State Capital, Champoeg State Park, The Oregon Garden, Silver Falls State Park, Detroit Dam and the North Santiam River, Breitenbush Hot Springs, Willamette River, Mt. Angel Abbey, Willamette University, Chemeketa Community College, Marion County Historical Society, Wheatland and Buena Vista Ferries, Mission Mill Museum and historic Bush House, Deepwood Estates House and Gilbert House Children's Museum, are just a few of the attractions Marion County has to offer.

History

Marion County, first called Champoick District (later Champoeg), was created in 1843 by the Provisional Government, 16 years before Oregon gained statehood on February 14, 1859. In 1849 the name was changed to Marion County honoring American Revolutionary General Francis Marion. Early settlers to the county were trappers and farmers, with Methodist missionaries arriving in the early 19th century. In 1843, with the mapping of the Oregon Trail, larger groups of settlers began to arrive and populate the Willamette Valley.

The City of Salem was designated the county seat in 1849. The territorial capital was moved from Oregon City to Salem in 1852. After an ensuing controversy over the location of the capital was settled, Salem was confirmed as the state capital in 1864.

Marion County's present geographical boundaries, established in 1856, are the Willamette River and Butte Creek on the north, the Cascade Range on the east, the Santiam River and North Fork of the Santiam on the south, and the Willamette River on the west.

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Marion County Cities



There are 20 incorporated cities and 37 unincorporated communities in Marion County. As reported by the 2010 Census, the total population of Marion County was 315,335, a 10% increase over 2000.

Incorporated Cities	Population
Aumsville	3,584
Aurora	918
Detroit	202
Donald	979
Gates	471
Gervais	2,464
Hubbard	3,173
Idanha	134
Jefferson	3,098
Keizer	36,478
Mill City	1,855
Mt. Angel	3,286
St. Paul	421
Salem	154,637
Scotts Mills	357
Silverton	9,222
Stayton	7,644
Sublimity	2,681
Turner	1,854
Woodburn	24,080

Unincorporated Communities	
Breitenbush	Mehama
Broadacres	Monitor
Brooks	Niagara
Butteville	North Howell
Central Howell	North Santiam
Clear Lake	Orville
Concomly	Pratum
Crestwood	Roberts
Downs	Rockie Four Corners
Drakes Crossing	Rosedale
Elkhorn	St. Louis
Fargo	Shaw
Hazel Green	Sidney
Hopmere	Skunkville
Labish Center	Sunnyside
Little Sweden	Talbot
Lone Pine Corner	Waconda
Macleay	West Stayton
Marion	

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FORM OF GOVERNMENT

Marion County had a county court form of government for the first century of its existence and was presided over by the Marion County Court. In 1961, the Legislative Assembly enabled a county court with no judicial functions to reorganize as a three-member board of county commissioners. With court approval, the Marion County Court was abolished and replaced by the Marion County Board of Commissioners on January 1, 1963. Today, Marion County is one of the 27 general law counties in the state.

CHARACTERISTICS OF THE PEOPLE

The following are selected census data that compare characteristics of the people of Marion County to those of the United States collectively. The characteristics selected show that there are significant variances between the County and the U.S. for some items, for others there is only a small variance. The interpretation of the data will be left to the reader.

ECONOMIC CHARACTERISTICS

	Marion County		U.S.
Population 16 years and over	237,827	75.4%	79.0%
In Civilian Labor Force	150,391	63.2%	64.4%
Employed	135,269	56.9%	57.0%
Unemployed	15,122	6.4%	6.9%
Commute to Work - drove alone	94,875	71.5%	76.6%
<i>Industry - Employment (top 5):</i>			
Educational services, and health care and social assistance	27,195	20.1%	23.2%
Retail Trade	15,610	11.5%	11.7%
Manufacturing	15,008	11.1%	10.4%
Public Administration	12,302	9.1%	5.2%
Construction	11,340	8.4%	6.2%
Class of Worker - Government	25,781	19.1%	15.3%
Persons Below Poverty Level	N/A	16.0%	13.8%
Medium Household Income	\$46,069		\$51,914

Source: U.S. Census Bureau, 2010 Census

Note: The U.S. Census Bureau categories of industry are somewhat different from those utilized by the state as reported in a Principal Employers and Employment by Industry table that is presented later in this section.

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POPULATION AND HOUSING CHARACTERISTICS

	Marion County		U.S.
Total Population	315,335	100.0%	100.0%
15 years and under	73,974	23.5%	21.2%
16 years through 64 years	200,812	63.6%	65.8%
65 years and older	40,549	12.9%	13.0%
Male Population	157,117	49.8%	49.2%
Female Population	158,218	50.2%	50.8%
Vacant housing units	7,991 / 120,948	6.6%	11.4%
Homeownership Rate		61.0%	66.6%
<i>Residence 1 year ago:</i>			
Same house		81.3%	84.6%
Different house, same county		12.2%	9.4%

Source: U.S. Census Bureau, 2010 Census

SOCIAL CHARACTERISTICS

	Marion County	U.S.
Family households (families)*	68.2%	66.4%
Average household size	2.45	2.58
<i>Educational Attainment:</i>		
Percent high school graduate or higher	82.2%	85.6%
Percent bachelor's degree or higher	20.9%	28.2%
Civilian Veterans	9.3%	11.7%
Born in the United States	84.8%	85.7%
Institutionalized population	2.1%	1.3%
Language spoken at home - English only	75.7%	79.4%

* Out of total number of households

Source: U.S. Census Bureau, 2010 Census

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ECONOMIC FORECAST

The Budget Officer has addressed local economic conditions and concerns in his transmittal, i.e., budget message, of the fiscal year 2014-15 budget to the Budget Committee. An additional perspective comes from the following excerpt from the Oregon Office of Economic Analysis executive summary of its most recent economic forecast for Oregon. The Office of Economic Analysis recognizes in the larger, more in-depth report, that economic growth is not expected to be at the same pace in the spectrum between larger metropolitan areas and rural areas, with many variables from county-to-county such as prevalent industries. An executive summary of the Office of Economic Analysis May 2014 economic forecast follow.

EXECUTIVE SUMMARY

June 2014

A broad consensus of economic forecasters and industry leaders both in Oregon and elsewhere in the U.S. has become increasingly optimistic about the pace of the recovery. Oregon is once again a leader in terms of job gains, with the pace of statewide growth now matching the best years of the housing boom

U.S. job growth thus far in 2014 is on pace to be the strongest since 2000 and the major weights on the recovery have been lifted. To borrow a phrase from Federal Reserve Chairwoman Janet Yellen, the U.S. economy paused in early 2014, due in part to bad winter weather. However, most economic indicators have thankfully picked back up in the spring. Household balance sheets are largely back in the black, housing is poised to reaccelerate and corporations' financial positions remain quite strong. As the nationwide expansion continues to pick up momentum over the next two to three years, the feel good nature of the recovery may finally appear.

In Oregon, the economic acceleration the state experienced in 2013 has continued into early 2014. Oregon was spared some of the weather-related problems seen elsewhere in the U.S. Statewide job growth is currently at the strongest pace since 2006. This improvement was largely expected as the two major weights on the economy lifted: housing and government. Growth statewide picked up primarily due to regions outside of the Portland Metropolitan Area joining in the recovery. In the first quarter of 2014, 4 out of 5 Oregon counties saw job gains over the year, marking the same share as during the mid-2000s expansion. Although the rate of growth for many counties remains below previous expansions, most regions of the state are experiencing gains today. As the recovery continues, the housing market regains its footing and the net in-migration the state is accustomed to picks up, economic conditions should improve across much of Oregon.

The additional job growth assumed in the June 2014 forecast will bring with it additional state tax collections in fiscal year 2015 and beyond. As such, although recent tax collections have mirrored the outlook, the revenue forecast has been revised upward somewhat as well. The April 2014 tax filing season was not a good one for states like Oregon that depend heavily on personal income tax revenues. Year-end tax payments fell sharply across the U.S., with the typical state seeing collections fall on the order of 25% during the peak processing season. Oregon's personal income tax collections were not immune to this weakness. Sharp declines in late April and May have fully erased early gains posted during what began as a strong 2014 season for Oregon's tax collections.

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Despite declining year-end tax collections, the outlook for personal income tax revenues in Oregon remains on track for now, with collections closely matching the Close of Session forecast that was used by the legislature when crafting the 2013-15 budget. Unlike the case in many other states that depend on personal income taxes, no large emergency budget adjustments are called for at this time.

Despite increased optimism, the 2013-15 biennium is still young, and therefore significant uncertainty remains. One more income tax filing season remains between now and the end of the biennium. As such, many risks to the outlook remain. On the upside, if asset markets continue to boom or if Oregon's traditionally strong migration trends and labor force growth reappear, a short-term spike in revenues remains possible during the coming months. Although the bar is set high in fiscal year 2015 with strong revenue growth expected, it would only take about \$70 million in unanticipated revenue to trigger the kicker law at this point.

Revenue growth in Oregon and other states will face considerable downward pressure over the 10-year extended forecast horizon. As the baby boom population cohort works less and spends less, traditional state tax instruments such as personal income taxes and general sales taxes will become less effective, and revenue growth will fail to match the pace seen in the past.

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COUNTY FINANCIAL POSITION

The County will continue to manage the fiscal year with an acceptable financial position and a low ratio of outstanding debt to the real market value of taxable property within the county. Major long-term budget concerns include reductions in federal and state funding, rising employee benefit costs, and continued capital project needs. The county prepares a five year capital improvements project document identifying infrastructure items and supporting equipment needing upkeep and replacement.

County Debt

Debt Policy

Marion County has no formal debt policy, primarily because the county is not a regular issuer of debt. The most recent bond debt issue was in 2005 and bank loan financing was in 2013. In practice, the county seeks to use internal financing sources or cash when possible. Although a significant amount of statutory debt authority exists for Marion County, budgetary constraints limit the county's ability to provide for expanded debt service.

Legal Debt Limits

State statutes limit the amount of bonded debt a county may issue to a percentage of the real market value of the County's taxable property; the limit is 2 percent for general obligation bonds and 1 percent for limited tax obligations. Based on the County's real market value for fiscal year 2013, the current limitation is \$652 million for general obligation bonds and \$326 million for limited tax obligations. As of June 30, 2013, the County's total outstanding debt represents 0.17 percent of real market value.

Long-Term Debt

At the end of the current fiscal year, the County had total debt outstanding of \$63,390,734, an increase of 14 percent from the previous fiscal year. This amount includes \$1,767,312 in revenue bonds (Oregon Garden), \$11,683,737 in refunding bonds (Courthouse Square), \$39,369,217 in limited tax pension obligations (PERS) and \$10,570,468 in loans & notes payable (capital loan & service districts). The County received an AA-rating from Standard & Poor's for its issuance of refunding bonds in fiscal year 2005. The County currently has no outstanding general obligation bonds.

Marion County's Outstanding Debt (thousands)

	Governmental		Business-type		Total	
	Activities		Activities			
	2014	2013	2014	2013	2014	2013
Revenue bonds	\$ 1,767	\$ 2,219	\$ -	\$ -	\$ 1,767	\$ 2,219
Refunding bonds	11,684	12,689	-	-	11,684	12,689
Limited tax pension obligations	39,369	40,119	-	-	39,369	40,119
Loans & notes payable	9,950	-	620	695	10,570	695
Total	<u>\$ 62,770</u>	<u>\$ 55,027</u>	<u>\$ 620</u>	<u>\$ 695</u>	<u>\$ 63,390</u>	<u>\$ 55,722</u>

Debt Payments

Principal and interest payments on Oregon Garden revenue bonds are budgeted in the Lottery Distribution Fund. Principal and interest payments on Courthouse Square revenue bonds are budgeted in the Debt Service Fund. Principal and interest payments on the PERS obligations are budgeted in the Debt Service Fund. Principal and interest payments on loans and notes payable are in the Debt Service Fund.

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County Principal Employers and Taxpayers

MARION COUNTY, OREGON

PRINCIPAL EMPLOYERS AND EMPLOYMENT BY INDUSTRY

Current Fiscal Year and Nine Years Ago

Employer	2013			2004		
	Number of Employees	Rank	Percentage of Total County Employment	Number of Employees	Rank	Percentage of Total County Employment
State of Oregon	18,000-18,499	1	13.88%	16,000-16,499	1	12.50%
Salem-Keizer School District	4,000-4,499	2	3.23%	4,500-4,999	2	3.65%
Salem Health (Salem Hospital)	3,500-3,999	3	2.85%	3,000-3,499	3	2.50%
Chemeketa Community College	1,500-1,999	4	1.33%	1,500-1,999	4	1.35%
Marion County	1,000-1,499	5	0.95%	1,000-1,499	7	0.96%
US Government	1,000-1,499	6	0.95%	1,000-1,499	6	0.96%
City of Salem	1,000-1,499	7	0.95%	1,500-1,999	5	1.35%
Norpac Foods Inc	1,000-1,499	8	0.95%	500-999	10	0.58%
Walmart	1,000-1,499	9	0.95%			
SAIF Corporation	500-999	10	0.57%	500-999	9	0.58%
T-Mobile				1,000-1,499	8	0.96%
Total for Principal Employers	32,500-37,499		26.61%	30,500-35,499		25.39%
Employment by Industry (1)						
Government	33,384		25.39%	31,601		24.31%
Trade, Transportation & Utilities	22,556		17.15%	22,689		17.46%
Education & Health Services	18,853		14.34%	15,336		11.80%
Leisure & Hospitality	10,910		8.30%	10,823		8.33%
Professional & Business Services	10,396		7.91%	11,402		8.77%
Natural Resources & Mining	9,699		7.38%	9,140		7.03%
Manufacturing	9,529		7.25%	12,122		9.33%
Financial Activities	5,634		4.28%	5,739		4.42%
Construction	5,441		4.14%	6,416		4.94%
Other Services	5,095		3.87%	4,707		3.62%
Total County Employment	131,497		100.00%	129,975		100.00%

Sources:

Oregon Employment Department, individual employers.

Notes:

- (1) Information is presented for the prior calendar year.
- (2) All numbers include full-time and part-time employees.
- (3) Percentage of total county employment is based on the midpoints of the ranges given.

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PRINCIPAL PROPERTY TAXPAYERS

Current Fiscal Year and Nine Years Ago

Taxpayer	2013			2004		
	Rank	Taxable Assessed Value	Percentage of Total Taxable Assessed Value	Rank	Taxable Assessed Value	Percentage of Total Taxable Assessed Value
Portland General Electric Co	1	\$ 261,339,270	1.29%	2	\$ 194,378,200	1.35%
Northwest Natural Gas Co	2	126,610,900	0.63%	4	85,935,000	0.60%
Winco Foods LLC	3	83,755,905	0.41%	5	73,019,214	0.51%
Lancaster Development Co	4	62,001,320	0.31%	7	41,884,190	0.29%
Qwest Corporation/CenturyLink	5	55,920,560	0.28%	3	115,949,822	0.80%
Norpac Foods Inc	6	55,122,219	0.27%	6	77,883,848	0.54%
Craig Realty Group Woodburn	7	50,614,890	0.25%	9	28,491,680	0.20%
Donahue Schriber Realty Group	8	50,244,950	0.25%			
Wal-Mart Real Estate Business	9	46,069,540	0.23%			
Metropolitan Life Insurance Co	10	41,589,300	0.21%	10	28,230,920	0.20%
Mitsubishi Silicon America				1	226,814,160	1.57%
Boise Cascade Corp				8	31,653,207	0.22%
Total for principal taxpayers		<u>\$ 833,268,854</u>	<u>4.12%</u>		<u>\$ 904,240,241</u>	<u>6.27%</u>
Total taxable assessed value		<u>\$ 20,218,793,942</u>			<u>\$ 14,429,268,607</u>	

Sources:

Marion County Assessor, Marion County Tax Collector.

Notes:

(1) Information in this schedule satisfies the County's annual disclosure requirements

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