

Lincoln City Urban Renewal Agency
2013-14 Budget Message
April 26, 2013



In 1988, the City of Lincoln City established an Urban Renewal District encompassing approximately 18% of the City generally along Highway 101 and emphasizing the Historic Business Districts. It's accompanying Year 2000 Development Plan identified 18 projects categories in four general areas, Public Works Infrastructure (44%), Parks and Recreation (25%), Public Parking (24%) and Building Rehabilitation Loan Program (7%). In 2009, following a substantial amendment, Economic Development was added to the list. To date, the Agency has completed 126 projects. The full list of projects and their descriptions can be viewed at:

http://www.lincolncity.org/vertical/sites/%7BDDC39B4D-9F7A-4251-AEA0-F594E7F89DDB%7D/uploads/UR_23Years_Achievements.pdf

In addition to implementing projects identified in the Year 2000 Development Plan and administering the Commercial Rehabilitation Façade Improvement Loan Program, the Urban Renewal Office conducts long-range planning and community visioning, oversees the Lincoln City Community Sustainability Plan, serves on the Board of the Lincoln Community Land Trust, participates on the Lincoln City Affordable Housing Work Group and coordinates LINC, the community public transportation bus service.

Proposed Budget 2013-2014

This document presents the 2013-2014 Proposed Budget. This message outlines the projects previously approved to move forward and additional projects being put forth for Agency consideration. The document reflects the intent of the Year 2000 Development Plan and the project categories identified for funding by the Agency.

Funding is provided in the **Wecoma** District to enhance the pedestrian safety of the recently constructed N. 33rd Street Crosswalk. A pedestrian activated flashing light system has been proposed to be installed and evaluated as a pilot project to augment the existing signage and to heighten the awareness of drivers as they approach the crosswalk. This will be a cooperative project with Lincoln City Public Works.

Delake is an area of emphasis for the Agency in this and subsequent budgets as the Utility Undergrounding and S. 1st Street Traffic Signal Replacement projects move forward. In

addition, Public Works will use Urban Renewal funding to construct a section of sidewalk and a bus shelter in the area of S. 19th Street.

Design is underway for the new public parking lot in **Nelscott** at SW 35th Street in anticipation of the ODOT Highway project which will impact the configuration of the Nelscott Strip frontage roadway.

The Cutler/Keel Sanitary Sewer Line Extension design is complete and this budget allocates funding for the construction of the project in the **Cutler** District.

Since the addition of Economic Development as a project category in the Amended Year 2000 Development Plan, the Agency will continue to look for ways to support local business and job creation. With the approval of three new programs, this budget includes funding for economic development and property development in the following ways.

- Rehabilitation Façade Improvement Loan Program
- Energy Efficiency Loan Program
- Signage Program
- Business Expansion Loan Program
- Local Program Support Grants
- NW 15th Street Property Development

The estimated available close-out resources for the Agency General Fund total \$4.9M. Following the completion of previously approved projects listed above, the Agency will be in a position to fund approximately \$1.2M of additional projects or acquisitions. Projects discussed in the past are listed below for consideration during the upcoming year.

In **OceanLake**, a cooperative project is proposed. Lincoln City Parks and Recreation is considering options for additional signage for the Community Center. The Year 2000 Development Plan allows for such projects; #17. MISCELLANEOUS PARK AND RECREATION FACILITIES-*the Agency may fund all or part of park, recreation and cultural improvements, within the Urban Renewal District.*

Roof repairs are needed for the Agency owned **Delake** School Building. It would be anticipated to take place over a number of years and likely be a partnership with the Lincoln City Cultural Center. As an example, the Agency may consider contributing \$25,000 each year until completed. The General Provisions of the Oregon Urban

Renewal Statutes allows for; *the repairs, rehabilitation, demolition or removal of buildings and improvements.*

In **Nelscott**, the Agency should be prepared to fund modifications to and around SW 32nd Street in the vicinity of the Eagles Lodge as ODOT proposes changes to accommodate the realignment of this street. At this point the exact nature of the funding need has not been clarified.

A proposal in the **Taft** District is being considered to remodel a portion of the Jennifer Sears Glass Art Studio to house a new public attraction of metal art. The Agency would partner with the Lincoln City Visitor and Convention Bureau on this project. In addition, the Agency should consider funding the demolition of the house it owns on SW 50th Street. The General Provisions of the Oregon Urban Renewal Statutes allows for; *the repairs, rehabilitation, demolition or removal of buildings and improvements.*

Focusing on the projects that emerged from the Cutler Community Vision Plan, this budget puts forth for consideration a comprehensive **Cutler City** Infrastructure Plan.

- SW 66th Street Bay/Beach Access Construction
- SW Jetty Avenue Realignment Design
- Cutler/Schooner Water Transmission Line Design
- BayWalk-Schooner Point Construction
- BayWalk-Cutler/Schooner Sidewalk Design

SW 66th Street Bay/Beach Access Construction- The design for this project is complete. The project came forth in the Cutler Community Vision Plan and is identified in the Year 2000 Development Plan; #15. BEACH ACCESS AND PARKS IN THE CUTLER CITY DISTRICT- *the Agency may develop park facilities, (15.c) At the end of 66th Street.*

SW Jetty Avenue Realignment Design- A preliminary design of this project was completed a number of years ago to realign the angled street between the Bay House Restaurant and the Crab Pot businesses. This project will slow traffic entering the residential neighborhood, would allow for two-way traffic, consolidate the two parking areas for the Bay House, upgrade the storm drainage and provide sidewalks. Approval authority is in the Plan; #16. MISCELLANEOUS STREET, CURB-GUTTER, SIDEWALK, CROSS-WALK, STORM DRAIN, SANITARY SEWER AND WATER SYSTEMS

Cutler/Schooner Water Transmission Line Design- This project would design the relocation of a major water transmission line that is currently vulnerable along the west edge of Highway 101 between the Cutler District and the Schooner Creek Bridge. The

new upgraded line would be installed along the eastside of the Highway. Approval authority is in the Plan; #16. MISCELLANEOUS STREET, CURB-GUTTER, SIDEWALK, CROSS-WALK, STORM DRAIN, SANITARY SEWER AND WATER SYSTEMS

BayWalk-Schooner Point Construction- This project is designed and the Agency investigated the possibilities for grant funding. Two grant applications were not successful and the project is being brought back to the Agency for funding consideration. Historic informational signage would be installed and the project would complete another phase of the Siletz BayWalk Concept. This project is identified in the Year 2000 Development Plan; #12. SILETZ BAY VIEW POINT AND PARKING-*a view point of Siletz Bay, south of the Schooner Creek Bridge, is proposed.*

BayWalk-Cutler/Schooner Sidewalk Design- With the construction of the SW Jetty Avenue Realignment and the Schooner Point projects, the final leg of the Siletz BayWalk would be to construct sidewalk along Highway 101 connecting the Schooner Point Project with the Schooner Creek Bridge. The Plan identifies the authority for such projects as; #4. CONSTRUCT ALL CURBS GUTTERS AND SIDEWALKS ALONG U.S. HIGHWAY 101.

The projected and final bond sale is anticipated in this budget year. The Agency is well funded as it approaches June, 2014 when no additional tax increment funds will be received, but rather redirected to the local taxing districts.

The past and future success of the Lincoln City Urban Renewal Agency is a direct reflection of the countless hours of public participation from our community members. Beginning with the first Community Redevelopment Plan for Taft in 1999, residents, business owners and second home owners have met and worked together to address the needs in each of their districts. Many communities along the coast recognize our efforts and have followed our lead. The foundation is set and Lincoln City's best years lie ahead.

Submitted By:



Kurt E. Olsen, Director

Approved By:



David A. Hawker

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2013-2014
830-000-URBAN RENEWAL GENERAL FUND**

Tuesday, July 09, 2013

ACTUAL FY 2010-11	ACTUAL FY 2011-12	BUDGET FY 2012-13		ESTIMATE FY 2012-13	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2013-14
RESOURCES							
MISCELLANEOUS REVENUE							
14,670	5,900	6,000	4601051	LEASE INCOME	500	0	0
0	0	0	4601910	OTHER REVENUE	3,200	0	0
7,180	5,055	7,000	4610001	INTEREST ALLOCATED	8,000	8,000	8,000
21,849	10,955	13,000		TOTAL MISCELLANEOUS REVENUE	11,700	8,000	8,000
OTHER RESOURCES							
2,000,000	0	2,500,000	4801001	BOND SALES	3,000,000	2,150,000	2,150,000
2,000,000	0	2,500,000		TOTAL OTHER RESOURCES	3,000,000	2,150,000	2,150,000
BEGINNING FUND BALANCE							
1,413,423	1,468,832	770,927	4890010	BEGINNING BALANCE	810,188	2,787,835	2,787,835
1,413,423	1,468,832	770,927		TOTAL BEGINNING FUND BALANCE	810,188	2,787,835	2,787,835
3,435,272	1,479,787	3,283,927		TOTAL RESOURCES	3,821,888	4,945,835	4,945,835
PERSONAL SERVICES							
153,330	155,580	137,030	6101100	REGULAR FULL TIME SALARY	100,507	66,133	66,133
9,802	4,841	6,015	6102001	PART TIME & SEASONAL SALARY	39,983	55,637	55,637
50	0	0	6103012	OVERTIME	0	0	0
12,189	11,997	10,943	6105011	FICA/MEDICARE	10,135	9,315	9,315
1,663	1,592	1,573	6105012	WORKMEN'S COMP	2,293	1,579	1,579
20,813	21,073	19,014	6106011	MEDICAL & DENTAL INSURANCE	19,422	15,742	15,742
179	177	178	6106012	LIFE INSURANCE	178	178	178
549	542	575	6106013	LONG-TERM DISABILITY INS.	610	563	563
15,961	23,013	8,166	6106014	RETIREMENT	8,143	11,487	11,487
214,536	218,816	183,494		TOTAL PERSONAL SERVICES	181,271	160,634	160,634
MATERIALS & SERVICES							
13,265	8,468	50,000	6201119	CONTRACTED SERVICES	35,000	40,000	40,000
5,432	8,725	5,705	6201151	AUDITING	5,705	6,250	6,250

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2013-2014
830-000-URBAN RENEWAL GENERAL FUND**

Tuesday, July 09, 2013

ACTUAL FY 2010-11	ACTUAL FY 2011-12	BUDGET FY 2012-13		ESTIMATE FY 2012-13	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2013-14	
10,000	375	5,000	6201152	LEGAL SERVICES	4,000	5,000	5,000	5,000
3,700	3,154	4,157	6201153	GEOGRAPHICAL INFO SYS SUPPORT	3,408	4,293	4,293	4,293
0	0	0	6201154	ENGINEERING	0	60,000	60,000	60,000
8,651	0	10,000	6201155	BOND ISSUANCE COSTS	0	12,000	12,000	12,000
35	227	300	6202101	COMPUTER SOFTWARE, UPGRADES,	0	600	600	600
0	6,391	7,991	6202110	INFORMATION TECHNOLOGY SUPP	7,991	9,523	9,523	9,523
704	58	0	6203001	ELECTRIC POWER	0	0	0	0
314	114	0	6203020	TELEPHONE	100	0	0	0
1,928	310	2,000	6205001	LEGAL NOTICES	2,000	2,000	2,000	2,000
20	0	2,000	6205003	PRINTING	1,000	2,000	2,000	2,000
2,529	3,671	2,900	6206002	TRAINING	2,900	2,900	2,900	2,900
1,241	1,617	2,200	6206003	MEETINGS	1,100	2,200	2,200	2,200
2,541	1,285	2,000	6206005	MEMBERSHIP AND DUES	2,500	2,500	2,500	2,500
381	233	400	6206006	BOOKS AND PERIODICALS	200	350	350	350
23	72	200	6209001	POSTAGE, SHIPPING, METER LEASE	200	200	200	200
5,145	4,763	5,000	6209010	INSURANCE AND BONDS	5,000	5,239	5,239	5,239
579	0	0	6210001	BUILDING MAINTENANCE	3,000	0	0	0
0	708	2,500	6210010	SYS MAINT - CUTLER	500	2,500	2,500	2,500
833	256	2,000	6210011	SYS MAINT - TAFT	500	2,500	2,500	2,500
608	1,732	2,000	6210012	SYS MAINT - OCEANLAKE	500	2,500	2,500	2,500
12,073	677	2,500	6210013	SYS MAINT-OTHER	1,000	2,500	2,500	2,500
0	91	2,500	6210014	SYS MAINT - DELAKE	500	2,500	2,500	2,500
5,867	651	2,000	6210015	SYS MAINT - NELSCOTT	1,000	2,500	2,500	2,500
5,703	5,505	10,000	6211020	MAINTENANCE/LEASE-OFFICE EQUI	6,000	7,500	7,500	7,500
134	96	500	6220001	STATIONERY SUPPLIES	250	500	500	500
301	379	600	6221001	GASOLINE, FUEL, OILS	300	500	500	500
788	376	884	6221013	VEHICLE REPAIR & OPERATION	2,661	1,221	1,221	1,221
2,122	812	2,000	6229001	OTHER SUPPLIES	2,000	2,000	2,000	2,000
0	0	0	6231080	ADA PLANNING/COMPLIANCE	4,575	0	0	0

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2013-2014
830-000-URBAN RENEWAL GENERAL FUND**

Tuesday, July 09, 2013

ACTUAL FY 2010-11	ACTUAL FY 2011-12	BUDGET FY 2012-13		ESTIMATE FY 2012-13	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2013-14
0	55	300,000	6231097 ECONOMIC DEVELOPMENT	100,000	50,000	50,000	50,000
107,032	105,148	108,302	6299111 REIMBURSEMENT TO GEN FUND	108,302	111,551	111,551	111,551
19,908	21,900	24,090	6299120 REIMBURSEMENT LINC SQ FUND	24,090	26,500	26,500	26,500
2,383	0	2,000	6299193 TRANSFER TO % FOR ARTS	2,000	4,500	4,500	4,500
214,242	177,848	561,729	TOTAL MATERIALS & SERVICES	328,282	374,327	374,327	374,327
CAPITAL OUTLAY							
0	0	1,000	6320001 OFFICE EQUIPMENT	0	1,000	1,000	1,000
0	0	1,000	6320201 OTHER EQUIPMENT	0	1,000	1,000	1,000
0	0	10,000	6330201 BUILDING IMPROVEMENTS	10,000	0	0	0
0	0	10,000	6330205 PROPERTY DEVELOPMENT	10,000	5,000	5,000	5,000
490,954	217,681	0	6340108 OCEANLAKE STREETScape	4,500	0	0	0
71,316	0	0	6340206 STORM DRAIN CONSTRUCTION	0	0	0	0
15,612	2,900	100,000	6340208 SIDEWALK CONSTRUCTION	100,000	100,000	100,000	100,000
0	14,247	0	6340209 OTHER CONSTRUCTION	0	236,000	236,000	236,000
0	0	0	6340230 S BAY PARK/BAY AREA SIDEWALK	0	180,000	180,000	180,000
0	13,953	150,000	6340240 NELSCOTT RENOVATION PROJECTS	20,000	250,000	250,000	250,000
0	0	80,000	6340260 D RIVER LAKE ACCESS	80,000	350,000	350,000	350,000
190,973	24,154	195,000	6340261 CUTLER CITY RENOVATION PROJEC	300,000	425,000	425,000	425,000
0	0	0	6340262 CROSSWALK CONSTRUCTION	0	30,000	30,000	30,000
0	0	0	6340300 ADA IMPROVEMENTS	0	20,000	20,000	20,000
0	0	500,000	6340401 LAND PURCHASED	0	500,000	500,000	500,000
0	0	1,491,704	6370400 ADDITIONAL CAPITAL RESERVE	0	2,312,874	2,312,874	2,312,874
768,855	272,935	2,538,704	TOTAL CAPITAL OUTLAY	524,500	4,410,874	4,410,874	4,410,874
OTHER DISBURSEMENT & EXP							
768,806	0	0	6712010 PAYMENTS ON CONTRACTS PAYAB	0	0	0	0
768,806	0	0	TOTAL OTHER DISBURSEMENT & EXP	0	0	0	0
1,966,439	669,599	3,283,927	TOTAL EXPENDITURES	1,034,053	4,945,835	4,945,835	4,945,835

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2013-2014
830-000-URBAN RENEWAL GENERAL FUND**

Tuesday, July 09, 2013

ACTUAL FY 2010-11	ACTUAL FY 2011-12	BUDGET FY 2012-13		ESTIMATE FY 2012-13	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2013-14
CONTINGENCY/FUND BALANCE							
1,468,833	810,189	0	6800502	UNAPPROPRIATED FUND BALANCE	2,787,835	0	0
1,468,833	810,189	0		TOTAL CONTINGENCY/FUND BALANCE	2,787,835	0	0
1,468,833	810,189	0		TOTAL ENDING FUND BALANCE	2,787,835	0	0

55,410	-658,644	-770,927	<i>Excess of Resources over Expenditures</i>	1,977,647	-2,787,835	-2,787,835	-2,787,835
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LINCOLN CITY URBAN RENEWAL AGENCY
 TAX INCREMENT CALCULATION
 FISCAL YEAR 2013-2014

Taxable Assessed Value of the Urban Renewal District 2012-2013	\$	208,977,945
Adjustments	\$	-
	-	
Net Taxable Assessed Value 2012-2013	\$	208,977,945
Estimated Increase in Value 2013-2014		<u>2.50%</u>
Estimated Taxable Assessed Value 2013-2014	\$	214,202,394
Estimated Composite Tax Rate	\$	<u>14.00</u>
Estimated Tax Increment	\$	2,998,834
Less Amount Not to be Collected	\$	<u>(239,907)</u>
Estimated Taxes to be Collected	\$	2,758,927

LINCOLN CITY URBAN RENEWAL AGENCY
 LONG TERM DEBT
 BOND AMORTIZATION

FISCAL YEAR	SERIES 2004		SERIES 2007		TOTAL PRINCIPAL & INTEREST
	<u>PRINCIPAL</u>	<u>INTEREST</u> 4.00%	<u>PRINCIPAL</u>	<u>INTEREST</u> 4.40%	
2012-13	570,999	38,113	790,347	58,184	1,457,643
	(2012-13 is not in totals)				
2013-14	<u>594,183</u>	<u>14,928</u>	<u>825,700</u>	<u>22,831</u>	<u>1,457,642</u>
TOTAL	594,183	14,928	825,700	22,831	1,457,642

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2013-2014
831-000-TAX INCREMENT FUND (URA)**

Tuesday, July 09, 2013

ACTUAL FY 2010-11	ACTUAL FY 2011-12	BUDGET FY 2012-13		ESTIMATE FY 2012-13	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2013-14
RESOURCES							
TAXES							
2,766,244	2,830,272	2,772,755	4101010	2,711,856	2,758,927	2,758,927	2,758,927
139,457	159,783	140,000	4101020	174,000	140,000	140,000	140,000
2,905,701	2,990,055	2,912,755		2,885,856	2,898,927	2,898,927	2,898,927
MISCELLANEOUS REVENUE							
9,694	10,423	5,000	4610001	9,395	8,000	8,000	8,000
382	401	500	4610002	550	500	500	500
10,076	10,824	5,500		9,945	8,500	8,500	8,500
BEGINNING FUND BALANCE							
2,562,021	1,656,059	2,298,969	4890010	2,320,847	758,735	758,735	758,735
2,562,021	1,656,059	2,298,969		2,320,847	758,735	758,735	758,735
5,477,798	4,656,937	5,217,224		5,216,648	3,666,162	3,666,162	3,666,162
DEBT SERVICE							
361	0	0	6410201	271	200	200	200
41,527	16,013	0	6410203	0	0	0	0
81,805	60,394	38,113	6410204	38,113	14,928	14,928	14,928
124,415	92,024	58,184	6410206	58,184	22,831	22,831	22,831
2,000,000	0	3,000,000	6450201	3,000,000	2,200,000	2,200,000	2,200,000
322,208	862,434	0	6450203	0	0	0	0
527,307	548,718	570,998	6450204	570,998	594,183	594,183	594,183
724,117	756,507	790,347	6450206	790,347	825,700	825,700	825,700
0	0	259,582	6450301	0	8,320	8,320	8,320
3,821,739	2,336,090	4,717,224		4,457,913	3,666,162	3,666,162	3,666,162
BOND RESERVES							
0	0	250,000	6800194	0	0	0	0
0	0	250,000	6800196	0	0	0	0
0	0	500,000		0	0	0	0
3,821,739	2,336,090	5,217,224		4,457,913	3,666,162	3,666,162	3,666,162

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2013-2014
831-000-TAX INCREMENT FUND (URA)**

Tuesday, July 09, 2013

ACTUAL FY 2010-11	ACTUAL FY 2011-12	BUDGET FY 2012-13		ESTIMATE FY 2012-13	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2013-14
CONTINGENCY/FUND BALANCE							
1,656,059	2,320,847	0	6800502	UNAPPROPRIATED FUND BALANCE	758,735	0	0
1,656,059	2,320,847	0		TOTAL CONTINGENCY/FUND BALANCE	758,735	0	0
1,656,059	2,320,847	0		TOTAL ENDING FUND BALANCE	758,735	0	0
-905,962	664,788	-2,298,969		<i>Excess of Resources over Expenditures</i>	-1,562,112	-758,735	-758,735

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2013-2014
832-000-PROPERTY REHAB PROGRAM**

Tuesday, July 09, 2013

ACTUAL FY 2010-11	ACTUAL FY 2011-12	BUDGET FY 2012-13		ESTIMATE FY 2012-13	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2013-14
RESOURCES							
MISCELLANEOUS REVENUE							
1,578	1,811	1,500	4610001	INTEREST ALLOCATED	2,750	2,800	2,800
1,389	763	1,000	4610002	INTEREST DIRECT	335	400	400
151,332	119,736	120,000	4650004	LOAN REPAYMENTS	140,000	110,000	110,000
154,299	122,311	122,500		TOTAL MISCELLANEOUS REVENUE	143,085	113,200	113,200
BEGINNING FUND BALANCE							
597,507	651,027	743,127	4890010	BEGINNING BALANCE	742,838	633,923	633,923
597,507	651,027	743,127		TOTAL BEGINNING FUND BALANCE	742,838	633,923	633,923
751,806	773,338	865,627		TOTAL RESOURCES	885,923	747,123	747,123
CAPITAL OUTLAY							
779	0	4,000	6340105	ARCHITECTS	2,000	4,000	4,000
100,000	30,500	461,627	6370130	PROPERTY REHABILITATION	150,000	443,123	443,123
0	0	400,000	6370150	ECONOMIC DEV PROGRAMS	100,000	300,000	300,000
100,779	30,500	865,627		TOTAL CAPITAL OUTLAY	252,000	747,123	747,123
100,779	30,500	865,627		TOTAL EXPENDITURES	252,000	747,123	747,123
CONTINGENCY/FUND BALANCE							
651,027	742,839	0	6800502	UNAPPROPRIATED FUND BALANCE	633,923	0	0
651,027	742,839	0		TOTAL CONTINGENCY/FUND BALANCE	633,923	0	0
651,027	742,839	0		TOTAL ENDING FUND BALANCE	633,923	0	0
53,520	91,811	-743,127		<i>Excess of Resources over Expenditures</i>	-108,915	-633,923	-633,923

**LINCOLN CITY URBAN RENEWAL AGENCY
ANNUAL BUDGET 2012-2013
URA PERSONNEL**

Tuesday, July 09, 2013

FTES	DEPARTMENT/POSITION	ANNUAL BUDGETED SALARY
	URBAN RENEWAL GENERAL FUND	
1.00	Asst UR Director	66,133
0.06	Financial Planner	6,016
0.50	URA Direcor	49,621
1.56	TOTAL URBAN RENEWAL GENERAL FUND	121,770
1.56	TOTAL LINCOLN CITY URBAN RENEWAL AGENCY	121,770