

Lincoln City Urban Renewal Agency
2016-17 Budget Message
April 18, 2016



This budget represents the Agency's second year of its Underlevy Plan; a ten-year extension of the Agency's activities and projects. The Underlevy Plan reduces the Agency's available revenue by 80% while providing the opportunity to fund important north end Public Works Infrastructure, Community Vision projects and Economic Development funding through grants and loans to partners and businesses.

Proposed Budget 2016-17

Presented here is the 2016-17 proposed budget, outlining projects to be completed or initiated. This document reflects the project categories identified for funding by the Agency and the intent of the Year 2000 Development Plan, the guiding document from Agency formation in 1988.



Roads End South Sanitary Sewer Lift Station. This project went through a preliminary design process. The estimated construction cost (\$1,271,000) and other associated expenses exceeded the funding available from the Urban Renewal Agency and City funds to make up the difference were not available.

The Design Team is considering modifications to the plan that will reduce the cost and still increase the capacity. Due to the uncertainty of the outcome and timeframe, it is proposed that the Agency earmark \$1,095,227 towards the project, however place those funds in Additional Capital Reserve.

\$1,095,227 833-000-6370400 Additional Capital Reserve



Wecoma saw major upgrades to the West Devils Lake Road (WDLR) Sanitary Sewer Lift Station in 2014, with subsequent plans to increase the capacity of the force main connecting the WDLR to Wecoma Lift Stations.

However, it was determined the force main upgrade was not necessary and those funds were then allocated to the replacement of a section of gravity sewer line which is the final step of upgrading this part of the city's sewer system. Total project construction costs are estimated to exceed \$850,000. The bulk of the project costs will occur in budget year (FY 2015-16). This is a Public Works initiated project funded by the Agency and identified as Underlevy Plan Projects.

\$100,000 833-000-6340267 WDLR Force Main



The former **DeLake** School, an Agency owned building continues to be leased by the 4C's / Lincoln City Cultural Center. With the age of the building the Agency has made available some funds for grant requests to address partnering with the Cultural Center on capital projects.

\$20,000 830-000-6340237 Cultural Center



The ODOT highway improvement project in the **Nelscott** District is now complete. The final phase of the public parking lot on Urban Renewal Agency property at SW 35th Street is anticipated to be finished by this June. The last of these improvements have included funds for the Eagles to explore a public private partnership providing public parking.

\$20,000 830-000-6340240 Nelscott Renovation Projects



The **Cutler City** Community Vision & Corridor Plan from the most recent district planning effort identifies a group of related projects for consideration in this budget year.

Schooner Point Turnout – Construction: This project design is complete and will improve a gravel turnout along the Cutler Highway 101 corridor. The project includes organized paved parking and a low-maintenance landscaped tapered island to control access and improve safety. Historic informational signage would also be installed and the project would complete another section of the Siletz BayWalk Concept. The BayWalk provides designated pedestrian space along the only transportation route between the Cutler and Taft Districts. Construction of this project was budgeted in 2015-16 however, due to the Public Works water line project, this project was delayed.

\$180,000 830-000-6340230 Siletz Bay Park/Bay Area Sidewalk

Siletz BayWalk – Construction: With the anticipated completion of the design of the SW Jetty Avenue Realignment and the Schooner Point Turnout project ready for bidding and construction, this final and needed leg of the Siletz BayWalk would be to construct sidewalk along Highway 101 connecting the Schooner Point Turnout project with the Schooner Creek Bridge. When the design is completed this year, the project will be ready for bidding and construction.

\$100,000 833-000-6340208 Sidewalk Construction

Cutler Highway 101 Corridor Sidewalk Section – Construction: To complete sidewalks along the west side of the highway between SW 62nd and 63rd in the business district of Cutler City, Public Works will design this final section in-house. The project will then be ready for bidding and construction.

\$50,000 833-000-6340208 Sidewalk Construction



Marketing efforts for the **Economic Development Loan Programs** in conjunction with the 2014 expansion of the district boundary has sparked renewed interest in the Agency’s no-to-low interest Loan Programs for businesses and property owners located in the Urban Renewal District.

The Agency Loan Program was established in 1999 as an effort to assist property owners with building improvements after the Taft Village Revitalization Plan. Since then, the Agency has made 47 loans with approximately \$1.85 M. Of the 47 loans, 2 are through the Energy Efficiency Loan Program (\$110,692) and the remaining 45 loans are through the Façade Improvement Loan Program. Annual loan repayments are approaching \$100,000 and replenish the fund which can be loaned to future applicants. No other refunding of the program is proposed at this time.

- 1) Façade Improvement
- 2) Energy Efficiency
- 3) Business Expansion

\$255,000 832-000-6370130 *Property Rehabilitation (Façade Improvement)*
 \$75,000 832-000-6370150 *Economic Development Loan Program*

The **Economic Development Grant Program**, which the Urban Renewal office administers with our local Economic Development Partners, has been an overwhelming success. This partnership program is anticipated to continue with the Oregon Coast Community College Small Business Development Center providing opportunities for workforce development and training for business owners and employees within the District. Funds are also available for a possible economic development partnership with the Bay Area Merchants Association.

\$48,000 832-000-6370155 *Economic Development Grant Program*

The Agency should consider a revisit of the toolbox of twenty-three economic development options and consider additional programs which would support local business retention and expansion as well as employment opportunities.

This Budget also provides partnership funding to the Community Development Department for the update of the **City’s Comprehensive Plan**. Using the “Proportionality Concept” the Agency would fund 12% of the Plan, which is the acreage ratio of the Urban Renewal District to the Urban Growth Boundary. The Comprehensive Plan is expected to cost \$250,000 and the Agency contribution is over two years – this being the last of those two years.

\$12,000 833-000-6201119 *Contracted Services*

As the economy continues to show signs of improvement, **Property Development** will be explored for the Agency position itself to take advantage of the recovery. Agency-owned sites being considered include properties on NW 15th Street, the D River, and SE 32nd Street. The Agency wishes to sell or lease these three pieces of property through a development agreement. This budget presents funding for associated costs such as marketing and closing costs and for the Agency to work with a certified, licensed real estate brokerage firm to assist staff in moving forward with those development projects.

\$10,000 833-000-6201119 Contracted Services

Urban Renewal has proven to be a successful funding program for Lincoln City to leverage District funding otherwise not available to complete numerous Public Works Infrastructure Projects, upgrades to our Visitor Facilities and Parks and the ability to provide low-to-no interest loans and grants. As we move closer to the Agency's last bond sale for this District in 2017, focus will be on completing Cutler Projects while continuing to fund loan and grant programs, and the City's Public Works projects in the north end.

Submitted By:



Kurt E. Olsen, Director



Alison Robertson, Assistant Director

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2016-2017
830-000-URBAN RENEWAL GENERAL FUND**

Friday, July 08, 2016

ACTUAL FY 2013-14	ACTUAL FY 2014-15	BUDGET FY 2015-16		ESTIMATE FY 2015-16	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2016-17
RESOURCES							
MISCELLANEOUS REVENUE							
0	10	0	4601051	10	30,182	0	0
10	17,781	0	4601910	0	0	0	0
11,972	8,811	8,000	4610001	7,555	8,000	8,000	8,000
0	0	0	4650006	0	50,000	50,000	50,000
0	0	40,317	4690010	40,317	0	0	0
11,982	26,602	48,317		47,882	88,182	58,000	58,000
BEGINNING FUND BALANCE							
3,311,970	2,312,695	1,697,970	4890010	1,695,537	1,013,459	1,013,459	1,013,459
3,311,970	2,312,695	1,697,970		1,695,537	1,013,459	1,013,459	1,013,459
3,323,952	2,339,297	1,746,287	TOTAL RESOURCES	1,743,419	1,101,641	1,071,459	1,071,459
PERSONAL SERVICES							
65,662	65,811	66,940	6101100	68,624	86,623	86,623	86,623
53,328	53,683	56,332	6102001	94,904	19,024	19,024	19,024
0	0	0	6103012	0	0	0	0
8,208	8,192	9,495	6105011	11,268	8,081	8,081	8,081
1,468	1,427	1,782	6105012	2,088	502	502	502
15,497	16,269	16,945	6106011	19,568	16,825	16,825	16,825
178	178	178	6106012	151	120	120	120
550	543	620	6106013	798	531	531	531
8,615	8,634	8,880	6106014	9,598	15,916	15,916	15,916
153,508	154,738	161,172		206,999	147,622	147,622	147,622
MATERIALS & SERVICES							
32,790	20,253	13,000	6201119	12,000	37,000	37,000	37,000
6,153	6,365	6,110	6201151	6,110	6,354	6,354	6,354
3,441	516	3,000	6201152	100	3,000	3,000	3,000
4,006	3,267	3,916	6201153	3,345	2,580	2,580	2,580
25,805	0	0	6201155	0	0	0	0

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2016-2017
830-000-URBAN RENEWAL GENERAL FUND**

Friday, July 08, 2016

ACTUAL FY 2013-14	ACTUAL FY 2014-15	BUDGET FY 2015-16		ESTIMATE FY 2015-16	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2016-17	
400	505	500	6202101	COMPUTER SOFTWARE, UPGRADES,	0	0	0	0
9,523	9,874	10,072	6202110	INFORMATION TECHNOLOGY SUPP	10,072	9,404	9,404	9,404
90	64	120	6203020	TELEPHONE	100	100	100	100
2,841	3,831	1,000	6205001	LEGAL NOTICES	1,750	2,000	2,000	2,000
685	892	1,000	6205003	PRINTING	120	500	500	500
5,180	1,717	2,300	6206002	TRAINING	1,500	2,300	2,300	2,300
1,125	2,312	1,500	6206003	MEETINGS	1,000	1,500	1,500	1,500
2,296	1,030	2,500	6206005	MEMBERSHIP AND DUES	2,000	2,500	2,500	2,500
28	193	350	6206006	BOOKS AND PERIODICALS	0	350	350	350
150	1,926	200	6209001	POSTAGE, SHIPPING, METER LEASE	250	200	200	200
5,576	5,939	7,000	6209010	INSURANCE AND BONDS	6,757	7,200	7,200	7,200
0	1,024	0	6210001	SYS MAINT - BUILDINGS	38	0	0	0
140	28	0	6210010	SYS MAINT - CUTLER	10	0	0	0
1,717	1,745	0	6210011	SYS MAINT - TAFT	0	0	0	0
2,325	307	0	6210012	SYS MAINT - OCEANLAKE	0	0	0	0
15	3,289	1,500	6210013	SYS MAINT-OTHER	2,000	2,000	2,000	2,000
0	17,534	41,317	6210014	SYS MAINT - DELAKE	41,317	0	0	0
149	306	0	6210015	SYS MAINT - NELSCOTT	0	0	0	0
5,011	5,627	5,500	6211020	MAINTENANCE/LEASE-OFFICE EQUI	2,800	3,000	3,000	3,000
82	72	100	6220001	STATIONERY SUPPLIES	100	100	100	100
393	218	400	6221001	GASOLINE, FUEL, OILS	200	400	400	400
1,802	1,812	1,294	6221013	VEHICLE REPAIR & OPERATION	755	1,771	1,771	1,771
2,252	1,225	1,000	6229001	OTHER SUPPLIES	1,000	1,000	1,000	1,000
13,735	1,313	0	6231080	ADA PLANNING/COMPLIANCE	0	0	0	0
15,089	0	0	6231097	ECONOMIC DEVELOPMENT	0	0	0	0
0	0	1,846	6260001	EMPLOYEE WELLNESS	1,846	1,175	1,175	1,175
111,551	114,898	118,344	6299111	REIMBURSEMENT TO GEN FUND	118,344	60,000	60,000	60,000
26,500	29,150	30,026	6299120	REIMBURSEMENT LINC SQ FUND	30,026	35,197	35,197	35,197
4,523	5,691	5,000	6299193	TRANSFER TO % FOR ARTS	750	0	0	0
285,372	242,922	258,895		TOTAL MATERIALS & SERVICES	244,290	179,631	179,631	179,631

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2016-2017
830-000-URBAN RENEWAL GENERAL FUND**

Friday, July 08, 2016

ACTUAL FY 2013-14	ACTUAL FY 2014-15	BUDGET FY 2015-16		ESTIMATE FY 2015-16	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2016-17	
CAPITAL OUTLAY								
0	0	0	6330201	BUILDING IMPROVEMENTS	0	12,000	12,000	12,000
9,033	101,053	114,000	6340208	SIDEWALK CONSTRUCTION	120,000	0	0	0
8,800	0	0	6340209	OTHER CONSTRUCTION	0	0	0	0
0	600	180,000	6340230	S BAY PARK/BAY AREA SIDEWALK	3,600	180,000	180,000	180,000
4,528	16,144	0	6340237	CULTURAL CENTER	22,000	20,000	20,000	20,000
91,187	128,303	75,000	6340240	NELSCOTT RENOVATION PROJECTS	75,571	23,000	23,000	23,000
74,918	0	0	6340260	DELAKE PROJECTS	0	0	0	0
383,911	0	51,000	6340261	CUTLER CITY RENOVATION PROJEC	51,000	0	0	0
0	0	0	6340401	LAND PURCHASED	6,500	0	0	0
0	0	906,220	6370400	ADDITIONAL CAPITAL RESERVE	0	539,388	509,206	509,206
572,376	246,100	1,326,220	TOTAL CAPITAL OUTLAY		278,671	774,388	744,206	744,206
1,011,257	643,761	1,746,287	TOTAL EXPENDITURES		729,960	1,101,641	1,071,459	1,071,459
CONTINGENCY/FUND BALANCE								
2,312,696	1,695,537	0	6800502	UNAPPROPRIATED FUND BALANCE	1,013,459	0	0	0
2,312,696	1,695,537	0	TOTAL CONTINGENCY/FUND BALANCE		1,013,459	0	0	0
2,312,696	1,695,537	0	TOTAL ENDING FUND BALANCE		1,013,459	0	0	0
-999,275	-617,159	-1,697,970	<i>Excess of Resources over Expenditures</i>		-682,078	-1,013,459	-1,013,459	-1,013,459

**LINCOLN CITY URBAN RENEWAL AGENCY
TAX INCREMENT CALCULATION
FISCAL YEAR 2016-2017**

Taxable Assessed Value of the Urban Renewal District 2015-2016	\$	239,567,733
Estimated Increase in Value 2016-2017		<u>3.00%</u>
Estimated Taxable Assessed Value 2016-2017	\$	246,754,765
Less: 80% release to overlapping Taxing Districts		<u>(197,403,812)</u>
Taxable Assessed Value (20%)	\$	49,350,953
Estimated Composite Tax Rate	\$	<u>13.90</u>
Estimated Tax Increment	\$	685,978
Less Amount Not to be Collected (7%)	\$	<u>(48,018)</u>
Estimated Taxes to be Collected	\$	<u>637,960</u>

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2016-2017
831-000-TAX INCREMENT FUND (URA)**

Friday, July 08, 2016

ACTUAL FY 2013-14	ACTUAL FY 2014-15	BUDGET FY 2015-16		ESTIMATE FY 2015-16	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2016-17
RESOURCES							
TAXES							
2,736,812	560,580	575,931	4101010	CURRENT PROPERTY TAXES	579,437	637,960	637,960
159,667	142,457	110,000	4101020	PRIOR PROPERTY TAXES	70,000	30,000	30,000
2,896,479	703,036	685,931		TOTAL TAXES	649,437	667,960	667,960
MISCELLANEOUS REVENUE							
7,643	11,782	10,800	4610001	INTEREST ALLOCATED	10,000	6,000	6,000
390	124	200	4610002	INTEREST DIRECT	125	150	150
8,033	11,907	11,000		TOTAL MISCELLANEOUS REVENUE	10,125	6,150	6,150
BEGINNING FUND BALANCE							
805,543	2,261,525	1,931,113	4890010	BEGINNING BALANCE	1,938,208	1,557,466	1,557,466
805,543	2,261,525	1,931,113		TOTAL BEGINNING FUND BALANCE	1,938,208	1,557,466	1,557,466
3,710,054	2,976,468	2,628,044		TOTAL RESOURCES	2,597,770	2,231,576	2,231,576
DEBT SERVICE							
11,321	0	0	6410204	INTEREST-SERIES 2004	0	0	0
17,309	0	0	6410206	INTEREST-SERIES 2007	0	0	0
0	62,684	49,601	6410214	INTEREST - SERIES 2014	49,601	33,353	33,353
594,199	0	0	6450204	PRINCIPAL - SERIES 2004	0	0	0
825,700	0	0	6450206	PRINCIPAL - SERIES 2007	0	0	0
0	975,575	990,703	6450214	PRINCIPAL - SERIES 2014	990,703	1,008,041	1,008,041
0	0	1,587,740	6450301	ADDITIONAL DEBT PMT RESERVE	0	1,190,182	1,190,182
1,448,530	1,038,259	2,628,044		TOTAL DEBT SERVICE	1,040,304	2,231,576	2,231,576
1,448,530	1,038,259	2,628,044		TOTAL EXPENDITURES	1,040,304	2,231,576	2,231,576
CONTINGENCY/FUND BALANCE							
2,261,525	1,938,208	0	6800502	UNAPPROPRIATED FUND BALANCE	1,557,466	0	0
2,261,525	1,938,208	0		TOTAL CONTINGENCY/FUND BALANCE	1,557,466	0	0
2,261,525	1,938,208	0		TOTAL ENDING FUND BALANCE	1,557,466	0	0

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2016-2017
832-000-PROPERTY REHAB PROGRAM**

Friday, July 08, 2016

ACTUAL FY 2013-14	ACTUAL FY 2014-15	BUDGET FY 2015-16		ESTIMATE FY 2015-16	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2016-17
RESOURCES							
MISCELLANEOUS REVENUE							
3,026	3,471	3,000	4610001	INTEREST ALLOCATED	3,000	2,000	2,000
351	217	200	4610002	INTEREST DIRECT	150	200	200
68,259	74,882	50,000	4650004	LOAN REPAYMENTS	51,000	100,000	100,000
71,636	78,571	53,200		TOTAL MISCELLANEOUS REVENUE	54,150	102,200	102,200
BEGINNING FUND BALANCE							
880,887	951,323	793,223	4890010	BEGINNING BALANCE	842,961	282,875	282,875
880,887	951,323	793,223		TOTAL BEGINNING FUND BALANCE	842,961	282,875	282,875
952,523	1,029,894	846,423		TOTAL RESOURCES	897,111	385,075	385,075
MATERIALS & SERVICES							
0	5,000	15,000	6201119	MISC. CONTRACTED SERVICES	0	5,000	5,000
0	5,000	15,000		TOTAL MATERIALS & SERVICES	0	5,000	5,000
SPECIAL PAYMENTS							
1,200	1,200	4,800	6540105	ARCHITECTS	1,600	1,200	1,200
0	100,000	377,623	6570130	PROPERTY REHABILITATION	547,000	255,875	255,875
0	75,000	400,000	6570150	ECONOMIC DEV LOAN PROGRAMS	35,692	75,000	75,000
0	5,734	49,000	6570155	ECONOMIC DEV GRANT PROGRAM	29,944	48,000	48,000
1,200	181,934	831,423		TOTAL SPECIAL PAYMENTS	614,236	380,075	380,075
1,200	186,934	846,423		TOTAL EXPENDITURES	614,236	385,075	385,075
CONTINGENCY/FUND BALANCE							
951,324	842,961	0	6800502	UNAPPROPRIATED FUND BALANCE	282,875	0	0
951,324	842,961	0		TOTAL CONTINGENCY/FUND BALANCE	282,875	0	0
951,324	842,961	0		TOTAL ENDING FUND BALANCE	282,875	0	0
70,436	-108,363	-793,223		<i>Excess of Resources over Expenditures</i>	-560,086	-282,875	-282,875

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2016-2017
833-000-URA CONSTRUCTION FUND**

Friday, July 08, 2016

ACTUAL FY 2013-14	ACTUAL FY 2014-15	BUDGET FY 2015-16		ESTIMATE FY 2015-16	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2016-17
RESOURCES							
MISCELLANEOUS REVENUE							
1,435	13,576	5,000	4610001	INTEREST ALLOCATED	11,102	2,100	2,100
1,435	13,576	5,000		TOTAL MISCELLANEOUS REVENUE	11,102	2,100	2,100
OTHER RESOURCES							
4,000,000	0	0	4801001	BOND SALES	0	0	0
4,000,000	0	0		TOTAL OTHER RESOURCES	0	0	0
BEGINNING FUND BALANCE							
0	3,966,691	2,296,775	4890010	BEGINNING BALANCE	2,301,775	1,343,127	1,343,127
0	3,966,691	2,296,775		TOTAL BEGINNING FUND BALANCE	2,301,775	1,343,127	1,343,127
4,001,435	3,980,267	2,301,775		TOTAL RESOURCES	2,312,877	1,345,227	1,345,227
CAPITAL OUTLAY							
0	0	0	6340208	SIDEWALK CONSTRUCTION	0	150,000	150,000
0	416,985	0	6340260	DELAKE PROJECTS	3,550	0	0
34,745	1,235,130	0	6340266	WDLR PUMP STATION	0	0	0
0	26,377	900,000	6340267	WDLR FORCE MAIN	800,000	100,000	100,000
0	0	88,800	6340268	ROADS END SOUTH PUMP STATION	155,000	0	0
0	0	5,000	6340271	SAL-LA-SEA SEWER PUMP STATION	5,000	0	0
0	0	50,000	6340401	LAND PURCHASED	6,200	0	0
0	0	1,257,975	6370400	ADDITIONAL CAPITAL RESERVE	0	1,095,227	1,095,227
34,745	1,678,492	2,301,775		TOTAL CAPITAL OUTLAY	969,750	1,345,227	1,345,227
34,745	1,678,492	2,301,775		TOTAL EXPENDITURES	969,750	1,345,227	1,345,227
CONTINGENCY/FUND BALANCE							
3,966,691	2,301,775	0	6800502	UNAPPROPRIATED FUND BALANCE	1,343,127	0	0
3,966,691	2,301,775	0		TOTAL CONTINGENCY/FUND BALANCE	1,343,127	0	0
3,966,691	2,301,775	0		TOTAL ENDING FUND BALANCE	1,343,127	0	0
3,966,691	-1,664,916	-2,296,775		<i>Excess of Resources over Expenditures</i>	-958,648	-1,343,127	-1,343,127

LINCOLN CITY URBAN RENEWAL AGENCY
ANNUAL BUDGET 2014-2015
URA PERSONNEL

Thursday, April 07, 2016

FTES	DEPARTMENT/POSITION	ANNUAL BUDGETED SALARY
	URBAN RENEWAL GENERAL FUND	
0.06	Finance Director	6,712
0.50	Office Asst/Intern	19,024
1.00	URA Director	79,911
1.56	TOTAL URBAN RENEWAL GENERAL FUND	105,647
1.56	TOTAL LINCOLN CITY URBAN RENEWAL AGENCY	105,647