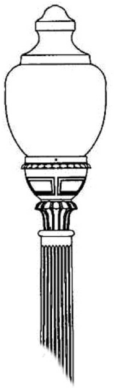


**Lincoln City Urban Renewal Agency**  
**2017-18 Budget Message**  
**April 17, 2017**



This budget represents the Agency's third year of its Underlevy Plan; a ten-year extension of the Agency's activities and projects for the Urban Renewal District. The Underlevy Plan reduces the District'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 local partners and businesses.

The Agency's final bond for the District (\$2,987,000) is reflected in the URA Construction Fund (833) of this budget and earmarked for projects and programs to be determined.

**Proposed Budget 2017-18**

Presented here is the 2017-18 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 is a Public Works Partnership Project that went through a preliminary design process in FY 15-16. 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 made modifications to the plan that reduced the cost and still increased the capacity. In FY 16-17, the Agency earmarked \$1,095,227 in Additional Capital Reserve for the project. In January the Agency awarded the construction contract for \$627,154. The project will be well underway in FY 16-17 so \$325,000 is in this budget for completion of the project.

*\$325,000    833-000-6340268    Roads End South Pump Station*



The former **DeLake** School, an Agency owned building, continues to be leased by the Lincoln City Cultural Center (4 C's). This building is in process of being transferred to the City. Capital funds for the building are included in the City's Budget, in the Economic Development department in the General Fund.



The 2008 **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.



Marketing efforts for Economic Development Programs in conjunction with the 2014 expansion of the district boundary has sparked renewed interest in the Agency's Programs. Programs include no-to-low interest loans for businesses and property owners located in the Urban Renewal District and grants for our local Economic Development Partners.

The **Property Rehabilitation (Façade Improvement) Loan Program** is a no-interest, revolving fund that was established in 1999 with \$1.2 M, as an effort to assist property owners with building façade improvements after the Taft Village Revitalization Plan. In 2013, the Agency also made available no-interest **Energy Efficiency Loans**, low-to-no-interest **Business Expansion Loans**, and a **Local Program Support Grant**. In 2014, the Agency approved a 2-year pilot project to partner with the Bay Area Merchants Association to fund a **Downtown Manager**.

Since 1999, the Agency has made over 40 loans with original and revolving funds of approximately \$1.85 M. Of the loans, 2 are through the Energy Efficiency Loan Program (\$110,692) and all remaining loans are through the Façade Improvement Loan Program. To date, no loans have been made for the Business Expansion Loan Program. Annual loan repayments are approximately \$60,000 and replenish the fund which can be applied to programs.

\$330,402    832-000-6370130 *Property Rehabilitation (Façade Improvement Loan)*  
 \$150,000    832-000-6570150 *Economic Development Loan Programs (Energy Efficiency & Business Expansion)*

The **Economic Development Grant Program**, which the Urban Renewal office administers with our local Economic Development Partners, has been an overwhelming success. This includes the Local Program Support Grant and Downtown Manager Program.

The Local Program Support Grant has been used for the past four years by the Oregon Coast Community College Small Business Development Center (SBDC), which provides opportunities for workforce development and training for business owners and employees within the District.

Funds are also proposed to continue the second year of a 2-year pilot project through a partnership with the Bay Area Merchants Association (BAMA) to fund their Downtown Manager.

\$28,000    832-000-6370155 *Economic Development Grant Program*

The Agency should consider a revisit of the Economic Development Toolbox of options and consider additional programs which would support local business retention and expansion as well as employment opportunities. Existing programs may also have opportunities to further Agency objectives.

\$20,000    832-000-6370155 *Economic Development Grant Program*

As the economy continues to show signs of improvement, opportunities for **Property Development** will continue to be pursued for Agency-owned sites on NW 15<sup>th</sup> Street, the D River, SE 32<sup>nd</sup> Street, and SW 51<sup>st</sup> Street. NW 15<sup>th</sup> Street which has a development concept will be the focus in this budget. The Agency wishes to sell or lease these properties through a development agreement in order to achieve community, City, and Agency objectives. 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 development projects.

\$10,000 830-000-6201119 *Contracted Services – Realtor Services*

\$27,000 830-000-6201119 *Contracted Services – Property Development*

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. With the Agency's last bond sale for this District, focus will continue working alongside the City's Public Works Department on completing Cutler Community Vision Projects and the City's NW 50<sup>th</sup> (Roads End) Pump Station Improvements. Staff is poised to implement any number of additional projects using the final bond funds at Agency direction. Within Urban Renewal's capacity, this can include:

- DeLake Utility Undergrounding
- Economic Development Toolbox
- Sanitary Sewer Line / Storm Water Improvements
- Teen / Youth Center
- Homelessness Center
- Workforce Housing
- Child Care Facility (noted in Economic Development Toolbox)
- Internet Access / Community Fiber / Broadband
- Parks

\$3,578,007 833-000-6370400 *Additional Capital Reserve*

Submitted By:



Alison Robertson, Director

**To View the Report, 27 Years of Urban Renewal Projects and Recognition, please visit:**

[http://www.lincolncity.org/index.asp?SEC=60F5AC9D-C320-4F9F-8946-6A7812F8B074&Type=B\\_BASIC](http://www.lincolncity.org/index.asp?SEC=60F5AC9D-C320-4F9F-8946-6A7812F8B074&Type=B_BASIC)

**CITY OF LINCOLN CITY  
ANNUAL BUDGET 2017-2018  
830-000-URBAN RENEWAL GENERAL FUND**

Tuesday, August 01, 2017

ACTUAL FY 2014-15	ACTUAL FY 2015-16	BUDGET FY 2016-17		ESTIMATE FY 2016-17	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2017-18
<b>RESOURCES</b>							
MISCELLANEOUS REVENUE							
10	10	0	4601051 LEASE INCOME	0	0	0	0
17,781	11,335	0	4601910 OTHER REVENUE	36,000	0	0	0
8,811	8,268	8,000	4610001 INTEREST ALLOCATED	8,000	8,160	8,160	8,160
0	0	50,000	4650001 SALE OF REAL ESTATE	0	0	0	0
0	22,001	0	4690010 INSURANCE CLAIMS/REFUNDS	0	0	0	0
26,602	41,614	58,000	TOTAL MISCELLANEOUS REVENUE	44,000	8,160	8,160	8,160
BEGINNING FUND BALANCE							
2,312,695	1,695,537	1,013,459	4890010 BEGINNING BALANCE	1,060,970	506,787	506,787	506,787
2,312,695	1,695,537	1,013,459	TOTAL BEGINNING FUND BALANCE	1,060,970	506,787	506,787	506,787
<b>2,339,297</b>	<b>1,737,151</b>	<b>1,071,459</b>	<b>TOTAL RESOURCES</b>	<b>1,104,970</b>	<b>514,947</b>	<b>514,947</b>	<b>514,947</b>
PERSONAL SERVICES							
65,811	83,542	86,623	6101100 REGULAR FULL TIME SALARY	87,088	48,315	48,315	48,315
53,683	77,885	19,024	6102001 PART TIME & SEASONAL SALARY	14,408	10,910	10,910	10,910
0	0	0	6103012 OVERTIME	0	0	0	0
8,192	11,713	8,081	6105011 FICA/MEDICARE	7,594	4,531	4,531	4,531
1,427	2,580	502	6105012 WORKER'S COMP	1,895	1,262	1,262	1,262
16,269	19,340	16,825	6106011 MEDICAL & DENTAL INSURANCE	20,766	12,773	12,773	12,773
178	151	120	6106012 LIFE INSURANCE	98	62	62	62
543	594	531	6106013 LONG-TERM DISABILITY INS.	446	286	286	286
8,634	8,965	15,916	6106014 RETIREMENT	12,654	10,013	10,013	10,013
154,738	204,770	147,622	TOTAL PERSONAL SERVICES	144,949	88,152	88,152	88,152
MATERIALS & SERVICES							
21,566	10,209	37,000	6201119 CONTRACTED SERVICES	17,000	37,000	37,000	37,000
6,365	5,250	6,354	6201151 AUDITING	6,354	6,609	6,609	6,609
516	300	3,000	6201152 LEGAL SERVICES	3,000	2,000	2,000	2,000
3,267	3,361	2,580	6201153 GEOGRAPHICAL INFO SYS SUPPORT	1,386	1,331	1,331	1,331
505	0	0	6202101 COMPUTER SOFTWARE, UPGRADES,	0	0	0	0
9,874	10,072	9,404	6202110 INFORMATION TECHNOLOGY SUPP	9,404	4,408	4,408	4,408

**CITY OF LINCOLN CITY  
ANNUAL BUDGET 2017-2018  
830-000-URBAN RENEWAL GENERAL FUND**

Tuesday, August 01, 2017

<b>ACTUAL FY 2014-15</b>	<b>ACTUAL FY 2015-16</b>	<b>BUDGET FY 2016-17</b>		<b>ESTIMATE FY 2016-17</b>	<b>BUDGET PROPOSED</b>	<b>BUDGET APPROVED</b>	<b>ADOPTED FY 2017-18</b>
64	67	100	6203020 TELEPHONE	100	100	100	100
3,831	2,010	2,000	6205001 LEGAL NOTICES	2,000	2,000	2,000	2,000
892	109	500	6205003 PRINTING	500	500	500	500
0	110	0	6206001 GAS, MILEAGE REIMBURSEMENT	0	0	0	0
1,717	2,536	2,300	6206002 TRAINING	2,300	2,300	2,300	2,300
2,312	550	1,500	6206003 MEETINGS	1,500	1,500	1,500	1,500
0	83	0	6206004 RECRUITMENT/RELOCATION	208	0	0	0
1,030	1,531	2,500	6206005 MEMBERSHIP AND DUES	2,500	2,500	2,500	2,500
193	0	350	6206006 BOOKS AND PERIODICALS	350	350	350	350
1,926	186	200	6209001 POSTAGE, SHIPPING, METER LEASE	200	200	200	200
5,939	6,757	7,200	6209010 INSURANCE AND BONDS	6,709	3,445	3,445	3,445
1,024	3,242	0	6210001 SYS MAINT - BUILDINGS	0	0	0	0
28	10	0	6210010 SYS MAINT - CUTLER	0	0	0	0
1,745	0	0	6210011 SYS MAINT - TAFT	0	0	0	0
307	0	0	6210012 SYS MAINT - OCEANLAKE	0	0	0	0
3,289	2,037	2,000	6210013 SYS MAINT-OTHER	2,000	2,000	2,000	2,000
17,534	23,835	0	6210014 SYS MAINT - DELAKE	0	0	0	0
306	0	0	6210015 SYS MAINT - NELSCOTT	0	0	0	0
5,627	4,045	3,000	6211020 MAINTENANCE/LEASE-OFFICE EQUI	3,000	1,500	1,500	1,500
72	113	100	6220001 STATIONERY SUPPLIES	100	100	100	100
218	114	400	6221001 GASOLINE, FUEL, OILS	400	400	400	400
1,812	1,376	1,771	6221013 VEHICLE REPAIR & OPERATION	1,000	1,594	1,594	1,594
1,225	924	1,000	6229001 OTHER SUPPLIES	1,000	1,000	1,000	1,000
0	1,175	1,175	6260001 EMPLOYEE WELLNESS	1,175	0	0	0
114,898	118,345	60,000	6299111 REIMBURSEMENT TO GEN FUND	60,000	30,900	30,900	30,900
29,150	32,060	35,197	6299120 REIMBURSEMENT LINC SQ FUND	35,197	18,479	18,479	18,479
5,691	4,221	0	6299193 TRANSFER TO % FOR ARTS	2,851	5,000	5,000	5,000
242,922	234,627	179,631	TOTAL MATERIALS & SERVICES	160,234	125,216	125,216	125,216
			CAPITAL OUTLAY				
0	0	12,000	6330201 BUILDING IMPROVEMENTS	12,000	0	0	0
101,053	120,000	0	6340208 SIDEWALK CONSTRUCTION	0	0	0	0
600	3,893	180,000	6340230 S BAY PARK/BAY AREA SIDEWALK	200,000	0	0	0

**CITY OF LINCOLN CITY  
ANNUAL BUDGET 2017-2018  
830-000-URBAN RENEWAL GENERAL FUND**

Tuesday, August 01, 2017

ACTUAL FY 2014-15	ACTUAL FY 2015-16	BUDGET FY 2016-17		ESTIMATE FY 2016-17	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2017-18
16,144	19,085	20,000	6340237	CULTURAL CENTER	20,000	0	0
128,303	78,269	23,000	6340240	NELSCOTT RENOVATION PROJECTS	23,000	20,000	20,000
0	15,537	0	6340261	CUTLER CITY RENOVATION PROJEC	38,000	0	0
0	0	509,206	6370400	ADDITIONAL CAPITAL RESERVE	0	281,579	281,579
246,100	236,783	744,206		TOTAL CAPITAL OUTLAY	293,000	301,579	301,579
<b>643,761</b>	<b>676,181</b>	<b>1,071,459</b>		<b>TOTAL EXPENDITURES</b>	<b>598,183</b>	<b>514,947</b>	<b>514,947</b>
CONTINGENCY/FUND BALANCE							
1,695,537	1,060,970	0	6800502	UNAPPROPRIATED FUND BALANCE	506,787	0	0
1,695,537	1,060,970	0		TOTAL CONTINGENCY/FUND BALANCE	506,787	0	0
<b>1,695,537</b>	<b>1,060,970</b>	<b>0</b>		<b>TOTAL ENDING FUND BALANCE</b>	<b>506,787</b>	<b>0</b>	<b>0</b>
-617,159	-634,567	-1,013,459		<i>Excess of Resources over Expenditures</i>	-554,183	-506,787	-506,787

**LINCOLN CITY URBAN RENEWAL AGENCY  
TAX INCREMENT CALCULATION  
FISCAL YEAR 2017-2018**

Taxable Assessed Value of the Urban Renewal District 2016-2017		\$	244,801,203
Estimated Increase in Value 2017-2018			<u>3.00%</u>
Estimated Taxable Assessed Value 2017-2018		\$	252,145,239
Less: 80% release to overlapping Taxing Districts			<u>(201,716,191)</u>
Taxable Assessed Value (20%)		\$	50,429,048
Estimated Composite Tax Rate		\$	<u>13.90</u>
Estimated Tax Increment		\$	700,964
Less Amount Not to be Collected (7%)		\$	<u>(49,067)</u>
<b>Estimated Taxes to be Collected</b>		<b>\$</b>	<b><u>651,896</u></b>

**CITY OF LINCOLN CITY  
ANNUAL BUDGET 2017-2018  
831-000-TAX INCREMENT FUND (URA)**

Tuesday, August 01, 2017

ACTUAL FY 2014-15	ACTUAL FY 2015-16	BUDGET FY 2016-17		ESTIMATE FY 2016-17	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2017-18
<b>RESOURCES</b>							
TAXES							
560,580	584,525	637,960	4101010	CURRENT PROPERTY TAXES	633,500	651,896	651,896
142,457	78,623	30,000	4101020	PRIOR PROPERTY TAXES	70,200	72,300	72,300
703,036	663,148	667,960		TOTAL TAXES	703,700	724,196	724,196
MISCELLANEOUS REVENUE							
11,782	13,900	6,000	4610001	INTEREST ALLOCATED	14,000	14,280	14,280
124	75	150	4610002	INTEREST DIRECT	150	150	150
11,907	13,974	6,150		TOTAL MISCELLANEOUS REVENUE	14,150	14,430	14,430
BEGINNING FUND BALANCE							
2,261,525	1,938,209	1,557,466	4890010	BEGINNING BALANCE	1,575,027	1,251,483	1,251,483
2,261,525	1,938,209	1,557,466		TOTAL BEGINNING FUND BALANCE	1,575,027	1,251,483	1,251,483
<b>2,976,468</b>	<b>2,615,331</b>	<b>2,231,576</b>		<b>TOTAL RESOURCES</b>	<b>2,292,877</b>	<b>1,990,109</b>	<b>1,990,109</b>
DEBT SERVICE							
62,684	49,601	33,353	6410214	INTEREST - SERIES 2014	33,353	16,821	16,821
975,575	990,703	1,008,041	6450214	PRINCIPAL - SERIES 2014	1,008,041	1,025,681	1,025,681
0	0	1,190,182	6450301	ADDITIONAL DEBT PMT RESERVE	0	947,607	947,607
1,038,259	1,040,304	2,231,576		TOTAL DEBT SERVICE	1,041,394	1,990,109	1,990,109
<b>1,038,259</b>	<b>1,040,304</b>	<b>2,231,576</b>		<b>TOTAL EXPENDITURES</b>	<b>1,041,394</b>	<b>1,990,109</b>	<b>1,990,109</b>
CONTINGENCY/FUND BALANCE							
1,938,208	1,575,027	0	6800502	UNAPPROPRIATED FUND BALANCE	1,251,483	0	0
1,938,208	1,575,027	0		TOTAL CONTINGENCY/FUND BALANCE	1,251,483	0	0
<b>1,938,208</b>	<b>1,575,027</b>	<b>0</b>		<b>TOTAL ENDING FUND BALANCE</b>	<b>1,251,483</b>	<b>0</b>	<b>0</b>
-323,317	-363,182	-1,557,466		<i>Excess of Resources over Expenditures</i>	-323,544	-1,251,483	-1,251,483



**CITY OF LINCOLN CITY  
ANNUAL BUDGET 2017-2018  
832-000-PROPERTY REHAB PROGRAM**

Tuesday, August 01, 2017

ACTUAL FY 2014-15	ACTUAL FY 2015-16	BUDGET FY 2016-17		ESTIMATE FY 2016-17	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2017-18
<b>RESOURCES</b>							
MISCELLANEOUS REVENUE							
3,471	4,604	2,000	4610001	INTEREST ALLOCATED	5,000	5,100	5,100
217	107	200	4610002	INTEREST DIRECT	100	100	100
74,882	62,159	100,000	4650004	LOAN REPAYMENTS	66,000	66,000	66,000
78,571	66,870	102,200		TOTAL MISCELLANEOUS REVENUE	71,100	71,200	71,200
BEGINNING FUND BALANCE							
951,323	842,960	282,875	4890010	BEGINNING BALANCE	774,702	474,602	474,602
951,323	842,960	282,875		TOTAL BEGINNING FUND BALANCE	774,702	474,602	474,602
<b>1,029,894</b>	<b>909,830</b>	<b>385,075</b>		<b>TOTAL RESOURCES</b>	<b>845,802</b>	<b>545,802</b>	<b>545,802</b>
MATERIALS & SERVICES							
5,000	0	5,000	6201119	MISC. CONTRACTED SERVICES	0	5,000	5,000
5,000	0	5,000		TOTAL MATERIALS & SERVICES	0	5,000	5,000
SPECIAL PAYMENTS							
1,200	1,371	1,200	6540105	ARCHITECTS	7,200	12,400	12,400
100,000	75,000	255,875	6570130	PROPERTY REHABILITATION	319,000	330,402	330,402
75,000	35,692	75,000	6570150	ECONOMIC DEV LOAN PROGRAMS	0	150,000	150,000
5,734	23,066	48,000	6570155	ECONOMIC DEV GRANT PROGRAM	45,000	48,000	48,000
181,934	135,129	380,075		TOTAL SPECIAL PAYMENTS	371,200	540,802	540,802
<b>186,934</b>	<b>135,129</b>	<b>385,075</b>		<b>TOTAL EXPENDITURES</b>	<b>371,200</b>	<b>545,802</b>	<b>545,802</b>
CONTINGENCY/FUND BALANCE							
842,961	774,702	0	6800502	UNAPPROPRIATED FUND BALANCE	474,602	0	0
842,961	774,702	0		TOTAL CONTINGENCY/FUND BALANCE	474,602	0	0
<b>842,961</b>	<b>774,702</b>	<b>0</b>		<b>TOTAL ENDING FUND BALANCE</b>	<b>474,602</b>	<b>0</b>	<b>0</b>
-108,363	-68,259	-282,875		<i>Excess of Resources over Expenditures</i>	-300,100	-474,602	-474,602

**CITY OF LINCOLN CITY  
ANNUAL BUDGET 2017-2018  
833-000-URA CONSTRUCTION FUND**

Tuesday, August 01, 2017

ACTUAL FY 2014-15	ACTUAL FY 2015-16	BUDGET FY 2016-17		ESTIMATE FY 2016-17	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2017-18
<b>RESOURCES</b>							
MISCELLANEOUS REVENUE							
13,576	13,497	2,100	4610001	INTEREST ALLOCATED	11,000	11,220	11,220
13,576	13,497	2,100		TOTAL MISCELLANEOUS REVENUE	11,000	11,220	11,220
OTHER RESOURCES							
0	0	0	4801001	BOND SALES	0	2,987,000	2,987,000
0	0	0		TOTAL OTHER RESOURCES	0	2,987,000	2,987,000
BEGINNING FUND BALANCE							
3,966,691	2,301,775	1,343,127	4890010	BEGINNING BALANCE	1,375,319	904,787	904,787
3,966,691	2,301,775	1,343,127		TOTAL BEGINNING FUND BALANCE	1,375,319	904,787	904,787
<b>3,980,267</b>	<b>2,315,272</b>	<b>1,345,227</b>		<b>TOTAL RESOURCES</b>	<b>1,386,319</b>	<b>3,903,007</b>	<b>3,903,007</b>
CAPITAL OUTLAY							
0	0	150,000	6340208	SIDEWALK CONSTRUCTION	150,000	0	0
416,985	0	0	6340260	DELAKE PROJECTS	0	0	0
1,235,130	0	0	6340266	WDLR PUMP STATION	0	0	0
26,377	873,431	100,000	6340267	WDLR FORCE MAIN	0	0	0
0	66,522	0	6340268	ROADS END SOUTH PUMP STATION	325,000	325,000	325,000
0	0	0	6340271	SAL-LA-SEA SEWER PUMP STATION	0	0	0
0	0	0	6340401	LAND PURCHASED	6,532	0	0
0	0	1,095,227	6370400	ADDITIONAL CAPITAL RESERVE	0	3,578,007	3,578,007
1,678,492	939,953	1,345,227		TOTAL CAPITAL OUTLAY	481,532	3,903,007	3,903,007
<b>1,678,492</b>	<b>939,953</b>	<b>1,345,227</b>		<b>TOTAL EXPENDITURES</b>	<b>481,532</b>	<b>3,903,007</b>	<b>3,903,007</b>
CONTINGENCY/FUND BALANCE							
2,301,775	1,375,319	0	6800502	UNAPPROPRIATED FUND BALANCE	904,787	0	0
2,301,775	1,375,319	0		TOTAL CONTINGENCY/FUND BALANCE	904,787	0	0
<b>2,301,775</b>	<b>1,375,319</b>	<b>0</b>		<b>TOTAL ENDING FUND BALANCE</b>	<b>904,787</b>	<b>0</b>	<b>0</b>
-1,664,916	-926,456	-1,343,127		<i>Excess of Resources over Expenditures</i>	-470,532	-904,787	-904,787

**LINCOLN CITY URBAN RENEWAL AGENCY  
ANNUAL BUDGET 2017-2018  
URA PERSONNEL**

Tuesday, August 01, 2017

<b>FTES</b>	<b>DEPARTMENT/POSITION</b>	<b>ANNUAL BUDGETED SALARY</b>
	URBAN RENEWAL GENERAL FUND	
0.25	Administrative Coord	10,910
0.06	Finance Director	6,815
0.50	Urban Renewal Direct	41,500
<b>0.81</b>	<b>TOTAL URBAN RENEWAL GENERAL FUND</b>	<b>59,225</b>
<b>0.81</b>	<b>TOTAL LINCOLN CITY URBAN RENEWAL AGENCY</b>	<b>59,225</b>