



**Lincoln City Urban Renewal Agency
2018-19 Budget Message
April 9, 2018**

This budget represents the Agency's fourth year of its Underlevy Plan, which is 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 sale for the District (\$2,987,000) occurred in late 2017 and is reflected in the URA Construction Fund (833) of this budget. Projects for those funds included the DeLake Utility Undergrounding with any remaining funds to be allocated to the Economic Development Toolbox (Loan) Programs.

Proposed Budget 2018-19

Presented here is the 2018-19 proposed budget, outlining projects to be completed. 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.



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.

Construction – SW Jetty Realignment: This project design is complete and will realign SW Jetty Avenue, bringing it perpendicular to Highway 101. This will slow traffic, improve safety and visibility and allow for 2-way traffic in and out of the Cutler neighborhood. It will also provide improved access to a private redevelopment site and increase private property development potential by removing the old street which separates undeveloped parcels in the same ownership. This sidewalk section will also complete another portion of the Siletz BayWalk Concept which provides designated pedestrian space along the only transportation route between the Cutler and Taft Districts.

Construction – SW 62nd-63rd Streets Sidewalk Section: This project will complete a sidewalk section along the west side of the highway between SW 62nd and 63rd in the business district of Cutler City. Public Works has designed this project in-house and will proceed with bidding and construction management.

Design Completion & Construction – Siletz BayWalk Sidewalk Section: With the anticipated completion of SW Jetty Avenue Realignment and the recently constructed BayWalk-Schooner Point Highway 101 Turnout project, this final and needed leg of the Siletz BayWalk would be to construct sidewalk along Highway 101 connecting the Schooner Point Turnout section with the ODOT-improved turnout just south of the Schooner Creek Bridge. Once the design is completed, the project will be ready for bidding and construction.



\$10,000	830-000-6201119	<i>Contracted Services</i>
\$130,000	833-000-6340208	<i>Sidewalk Construction</i>
\$500,000	833-000-6340261	<i>Cutler Projects</i>

In February, the Agency made available four sites for **Property Development**. These properties include NW 15th Street, NE 1st Street (D River/Hostetler Park), SE 32nd Street, and SW 51st Street. 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 continued marketing and closing costs and for the Agency to work with specialized development consultants to assist staff in moving forward with development projects.

\$50,000	833-000-6201119	<i>Contracted Services</i>
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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 available 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 \$75,000 and replenish the fund which can be applied to programs.

\$485,482	832-000-6570130	<i>Property Rehab Partnership (Façade Improvement Loan)</i>
\$150,000	832-000-6570150	<i>Economic Development Loan Programs (Energy Efficiency & Business Expansion)</i>

In January 2018, loan servicing transitioned to the Oregon Cascades West Council of Governments. With this more experienced loan servicer there will be improved response times and communication to staff and loan recipients along with regular reporting.

The **Economic Development Grant Program** is administered through the Urban Renewal office in conjunction with our local Economic Development Partners. This includes the Local Program Support Grant and Downtown Manager Program.

The Local Program Support Grant has been used for the past five 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 proposed to continue into the second of a 2-year pilot project through a partnership with the Bay Area Merchants Association (BAMA) to fund their Downtown Manager.

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 and partner objectives.

\$48,000 832-000-6270150 Economic Development Grant Program

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 in partnership with the City's Public Works Department on completing Cutler Community Vision Projects and the City's SW 62nd-63rd (Cutler City) Sidewalk Improvements. Staff is poised to implement any number of additional projects through a re-visit of the Economic Development Toolbox using the final bond funds at Agency direction.

\$360,334 833-000-6370400 Additional Capital Reserve

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

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2018-2019
830-000-URBAN RENEWAL GENERAL FUND**

Sunday, July 08, 2018

ACTUAL FY 2015-16	ACTUAL FY 2016-17	BUDGET FY 2017-18		ESTIMATE FY 2017-18	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2018-19
RESOURCES							
MISCELLANEOUS REVENUE							
10	0	0	4601051	LEASE INCOME	0	0	0
11,335	274	0	4601910	OTHER REVENUE	8,900	0	0
8,268	9,813	8,160	4610001	INTEREST ALLOCATED	9,700	9,200	9,200
22,001	0	0	4690010	INSURANCE CLAIMS/REFUNDS	1,500	0	0
41,614	10,087	8,160		TOTAL MISCELLANEOUS REVENUE	20,100	9,200	9,200
BEGINNING FUND BALANCE							
1,695,537	1,060,970	506,787	4890010	BEGINNING BALANCE	728,703	510,663	510,663
1,695,537	1,060,970	506,787		TOTAL BEGINNING FUND BALANCE	728,703	510,663	510,663
1,737,151	1,071,057	514,947		TOTAL RESOURCES	748,803	519,863	519,863
PERSONAL SERVICES							
83,542	83,254	48,315	6101100	SALARIES	47,437	51,922	51,922
77,885	14,155	10,910	6102001	PART TIME & SEASONAL SALARIES	11,061	12,072	12,072
11,713	7,259	4,531	6105011	FICA/MEDICARE	4,353	4,896	4,896
2,580	1,810	1,262	6105012	WORKMEN'S COMP	1,817	1,742	1,742
19,340	21,254	12,773	6106011	MEDICAL & DENTAL INSURANCE	13,456	14,145	14,145
151	99	62	6106012	LIFE INSURANCE	66	54	54
594	412	286	6106013	LONG-TERM DISABILITY INS.	254	285	285
8,965	13,555	10,013	6106014	RETIREMENT	9,349	11,417	11,417
204,770	141,798	88,152		TOTAL PERSONAL SERVICES	87,793	96,533	96,533
MATERIALS & SERVICES							
10,209	1,650	62,000	6201119	MISC. CONTRACTED SERVICES	37,000	50,000	50,000
5,250	6,224	6,609	6201151	AUDITING	6,609	7,000	7,000
300	7,500	2,000	6201152	LEGAL SERVICES	2,000	2,000	2,000
3,361	1,385	1,331	6201153	GEOGRAPHICAL INFO SYS SUPPORT	1,240	4,483	4,483
0	0	32,034	6201155	BOND ISSUANCE COSTS	32,034	0	0
10,072	8,180	4,408	6202110	INFORMATION TECHNOLOGY SUPP	4,408	7,511	7,511
67	112	100	6203020	TELEPHONE	100	100	100

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2018-2019
830-000-URBAN RENEWAL GENERAL FUND**

Sunday, July 08, 2018

ACTUAL FY 2015-16	ACTUAL FY 2016-17	BUDGET FY 2017-18		ESTIMATE FY 2017-18	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2018-19
2,010	1,780	2,000	6205001	2,000	2,000	2,000	2,000
109	104	500	6205003	100	500	500	500
110	0	0	6206001	0	0	0	0
2,536	1,921	2,300	6206002	500	2,300	2,300	2,300
550	478	1,500	6206003	250	1,500	1,500	1,500
83	208	0	6206004	0	100	100	100
1,531	1,661	2,500	6206005	1,503	2,500	2,500	2,500
0	151	350	6206006	100	100	100	100
186	0	200	6209001	100	200	200	200
6,757	6,709	3,445	6209010	3,132	3,300	3,300	3,300
3,242	371	0	6210001	0	0	0	0
10	0	0	6210010	0	0	0	0
2,037	1,035	2,000	6210013	100	2,000	2,000	2,000
23,835	4,200	0	6210014	0	0	0	0
0	754	0	6210015	0	0	0	0
4,045	2,895	1,500	6211020	3,000	3,000	3,000	3,000
113	71	100	6220001	100	100	100	100
114	91	400	6221001	150	0	0	0
1,376	75	1,594	6221013	1,292	1,375	1,375	1,375
924	1,306	1,000	6229001	250	500	500	500
1,175	0	0	6260001	0	0	0	0
118,345	60,000	30,900	6299111	30,900	31,827	31,827	31,827
32,060	35,197	18,479	6299120	18,479	19,033	19,033	19,033
4,221	2,851	5,000	6299193	5,000	5,000	5,000	5,000
234,627	146,908	182,250	TOTAL MATERIALS & SERVICES		150,347	146,429	146,429
CAPITAL OUTLAY							
0	1,401	0	6330201	0	0	0	0
120,000	0	0	6340208	0	0	0	0
3,893	4,140	0	6340230	0	0	0	0
19,085	16,629	0	6340237	0	0	0	0

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2018-2019
830-000-URBAN RENEWAL GENERAL FUND**

Sunday, July 08, 2018

ACTUAL FY 2015-16	ACTUAL FY 2016-17	BUDGET FY 2017-18		ESTIMATE FY 2017-18	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2018-19
78,269	4,535	20,000	6340240 NELSCOTT RENOVATION PROJECTS	0	0	0	0
15,537	26,943	0	6340261 CUTLER CITY PLANNING	0	0	0	0
0	0	224,545	6370400 RESERVE-FUTURE YEARS	0	276,901	276,901	276,901
236,783	53,649	244,545	TOTAL CAPITAL OUTLAY	0	276,901	276,901	276,901
676,181	342,355	514,947	TOTAL EXPENDITURES	238,140	519,863	519,863	519,863
CONTINGENCY/FUND BALANCE							
1,060,970	728,703	0	6800502 UNAPPROPRIATED FUND BALANCE	510,663	0	0	0
1,060,970	728,703	0	TOTAL CONTINGENCY/FUND BALANCE	510,663	0	0	0
1,060,970	728,703	0	TOTAL ENDING FUND BALANCE	510,663	0	0	0
-634,567	-332,268	-506,787	<i>Excess of Resources over Expenditures</i>	-218,040	-510,663	-510,663	-510,663

**LINCOLN CITY URBAN RENEWAL AGENCY
TAX INCREMENT CALCULATION
FISCAL YEAR 2018-2019**

Taxable Assessed Value of the Urban Renewal District 2017-2018	\$	257,545,893
Estimated Increase in Value 2018-2019		<u>3.00%</u>
Estimated Taxable Assessed Value 2018-2019	\$	265,272,270
Less: 80% release to overlapping Taxing Districts		<u>(212,217,816)</u>
Taxable Assessed Value (20%)	\$	53,054,454
Estimated Composite Tax Rate	\$	<u>13.90</u>
Estimated Tax Increment	\$	737,457
Less Amount Not to be Collected (7%)	\$	<u>(51,622)</u>
Estimated Taxes to be Collected	\$	<u>685,835</u>

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2018-2019
831-000-TAX INCREMENT FUND (URA)**

Sunday, July 08, 2018

ACTUAL FY 2015-16	ACTUAL FY 2016-17	BUDGET FY 2017-18		ESTIMATE FY 2017-18	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2018-19	
RESOURCES								
TAXES								
584,525	646,174	651,896	4101010	CURRENT PROPERTY TAXES	658,100	685,835	685,835	685,835
78,623	63,211	72,300	4101020	PRIOR PROPERTY TAXES	47,100	56,200	56,200	56,200
663,148	709,386	724,196		TOTAL TAXES	705,200	742,035	742,035	742,035
MISCELLANEOUS REVENUE								
13,900	21,472	14,280	4610001	INTEREST ALLOCATED	21,600	15,700	15,700	15,700
75	-58	150	4610002	INTEREST DIRECT	40	0	0	0
13,974	21,413	14,430		TOTAL MISCELLANEOUS REVENUE	21,640	15,700	15,700	15,700
BEGINNING FUND BALANCE								
1,938,209	1,575,027	1,251,483	4890010	BEGINNING BALANCE	1,264,432	894,365	894,365	894,365
1,938,209	1,575,027	1,251,483		TOTAL BEGINNING FUND BALANCE	1,264,432	894,365	894,365	894,365
2,615,331	2,305,826	1,990,109		TOTAL RESOURCES	1,991,272	1,652,100	1,652,100	1,652,100
DEBT SERVICE								
49,601	33,353	16,821	6410214	INTEREST - SERIES 2014	16,821	0	0	0
0	0	0	6410217	INTEREST - SERIES 2017	54,405	90,227	90,227	90,227
990,703	1,008,041	1,025,681	6450214	PRINCIPAL - SERIES 2014	1,025,681	0	0	0
0	0	0	6450217	PRINCIPAL - SERIES 2017	0	442,652	442,652	442,652
0	0	947,607	6450301	RESERVE FOR FUTURE YEARS	0	1,119,221	1,119,221	1,119,221
1,040,304	1,041,394	1,990,109		TOTAL DEBT SERVICE	1,096,907	1,652,100	1,652,100	1,652,100
1,040,304	1,041,394	1,990,109		TOTAL EXPENDITURES	1,096,907	1,652,100	1,652,100	1,652,100
CONTINGENCY/FUND BALANCE								
1,575,027	1,264,432	0	6800502	UNAPPROPRIATED FUND BALANCE	894,365	0	0	0
1,575,027	1,264,432	0		TOTAL CONTINGENCY/FUND BALANCE	894,365	0	0	0
1,575,027	1,264,432	0		TOTAL ENDING FUND BALANCE	894,365	0	0	0
-363,182	-310,595	-1,251,483		<i>Excess of Resources over Expenditures</i>	-370,067	-894,365	-894,365	-894,365

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2018-2019
832-000-PROPERTY REHAB PROGRAM**

Sunday, July 08, 2018

ACTUAL FY 2015-16	ACTUAL FY 2016-17	BUDGET FY 2017-18		ESTIMATE FY 2017-18	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2018-19
RESOURCES							
MISCELLANEOUS REVENUE							
4,604	5,740	5,100	4610001	INTEREST ALLOCATED	5,500	4,500	4,500
107	180	100	4610002	INTEREST DIRECT	200	100	100
62,159	75,707	66,000	4650004	LOAN REPAYMENTS 01-02 PROGRA	74,900	70,900	70,900
66,870	81,627	71,200		TOTAL MISCELLANEOUS REVENUE	80,600	75,500	75,500
BEGINNING FUND BALANCE							
842,960	774,702	474,602	4890010	BEGINNING BALANCE	570,182	583,278	583,278
842,960	774,702	474,602		TOTAL BEGINNING FUND BALANCE	570,182	583,278	583,278
909,830	856,329	545,802		TOTAL RESOURCES	650,782	658,778	658,778
MATERIALS & SERVICES							
0	6,809	20,000	6201119	MISC. CONTRACTED SERVICES	19,504	37,400	37,400
0	19,338	0	6270150	ECONOMIC DEVELOPMENT PROGR	0	48,000	48,000
0	26,147	20,000		TOTAL MATERIALS & SERVICES	19,504	85,400	85,400
SPECIAL PAYMENTS							
1,371	0	0	6540105	ARCHITECTS	0	0	0
75,000	260,000	327,802	6570130	PUBLIC PRIVATE PARTNERSHIP	0	423,378	423,378
35,692	0	150,000	6570150	ECONOMIC DEV LOAN PROGRAM	0	150,000	150,000
23,066	0	48,000	6570155	ECONOMIC DEV GRANT PROGRAM	48,000	0	0
135,129	260,000	525,802		TOTAL SPECIAL PAYMENTS	48,000	573,378	573,378
135,129	286,147	545,802		TOTAL EXPENDITURES	67,504	658,778	658,778
CONTINGENCY/FUND BALANCE							
774,702	570,182	0	6800502	UNAPPROPRIATED FUND BALANCE	583,278	0	0
774,702	570,182	0		TOTAL CONTINGENCY/FUND BALANCE	583,278	0	0
774,702	570,182	0		TOTAL ENDING FUND BALANCE	583,278	0	0
-68,259	-204,519	-474,602		<i>Excess of Resources over Expenditures</i>	13,096	-583,278	-583,278

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2018-2019
833-000-URA CONSTRUCTION FUND**

Sunday, July 08, 2018

ACTUAL FY 2015-16	ACTUAL FY 2016-17	BUDGET FY 2017-18		ESTIMATE FY 2017-18	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2018-19
RESOURCES							
MISCELLANEOUS REVENUE							
13,497	14,730	11,220	4610001	INTEREST ALLOCATED	23,400	16,000	16,000
13,497	14,730	11,220		TOTAL MISCELLANEOUS REVENUE	23,400	16,000	16,000
OTHER RESOURCES							
0	0	2,987,000	4801001	BOND SALES	2,969,500	0	0
0	0	2,987,000		TOTAL OTHER RESOURCES	2,969,500	0	0
BEGINNING FUND BALANCE							
2,301,775	1,375,319	904,787	4890010	BEGINNING BALANCE	1,242,308	974,834	974,834
2,301,775	1,375,319	904,787		TOTAL BEGINNING FUND BALANCE	1,242,308	974,834	974,834
2,315,272	1,390,049	3,903,007		TOTAL RESOURCES	4,235,208	990,834	990,834
CAPITAL OUTLAY							
0	7,400	0	6340208	SIDEWALK CONSTRUCTION	44,626	130,000	130,000
0	0	0	6340230	BOLI PREVAILING WAGE FEE	250	500	500
0	0	0	6340260	DELAKE PROJECTS	2,457,248	0	0
0	0	0	6340261	CUTLER CITY PROJECTS	228,250	500,000	500,000
873,431	0	0	6340267	WDLR FORCE MAIN	0	0	0
66,522	59,318	325,000	6340268	ROADS END SOUTH PUMP STATION	530,000	0	0
0	6,045	0	6340401	LAND PURCHASED	0	0	0
0	74,978	3,578,007	6370400	RESERVE-FUTURE YEARS	0	360,334	360,334
939,953	147,741	3,903,007		TOTAL CAPITAL OUTLAY	3,260,374	990,834	990,834
939,953	147,741	3,903,007		TOTAL EXPENDITURES	3,260,374	990,834	990,834
CONTINGENCY/FUND BALANCE							
1,375,319	1,242,308	0	6800502	UNAPPROPRIATED FUND BALANCE	974,834	0	0
1,375,319	1,242,308	0		TOTAL CONTINGENCY/FUND BALANCE	974,834	0	0
1,375,319	1,242,308	0		TOTAL ENDING FUND BALANCE	974,834	0	0
-926,456	-133,011	-904,787		<i>Excess of Resources over Expenditures</i>	-267,474	-974,834	-974,834

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

Sunday, July 08, 2018

FTES	DEPARTMENT/POSITION	ANNUAL BUDGETED SALARY
	URBAN RENEWAL AGENCY	
0.25	Administrative Coordinator (PW, VCB)	12,072
0.06	Finance Director	6,378
0.50	Urban Renewal Director	45,544
0.81	TOTAL URBAN RENEWAL AGENCY	63,994
0.81	TOTAL LINCOLN CITY URBAN RENEWAL AGENCY	63,994