

**Lincoln City Urban Renewal Agency
2020-21 Budget Message
April 10, 2020**



This budget represents the Agency's sixth year of its Underlevy Plan, which is a ten-year extension of the Agency's activities and projects for the Urban Renewal (Tax Increment Financing) 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 this District (\$2,987,000) occurred in late 2017 and is reflected in the URA Construction Fund (833) of this budget. The final bond will be repaid next year (2021), which is three years earlier than expected. Once the Agency's public capital projects are complete, any remaining funds are to be allocated to capital projects through the Economic Development Toolbox (Loan/Grant) Programs.

Proposed Budget 2020-21

Presented here is the 2020-21 proposed budget, outlining final 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 one remaining project for continuation in this budget year.

Design Completion – Siletz BayWalk Highway 101 Sidewalk Gap Section: With the completion of the SW Jetty Avenue Realignment and the BayWalk-Schooner Point Highway 101 Turnout project, this final and needed leg of the Siletz BayWalk would be to design, engineer, and permit, sidewalk adjacent to Highway 101 connecting the Schooner Point Turnout section with the ODOT-improved turnout just south of the Schooner Creek Bridge. Once the design is complete, the project will be ready for bidding and construction although until the design is near completion the estimated cost of construction won't be known.

\$150,000	833-000-6340261	<i>Cutler City Projects</i>
\$353,986	833-000-6370400	<i>Reserve-Future Years</i>



In February 2018, the Agency made available four sites for **Property Development**. These properties include NW 15th Street (OceanLake Feature Street), NE 1st Street (D River/Hostetler Park), SE 32nd Street (Nelscott), and SW 51st Street (Taft Feature 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 continuing to move forward with development projects to implement goals of ground-activated, pedestrian-oriented businesses.

\$25,000	830-000-6201119	<i>Contracted Services</i>
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Marketing efforts, along with a change in loan servicing provider for Economic Development Programs 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**. No decision has been made to continue the 2014 **Downtown Manager Tool** pilot-program.

Since 1999, the Agency has made over 45 loans with original and revolving funds of approximately \$2M. Of all the loans issued, 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 \$70,000 and replenish the fund which can be re-applied to programs.

\$281,403	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 we are experiencing 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, a 2-year pilot project now complete. With the Urban Renewal District coming to a close, funding is limited, so no grant funds are proposed in this budget.

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. Staff envisions this program could become available through the City's Economic Development Toolbox, thereby removing the boundary restriction on the funding and opening up the market for programs to be Citywide.

The Agency continues to consider a revisit of the Economic Development Toolbox of options and additional programs which would support public property development as well as local business retention and expansion (BR&E) and employment opportunities. Existing programs may also have opportunities to further Agency and partner objectives.

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. Due to the success of past Urban Renewal projects, the City is currently moving forward with a draft Tax Increment Financing (TIF), or Urban Renewal, Plan for the Roads End/Villages at Cascade Head Area. This draft TIF Plan will be considered for adoption summer 2020. Should the new Area be formed, it will take 5-10 years to accrue revenues sufficient to do community visioning and implement capital projects. The City is also exploring the use of TIF (Urban Renewal) for the Nelscott SE 23rd Street Industrial/Mixed-Use Area, currently located adjacent the City limits.

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 final Cutler Community Vision Project, the BayWalk Sidewalk Gap.

Along with the payoff of the last Urban Renewal bond (2021) are the associated activities to closing the Year 2000 Development Plan Area. This budget year requests consulting services to assist in this effort. An audit of assets and exploring options for the Agency to manage, or transfer assets (such as land and program income) is one task among others that staff will present to the Agency for future action.

\$25,000 830-000-6201119 *Contracted Services*

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

http://www.lincolncity.org/index.asp?SEC=60F5AC9D-C320-4F9F-8946-6A7812F8B074&Type=B_BASIC

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2020-2021
830-000-URBAN RENEWAL GENERAL FUND**

Thursday, June 18, 2020

ACTUAL FY 2017-18	ACTUAL FY 2018-19	BUDGET FY 2019-20		ESTIMATE FY 2019-20	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2020-21
RESOURCES							
MISCELLANEOUS REVENUE							
8,900	17,612	0	4601910	0	0	0	0
10,338	10,414	10,100	4610001	6,295	2,099	2,099	2,099
0	1,000	0	4650005	0	0	0	0
1,500	0	0	4690010	0	0	0	0
20,738	29,026	10,100		6,295	2,099	2,099	2,099
TOTAL MISCELLANEOUS REVENUE							
BEGINNING FUND BALANCE							
728,703	485,923	274,450	4890010	324,186	159,290	159,290	159,290
728,703	485,923	274,450		324,186	159,290	159,290	159,290
TOTAL BEGINNING FUND BALANCE							
749,441	514,949	284,550		330,481	161,389	161,389	161,389
TOTAL RESOURCES							
PERSONAL SERVICES							
47,179	51,918	31,613	6101100	31,042	33,801	33,801	33,801
11,062	12,066	6,590	6102001	6,581	6,832	6,832	6,832
4,323	4,937	2,923	6105011	2,697	3,108	3,108	3,108
2,154	1,600	918	6105012	788	1,100	1,100	1,100
13,402	14,344	8,279	6106011	8,160	8,589	8,589	8,589
66	61	28	6106012	29	28	28	28
241	215	137	6106013	113	139	139	139
9,903	11,247	11,766	6106014	10,284	14,885	14,885	14,885
88,331	96,389	62,254		59,694	68,482	68,482	68,482
TOTAL PERSONAL SERVICES							
MATERIALS & SERVICES							
69,443	14,965	50,000	6201119	50,000	55,000	55,000	55,000
250	6,250	7,000	6201151	7,000	7,500	7,500	7,500
0	1,759	2,000	6201152	2,000	2,000	2,000	2,000
909	3,963	2,443	6201153	2,476	2,706	2,706	2,706
37,534	0	0	6201155	0	0	0	0
0	0	0	6202102	481	0	0	0
4,031	7,511	8,097	6202110	8,097	8,421	8,421	8,421
6	0	0	6203020	0	0	0	0
1,670	929	2,000	6205001	2,000	2,325	2,325	2,325
TOTAL MATERIALS & SERVICES							

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2020-2021
830-000-URBAN RENEWAL GENERAL FUND**

Thursday, June 18, 2020

ACTUAL FY 2017-18	ACTUAL FY 2018-19	BUDGET FY 2019-20		ESTIMATE FY 2019-20	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2020-21
0	0	0	6205003 PRINTING	73	0	0	0
160	0	2,300	6206002 TRAINING	2,300	2,300	2,300	2,300
451	75	1,500	6206003 MEETINGS	1,500	1,500	1,500	1,500
1,503	595	2,500	6206005 MEMBERSHIP AND DUES	2,500	2,500	2,500	2,500
93	83	0	6206006 BOOKS AND PERIODICALS	0	0	0	0
85	0	0	6209001 POSTAGE, SHIPPING, METER LEASE	0	0	0	0
3,132	3,476	2,040	6209010 INSURANCE AND BONDS	1,798	2,020	2,020	2,020
-135	0	0	6210001 BUILDING MAINTENANCE	0	0	0	0
991	685	2,000	6210013 SYS MAINT - OTHER PEARLS	2,000	2,000	2,000	2,000
2,935	2,436	3,000	6211020 MAINTENANCE/LEASE-OFFICE EQUI	3,000	3,955	3,955	3,955
0	82	100	6220001 STATIONERY SUPPLIES	100	100	100	100
89	10	0	6221001 GASOLINE, FUEL, OILS	0	0	0	0
2,320	0	0	6221013 VEHICLE REPAIR & OPERATION	0	0	0	0
342	426	500	6229001 OTHER SUPPLIES	500	500	500	500
0	0	241	6260001 EMPLOYEE WELLNESS	241	80	80	80
30,900	31,827	15,914	6299111 REIMBURSEMENT TO GEN FUND	15,914	0	0	0
18,479	19,033	9,517	6299120 REIMBURSEMENT LINC SQ FUND	9,517	0	0	0
0	271	1,250	6299193 TRANSFER TO % FOR ARTS	0	0	0	0
175,187	94,374	112,402	TOTAL MATERIALS & SERVICES	111,497	92,907	92,907	92,907
			CAPITAL OUTLAY				
0	0	0	6340261 CUTLER CITY PLANNING	0	0	0	0
0	0	109,894	6370400 RESERVE-FUTURE YEARS	0	0	0	0
0	0	109,894	TOTAL CAPITAL OUTLAY	0	0	0	0
263,518	190,763	284,550	TOTAL EXPENDITURES	171,191	161,389	161,389	161,389
			CONTINGENCY/FUND BALANCE				
485,923	324,186	0	6800502 UNAPPROPRIATED FUND BALANCE	159,290	0	0	0
485,923	324,186	0	TOTAL CONTINGENCY/FUND BALANCE	159,290	0	0	0
485,923	324,186	0	TOTAL ENDING FUND BALANCE	159,290	0	0	0
-242,780	-161,737	-274,450	<i>Excess of Resources over Expenditures</i>	-164,896	-159,290	-159,290	-159,290

**LINCOLN CITY URBAN RENEWAL AGENCY
TAX INCREMENT CALCULATION
FISCAL YEAR 2020-21**

Taxable Assessed Value of the Urban Renewal District 2019-20		\$	281,350,423
Estimated Increase in Value 2020-21			<u>3.00%</u>
Estimated Taxable Assessed Value 2020-21		\$	289,790,936
Less: 80% release to overlapping Taxing Districts			<u>(231,832,749)</u>
Taxable Assessed Value (20%)		\$	57,958,187
Estimated Composite Tax Rate		\$	<u>13.90</u>
Estimated Tax Increment		\$	805,619
Less Amount Not to be Collected (7%)		\$	<u>(56,393)</u>
Estimated Taxes to be Collected		\$	<u>749,225</u>

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2020-2021
831-000-TAX INCREMENT FUND (URA)**

Thursday, June 18, 2020

ACTUAL FY 2017-18	ACTUAL FY 2018-19	BUDGET FY 2019-20		ESTIMATE FY 2019-20	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2020-21	
RESOURCES								
TAXES								
659,367	695,520	726,555	4101010	CURRENT PROPERTY TAXES	713,890	749,225	749,225	749,225
34,059	26,155	0	4101020	PRIOR PROPERTY TAXES	12,665	7,331	7,331	7,331
693,425	721,675	726,555		TOTAL TAXES	726,555	756,556	756,556	756,556
MISCELLANEOUS REVENUE								
28,244	29,777	21,000	4610001	INTEREST ALLOCATED	30,536	14,791	14,791	14,791
403	541	200	4610002	INTEREST DIRECT	884	400	400	400
28,647	30,318	21,200		TOTAL MISCELLANEOUS REVENUE	31,420	15,191	15,191	15,191
BEGINNING FUND BALANCE								
1,264,432	889,597	1,083,423	4890010	BEGINNING BALANCE	1,108,672	1,215,460	1,215,460	1,215,460
1,264,432	889,597	1,083,423		TOTAL BEGINNING FUND BALANCE	1,108,672	1,215,460	1,215,460	1,215,460
1,986,504	1,641,590	1,831,178		TOTAL RESOURCES	1,866,647	1,987,207	1,987,207	1,987,207
DEBT SERVICE								
16,821	0	0	6410214	INTEREST - SERIES 2014	0	0	0	0
54,405	90,265	75,233	6410217	INTEREST - SERIES 2017	75,233	30,813	30,813	30,813
1,025,681	0	0	6450214	PRINCIPAL - SERIES 2014	0	0	0	0
0	442,652	575,954	6450217	PRINCIPAL - SERIES 2017	575,954	1,956,394	1,956,394	1,956,394
0	0	1,179,991	6450301	RESERVE FOR FUTURE YEARS	0	0	0	0
1,096,907	532,917	1,831,178		TOTAL DEBT SERVICE	651,187	1,987,207	1,987,207	1,987,207
1,096,907	532,917	1,831,178		TOTAL EXPENDITURES	651,187	1,987,207	1,987,207	1,987,207
CONTINGENCY/FUND BALANCE								
889,597	1,108,672	0	6800502	UNAPPROPRIATED FUND BALANCE	1,215,460	0	0	0
889,597	1,108,672	0		TOTAL CONTINGENCY/FUND BALANCE	1,215,460	0	0	0
889,597	1,108,672	0		TOTAL ENDING FUND BALANCE	1,215,460	0	0	0
-374,835	219,076	-1,083,423		<i>Excess of Resources over Expenditures</i>	106,788	-1,215,460	-1,215,460	-1,215,460

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2020-2021
832-000-PROPERTY REHAB PROGRAM**

Thursday, June 18, 2020

ACTUAL FY 2017-18	ACTUAL FY 2018-19	BUDGET FY 2019-20		ESTIMATE FY 2019-20	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2020-21
RESOURCES							
MISCELLANEOUS REVENUE							
6,604	8,824	7,000	4610001	INTEREST ALLOCATED	9,017	7,000	7,000
218	338	300	4610002	INTEREST DIRECT	345	350	350
84,916	83,549	70,900	4650004	LOAN REPAYMENTS 01-02 PROGRA	69,608	72,000	72,000
14,192	0	0	4690010	INSURANCE CLAIMS/REFUNDS	0	0	0
105,930	92,711	78,200		TOTAL MISCELLANEOUS REVENUE	78,970	79,350	79,350
BEGINNING FUND BALANCE							
570,182	632,622	469,297	4890010	BEGINNING BALANCE	685,883	384,453	384,453
570,182	632,622	469,297		TOTAL BEGINNING FUND BALANCE	685,883	384,453	384,453
676,112	725,333	547,497		TOTAL RESOURCES	764,853	463,803	463,803
MATERIALS & SERVICES							
16,169	7,253	32,400	6201119	MISC. CONTRACTED SERVICES	32,400	32,400	32,400
0	0	48,000	6270150	ECONOMIC DEVELOPMENT PROGR	48,000	0	0
16,169	7,253	80,400		TOTAL MATERIALS & SERVICES	80,400	32,400	32,400
SPECIAL PAYMENTS							
3,146	0	0	6540105	ARCHITECTS	0	0	0
0	0	317,097	6570130	PUBLIC PRIVATE PARTNERSHIP	0	281,403	281,403
0	0	150,000	6570150	ECONOMIC DEV LOAN PROGRAM	300,000	150,000	150,000
24,175	32,197	0	6570155	ECONOMIC DEV GRANT PROGRAM	0	0	0
27,321	32,197	467,097		TOTAL SPECIAL PAYMENTS	300,000	431,403	431,403
43,490	39,450	547,497		TOTAL EXPENDITURES	380,400	463,803	463,803
CONTINGENCY/FUND BALANCE							
632,622	685,883	0	6800502	UNAPPROPRIATED FUND BALANCE	384,453	0	0
632,622	685,883	0		TOTAL CONTINGENCY/FUND BALANCE	384,453	0	0
632,622	685,883	0		TOTAL ENDING FUND BALANCE	384,453	0	0
62,440	53,261	-469,297		<i>Excess of Resources over Expenditures</i>	-301,430	-384,453	-384,453

**CITY OF LINCOLN CITY
ANNUAL BUDGET 2020-2021
833-000-URA CONSTRUCTION FUND**

Thursday, June 18, 2020

ACTUAL FY 2017-18	ACTUAL FY 2018-19	BUDGET FY 2019-20		ESTIMATE FY 2019-20	BUDGET PROPOSED	BUDGET APPROVED	ADOPTED FY 2020-21
RESOURCES							
MISCELLANEOUS REVENUE							
40,281	32,377	30,429	4610001	INTEREST ALLOCATED	22,698	12,244	12,244
0	0	0	4650001	SALE OF REAL ESTATE	4,990	0	0
40,281	32,377	30,429		TOTAL MISCELLANEOUS REVENUE	27,688	12,244	12,244
OTHER RESOURCES							
2,975,000	0	0	4801001	BOND SALES	0	0	0
2,975,000	0	0		TOTAL OTHER RESOURCES	0	0	0
BEGINNING FUND BALANCE							
1,242,308	1,471,275	882,503	4890010	BEGINNING BALANCE	979,982	491,742	491,742
1,242,308	1,471,275	882,503		TOTAL BEGINNING FUND BALANCE	979,982	491,742	491,742
4,257,589	1,503,653	912,932		TOTAL RESOURCES	1,007,670	503,986	503,986
CAPITAL OUTLAY							
11,091	131,808	0	6340208	SIDEWALK CONSTRUCTION	0	0	0
1,913,196	205,906	0	6340260	DELAKE PROJECTS	0	0	0
285,938	185,958	250,000	6340261	CUTLER CITY PROJECTS	100,000	150,000	150,000
576,090	0	0	6340268	ROADS END SOUTH PUMP STATION	0	0	0
0	0	412,932	6340401	LAND PURCHASED	415,928	0	0
0	0	250,000	6370400	RESERVE-FUTURE YEARS	0	353,986	353,986
2,786,314	523,671	912,932		TOTAL CAPITAL OUTLAY	515,928	503,986	503,986
2,786,314	523,671	912,932		TOTAL EXPENDITURES	515,928	503,986	503,986
CONTINGENCY/FUND BALANCE							
1,471,275	979,982	0	6800502	UNAPPROPRIATED FUND BALANCE	491,742	0	0
1,471,275	979,982	0		TOTAL CONTINGENCY/FUND BALANCE	491,742	0	0
1,471,275	979,982	0		TOTAL ENDING FUND BALANCE	491,742	0	0
228,967	-491,294	-882,503		<i>Excess of Resources over Expenditures</i>	-488,240	-491,742	-491,742

**City of Lincoln City
URA Capital Financial Plan
FY2020-21 Budget**

	Actual FY14-15	Actual FY15-16	Actual FY16-17	Actual FY17-18	Actual FY18-19	Estimated FY19-20	Proposed FY20-21	Projected	
								FY20-21	FY21-22
REVENUES									
Bond Sales	0	0	0	2,975,000	0	0	0		
Sale of Land	0	0	0	0	0	4,990	0		
Interest	13,576	13,497	14,730	40,281	32,377	22,698	12,244	8,850	
TOTAL REVENUE	13,576	13,497	14,730	3,015,281	32,377	27,688	12,244	8,850	0
EXPENDITURES									
Capital									
DeLake Capital	416,985	0	0	1,913,196	205,906	0	0		
Cutler City Capital	0	0	0	285,938	185,958	100,000	0		
Design Cutler BayWalk Sidewalk	0	0	0	0	0	0	150,000	362,836	
Siletz Bay/Baywalk	0	0	6,045	0	0	0	0		
Street/Sidewalk Capital	0	0	7,400	11,091	131,808	0	0		
Pump Stations	1,235,130	66,522	134,296	576,090	0	0	0		
Force Mains	26,377	873,431	0	0	0	0	0		
Economic Toolbox	0	0	0	0	0	0	0		
Land Purchase	0	0	0	0	0	415,928	0		
Transfer to Property Rehab Fund	0	0	0	0	0	0	0		
Transfer % for Art	0	0	0	0	0	0	0		
TOTAL EXPENDITURES	1,678,492	939,953	147,741	2,786,314	523,671	515,928	150,000	362,836	0
Change to Fund Balance	-1,664,916	-926,456	-133,011	228,967	-491,294	-488,240	-137,756	-353,986	0
BEGINNING FUND BALANCE	3,966,691	2,301,775	1,375,319	1,242,309	1,471,276	979,982	491,742	353,986	0
ENDING FUND BALANCE	2,301,775	1,375,319	1,242,309	1,471,276	979,982	491,742	353,986	0	0

**LINCOLN CITY URBAN RENEWAL AGENCY
ANNUAL BUDGET 2020-2021
URA PERSONNEL**

Friday, April 10, 2020

FTEs	DEPARTMENT/POSITION	ANNUAL BUDGETED SALARY
	URBAN RENEWAL GENERAL FUND	
0.12	Administrative Coordinator (PW, VCB)	6,832
0.06	Finance Director	6,758
0.25	Urban Renewal Director	27,042
0.43	TOTAL URBAN RENEWAL GENERAL FUND	40,632
0.43	TOTAL LINCOLN CITY URBAN RENEWAL AGENCY	40,632