

URBAN RENEWAL BUDGET

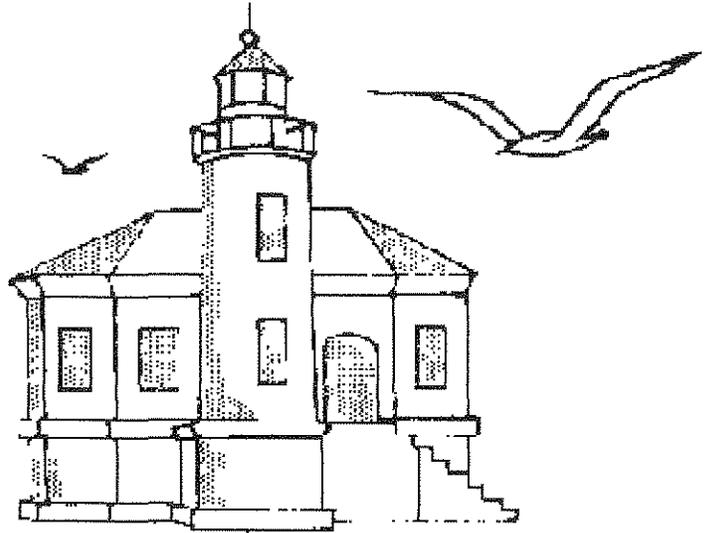
CHAPTER 5

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This section contains an outline of all major capital projects planned for fiscal year 2015-2016. Projects which were completed last year, and those proposed for future years, are also shown. Those projects which are contained in the Capital Improvement Plan are designated with "CIP" in the budget document pages.

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DATE: March 23, 2015
TO: Urban Renewal Agency
Budget Committee
FROM: Christopher Good,
Urban Renewal Manager
& Budget Officer



SUBJECT: FY 2015/16 URBAN RENEWAL BUDGET MESSAGE

The City of Bandon has two Urban Renewal Areas. Area 1 was established in 1987 and encompasses Old Town, the Woolen Mill area, and the South Jetty. Area 2 was established in 1990, and encompasses City Park, the surrounding residential neighborhoods, and 11th Street. The combined total proposed fiscal year 2015/16 Urban Renewal budget for Area 1 and Area 2 is \$1,468,300, which is \$48,992 (3.5%) more than last year.

URBAN RENEWAL AREA 1

The total proposed budget for Area 1 is \$1,054,039, which is \$84,492 (8.7%) more than last year. The primary reason for this increase is a slightly higher beginning balance, as less was spent on Urban Renewal projects than was budgeted. Urban Renewal tax revenue is also anticipated to increase by approximately five percent. For FY 2015/16 the proposed budget provides \$426,464 for unidentified capital projects that may arise during the year. One example could be if an investor develops an interest in the Woolen Mill area and wants to cooperate on capital improvements.

As required by Measure 50 implementing regulations, a Substantial Amendment was made in 1998 to the Urban Renewal Plan. That amendment set the maximum amount of indebtedness at \$5,375,225 for Area 1. In 2012 another Substantial Amendment was prepared and approved for the Area 1 Plan, which added projects and increased the maximum amount of indebtedness to \$12,003,980. The increase did not raise property tax rates, but was accomplished by extending the time Area 1 will continue to collect revenues from the overlapping taxing districts by 12 years, from 2021 to 2033.

The proposed Materials and Services budget of \$33,500 is identical to last year and includes Consulting, Audit, Accounting, and Administrative Services, and Other Miscellaneous Expenditures.

The total Debt Service budget is \$399,075, including \$196,075 for interest and principal payments, and

\$200,000 as Additional Principal which serves as a reserve for subsequent fiscal year loan payments. These loan payments include principal and interest on the loan for the Fillmore Avenue Construction & Water Line project and the 2012 Urban Renewal General Obligation Bond.

URBAN RENEWAL AREA 2

The total proposed budget for Area 2 is \$414,261, which is \$35,500 (7.9%) less than last year. No Urban Renewal Special Levy Tax was levied this year since the Local Option Street Tax was re-approved by the voters in 2011 and remains in effect.

As required by Measure 50 implementing regulations, a substantial amendment was made in 1998 to the Urban Renewal Plan. That amendment set the maximum amount of indebtedness at \$7,314,821 for Area 2. As of July 1, 2015, the remaining available indebtedness is projected to be \$5,472,341. In 2012, a Minor Amendment was approved for the Area 2 Plan which added eligible projects, but as a "minor amendment" it did not increase the maximum amount of indebtedness.

The proposed Materials and Services budget of \$28,200 is identical to last year and includes Consulting, Audit, Accounting, and Administrative Services, Bank Trust Fees, and Other Miscellaneous Expenditures.

The proposed Capital budget is \$240,061, which includes \$179,561 for Parks and Park Grant Matches, and \$60,500 for Miscellaneous Capital Projects.

The total Debt Service budget is \$146,000, including \$121,000 for interest and principal, and \$25,000 listed as Additional Principal, which serves as a reserve for subsequent fiscal year loan payments. This will allow Urban Renewal to pay down on the existing block grant loan during the year. Area 2 continues to make payments on the 2012 refinancing of a prior League of Oregon Cities Capital Access Program (LOCAP) loan that was refinanced to reduce interest costs, and a loan from the Block Grant Fund (410), both of which were used to finance the Barn/Community Center renovation project.

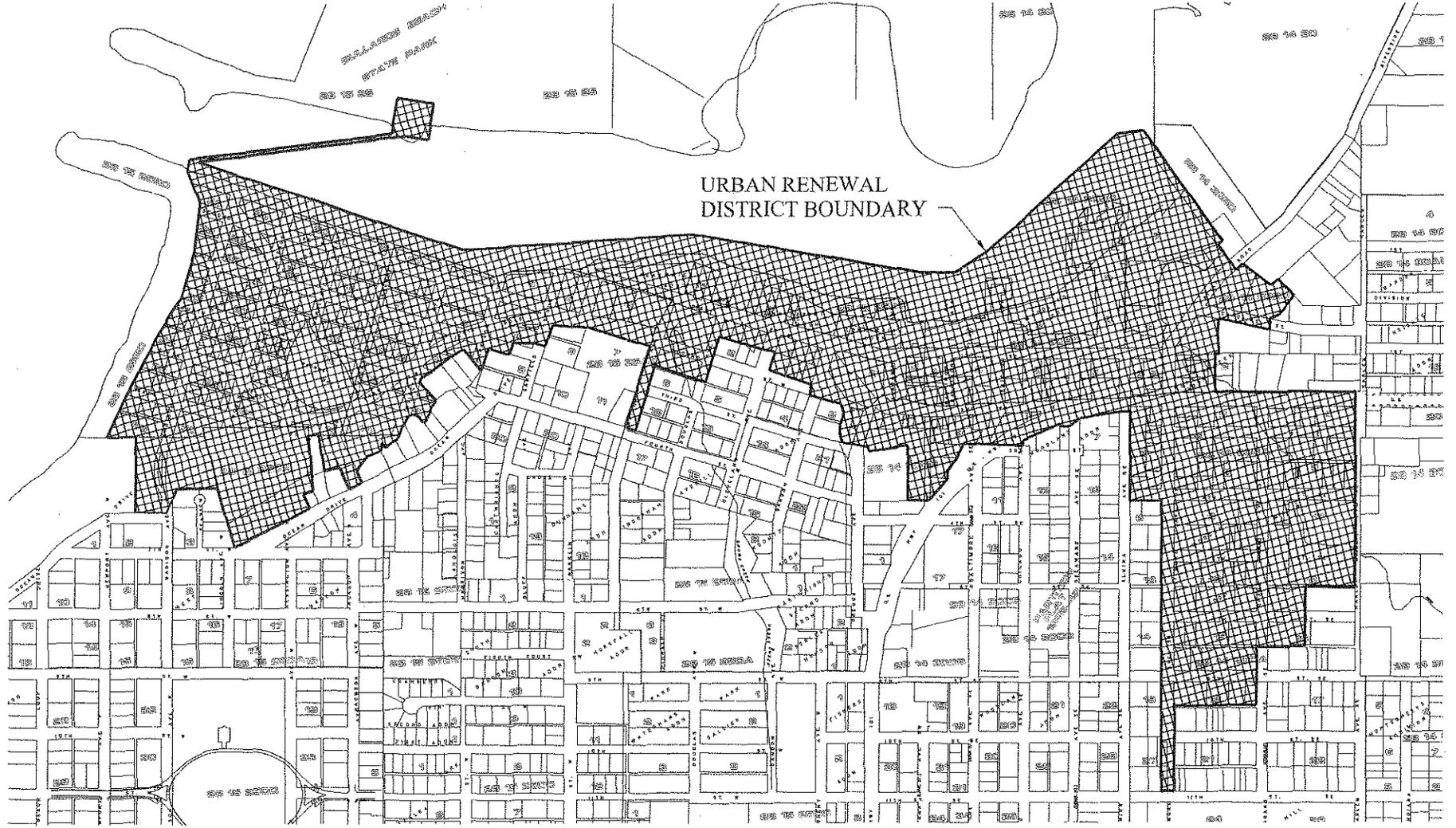
FUTURE OUTLOOK

The Urban Renewal Areas will continue to see Capital Improvements to make Bandon more attractive to potential investors. We hope to improve on the flagship Face Rock Creamery project with additional new investments to create a campus of upscale, boutique style retail to serve our residents and visitors. We plan to continue projects in the City Park and surrounding areas, improving the quality of life for the people we serve. The Urban Renewal Districts were established to stimulate economic development through private investment. In FY 2015/16 we hope and plan to continue their success in this regard.

**CITY OF BANDON
CAPITAL IMPROVEMENT PLAN**

YEAR	RTG	PROJECT	DEPT	COST	\$ EXT FUNDING	SOURCE	\$ INT FUNDING	SOURCE
14-15	carry over	Parks & Park Grant Match	UR # 1 UR # 2	\$1,593,978	\$1,250,000	Grants	\$165,000 \$178,978	560-50-775 570-50-877
14-15	completed	Woolen Mill Land & Development	UR # 1	\$350,000			\$350,000	560-50-853
15-16	4	Parks & Park Grant Match	UR # 1 UR # 2	\$1,594,561	\$1,250,000	Grants	\$165,000 \$179,561	250-50-855 560-50-775 570-50-877

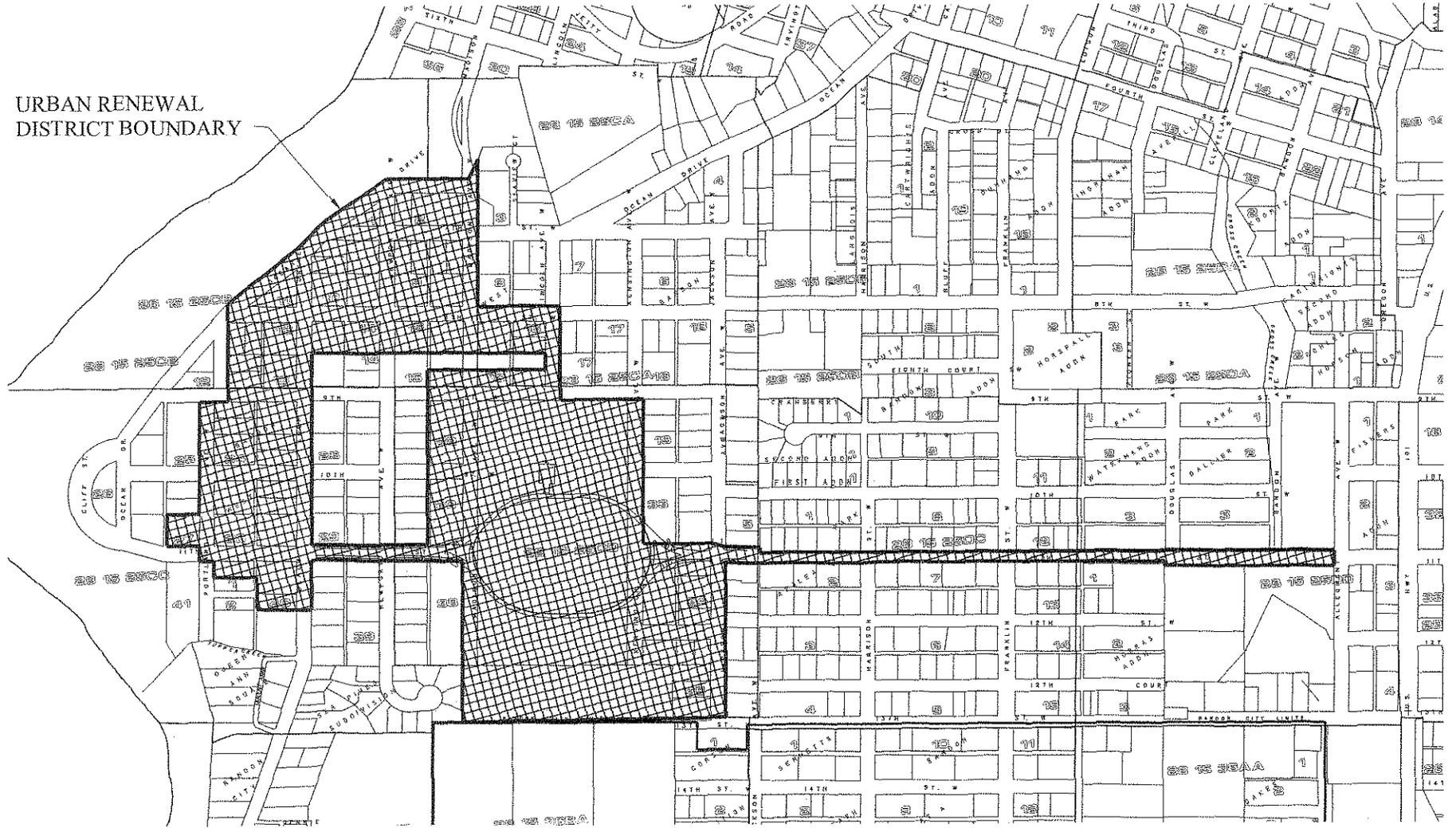
RATINGS: 1 = URGENT; 2 = PRIORITY; 3 = NECESSARY; 4 = CONTINGENT



**URBAN RENEWAL
DISTRICT NO. 1**



URBAN RENEWAL
DISTRICT BOUNDARY



URBAN RENEWAL
DISTRICT NO. 2



REVENUES AND OTHER RESOURCES DETAIL URBAN RENEWAL DISTRICT #1 (560)							
	ACCOUNT NO	2012-2013 ACTUAL	2013-2014 ACTUAL	2014-2015 BUDGET	2015-2016 PROPOSED	2015-2016 APPROVED	2015-2016 ADOPTED
TAXES							
TAXES - CURRENT PROPERTY TAXES	560-401-00	263,332	260,906	251,984	260,835	0	0
TAXES - PRIOR PROPERTY TAXES	560-402-00	17,957	19,754	15,000	20,000	0	0
TOTAL TAXES		281,289	280,660	266,984	280,835	0	0
INTERGOVERNMENTAL							
IN LIEU OF TAX-CEDCO	560-439-05	1,959	1,349	0	732	0	0
TOTAL INTERGOVERNMENTAL		1,959	1,349	0	732	0	0
POLICE & COURT FINES							
OTHER REVENUE	560-461-09	0	598	1,000	500	0	0
TOTAL POLICE & COURT FINES		0	598	1,000	500	0	0
MISCELLANEOUS							
MISC - INTEREST INCOME	560-450-00	11,465	5,982	5,000	5,000	0	0
LOAN PROCEEDS	560-487-00	2,200,000	0	0	0	0	0
PREM ON BOND ISSUANCE	560-487-01	3,532	0	0	0	0	0
TOTAL MISCELLANEOUS		2,214,997	5,982	5,000	5,000	0	0
TOTAL OTHER RESOURCES		2,498,245	288,589	272,984	287,067	0	0
FUND BALANCE							
BEGINNING BALANCE	560-400-00	355,430	1,295,889	696,563	766,972	0	0
TOTAL FUND BALANCE		355,430	1,295,889	696,563	766,972	0	0
GRAND TOTAL URBAN RENEWAL DISTRICT #1		2,853,675	1,584,478	969,547	1,054,039	0	0

EXPENDITURE DETAIL							
URBAN RENEWAL DISTRICT #1 (560)							
EXPENDITURES	ACCOUNT NO	2012-2013 ACTUAL	2013-2014 ACTUAL	2014-2015 BUDGET	2015-2016 PROPOSED	2015-2016 APPROVED	2015-2016 ADOPTED
MATERIALS AND SERVICES:							
MISC EXPENDITURES	560-50-641	511	0	2,500	2,500	0	0
CONSULTING SERVICES	560-50-660	35,476	1,688	15,000	15,000	0	0
AUDIT SERVICES	560-50-662	4,000	4,000	4,000	4,000	0	0
ACCOUNTING SERVICES	560-50-663	5,000	5,000	5,000	5,000	0	0
ADMINISTRATIVE SERVICES	560-50-664	6,000	6,000	6,000	6,000	0	0
OTHER	560-50-749	30,479	775	1,000	1,000	0	0
MATERIALS AND SERVICES		81,466	17,463	33,500	33,500	0	0
CAPITAL OUTLAY:							
CIP - PARKS & PARK GRANT MATCH	560-50-775	0	0	165,000	165,000	0	0
CIP- SOUTH JETTY PARK	560-50-849	33,863	114	0	0	0	0
CIP - PURCHASE CITY SHOP PROPERTY	560-50-850	0	450,000	0	0	0	0
CIP - WOOLEN MILL LAND & DEVEL	560-50-853	1,115,249	5,627	350,000	0	0	0
CIP - WOOLEN MILL RESTROOMS	560-50-854	226,262	-	0	0	0	0
FAÇADE & SIGN LOAN/GRANT	560-50-856	19,246	9,178	30,000	30,000	0	0
URBAN RENEWAL CAP PROJECTS	560-50-877	0	150,000	0	426,464	0	0
TOTAL CAPITAL OUTLAY		1,394,620	614,919	545,000	621,464	0	0
DEBT SERVICE:							
ADDITIONAL PRINCIPAL	560-50-892	0	0	194,583	200,000	0	0
LOAN INTEREST (DUE 12/1)	560-50-895	57,847	90,116	87,456	84,740	0	0
LOAN PRINCIPAL (DUE 12/1)	560-50-896	23,853	109,008	109,008	114,335	0	0
TOTAL DEBT SERVICE (MATURES 12/1/31)		81,700	199,124	391,047	399,075	0	0
CONTINGENCIES & RESERVES:							
ENDING FUND BALANCE	560-50-999	1,295,889	752,972	0	0	0	0
TOTAL CONTINGENCIES & RESERVES		1,295,889	752,972	0	0	0	0
TOTAL EXPENDITURES		2,853,675	1,584,478	969,547	1,054,039	0	0
GRAND TOTAL URBAN RENEWAL DISTRICT #1		2,853,675	1,584,478	969,547	1,054,039	0	0

NOTE:

OBDD FILLMORE LOAN (DUE 12/1 & MATURES 12/1/31)
2012 GO BOND (DUE 2&8/1 AND MATURES 2/1/33)

REVENUES AND OTHER RESOURCES DETAIL URBAN RENEWAL DISTRICT #2 (570)						
ACCOUNT NO	2012-2013 ACTUAL	2013-2014 ACTUAL	2014-2015 BUDGET	2015-2016 PROPOSED	2015-2016 APPROVED	2015-2016 ADOPTED
TAXES						
TAXES - CURRENT PROPERTY TAXES 570-401-00	126,704	136,514	133,738	131,501	0	0
TAXES - PRIOR PROPERTY TAXES 570-402-00	8,945	10,040	5,000	10,000	0	0
TOTAL TAXES	135,649	146,554	138,738	141,501	0	0
INTERGOVERNMENTAL						
IN LIEU OF TAX-CEDCO 570-439-05	3,315	2,282	0	340	0	0
TOTAL INTERGOVERNMENTAL	3,315	2,282	0	340	0	0
MISCELLANEOUS						
GRANTS						
MISC - INTEREST INCOME 570-474-00	-	0	1,000	500	0	0
LOCAP REFI LOAN PROCEEDS 570-450-00	73	1,193	0	0	0	0
TOTAL MISCELLANEOUS 570-485-00	248,000	-	0	0	0	0
TOTAL MISCELLANEOUS	248,073	1,193	1,000	500	0	0
TOTAL OTHER RESOURCES	387,037	150,029	139,738	142,341	0	0
FUND BALANCE						
BEGINNING BALANCE 570-400-00	225,690	260,171	310,023	271,920	0	0
TOTAL FUND BALANCE	225,690	260,171	310,023	271,920	0	0
GRAND TOTAL URBAN RENEWAL DISTRICT #2	612,727	410,200	449,761	414,261	0	0

EXPENDITURE DETAIL URBAN RENEWAL DISTRICT #2 (570) EXPENDITURES		2012-2013 ACTUAL	2013-2014 ACTUAL	2014-2015 BUDGET	2015-2016 PROPOSED	2015-2016 APPROVED	2015-2016 ADOPTED
	ACCOUNT NO						
MATERIALS AND SERVICES:							
CONSULTING SERVICES	570-50-660	8,804	420	20,000	20,000	0	0
AUDIT SERVICES	570-50-662	2,000	2,000	2,000	2,000	0	0
ACCOUNTING SERVICES	570-50-663	1,500	1,500	1,500	1,500	0	0
ADMINISTRATIVE SERVICES	570-50-664	4,000	4,000	4,000	4,000	0	0
BANK TRUST FEES	570-50-666	0	0	600	600	0	0
OTHER	570-50-749	2,376	483	100	100	0	0
MATERIALS AND SERVICES		18,680	8,403	28,200	28,200	0	0
CAPITAL OUTLAY:							
MISCELLANEOUS CAPITAL PROJECTS	570-50-874	0	0	60,658	60,500	0	0
CIP - NEIGHBORHOOD PARKS	570-50-875	0	0	0	0	0	0
CIP BLUFF TRAIL PED/BIKE GRANT MATCH	570-50-876	0	0	0	0	0	0
CIP - PARKS & PARK GRANT MATCHES	570-50-877	1,384	13,353	178,978	179,561	0	0
TOTAL CAPITAL OUTLAY		1,384	13,353	239,636	240,061	0	0
DEBT SERVICE:							
LOAN ADDITIONAL PRIN	570-50-892	0	0	110,000	25,000	0	0
LOAN INTEREST	570-50-895	21,278	16,519	14,505	6,000	0	0
LOAN PRINCIPAL	570-50-896	311,214	55,405	57,420	115,000	0	0
TOTAL DEBT SERVICE		332,492	71,924	181,925	146,000	0	0
CONTINGENCIES & RESERVES:							
ENDING FUND BALANCE	570-50-999	260,171	316,520	0	0	0	0
TOTAL CONTINGENCIES & RESERVES		260,171	316,520	0	0	0	0
TOTAL EXPENDITURES		612,727	410,200	449,761	414,261	0	0
GRAND TOTAL URBAN RENEWAL DISTRICT #2		612,727	410,200	449,761	414,261	0	0

NOTE:

1992 CAP IMPROVE (510) LOAN (DUE 6/30 & MATURES 6/30/24)/PD OFF FY 14/15
2012 WEDBUSH LOCAP REFINANCING LOAN (DUE 6 & 12/1 & MATURES 12/1/22)
2009 COM CTR BLOCK GRANT (410) LOAN (DUE 7/1 & MATURES 7/1/18)