



**COLUMBIA GATEWAY
URBAN RENEWAL AGENCY**

The Dalles, Oregon

ADOPTED BUDGET

FISCAL YEAR

2013-2014

Columbia Gateway Urban Renewal Agency

Fiscal Year 2013-2014

ADOPTED BUDGET

by

Nolan K. Young
Urban Renewal Budget Officer
and Urban Renewal Manager

Urban Renewal Budget Committee

Steve Lawrence	Chris Zukin
Carolyn Wood	Gary Grossman
Tim McGlothlin	Chuck Covert
Dan Spatz	Jerry Jeffers
Bill Dick	Gary Donald
Linda Miller	Chere Jones

Department Managers

City Attorney:	Gene Parker
Finance Director:	Kate Mast

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Columbia Gateway Urban Renewal Agency

Fiscal Year 2013-2014

Financial Resources

The Columbia Gateway Urban Renewal Agency financial resources consist of Beginning Working Capital, Revenues, and Other Financing Sources. The FY 2013-2014 beginning balance of the combined funds is \$1,054,903. Revenues consist of property taxes and interest income, and the combined total is \$1,395,564. Other resources include sale of surplus property (\$783,986) and loan interest payments (\$25,557).

The property taxes are to be first received in the Debt Service Fund as required by the bond document. If there are revenues from property taxes remaining after debt service requirements have been met, then and only then are the remaining monies received in the Capital Projects Fund. We are anticipating this will happen in the budget for FY 2013-2014.

ADOPTED BUDGET

Overview Summary

Account Description	Capital Projects Fund	Debt Service Fund	FY13/14 Proposed Budget	FY13/14 Approved Budget	FY13/14 Adopted Budget
BEGINNING BALANCE	241,794	813,109	1,054,903	1,054,903	1,054,903
REVENUES	606,197	789,367	1,395,564	1,395,564	1,395,564
OTHER SOURCES	809,563	-	809,563	870,889	870,889
TOTAL RESOURCES	1,657,554	1,602,476	3,260,030	3,321,356	3,321,356
			-		
CAPITAL PROJECTS FUND	1,657,554	-	1,657,554	1,718,880	1,718,880
DEBT SERVICE FUND	-	1,602,476	1,602,476	1,602,476	1,602,476
TOTAL EXPENDITURES	1,657,554	1,602,476	3,260,030	3,321,356	3,321,356
	-	-	-	-	-

**Columbia Gateway Urban Renewal Agency
Fiscal Year 2013-2014**

Agency: Urban Renewal Agency
Fund: Capital Projects Fund (200)
Program: Other (419)

Mission:

By and through the Cooperation Agreement with the City of The Dalles, the primary mission of the Urban Renewal Agency Capital Project Fund is the enhancement of public and private properties increasing the likelihood of investments in the City. In many cases, the Urban Renewal monies will be used as matching monies, along with grants and private monies, enhancing property within the Urban Renewal District through the removal of blight. The administration of this program is also expensed in this fund, covering all aspects of money management and planning. The Urban Renewal Agency has committed \$20,223,000 to leverage \$17,879,000 in grants and \$51,335,000 in Private Investment (see attached table and chart on page 9).

Description:

The requirement of the Urban Renewal Agency is the creation of accounting funds collecting and dispensing of monies covering the operation of the Agency. The Capital Projects fund covers all accounting of revenues and expenses in response to the above requirements. All administrative and capital outlay debt is paid from this fund.

2013-2014 Goals, Projects and Highlights:

- ✓ Continue the financing of the adopted Plan of the Urban Renewal Agency through the debt instrument (Cooperation Agreement) with the City of The Dalles, the bonded debt service, and the collection of property taxes. (See following pages for list of projects).
- ✓ Continued funding of administrative and engineering services provided to the Agency by the City of The Dalles.
- ✓ Initiate construction of the Washington Street Plaza / Railroad Underpass / 1st Street Streetscape project.
- ✓ Complete sale of Recreation and Blue buildings and commence redevelopment of Granada Block.
- ✓ Construct public parking structure.
- ✓ Complete architectural and engineering designs for Civic Auditorium restoration

2012-2013 Accomplishments/Comments:

- ✓ Civic Improvement Grants were awarded to The Dalles Mural Society, St. Peter's Landmark, and The Dalles Art Association for building improvements.
- ✓ Engineering design grant awarded for Civic Auditorium restoration

- ✓ A purchase and sale agreement was reached with the developer of the Sunshine Milling property.
- ✓ The Washington Street Plaza / Railroad Underpass / 1st Street Streetscape project engineering was completed in March 2013.
- ✓ The Marine Terminal Dock and Lewis and Clark Festival Park opened in September 2012.
- ✓ An underground oil tank was removed and archaeological investigations were performed on the Recreation Building parking lot and under the Recreation Building.
- ✓ The Disposition and Development Agreement with the developer of the Granada Block will be signed in April 2013.

Major Issues to be Resolved in the Next 5 Years:

- ✓ Secure funding for the E. 1st Street/Washington Street/Dock - Downtown Riverfront Connection project.
- ✓ Complete Granada Block redevelopment.
- ✓ Complete the redevelopment of the Wasco Warehouse and Milling Company property.
- ✓ Maximize the opportunities for grants, partnerships, and matching grants for designed projects.
- ✓ 3rd Street Downtown Streetscape
- ✓ Prioritization of the Urban Renewal Agency projects covering the life span of the Agency.

URBAN RENEWAL PROJECT TABLES
Fiscal Year 2013-2014

Table I

Projects as of June 30, 2013

Completed Projects:

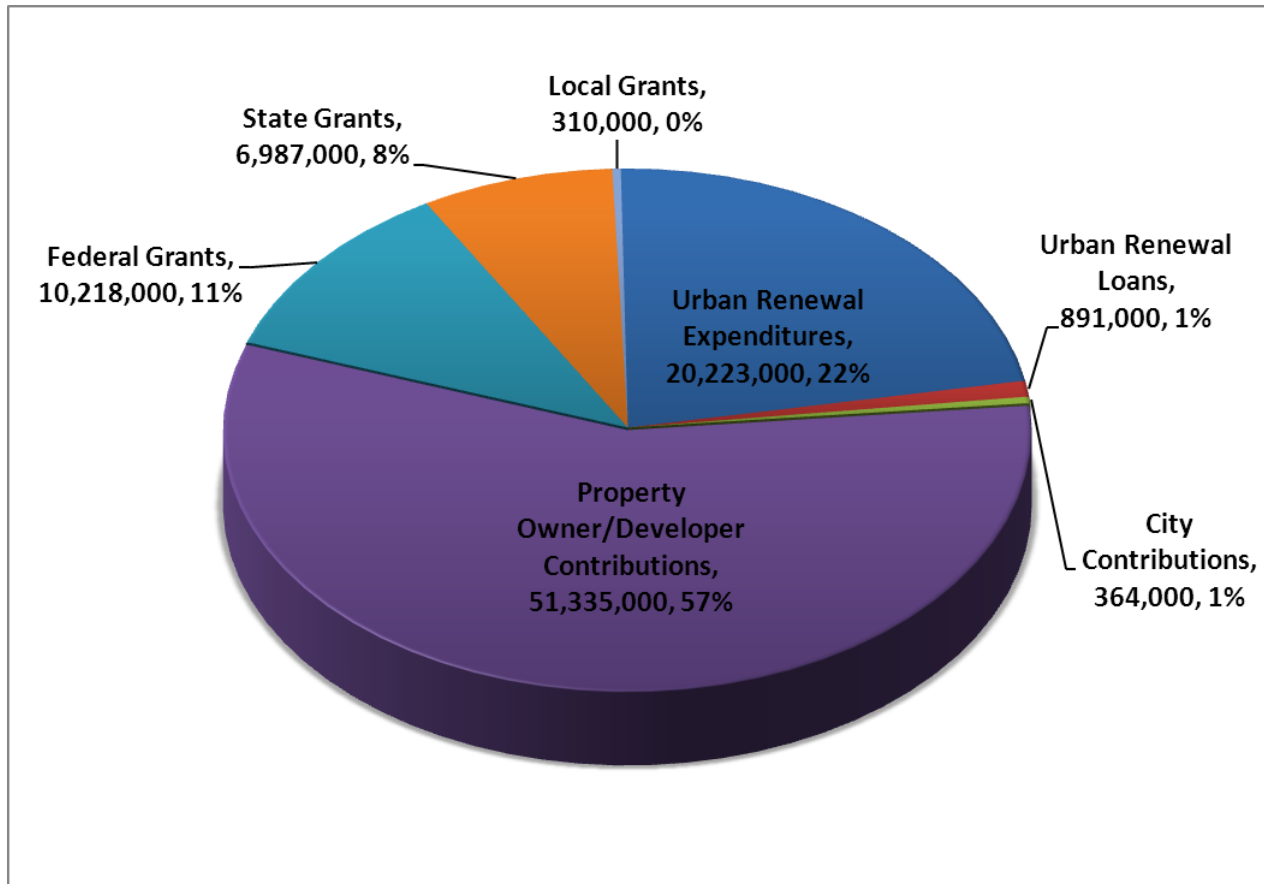
1. Downtown 2nd Street Streetscape project
2. Commodore II, building redevelopment
3. West 6th Street, Mill Creek Bridge restoration
4. Thompson Park sidewalk construction
5. Grain Elevator demolition
6. Downtown West Gateway/Transition area conceptual design with Thompson Park
7. Downtown Riverfront/Union Street Underpass construction
8. Arco parking lot construction
9. Construction of the East Gateway/Brewery Grade Streetscape Roundabout project
10. Historic Waldron Drug Store building repairs and stabilization
11. Mill Creek Greenway land purchase
12. Public Works facility relocation demolition
13. Marine Terminal Dock
14. Lewis and Clark Festival Park
15. Sunshine Mill/Wasco Warehouse Redevelopment

Completed (*) or Ongoing Property Rehabilitation Grant and Loan Program Projects:

- | | |
|--------------------------------------------------------|--------------------------------------------------|
| 1. Columbia River Bank Building | 10. Hilco gas station site demolition grant* |
| 2. Sigman's Building* | 11. Wonderworks Children's Museum* |
| 3. Granada Theater roof and marquee sign
(2 grants) | 12. Canton Wok |
| 4. Civic Auditorium (4 grants)* | 13. Dong Xi (Canton Wok FY12/13)) |
| 5. Art Center* | 14. Gayer Building |
| 6. Masonic Lodge* | 15. Mural Society (FY12/13) |
| 7. American Legion (2 grants)* | 16. Art Center (FY12/13) |
| 8. Old St. Peter's Landmark (2 grants)* | 17. St Peters Landmark window rehab
(FY12/13) |
| 9. Creek View Townhomes demolition
grant* | 18. Civic Auditorium (FY 12/13) |

Table II
Project Financing Summary

Project Financing Summary	
Urban Renewal Expenditures	\$20,223,000
Urban Renewal Loans	\$891,000 ¹
City Contributions	\$364,000
Property Owner/Developer Contributions	\$51,335,000 ²
Federal Grants	\$10,218,000
State Grants	\$6,987,000
Local Grants	\$310,000
Total	\$ 90,328,000



¹ Not included in Urban Renewal Expenditures because these monies will be returned to the Agency for use on other projects.

² Includes the value of real property to be purchased from the Agency.

**Table III
FY 2013-14 Projects**

<u>PROJECTS</u>	<u>AMOUNT</u>	<u>TOTAL</u>	<u>BUDGET ITEM</u>	<u>BUDGET</u>
1. Projects by City in Fund 018 (See Table IV below)	\$845,312		Capital Projects by City	\$ 845,312
2. Projects by Urban Renewal				
OIB Loan payments	\$ 21,616			
Civic Eng./Arch. Designs	\$ 57,200			
Opportunity Driven Projects	\$136,925			
Sub-Total		\$215,741	Capital Projects by UR	\$215,741
3. Engineering Services				
½ Engineer Costs	\$ 57,900 ³			
For a. 3 rd St Design; b. 3 rd Pl Design; c. Wa. St Plaza/RR Underpass/ 1 st St Construction Svc				
Mill Ck. Trail Grant Match	\$ 40,000			
Sub-Total		\$ 97,900	Engineering Services	\$ 97,900
4. Property Rehabilitation				
Columbia Bank – MJG	\$ 43,855			
Canton Wok (Avg. \$275/mo.)	\$ 3,300			
Dong Xi (Avg. \$620/mo.)	\$ 7,440			
Gayer Building	\$ 19,380			
Granada Theater Improvements	\$200,000			
Mural Society	\$ 18,000			
Art Center	\$ 14,313			
St Peters Landmark	\$ 18,250			
New undetermined projects	\$ 56,885			
Sub-Total		\$381,423	Property Rehabilitation	\$381,423
TOTAL: Urban Renewal Projects		\$695,064	- Does not include Projects by City	

**Table IV
Projects in City Fund 018**

FUND 018 PROJECTS: Washington Street Plaza / RR Underpass / 1st St Streetscape / Granada Block Redevelopment & Parking⁴

**Table V
Anticipated Project Expenditures Next 2 Years**

<u>Project</u>	<u>FY 14-15</u>	<u>FY 15-16</u>
Downtown Streetscape Engineering Design:		
*3rd Street, 4th Street, 3rd Place, 5th Street,	\$ 60,000	\$ 60,000
Downtown/Riverfront Access (OIB loan)	\$ 21,615	\$ 21,615
Property Rehab Grant and Loan Program, New Projects	\$ 70,000	\$ 70,000
Total	\$ 151,615	\$ 151,615

³ Work done in priority order until engineer's time is used up, 50 percent of one engineer for a year.

⁴ These projects also have funds in Fund 018 Beginning Balance from prior year transfers.

**Columbia Gateway Urban Renewal
Capital Projects Fund
Fiscal Year 2013-2014
ADOPTED BUDGET**

FY10/11	FY11/12	FY12/13		Account	FY13/14	FY13/14	FY13/14	
Actual	Actual	Budget	Account Number	Description	Proposed	Approved	Adopted	
					Budget	Budget	Budget	
			URBAN RENEWAL AGENCY FUND 200					
			REVENUES					
840,056	338,968	460,133	200-0000-300.00-00	BEGINNING BALANCE	241,794	241,794	241,794	
732,731	361,873	491,895	200-0000-311.10-00	PROPERTY TAX - CURRENT	547,789	547,789	547,789	
54,438	59,505	57,000	200-0000-311.15-00	PROPERTY TAX - PRIOR YEAR	55,398	55,398	55,398	
26	8	40	200-0000-311.19-00	UNSEGREGATED TAX INTEREST	10	10	10	
(126)	-	-	200-0000-361.00-00	INTEREST REVENUES	3,000	3,000	3,000	
5,422	11,170	-	200-0000-363.50-00	RENTAL INCOME	-	-	-	
600	10,680	80,500	200-0000-369.00-00	OTHER MISC REVENUES	-	-	-	
2,824	31,005	25,577	200-0000-373.20-00	LOAN INTEREST REPAYMENT	25,577	25,577	25,577	
-	-	783,986	200-0000-392.00-00	SALE OF SURPLUS PROPERTY	783,986	845,312	845,312	
-	-	830,000	200-0000-393.10-00	LOAN/BOND PROCEEDS	-	-	-	
1,635,971	813,209	2,729,131	TOTAL REVENUES		1,657,554	1,718,880	1,718,880	
			EXPENDITURES					
			Materials & Services					
2,000	2,000	5,500	200-6700-419.31-10	CONTRACTUAL SERVICES	3,000	3,000	3,000	
95,936	84,047	101,891	200-6700-419.31-15	CONTRACT ADMIN SERVICES	119,589	119,589	119,589	
2,750	4,000	4,217	200-6700-419.32-10	AUDITING SERVICES	4,340	4,340	4,340	
9,855	11,538	1,500	200-6700-419.32-60	URBAN RENEWAL CONSULT	10,000	10,000	10,000	
36,428	75,758	77,900	200-6700-419.34-10	ENGINEERING SERVICES	97,900	97,900	97,900	
159,753	104,668	343,275	200-6700-419.39-10	PROPERTY REHABILITATION	381,423	381,423	381,423	
1,496	2,328	-	200-6700-419.41-10	WATER / SEWER	1,174	1,174	1,174	
107	336	-	200-6700-419.41-20	GARBAGE SERVICES	154	154	154	
1,008	3,150	-	200-6700-419.41-30	NW NATURAL GAS	226	226	226	
4,937	4,632	-	200-6700-419.41-40	ELECTRIC	2,421	2,421	2,421	
916	-	-	200-6700-419.43-05	GRANADA BUILDING	-	-	-	
-	669	-	200-6700-419.43-10	BUILDINGS & GROUNDS	-	-	-	
3,409	2,008	2,100	200-6700-419.46-10	PROPERTY TAXES	2,129	2,129	2,129	
3,167	5,081	3,500	200-6700-419.52-10	PROPERTY/LIABILITY INS	3,605	3,605	3,605	
133	189	300	200-6700-419.53-20	POSTAGE	200	200	200	
911	363	500	200-6700-419.53-40	LEGAL NOTICES	600	600	600	
-	-	250	200-6700-419.53-60	PUBLIC EDUCATION	250	250	250	
362	-	500	200-6700-419.58-10	TRAVEL, FOOD & LODGING	500	500	500	
-	-	400	200-6700-419.58-50	TRAINING AND CONFERENCES	400	400	400	
1,019	1,515	1,600	200-6700-419.58-70	MEMBERSHIPS/DUES/SUBSCRIP	1,600	1,600	1,600	
106	229	200	200-6700-419.60-10	OFFICE SUPPLIES	200	200	200	
-	-	100	200-6700-419.64-10	BOOKS/PERIODICALS	100	100	100	
266	-	1,000	200-6700-419.69-80	ASSETS < \$5000	1,000	1,000	1,000	
324,559	302,508	544,733	Total Materials & Services		630,811	630,811	630,811	
			Capital Outlay					
932,296	-	-	200-6700-419.71-10	LAND	-	-	-	
-	-	2,102,782	200-6700-419.75-10	CAPITAL PROJECTS BY CITY	783,986	845,312	845,312	
40,149	50,567	81,616	200-6700-419.75-20	CAPITAL PROJECTS BY UR	215,741	215,741	215,741	
972,445	50,567	2,184,398	Total Capital Outlay		999,727	1,061,053	1,061,053	
			Contingency					
-	-	-	200-9500-419.88-00	CONTINGENCY	27,016	27,016	27,016	
-	-	-	Total Contingency		27,016	27,016	27,016	
1,297,003	353,076	2,729,131	TOTAL EXPENDITURES		1,657,554	1,718,880	1,718,880	
338,968	460,133	-	REVENUES LESS EXPENDITURES		-	-	-	

**Columbia Gateway Urban Renewal Agency
Fiscal Year 2013-2014**

Agency: Urban Renewal Agency
Fund: Debt Service Fund (210)
Program: Debt Service (470)

Mission:

The mission of the Debt Service Fund is to maintain the one-year reserve payment and to continue to make principal and interest payments on the bonded debt.

Description

The requirement of the bond document calls for all property taxes of the Urban Renewal Agency to be received in this fund before any of these financial resources are directed elsewhere. The revenues, along with the working capital amount of this fund, must be present for payment of debt when it is required. All recommended budgets meet this requirement.

2013-2014 Goals, Projects and Highlights

- ✓ A continuation of paying for debt created by bonded debt.

2012-2013 Accomplishments/Comments

- ✓ Debt payments made.

**Debt Service Fund
Fiscal Year 2013-2014
ADOPTED BUDGET**

FY10/11 Actual	FY11/12 Actual	FY12/13 Budget	Account Number	Account Description	FY13/14 Proposed Budget	FY13/14 Approved Budget	FY13/14 Adopted Budget
				REVENUES			
1,141,472	810,760	806,445	210-0000-300.00-00	BEGINNING BALANCE	813,109	813,109	813,109
462,576	797,023	800,938	210-0000-311.10-00	PROPERTY TAX - CURRENT	784,567	784,567	784,567
8,450	7,664	2,000	210-0000-361.00-00	INTEREST REVENUES	4,800	4,800	4,800
-	-	-	210-0000-393.10-00	LOAN/BOND PROCEEDS	-	-	-
1,612,498	1,615,447	1,609,383		TOTAL REVENUES	1,602,476	1,602,476	1,602,476
				EXPENDITURES			
				Debt Service			
-	-	-	210-6600-470.79-10	BOND PRINCIPAL	-	-	-
-	-	-	210-6600-470.79-20	BOND INTEREST	-	-	-
370,000	380,000	390,000	210-6600-470.79-30	LOAN PRINCIPAL	400,000	400,000	400,000
431,738	424,338	412,938	210-6600-470.79-40	LOAN INTEREST	401,238	401,238	401,238
-	-	806,445	210-6600-470.79-80	RESERVE FOR FUTURE DEBT	801,238	801,238	801,238
801,738	804,338	1,609,383		Total Debt Service	1,602,476	1,602,476	1,602,476
801,738	804,338	1,609,383		TOTAL EXPENDITURES	1,602,476	1,602,476	1,602,476
810,760	811,109	-		REVENUES LESS EXPENDITURES	-	-	-

Bond Debt Service			
Urban Renewal Obligations			
Payment Due	Principal	Interest	Annual Debt Svc
12/1/2009		55,875.62	
6/1/2010	185,000.00	218,643.75	
Total FY09/10	185,000.00	274,519.37	459,519.37
12/1/2010		215,868.75	
6/1/2011	370,000.00	215,868.75	
Total FY10/11	370,000.00	431,737.50	801,737.50
12/1/2011		212,168.75	
6/1/2012	380,000.00	212,168.75	
Total FY11/12	380,000.00	424,337.50	804,337.50
12/1/2012		206,468.75	
6/1/2013	390,000.00	206,468.75	
Total FY12/13	390,000.00	412,937.50	802,937.50
12/1/2013		200,618.75	
6/1/2014	400,000.00	200,618.75	
Total FY13/14	400,000.00	401,237.50	801,237.50
12/1/2014		193,118.75	
6/1/2015	415,000.00	193,118.75	
Total FY14/15	415,000.00	386,237.50	801,237.50
12/1/2015		186,893.75	
6/1/2016	430,000.00	186,893.75	
Total FY15/16	430,000.00	373,787.50	803,787.50
12/1/2016		178,293.75	
6/1/2017	445,000.00	178,293.75	
Total FY16/17	445,000.00	356,587.50	801,587.50
12/1/2017		169,393.75	
6/1/2018	465,000.00	169,393.75	
Total FY17/18	465,000.00	338,787.50	803,787.50
12/1/2018		157,768.75	
6/1/2019	485,000.00	157,768.75	
Total FY18/19	485,000.00	315,537.50	800,537.50
12/1/2019		145,643.75	
6/1/2020	510,000.00	145,643.75	
Total FY19/20	510,000.00	291,287.50	801,287.50
12/1/2020		135,443.75	
6/1/2021	535,000.00	135,443.75	
Total FY20/21	535,000.00	270,887.50	805,887.50
12/1/2021		124,868.75	
6/1/2022	550,000.00	124,868.75	
Total FY21/22	550,000.00	249,737.50	799,737.50
12/1/2022		113,868.75	
6/1/2023	575,000.00	113,868.75	
Total FY22/23	575,000.00	227,737.50	802,737.50
12/1/2023		100,212.50	
6/1/2024	600,000.00	100,212.50	
Total FY23/24	600,000.00	200,425.00	800,425.00
12/1/2024		85,962.50	
6/1/2025	630,000.00	85,962.50	
Total FY24/25	630,000.00	171,925.00	801,925.00
12/1/2025		71,000.00	
6/1/2026	660,000.00	71,000.00	
Total FY25/26	660,000.00	142,000.00	802,000.00
12/1/2026		54,500.00	
6/1/2027	695,000.00	54,500.00	
Total FY26/27	695,000.00	109,000.00	804,000.00
12/1/2026		37,125.00	
6/1/2027	725,000.00	37,125.00	
Total FY26/27	725,000.00	74,250.00	799,250.00
12/1/2026		19,000.00	
6/1/2027	760,000.00	19,000.00	
Total FY26/27	760,000.00	38,000.00	798,000.00
Totals	10,205,000.00	5,490,956.87	15,695,956.87

COPY

RESOLUTION NO. 13-001

**A RESOLUTION ADOPTING THE FISCAL YEAR 2013-2014 BUDGET
FOR THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY,
MAKING ALLOCATIONS, AND CERTIFYING A REQUEST FOR
MAXIMUM TAX REVENUE TO THE COUNTY ASSESSOR**

WHEREAS, the Urban Renewal Budget Committee has reviewed and acted on the proposed Urban Renewal budget; and

WHEREAS, the Urban Renewal Budget Committee, on April 29, 2013, approved and recommended a balanced budget to the Urban Renewal Board of Directors; and

WHEREAS, in accordance with State Law, the Urban Renewal Board of Directors held a Public Hearing on the approved budget on June 10, 2013; and

WHEREAS, the Urban Renewal Board of Directors wishes to adopt the approved budget and carry out the programs identified in the budget;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS
OF THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY AS FOLLOWS:**

Section 1. Adoption of the Budget for FY13/14.

The Board of Directors of the Columbia Gateway Urban Renewal Agency hereby adopts the budget for Fiscal Year 2013-2014 in the total of **\$3,321,356**, now on file in the office of the City Finance Director.

The amounts for the Fiscal Year beginning July 1, 2013 and for the purposes shown below are hereby appropriated:

Capital Projects Fund (200)

Materials & Services	\$ 630,811
Capital Outlay	1,061,053
Contingency	<u>27,016</u>
Total Capital Projects Fund	\$1,718,880

Debt Service Fund (210)

Debt Service	\$ <u>1,602,476</u>
Total Debt Service Fund	\$ 1,602,476

Total Appropriations, All Funds **\$ 3,321,356**

Section 2. Certifying to County Assessor.

The Board of Directors of the Columbia Gateway Urban Renewal Agency resolves to certify to the County Assessor, for the Columbia Gateway Downtown Plan Area, a request for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article XI, of the Oregon Constitution and ORS Chapter 457.

PASSED AND ADOPTED THIS 10th DAY OF JUNE, 2013

Voting Yes: McGlothlin, Wood, Dick, Miller, Spatz

Voting No: None

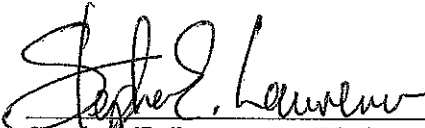
Absent: None

Abstaining: None

AND APPROVED BY THE CHAIR THIS 10th DAY OF JUNE, 2013

SIGNED:

ATTEST:



Stephen E. Lawrence, Chair



Julie Krueger, MMC, City Clerk