

**Fiscal Year 2012-2013**

**ADOPTED BUDGET**

for the

**COLUMBIA GATEWAY  
URBAN RENEWAL AGENCY**

**City of The Dalles, Oregon**

**Columbia Gateway Urban Renewal Agency**

**Fiscal Year 2012-2013**

**ADOPTED BUDGET**

by

Nolan K. Young  
Urban Renewal Budget Officer /  
City Manager  
&  
Daniel C. Durow  
Urban Renewal Manager /  
Community Development Director

**Urban Renewal Budget Committee**

Jim Wilcox	Chris Zukin
Brian Ahier	Gary Grossman
Carolyn Wood	Chuck Covert
Bill Dick	Jerry Jeffers
Dan Spatz	Gary Honald
Tim McGlothlin	Richard Elkins

**Department Managers**

City Attorney:	Gene Parker
Finance Director:	Kate Mast

# BUDGET INDEX

FINANCIAL RESOURCES .....	1
ADOPTED BUDGET	
OVERVIEW SUMMARY .....	1
CAPITAL PROJECTS FUND	
Mission/Goals/Accomplishments.....	2
Projects as of June 30, 2012 - Table I .....	4
FY12/13 Projects - Table II .....	5
Projects in City Fund 018 - Table III .....	5
Anticipated Project Expenditures Next Two Years - Table IV .....	5
Revenues and Expenditures .....	6
DEBT SERVICE FUND	
Mission/Goals/Accomplishments .....	7
Revenues and Expenditures .....	7
Debt Service Schedule .....	8

# Columbia Gateway Urban Renewal Agency

## Fiscal Year 2012-2013

### Financial Resources

The Columbia Gateway Urban Renewal Agency financial resources consist of Beginning Working Capital, Revenues, and Other Financing Sources. The FY 2012-2013 beginning balance of the combined funds is \$1,245,457. Revenues consist of property taxes and interest income, and the combined total is \$1,243,873. Other resources include sale of surplus property and loan/bond proceeds.

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 2012-2013.

## ADOPTED BUDGET

### Overview Summary

Account Description	Capital Projects Fund	Debt Service Fund	FY12/13 Proposed Budget	FY12/13 Approved Budget	FY12/13 Adopted Budget
BEGINNING BALANCE	439,012	806,445	1,245,457	1,245,457	1,245,457
REVENUES	440,935	802,938	1,243,873	1,243,873	1,243,873
OTHER SOURCES	1,246,310	-	1,246,310	1,246,310	1,246,310
<b>TOTAL RESOURCES</b>	<b>2,126,257</b>	<b>1,609,383</b>	<b>3,735,640</b>	<b>3,735,640</b>	<b>3,735,640</b>
			-		
CAPITAL PROJECTS FUND	2,126,257	-	2,126,257	2,126,257	2,126,257
DEBT SERVICE FUND	-	1,609,383	1,609,383	1,609,383	1,609,383
<b>TOTAL EXPENDITURES</b>	<b>2,126,257</b>	<b>1,609,383</b>	<b>3,735,640</b>	<b>3,735,640</b>	<b>3,735,640</b>
	-	-	-	-	-

**Columbia Gateway Urban Renewal Agency  
Fiscal Year 2012-2013**

---

**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 area through the removal of blight. The administration of this program is also expensed in this fund covering all aspects of money management and planning.

**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.

**2012-2013 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.

**2011-2012 Accomplishments/Comments:**

- ✓ A third grant was provided to Wonderworks Children's Museum for building improvements.
- ✓ A second interest buy-down grant was provided to Canton Wok for building rehabilitation.
- ✓ The developer of the Sunshine Milling building continues to make significant progress toward finalizing the development plan and is now expanding the wine packaging operation from the Wasco Mill Building.
- ✓ The 3<sup>rd</sup> Place conceptual streetscape design project was completed.
- ✓ The Washington Street Plaza / Railroad Underpass / 1<sup>st</sup> Street Streetscape project engineering will be complete in June 2012.
- ✓ The Marine Terminal Dock and Lewis and Clark Festival Park construction will be completed in June 2012.

**Major Issues to be Resolved in the Next 5 Years:**

- ✓ Complete the 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.
- ✓ Maximizing the opportunities for grants, partnerships, and matching grants for designed projects.
- ✓ 3<sup>rd</sup> Street Downtown Streetscape
- ✓ Prioritization of the Urban Renewal Agency projects covering the life span of the Agency.

**URBAN RENEWAL PROJECT TABLES**  
**Fiscal Year 2012-2013**

**Table I**  
**Projects as of June 30, 2012**

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

Completed or Ongoing Property Rehabilitation Grant and Loan Program:

1. Columbia River Bank Building
2. Sigman's Building
3. Granada Theater roof and marquee sign (2 grants)
4. Civic Auditorium (4 grants)
5. Art Center
6. Masonic Lodge
7. American Legion (2 grants)
8. Old St. Peter's Landmark (2 grants)
9. Hilco gas station site demolition grant
10. Creek View Townhouses demolition grant
11. Wonderworks Children's Museum
12. Canton Wok
13. The Gayer Building

**Table II  
FY 2012-13 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 III below)	\$1,199,908		Capital Projects by City	\$1,199,908
<hr/>				
2. Projects by Urban Renewal				
OIB Loan payments	\$ 21,616			
Opportunity Driven Projects	\$ 60,000			
Sub-Total		\$ 81,616	Capital Projects by UR	\$ 81,616
<hr/>				
3. Engineering Services				
½ Engineer Costs	\$ 57,900			
For a. 3 <sup>rd</sup> St Design; b. 3 <sup>rd</sup> Pl Design; c. Wa St Plaza/RR Underpass/ 1 <sup>st</sup> St Construction Svc				
Mill Ck Trail Bridges	\$ 20,000			
Sub-Total		\$ 77,900	Engineering Services	\$ 77,900
<hr/>				
4. Property Rehabilitation				
Wonderworks Grant	\$ 8,000			
Columbia Bank – MJG	\$ 43,855			
Sigman’s First Loan	\$ 10,300			
Canton Wok (Avg \$275/mo)	\$ 3,300			
Dong Xi (Avg \$620/mo)	\$ 7,440			
Scott Gayer	\$ 19,380			
Granada Theater Improvements	\$201,000			
New undetermined projects	\$ 50,000			
Sub-Total		\$343,275	Property Rehabilitation	\$343,275
<hr/>				
5. Land				
Purchase of Property for Parking Lot		\$300,000	Land	\$300,000
<hr/>				
TOTAL: Urban Renewal Projects		\$802,791	- Does not include Projects by City	

**Table III  
Projects in City Fund 018**

PROJECTS: Washington Street Plaza / RR Underpass / 1<sup>st</sup> St Streetscape  
Granada Block Redevelopment / Parking

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

<u>Project</u>	<u>FY 13-14</u>	<u>FY 14-15</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
<b>Total</b>	<b>\$ 151,615</b>	<b>\$ 151,615</b>

\*Work done in priority order until engineer’s time is used up, 50 percent of one engineer for a year \$60,000.



**Columbia Gateway Urban Renewal  
Capital Projects Fund  
Fiscal Year 2012-2013  
ADOPTED BUDGET**

<b>FY09/10</b>	<b>FY10/11</b>	<b>FY11/12</b>		<b>Account</b>	<b>FY12/13</b>	<b>FY12/13</b>	<b>FY12/13</b>	
<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Account Number</b>	<b>Description</b>	<b>Proposed Budget</b>	<b>Approved Budget</b>	<b>Adopted Budget</b>	
			<b>URBAN RENEWAL AGENCY FUND 200</b>					
			<b>REVENUES</b>					
562,832	840,056	295,328	200-0000-300.00-00	BEGINNING BALANCE	439,012	439,012	439,012	
412,172	732,731	440,854	200-0000-311.10-00	PROPERTY TAX - CURRENT	388,895	388,895	388,895	
48,921	54,438	60,000	200-0000-311.15-00	PROPERTY TAX - PRIOR YEAR	52,000	52,000	52,000	
31	26	40	200-0000-311.19-00	UNSEGREGATED TAX INTEREST	40	40	40	
6,093	(126)	-	200-0000-361.00-00	INTEREST REVENUES	-	-	-	
-	5,422	13,000	200-0000-363.50-00	RENTAL INCOME	-	-	-	
445	600	500	200-0000-369.00-00	OTHER MISC REVENUES	80,500	80,500	80,500	
2,824	2,824	2,825	200-0000-373.20-00	LOAN INTEREST REPAYMENT	25,577	25,577	25,577	
-	-	969,296	200-0000-392.00-00	SALE OF SURPLUS PROPERTY	1,140,233	1,140,233	1,140,233	
8,000,000	-	-	200-0000-393.10-00	LOAN/BOND PROCEEDS	-	-	-	
<b>9,033,319</b>	<b>1,635,971</b>	<b>1,781,843</b>	<b>TOTAL REVENUES</b>		<b>2,126,257</b>	<b>2,126,257</b>	<b>2,126,257</b>	
			<b>EXPENDITURES</b>					
			<b>Materials &amp; Services</b>					
6,455	2,000	3,000	200-6700-419.31-10	CONTRACTUAL SERVICES	5,500	5,500	5,500	
89,454	95,936	116,152	200-6700-419.31-15	CONTRACT ADMIN SERVICES	101,891	101,891	101,891	
2,700	2,750	4,100	200-6700-419.32-10	AUDITING SERVICES	4,217	4,217	4,217	
5,205	9,855	15,000	200-6700-419.32-60	URBAN RENEWAL CONSULT	1,500	1,500	1,500	
48,921	36,428	95,384	200-6700-419.34-10	ENGINEERING SERVICES	77,900	77,900	77,900	
118,609	159,753	379,627	200-6700-419.39-10	PROPERTY REHABILITATION	343,275	343,275	343,275	
219	1,496	-	200-6700-419.41-10	WATER / SEWER	-	-	-	
-	107	-	200-6700-419.41-20	GARBAGE SERVICES	-	-	-	
-	1,008	-	200-6700-419.41-30	NW NATURAL GAS	-	-	-	
113	4,937	-	200-6700-419.41-40	ELECTRIC	-	-	-	
358	916	-	200-6700-419.43-05	GRANADA BUILDING	-	-	-	
4,918	-	-	200-6700-419.43-10	BUILDINGS & GROUNDS	-	-	-	
1,903	3,409	2,600	200-6700-419.46-10	PROPERTY TAXES	2,100	2,100	2,100	
2,767	3,167	4,000	200-6700-419.52-10	PROPERTY/LIABILITY INS	3,500	3,500	3,500	
114	133	300	200-6700-419.53-20	POSTAGE	300	300	300	
1,032	911	500	200-6700-419.53-40	LEGAL NOTICES	500	500	500	
-	-	250	200-6700-419.53-60	PUBLIC EDUCATION	250	250	250	
99	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	
1,436	1,019	1,500	200-6700-419.58-70	MEMBERSHIPS/DUES/SUBSCRIP	1,600	1,600	1,600	
119	106	300	200-6700-419.60-10	OFFICE SUPPLIES	200	200	200	
130	-	200	200-6700-419.64-10	BOOKS/PERIODICALS	100	100	100	
-	266	-	200-6700-419.69-80	ASSETS < \$5000	1,000	1,000	1,000	
<b>284,550</b>	<b>324,559</b>	<b>623,813</b>	<b>Total Materials &amp; Services</b>		<b>544,733</b>	<b>544,733</b>	<b>544,733</b>	
			<b>Capital Outlay</b>					
387,098	932,296	-	200-6700-419.71-10	LAND	300,000	300,000	300,000	
7,500,000	-	969,296	200-6700-419.75-10	CAPITAL PROJECTS BY CITY	1,199,908	1,199,908	1,199,908	
21,615	40,149	188,734	200-6700-419.75-20	CAPITAL PROJECTS BY UR	81,616	81,616	81,616	
<b>7,908,713</b>	<b>972,445</b>	<b>1,158,030</b>	<b>Total Capital Outlay</b>		<b>1,581,524</b>	<b>1,581,524</b>	<b>1,581,524</b>	
<b>8,193,263</b>	<b>1,297,003</b>	<b>1,781,843</b>	<b>TOTAL EXPENDITURES</b>		<b>2,126,257</b>	<b>2,126,257</b>	<b>2,126,257</b>	
<b>840,056</b>	<b>338,968</b>	<b>-</b>	<b>REVENUES LESS EXPENDITURES</b>		<b>-</b>	<b>-</b>	<b>-</b>	

**Columbia Gateway Urban Renewal Agency  
Fiscal Year 2012-2013**

**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.

**2012-2013 Goals, Projects and Highlights**

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

**2011-2012 Accomplishments/Comments**

- ✓ Debt payments made.

**Debt Service Fund  
Fiscal Year 2012-2013  
ADOPTED BUDGET**

FY09/10	FY10/11	FY11/12	Account Number	Account Description	FY12/13 Proposed Budget	FY12/13 Approved Budget	FY12/13 Adopted Budget	
Actual	Actual	Budget			Budget	Budget	Budget	
			<b>REVENUES</b>					
454,507	1,141,472	808,625	210-0000-300.00-00	BEGINNING BALANCE	806,445	806,445	806,445	
792,960	462,576	797,023	210-0000-311.10-00	PROPERTY TAX - CURRENT	800,938	800,938	800,938	
3,317	8,450	5,000	210-0000-361.00-00	INTEREST REVENUES	2,000	2,000	2,000	
2,792,073	-	-	210-0000-393.10-00	LOAN/BOND PROCEEDS	-	-	-	
<b>4,042,857</b>	<b>1,612,498</b>	<b>1,610,648</b>	<b>TOTAL REVENUES</b>		<b>1,609,383</b>	<b>1,609,383</b>	<b>1,609,383</b>	
			<b>EXPENDITURES</b>					
			<b>Debt Service</b>					
2,400,000	-	-	210-6600-470.79-10	BOND PRINCIPAL	-	-	-	
41,865	-	-	210-6600-470.79-20	BOND INTEREST	-	-	-	
185,000	370,000	380,000	210-6600-470.79-30	LOAN PRINCIPAL	390,000	390,000	390,000	
274,519	431,738	424,338	210-6600-470.79-40	LOAN INTEREST	412,938	412,938	412,938	
-	-	806,310	210-6600-470.79-80	RESERVE FOR FUTURE DEBT	806,445	806,445	806,445	
<b>2,901,384</b>	<b>801,738</b>	<b>1,610,648</b>	<b>Total Debt Service</b>		<b>1,609,383</b>	<b>1,609,383</b>	<b>1,609,383</b>	
<b>2,901,384</b>	<b>801,738</b>	<b>1,610,648</b>	<b>TOTAL EXPENDITURES</b>		<b>1,609,383</b>	<b>1,609,383</b>	<b>1,609,383</b>	
<b>1,141,473</b>	<b>810,760</b>	<b>-</b>	<b>REVENUES LESS EXPENDITURES</b>		<b>-</b>	<b>-</b>	<b>-</b>	

**Bond Debt Service  
Urban Renewal Obligations**

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