



# **Columbia Gateway Urban Renewal Agency**

Adopted Budget

Fiscal Year

2008 ~ 2009

**Fiscal Year 2008-2009**

**ADOPTED BUDGET**

of the

**COLUMBIA GATEWAY  
URBAN RENEWAL AGENCY**

**City of The Dalles, Oregon**

**Columbia Gateway Urban Renewal Agency**

**Fiscal Year 2008-2009**

**ADOPTED BUDGET**

by

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

**Urban Renewal Budget Committee**

Robb Van Cleave	Chris Zukin
Jim Broehl	Gary Grossman
Carolyn Wood	Chuck Covert
Jim Wilcox	Jerry Jeffers
Bill Dick	Gary Honald
Rob Kovacich	Richard Elkins

**Department Managers**

City Attorney:	Gene Parker
Finance Director:	Kate Mast

## TABLE OF CONTENTS

FINANCIAL RESOURCES .....	1
OVERVIEW SUMMARY .....	1
CAPITAL PROJECTS FUND	
Mission/Goals/Accomplishments .....	2
Project Tables I and II .....	4
Anticipated Project Expenditures Table III .....	5
Revenues and Expenditures .....	6
DEBT SERVICE FUND	
Mission/Goals/Accomplishments .....	7
Revenues and Expenditures .....	7
SUPPLEMENTAL DOCUMENT	
Resolution No. 08-061 Adopting the Budget (06/09/08) ..	8

**Columbia Gateway Urban Renewal Agency  
Fiscal Year 2008-2009**

**Financial Resources**

The Columbia Gateway Urban Renewal Agency financial resources consist of Beginning Working Capital, Revenues, and Other Financing Sources. The FY 2008-2009 estimated beginning working capital total is \$1,477,091. Revenues consist of property taxes and interest income, and the estimated total is \$1,256,154. The budget does not include a refinancing of our bonds this fiscal year.

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 2008-2009.

**Adopted Budget**

**Overview Summary**

<b>Account Description</b>	<b>Capital Projects Fund</b>	<b>Debt Service Fund</b>	<b>FY08/09 Proposed Budget</b>	<b>FY08/09 Approved Budget</b>	<b>FY08/09 Adopted Budget</b>
BEGINNING BALANCE	993,079	472,012	1,465,091	1,465,091	1,477,091
REVENUES	772,959	430,371	1,203,330	1,203,330	1,203,330
OTHER SOURCES	32,824	20,000	52,824	52,824	52,824
<b>TOTAL RESOURCES</b>	<b>1,798,862</b>	<b>922,383</b>	<b>2,721,245</b>	<b>2,721,245</b>	<b>2,733,245</b>
CAPITAL PROJECTS FUND	1,798,862	0	1,798,862	1,798,862	1,810,862
DEBT SERVICE FUND	0	922,383	922,383	922,383	922,383
<b>TOTAL EXPENDITURES</b>	<b>1,798,862</b>	<b>922,383</b>	<b>2,721,245</b>	<b>2,721,245</b>	<b>2,733,245</b>
	0	0	0	0	0

**Columbia Gateway Urban Renewal Agency  
Fiscal Year 2008-2009**

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

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**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.

**2008-2009 Goals, Projects and Highlights:**

- ✓ The goal is to 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.

**2007-2008 Accomplishments/Comments:**

- ✓ A second grant was provided to the Old St. Peter's Landmark for building improvements.
- ✓ The Mill Creek property land gift to the City will be completed by the end of the fiscal year.
- ✓ A second one-year extension to the purchase option was completed on the Wasco Warehouse and Milling Company property. The developer has made significant progress toward getting the development plan put together. The financing for the required street work received a boost from the federal government with a grant of \$670,000. A grant application for just over \$1,000,000 was submitted to the State for transportation enhancement money. The engineering firm of HDJ Engineers started final engineering work which will be completed by the end of this fiscal year. This project remains the number one Urban Renewal project with a total of \$1,200,000 set aside for engineering and construction.

- ✓ The engineering design of the 3<sup>rd</sup> Street Streetscape project was slowed by other demands in the engineering department.
- ✓ The East 1<sup>st</sup> Street streetscape project funding has begun to move forward. An engineering firm has been selected and will start design on the railroad underpass, cruise ship dock, and the East 1<sup>st</sup> Street projects. To date there is about \$2,250,000 of grant monies have been secured for this project.

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

- ✓ Determine options for the Urban Renewal Plan and Agency for the remaining 7 years of the Plan.
- ✓ Complete the funding for the E. 1<sup>st</sup> Street/Washington Street/Downtown Riverfront connection project.
- ✓ Complete the funding and construction of the East Gateway/Brewery Grade construction project.
- ✓ Complete the redevelopment of the Wasco Warehouse and Milling Company property.
- ✓ Maximizing the opportunities for grants, partnerships, and matching grants for designed projects.
- ✓ Prioritization of the Urban Renewal Agency projects covering the life span of the Agency.
- ✓ Determining the best time to refinance bonded debt to maximize Urban Renewal resources.

## URBAN RENEWAL PROJECT TABLES

FY 2008-2009

Table I

### Complete \* Projects by June 30, 2008

1. Downtown Streetscape 2<sup>nd</sup>. Street
2. Commodore II, building redevelopment
3. West 6<sup>th</sup>. Street, Mill Creek Bridge restoration
4. Thompson Park sidewalk construction
5. Grain Elevator demolition
6. Downtown Gateway/Transition design with Thompson Park
7. Downtown Riverfront/Union Street Underpass construction
8. Property Rehabilitation Grant and Loan Program: Columbia River Bank building, Sigman's building, Granada Theater, Civic Auditorium, Art Center, Masonic Lodge, American Legion, Old St. Peter's Landmark, Old St. Peter's Landmark II, Hilco gas station site demolition loan/grant, Creek View Townhouses demolition loan/grant, and Mill Creek Greenway land donation.

\* Includes projects underway where all Urban Renewal contributions have been made.

Table II

### Proposed FY 2008-09 Projects

	PROJECT	AMOUNT	BUDGET ITEM
1.	Washington St./RR Underpass/Dock	\$ 300,564	Capital
2.	Downtown/Riverfront Access OIB Loan	\$ 21,615	Capital
3.	Downtown Streetscape Design	\$ 75,000	Other
4.	Flour Mill/East Gateway	\$1,000,000	Capital
5.	New Grants and Loan Funding	\$ 72,045	Capital
6.	LED Lights for Union St Underpass	\$ 120,000	Capital



**Table III**

**Anticipated Project Expenditures  
Next 2 Years**

<u>Project</u>	<u>FY 09-10</u>	<u>FY 10-11</u>
Downtown Streetscape Final Engineering Design		
*Gateways, 4 <sup>th</sup> Street, 5 <sup>th</sup> Street	\$ 49,000	\$ 51,000
Downtown/Riverfront Access (OIB loan)	\$ 21,615	\$ 21,615
Property Owner Rehab Grant and Loan Program	\$ 200,000	\$ 200,000
<u>3<sup>rd</sup> Street streetscape project</u>	<u>\$ 0</u>	<u>\$2,400,000</u>
Total	\$ 270,615	\$2,672,615

\*Work done in priority order until engineer's time is used up, 50 percent of one engineer for a year \$49,000.

**Columbia Gateway Urban Renewal  
Capital Projects Fund  
Fiscal Year 2008-2009  
ADOPTED BUDGET**

Account Number	Account Description	FY05/06 Actual	FY06/07 Actual	FY07/08 Budget	FY08/09 Proposed Budget	FY08/09 Approved Budget	FY08/09 Adopted Budget
<b>REVENUES</b>							
200-0000-300-00-00	BEGINNING BALANCE	967,178	1,026,521	1,417,185	993,079	993,079	1,005,079
200-0000-311-10-00	PROPERTY TAX - CURRENT	431,986	534,540	610,916	692,459	692,459	692,459
200-0000-311-15-00	PROPERTY TAX - PRIOR YEAR	13,551	84,079	83,007	80,000	80,000	80,000
200-0000-311-19-00	UNSEGREGATED TAX INTEREST	123	816	681	500	500	500
200-0000-361-00-00	INTEREST REVENUES	58,123	70,565	23,278	30,000	30,000	30,000
200-0000-369-00-00	OTHER MISC REVENUES	767	850	0	0	0	0
200-0000-373-20-00	LOAN INTEREST REPAYMENT	2,824	3,529	2,824	2,824	2,824	2,824
<b>TOTAL REVENUES</b>		<b>1,474,552</b>	<b>1,720,899</b>	<b>2,137,891</b>	<b>1,798,862</b>	<b>1,798,862</b>	<b>1,810,862</b>
<b>EXPENDITURES</b>							
<b>Materials &amp; Services</b>							
200-6700-419-31-10	CONTRACTUAL SERVICES	30,975	2,458	0	2,000	2,000	2,000
200-6700-419-31-15	CONTRACT ADMIN SERVICES	68,362	41,852	82,069	82,282	82,282	82,282
200-6700-419-32-10	AUDITING SERVICES	2,090	2,580	3,000	3,000	3,000	3,000
200-6700-419-32-60	URBAN RENEWAL CONSULT	6,382	5,540	23,000	20,000	20,000	20,000
200-6700-419-34-10	ENGINEERING SERVICES	27,466	8,144	75,000	75,000	75,000	75,000
200-6700-419-39-10	PROPERTY REHABILITATION	162,874	92,368	140,155	185,000	185,000	185,000
200-6700-419-43-30	COMPUTER SOFTWARE	0	0	250	250	250	250
200-6700-419-46-10	PROPERTY TAXES	3,753	1,704	2,000	2,000	2,000	2,000
200-6700-419-52-10	LIABILITY	3,381	3,349	3,825	4,016	4,016	4,016
200-6700-419-53-20	POSTAGE	58	129	300	300	300	300
200-6700-419-53-30	TELEPHONE	0	0	50	50	50	50
200-6700-419-53-40	LEGAL NOTICES	280	116	400	400	400	400
200-6700-419-53-60	PUBLIC EDUCATION	75	0	100	100	100	100
200-6700-419-58-10	TRAVEL, FOOD & LODGING	203	88	500	500	500	500
200-6700-419-58-50	TRAINING AND CONFERENCES	0	0	400	400	400	400
200-6700-419-58-70	MEMBERSHIPS/DUES/SUBSCRIP	2,418	454	2,500	2,500	2,500	2,500
200-6700-419-60-10	OFFICE SUPPLIES	211	58	300	300	300	300
200-6700-419-64-10	BOOKS/PERIODICALS	0	0	200	200	200	200
<b>Total Materials &amp; Services</b>		<b>308,528</b>	<b>158,840</b>	<b>334,049</b>	<b>378,298</b>	<b>378,298</b>	<b>378,298</b>
<b>Capital Outlay</b>							
200-6700-419-71-10	LAND	0	0	30,000	0	0	0
200-6700-419-74-50	COMPUTER EQUIPMENT	0	944	0	0	0	0
200-6700-419-75-10	CAPITAL PROJECTS	1,118,615	22,309	1,773,842	1,420,564	1,420,564	1,432,564
<b>Total Capital Outlay</b>		<b>1,118,615</b>	<b>23,253</b>	<b>1,803,842</b>	<b>1,420,564</b>	<b>1,420,564</b>	<b>1,432,564</b>
<b>TOTAL EXPENDITURES</b>		<b>1,427,143</b>	<b>182,092</b>	<b>2,137,891</b>	<b>1,798,862</b>	<b>1,798,862</b>	<b>1,810,862</b>
<b>REVENUES LESS EXPENDITURES</b>		<b>47,409</b>	<b>1,538,807</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Columbia Gateway Urban Renewal Agency  
Fiscal Year 2008-2009**

**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.

**2008-2009 Goals, Projects and Highlights:**

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

**2007-2008 Accomplishments/Comments:**

- ✓ Debt payments made.

**Debt Service Fund  
Fiscal Year 2008-2009  
ADOPTED BUDGET**

Account Number	Account Description	FY05/06 Actual	FY06/07 Actual	FY07/08 Budget	FY08/09 Proposed Budget	FY08/09 Approved Budget	FY08/09 Adopted Budget
<b>REVENUES</b>							
210-0000-300-00-00	BEGINNING BALANCE	0	472,237	455,500	472,012	472,012	472,012
210-0000-311-10-00	PROPERTY TAX - CURRENT	470,504	442,239	450,110	430,371	430,371	430,371
210-0000-361-00-00	INTEREST REVENUES	9,840	26,713	19,000	20,000	20,000	20,000
<b>TOTAL REVENUES</b>		<b>480,344</b>	<b>941,189</b>	<b>924,610</b>	<b>922,383</b>	<b>922,383</b>	<b>922,383</b>
<b>EXPENDITURES</b>							
<b>Debt Service</b>							
210-6600-470-79-10	BOND PRICIPAL	310,000	325,000	335,000	345,000	345,000	345,000
210-6600-470-79-20	BOND INTEREST	154,615	145,160	134,110	121,883	121,883	121,883
210-6600-470-79-80	RESERVE FOR FUTURE DEBT	0	0	455,500	455,500	455,500	455,500
<b>Total Debt Service</b>		<b>464,615</b>	<b>470,160</b>	<b>924,610</b>	<b>922,383</b>	<b>922,383</b>	<b>922,383</b>
<b>TOTAL EXPENDITURES</b>		<b>464,615</b>	<b>470,160</b>	<b>924,610</b>	<b>922,383</b>	<b>922,383</b>	<b>922,383</b>
<b>REVENUES LESS EXPENDITURES</b>		<b>15,729</b>	<b>471,029</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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RESOLUTION NO. 08-061

**A RESOLUTION ADOPTING THE FISCAL YEAR 2008-2009 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 City budget; and

WHEREAS, the Urban Renewal Budget Committee, on May 5, 2008, 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 9, 2008; and

WHEREAS, the Urban Renewal Board of Directors, after making amendments to the approved budget, wishes to adopt the amended 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 FY08/09.** The Board of Directors of the Columbia Gateway Urban Renewal Agency hereby adopts the budget for Fiscal Year 2008-2009 in the total of \$2,733,245, now on file in the office of the City Finance Director. The amounts for the Fiscal Year beginning July 1, 2008 and for the purposes shown below are hereby appropriated:

<b>Capital Projects Fund (200)</b>		<b>Debt Service Fund (210)</b>	
Materials & Services	\$ 378,298	Debt Service	\$ <u>922,383</u>
Capital Outlay	<u>1,432,564</u>	<b>Total Debt Service Fund</b>	<b>\$ 922,383</b>
<b>Total Capital Projects Fund</b>	<b>\$1,810,862</b>		

**Total Appropriations, All Funds \$ 2,733,245**

**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 9th DAY OF JUNE, 2008.**

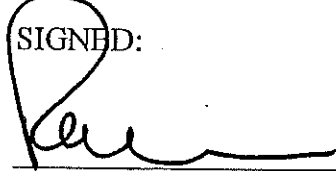
Voting Yes: Van Cleave, Spatz, Dick, Kovacich, Wilcox, Wood

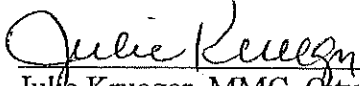
Voting No: None

Absent: None

Abstaining: None

**AND APPROVED BY THE MAYOR THIS 9th DAY OF JUNE, 2008**

SIGNED:   
Robb E. Van Cleave, Chair

ATTEST:   
Julie Krueger, MMC, City Clerk