

Fiscal Year 2003-2004

ADOPTED BUDGET

of the

**COLUMBIA GATEWAY URBAN RENEWAL
AGENCY**

City of The Dalles, Oregon

Columbia Gateway Urban Renewal Agency

Fiscal Year 2003-2004

ADOPTED BUDGET

Of the Urban Renewal Agency Board

by

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

Urban Renewal Agency

Agency Board: Mayor, Robb Van Cleave
Councilor, Jim Broehl
Councilor, Mike Tenney
Councilor, Chris Zukin
Councilor, Dorothy Davison
Councilor, Mary Ann Davis

Department Managers

City Attorney: Gene Parker
Finance Director: Dan Izzo

BUDGET INDEX

FINANCIAL RESOURCES	1
---------------------------	---

BUDGET SUMMARY

OVERVIEW SUMMARY	2
------------------------	---

CAPITAL PROJECTS FUND

Mission/Goals/Accomplishments	3
Project Tables I and II	4
Anticipated Project Expenditures Table III	5
Revenues	6
Expenditures	7

DEBT SERVICE FUND

Mission/Goals/Accomplishments	8
Revenues	9
Expenditures	9

Columbia Gateway Urban Renewal Agency

Fiscal Year 2003-2004 ADOPTED BUDGET

Financial Resources

The Columbia Gateway Urban Renewal Agency financial resources consist of Beginning Working Capital, Revenues, and Other Financing Sources. The FY 2003-2004 proposed beginning working capital total is \$1,100,200. Revenues consist of property taxes and interest income and the proposed total is \$789,685. 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 2003-2004.

Columbia Gateway Urban Renewal Agency

Fiscal Year 2003-2004 ADOPTED BUDGET

OVERVIEW SUMMARY

Account Description	Capital Projects Fund	Debt Service Fund	Department Proposed 2003-2004	Budget Officer Proposed 2003-2004
Beginning Balance	641,200	459,000	1,100,200	1,100,200
Revenues	313,850	454,005	767,855	767,855
Other Sources	15,000	6,830	21,830	21,830
Total Resources	970,050	919,835	1,889,885	1,889,885
Capital Projects Fund	970,050	0	970,050	970,050
Debt Service Fund	0	919,835	919,835	919,835
Total Expenditures	970,050	919,835	1,889,885	1,889,885

Columbia Gateway Urban Renewal Agency

Fiscal Year 2003-2004

ADOPTED BUDGET

Fund: Urban Renewal Agency

Department: Capital Projects Fund (200)

Program: Other (419)

Mission

The primary mission of the Urban Renewal Agency Capital Project Fund is the enhancement of public and private properties increasing the likelihood of investment in the City by any party. In most cases the Urban Renewal monies will be used as matching monies along with grants and private monies enhancing property of the City. The administration of this functionality 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.

2003-2004 Goals, Projects and Highlights

A continuation of financing the adopted Plan of the Urban Renewal Agency through 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.

2002-2003 Accomplishments/Comments

Completion of the East and West Gateway/Transition Design project with the addition of Thompson Park conceptual design work.

Completion of the Commodore II project.

Continued support of the Civic Auditorium and Mural Society through grant matches.

Grants provided to the Art Center and the Granada Theater for building improvements.

Start of construction of the Downtown/Riverfront Union Street Underpass project.

Approved one project under the Property Owner Rehabilitation program.

Major Issues to be Resolved in the Next 5 Years

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 again refinance bonded debt to maximize Urban Renewal resources.

URBAN RENEWAL PROJECT TABLES

Table I
Complete * Projects by July 1, 2003

1. Downtown Streetscape 2nd. Street
2. Commodore II, building redevelopment
3. West 6th. 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

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

Table II
Proposed FY 2003-04 Projects

	PROJECT	AMOUNT	BUDGET ITEM
1.	Downtown Parking Lot, ARCO	\$ 15,000	Land
	ARCO Redevelopment	\$ 75,000	Capital
2.	Hilco Site Redevelopment		
	Three Lots	\$111,000	Land
	Demolition (3 bldgs)	\$ 75,000	Capital
	Site Preparation	\$ 20,000	Capital
3.	Mill Creek Greenway	\$150,000	Land
4.	Civic Auditorium	\$ 7,114	Capital
5.	Downtown/Riverfront Access		
	OIB Loan	\$ 21,615	Capital
6.	Downtown Streetscape Design		
	E. 1 st . and Parking Design	\$ 20,000	Capital
7.	Miscellaneous	\$184,438	Capital
	TOTAL	\$678,067	

Table III

**Anticipated Project Expenditures
Next 2 Years**

Project	FY 03-04	FY 04-05
Downtown Parking, ARCO Site	\$ 90,000	\$ 0
Downtown Streetscape & Parking Design, East 1 st . St.	\$ 20,000	\$ 0
Downtown Streetscape Final Engineering Design *East 3rd. Street, Gateways, E. 4 th . Street	\$ 35,000	\$ 35,000
Downtown/Riverfront Access (OIB loan)	\$ 21,615	\$ 21,615
Civic Auditorium (remaining grant match)	\$ 7,114	\$ 0
Property Owner Rehab Grant and Loan Program	\$150,147	\$180,000
Mill Creek Greenway Property Acquisition	\$150,000	\$ 0
Hilco Site Redevelopment	\$206,000	\$ 0
Armory Redevelopment	\$ 0	\$ 0
Reserve	\$184,438	\$359,438
Total	\$679,876	\$596,053

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

**Columbia Gateway Urban Renewal
Fiscal Year 2003-2004 Budget**

REVENUES		FY	FY	FY	FY	FY	FY
Account Number	Account Description	2000-2001 Actual	2001-2002 Actual	2002-2003 Budget	2003-2004 Proposed Budget	2003-2004 Approved Budget	2003-2004 Adopted Budget
200-0000-300.00-00	BEGINNING BALANCE	4,079,783	1,526,251	492,088	641,200	641,200	641,200
* BEGINNING BALANCE		4,079,783	1,526,251	492,088	641,200	641,200	641,200
200-0000-311.10-00	PROPERTY TAXES-CURRENT	262,696	386,177	252,315	295,700	295,700	295,700
200-0000-311.15-00	PROPERTY TAXES-PRIOR	27,694	17,794	15,000	18,000	18,000	18,000
200-0000-311.19-00	UNSEGREGATED TAX INTERES	801	186	250	150	150	150
* PROPERTY TAXES		291,191	404,157	267,565	313,850	313,850	313,850
200-0000-334.90-00	OTHER	0	0	20,000	0	0	0
* STATE GRANTS		0	0	20,000	0	0	0
200-0000-361.00-00	INTEREST REVENUES	230,233	28,308	15,000	15,000	15,000	15,000
* INTEREST REVENUES		230,233	28,308	15,000	15,000	15,000	15,000
200-0000-369.00-00	OTHER MISC REVENUES	0	7,850	0	0	0	0
* OTHER MISC REVENUES		0	7,850	0	0	0	0
200-0000-393.10-00	BOND PROCEEDS	0	0	1,383,947	0	0	0
200-0000-393.20-00	LOAN PROCEEDS	0	0	690,000	0	0	0
* PROCEEDS-LT LIABILITIES		0	0	2,073,947	0	0	0
* URBAN RENEWAL		4,601,207	1,966,566	2,869,600	970,050	970,050	970,050
EXPENDITURES							
200-6700-419.31-10	CONTRACTUAL SERVICES	44,402	188,332	65,450	25,500	25,500	25,500
200-6700-419.31-15	CONTRACT ADMIN SERVICES	57,330	67,291	55,725	63,910	63,910	63,910
* OFFICIAL/ADMINISTRATIVE		101,732	255,623	121,175	89,410	89,410	89,410
200-6700-419.32-10	AUDITING SERVICES	1,575	1,750	2,000	2,640	2,640	2,640
200-6700-419.32-60	URBAN RENEWAL CONSULTAN	2,950	2,705	9,000	9,500	9,500	9,500
* PROFESSIONAL SERVICES		4,525	4,455	11,000	12,140	12,140	12,140
200-6700-419.34-10	ENGINEERING SERVICES	71,139	1,135,741	667,357	35,000	35,000	35,000
* TECHNICAL SERVICES		71,139	1,135,741	667,357	35,000	35,000	35,000
200-6700-419.39-10	PROPERTY REHABILITATION	0	36,773	224,267	150,147	150,147	150,147
* STREETScape 2ND STREET		0	36,773	224,267	150,147	150,147	150,147
200-6700-419.43-20	EQUIPMENT MAINTENANCE	0	56	0	0	0	0
* REPAIRS AND MAINTENANCE		0	56	0	0	0	0
200-6700-419.52-10	LIABILITY	966	1,110	1,200	1,300	1,300	1,300
* INSURANCE		966	1,110	1,200	1,300	1,300	1,300
200-6700-419.53-20	POSTAGE	450	70	400	400	400	400
200-6700-419.53-30	TELEPHONE	610	282	300	300	300	300
200-6700-419.53-40	LEGAL NOTICES	1,632	226	200	200	200	200
200-6700-419.53-60	PUBLIC EDUCATION	0	60	500	200	200	200
* COMMUNICATIONS		2,692	638	1,400	1,100	1,100	1,100
200-6700-419.55-00	PRINTING AND BINDING	0	0	0	0	0	0
* PRINTING AND BINDING		0	0	0	0	0	0
200-6700-419.58-10	TRAVEL, FOOD & LODGING	333	246	400	400	400	400
200-6700-419.58-50	TRAINING AND CONFERENCES	0	50	200	200	200	200
200-6700-419.58-70	MEMBERSHIPS/DUES/SUBSCR	295	417	500	550	550	550

**Columbia Gateway Urban Renewal
Fiscal Year 2003-2004 Budget**

Account Number	Account Description	FY 2000-2001 Actual	FY 2001-2002 Actual	FY 2002-2003 Budget	2003-2004 Proposed Budget	2003-2004 Approved Budget	2003-2004 Adopted Budget
* TRAINING AND TRAVEL		628	713	1,100	1,150	1,150	1,150
200-6700-419.60-10	OFFICE SUPPLIES	276	321	200	300	300	300
* SUPPLIES		276	321	200	300	300	300
200-6700-419.64-10	BOOKS /PERIODICALS	0	81	50	300	300	300
* BOOKS/PERIODICALS		0	81	50	300	300	300
** MATERIALS AND SERVICES		181,958	1,435,511	1,027,749	290,847	290,847	290,847
200-6700-419.71-10	LAND	102,352	0	10,000	276,000	276,000	276,000
* CAPITAL OUTLAY		102,352	0	10,000	276,000	276,000	276,000
200-6700-419.74-40	OFFICE EQUIPMENT	0	0	0	0	0	0
* MACHINERY AND EQUIPMENT		0	0	0	0	0	0
200-6700-419.75-10	CAPITAL PROJECTS	2,813,297	42,266	1,791,801	403,203	403,203	403,203
* CAPITAL OUTLAY		2,813,297	42,266	1,791,801	403,203	403,203	403,203
** CAPITAL OUTLAY		2,915,649	42,266	1,801,801	679,203	679,203	679,203
200-6700-419.79-72	BOND FINANCIAL SRVICES	0	0	28,700	0	0	0
200-6700-419.79-73	LOAN FINANCIAL SRVICES	0	0	10,350	0	0	0
* DEBT SERVICE		0	0	39,050	0	0	0
*** CAPITAL PROJECTS		3,097,607	1,477,777	2,868,600	970,050	970,050	970,050
**** URBAN RENEWAL		1,097,607	1,477,777	2,868,600	970,050	970,050	970,050

Columbia Gateway Urban Renewal Agency

Fiscal Year 2003-2004

ADOPTED BUDGET

Fund: Urban Renewal Agency
Department: 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.

2003-2004 Goals, Projects and Highlights

A continuation of paying for debt created by bonded debt.

2002-2003 Accomplishments/Comments

Completion of the bonded debt refinancing.

Columbia Gateway Urban Renewal Fiscal Year 2003-2004 Budget

REVENUES

Account Number	Account Description	FY	FY	FY	FY	FY	FY
		2000-2001 Actual	2001-2002 Actual	2002-2003 Budget	2003-2004 Proposed Budget	2003-2004 Approved Budget	2003-2004 Adopted Budget
210-0000-300.00-00	BEGINNING BALANCE	350,000	369,925	320,500	459,000	459,000	459,000
* BEGINNING BALANCE		350,000	369,925	320,500	459,000	459,000	459,000
210-0000-311.10-00	PROPERTY TAXES-CURRENT	390,348	331,068	487,572	454,005	454,005	454,005
* PROPERTY TAXES		390,348	331,068	487,572	454,005	454,005	454,005
210-0000-361.00-00	INTEREST REVENUES	10,500	15,000	10,500	6,830	6,830	6,830
* INTEREST REVENUES		10,500	15,000	10,500	6,830	6,830	6,830
210-0000-393.10-00	BOND PROCEEDS	0	0	0	0	0	0
* PROCEEDS-LT LIABILITIES		0	0	0	0	0	0
** URBAN RENEWAL DEBT SERVICE		750,848	715,993	818,572	919,835	919,835	919,835

EXPENDITURES

210-6600-470.79-15	BOND PRINCIPAL	0	210,000	240,000	295,000	295,000	295,000
210-6600-470.79-25	BOND INTEREST	0	185,493	119,822	169,335	169,335	169,335
210-6600-470.79-70	PAYMENTS TO AGENT/TRI	0	0	3,250	0	0	0
210-6600-470.79-80	RESERVE FOR FUTURE DE	0	0	455,500	455,500	455,500	455,500
* DEBT SERVICE		0	395,493	818,572	919,835	919,835	919,835
** DEBT SERVICE		0	395,493	818,572	919,835	919,835	919,835
** URBAN RENEWAL DEBT SERVICE		0	395,493	818,572	919,835	919,835	919,835