

**Albany
Revitalization
Agency
(ARA)**

2009 – 2010

ADOPTED BUDGET

2009-2010 ADOPTED BUDGET

BUDGET COMMITTEE

ARA Agency

Floyd Collins, Agency Chair
Bill Coburn
Jeff Christman
Bessie Johnson
Sharon Konopa
Dick Olsen
Ralph Reid, Jr.

Lay Members

Susan Folden, Budget Chair
C. Jeffrey Evans
Colleen Keller
Wendy Kirbey
Raymond Lusk
Doug Moore
Steve Terjeson

Administrative Staff

Wes Hare, City Manager
Stewart Taylor, Finance Director
Kate Porsche, Urban Renewal Manager
John Stahl, Assistant Finance Director
Betty Langwell, City Clerk

**ALBANY REVITALIZATION AREA (ARA)
URBAN RENEWAL DISTRICT
Fiscal Year 2009-2010 BUDGET MESSAGE**

Honorable Chairperson, Budget Committee members, and citizens of Albany, I am pleased to present the ARA Proposed Budget for Fiscal Year 2009-2010, in the amount of \$6,515,200.

During the current fiscal year, much has been accomplished. Central Albany Revitalization Area (CARA) has continued to make progress toward achieving the goals of its plan by funding various projects through its grant and loan programs.

A total of \$2,111,707 was allocated to projects under the Grant/Loan Program for development and building renovation projects including:

Throop	313,500
Annunzio	45,000
Blight removal projects east	50,000
Crabtree Automotive	75,000
Residential Rehabilitation Grants	76,282
Manley	278,000
Water/Sewer – Johnson Project	302,750
Baldwin Construction	10,000
Calapooia Brewing	55,000
Olivetti – 240 First	158,475
R3 Development – JC Penny	747,700

Many of these projects are already underway. Their high levels of visibility throughout Central Albany seem to be having a positive effect and are acting as a catalyst for change.

Looking forward, there are six loans that CARA is holding. This year, Willamette Community Bank and Chuck Swoboda have payments scheduled – these items have been included in this year’s CARA budget. Below is a chart of the scheduled loan payments to CARA:

CARA Loan Repayment Schedule
As of April 10, 2009

Borrower/Principal Amount/ First Payment Date	Calendar Year										
	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Will. Comm. Bank (\$200,000) 10/15/2008	34,906	34,906	34,906	34,906	34,906	34,906	34,906				
Swoboda Phase I (\$82,500) 1/25/2010			99,000								
Swoboda Phase II (\$42,500) 1/19/2012					14,365	14,365	14,365	14,365	14,365		
Manley (\$122,000) 11/06/2011				41,236	41,236	41,236	41,236	41,236			
Smith (\$250,000) 10/15/2012					84,891	84,891	84,891	84,891	84,891		
Manley (\$148,000) 2/12/2014							50,255	50,255	50,255	50,255	50,255
Total Anticipated Loan Payments	34,906	34,906	133,906	76,142	175,398	175,398	225,653	190,747	149,511	50,255	50,255

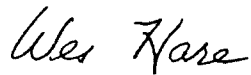
A portion of the project funds shown in the FY 2009-2010 budget has already been earmarked to fund different projects. These projects were approved by the ARA during FY2008-2009. The remaining balance will be available to fund projects as the Agency sees fit.

In the FY 2009-2010 budget, it is assumed that the ARA will fund projects and draw against the new \$4,000,000 line of credit that is set to be put into place in the second quarter of the FY 2009-2010 budget year.

Kate Porsche has continued to serve in her role as Urban Renewal Manager. She is responsible for the day-to-day activities of the urban renewal district including budget tracking, project management, committee support, contract negotiation, and administrative functions.

Interest and public visibility of the CARA projects and activities have increased significantly with the completion of construction on various projects including the Flinn Block Hall, Oregon Furniture Mart, Habitat for Humanity's ReStore, Viper NW, and Hydration Technologies. All of these projects have helped fuel the economy of Central Albany. We look to the new fiscal year to carefully consider future projects, borrowing capacity, and creative ways to partner with the new Main Street organization in the advancement of downtown.

Respectfully submitted,

A handwritten signature in cursive script that reads "Wes Hare".

Wes Hare, City Manager

DEPARTMENT THEMES AND GOALS

Albany Revitalization Agency
Responsible Manager/Title: Wes Hare, City Manager

Great Neighborhoods

Eliminate blighting influences found in the areas of Central Albany and Oak Creek, implement goals and objectives of the City of Albany Comprehensive Plan, and implement development strategies and objectives for CARA and OCRA by:

Providing financial incentives and tools for partnerships with residents and businesses to enhance vitality and livability of the community including:

viable and vibrant downtown core

the preservation and enhancement of the historic districts

Attracting new private investment to the area.

Providing an enriching environment and livable neighborhoods.

Safe City

Eliminate blight by:

Providing a safe and convenient transportation network that encourages pedestrian & bicycle access to and within the town center.

Creating a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses.

Upgrading or restoring water, sewer, and specific roadway systems.

Rehabilitating blighted properties.

Healthy Economy

Provide financial incentives and tools that support partnerships between government agencies, local businesses, and residents to enhance the value and diversity of Albany's economy by:

Retaining and enhancing the value of existing private investment and public investment in the area.

Creating a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses.

Leveraging urban renewal funds to become a catalyst for redevelopment in the targeted areas.

Effective Government

Develop partnerships and projects that leverage redevelopment tools to maximize benefits to Albany residents and businesses through a fair and streamlined process by:

Conducting business in an efficient and effective manner to maximize funds and achieve desired results.

Retaining and enhancing the value of existing private investment and public investment in the area.

PROGRAM NARRATIVE

**ALBANY REVITALIZATION AGENCY: CENTRAL ALBANY REVITALIZATION AREA (CARA)
(290-11-1102)**

Responsible Manager/Title: Wes Hare, City Manager

FUNCTIONS AND RESPONSIBILITIES

- Promote revitalization within the boundaries of the Urban Renewal District through a public/private partnership.
- Establish activities in response to private sector needs while balancing the interests of the community at-large.
- Fund small grant requests.

STRATEGIES/ACTIONS

<u>Strategic Plan Theme</u>	<u>Target Date</u>	<u>Status</u>	<u>Strategies/Actions</u>
Budget Year 2008-2009			
Healthy Economy			
	10/08	In Progress	Smith/Labor Temple townhomes
	12/08	Completed	LBHA at /Former Ice House site
	03/09	Completed	Olivetti/Cusick Bank Building
	06/09	In Progress	Manley/Flinn & Ames Buildings
	02/10	In Progress	Johnson/Old Buzzsaw site
	07/11	In Progress	<ul style="list-style-type: none"> • Complete partnership with owners of projects begun in 2007: • Continue partnership with RCM Homes for their \$27 million project.
Budget Year 2009-2010			
Healthy Economy			
	07/09		Throop/Conn and Huston Building
	07/09		Calapooia Brewing partnership
	08/09		Manley/Flinn Building (upper floor redevelopment)
	08/09		Residential historic forgivable loans
	03/10		Manley/Flinn & Ames Buildings
	06/10		Yamamoto/Cameron House
	06/10		Code Compliance blight removal partnership
	07/11		<ul style="list-style-type: none"> • Continue partnership with RCM Homes for their \$27 million project.

ARA RESOLUTION NO. 2009-12

A RESOLUTION ADOPTING THE FISCAL YEAR 2009-2010 BUDGET

WHEREAS the ARA Budget Committee received public input on the proposed Fiscal Year 2009-2010 ARA Budget on May 18, 2009; and

WHEREAS the ARA Budget Committee approved the Fiscal Year 2009-2010 ARA Budget on May 18, 2009 with the passage of Resolution No. ARA B-2009; and

WHEREAS the ARA held a public hearing to receive additional input on the approved Fiscal Year 2009-2010 ARA Budget on June 17, 2009.

NOW THEREFORE BE IT RESOLVED that the Albany Revitalization Agency hereby adopts the Fiscal Year 2009-2010 budget in the amount of \$ 6,515,200.

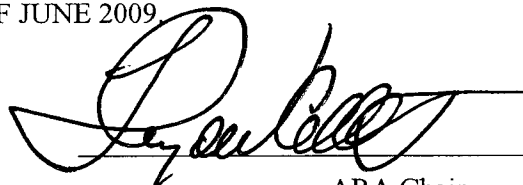
BE IT FURTHER RESOLVED that the amounts for the fiscal year beginning July 1, 2009 and for the purposes shown below are hereby appropriated as follows:

ALBANY REVITALIZATION AGENCY

CARA	\$4,697,500
CARA Debt Service	<u>1,817,700</u>
Total	\$6,515,200

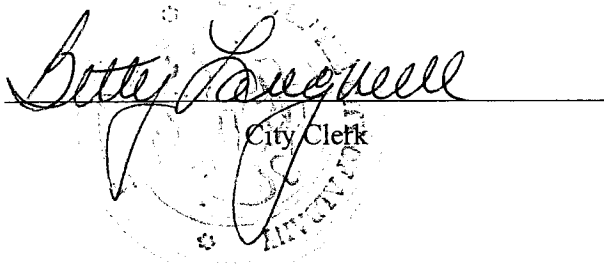
BE IT FURTHER RESOLVED that the ARA hereby approves certification to the County Assessors (Linn and Benton Counties) a request for the CARA Plan Area for the maximum amount of revenue that may be raised by dividing the taxes under section 1c, Article IX, of the Oregon Constitution and ORS Chapter 457.

DATED AND EFFECTIVE THIS 17TH DAY OF JUNE 2009



ARA Chair

ATTEST:



City Clerk

City of Albany, Oregon - Proposed Budget

Fund 211: Economic Development
Dept 11: City Manager

Budget Fiscal Year: 2010

Prog 1102: CARA

Acct#	Description	2007 Actual	2008 Actual	2009 YTD	2009 Budget	2010 Proposed	% Change
General Revenues							
40050	Property Taxes - Current	815,481.42	-	-	-	-	-
40051	Property Taxes - Delinquent	20,330.00	-	-	20,000	-	-100.00%
47000	Long-Term Debt Sale Proceeds	-	2,982,000.00	-	-	-	-
47001	Loan Proceeds	730,000.00	-	-	2,281,000	4,000,000	75.36%
47012	Miscellaneous Revenue	-	11.90	-	-	-	-
47024	Loan Repayment-Principal	-	27,000.00	10,905.82	24,400	106,900	338.11%
47025	Loan Repayment-Interest	-	4,218.52	24,000.00	10,500	27,000	157.14%
48010	Interest	60,398.44	130,434.72	41,665.71	75,000	50,000	-33.33%
Total General Revenues		1,626,209.86	3,143,665.14	76,571.53	2,410,900	4,183,900	73.54%
Beginning Balance							
49905	Beginning Balance	856,824.00	944,901.00	1,452,609.00	875,000	513,600	-41.30%
Total Beginning Balance		856,824.00	944,901.00	1,452,609.00	875,000	513,600	-41.30%
TOTAL REVENUES		2,483,033.86	4,088,566.14	1,529,180.53	3,285,900	4,697,500	42.96%
Materials and Services							
60016	Audit Service	500.00	2,000.00	2,500.00	2,500	2,700	8.00%
60018	Bond Sale Expense	8,676.58	13,076.76	-	-	-	-
60101	Contractual Services	18,186.32	10,752.77	7,606.86	10,000	10,000	-
61005	Administrative Costs	338.70	-	3.22	1,500	1,500	-
61006	Advertising & Publications	-	536.33	-	1,500	1,500	-
61010	Duplication & Fax	-	744.77	555.68	1,700	1,700	-
61011	Education & Training	-	-	125.00	-	500	-
61024	Materials & Supplies	1,179.66	768.40	1,775.47	3,000	3,000	-
61026	Meetings & Conferences	-	264.76	643.25	1,800	1,800	-
61027	Memberships & Dues	-	250.00	785.36	700	900	28.57%
61030	Personal Auto Reimbursement	-	719.21	352.50	500	500	-
61032	Postage & Shipping	-	9.50	9.50	100	100	-
61034	Professional Publications	-	197.00	197.00	300	300	-
61047	Travel Expenses	-	-	787.60	-	-	-
61056	Lodging/Transportation	-	-	100.05	-	-	-
67020	Building Revitalization Grant Program	-	-	23,774.55	50,000	50,000	-
67021	CARA Funding Assistance	-	-	-	155,300	-	-100.00%
67033	Architectural Assistance	3,242.70	-	-	-	-	-
67038	Blight Removal Program	-	-	-	-	50,000	-
67050	CARA RFL: Catlin	-	-	10,000.00	10,000	-	-100.00%
67051	CARA RFL: Eaton	-	-	206.00	25,000	-	-100.00%
67052	CARA RFL: van Rossman	-	-	211.00	12,400	-	-100.00%
67053	CARA RFL: Vaughn	-	-	26,674.32	28,900	-	-100.00%
67200	CARA AA: Dortinacq	-	13,254.25	5,448.34	9,000	9,000	-
67201	CARA AA: Crandall	-	1,754.62	153.69	5,000	5,000	-
67400	CARA DvP: Delude	8,176.63	108,345.74	-	-	-	-
67401	CARA DvP: Lepman	-	250.00	-	-	-	-
67402	CARA DvP: LB Housing Auth.	-	17,094.01	-	118,000	-	-100.00%
67403	CARA DvP: Brass Ring	-	300,000.00	-	-	-	-
67404	CARA DvP: Manley Ph II (Tx)	-	59,332.25	228,585.36	257,700	-	-100.00%
67405	CARA DvP: Johnson (Tx)	-	-	74,215.21	442,000	-	-100.00%
67406	CARA DvP: Hydration Technologies	-	162,270.00	-	-	-	-
67407	CARA DvP: Habitat for Humanity	-	39,535.33	22,849.67	22,900	-	-100.00%
67408	CARA DvP: Calapooia Brewing	-	-	54,996.78	55,000	-	-100.00%
67409	CARA DvP: Throop	-	-	188,012.18	298,500	-	-100.00%
67410	CARA DvP: Edgewater Village LLC	-	900,000.00	3.22	-	-	-
67601	CARA Grant: Manley 50%	86,996.74	33,003.26	-	-	-	-
67603	CARA Grant: Jordan (50%)	60,000.00	-	-	-	-	-
67604	CARA Grant: Jordan, sprinkler	48,192.23	-	-	-	-	-
67605	CARA Grant: Ironworks, marketing	14,004.50	5,995.50	-	-	-	-
67606	CARA Grant: Ironworks R.T. SDC's	14,185.00	30,100.00	-	-	-	-
67608	CARA Grant: Mitchell 50%	1,099.25	-	-	-	-	-

City of Albany, Oregon - Proposed Budget

Fund 211: Economic Development
Dept 11: City Manager

Budget Fiscal Year: 2010

Prog 1102: CARA

Acct#	Description	2007 Actual	2008 Actual	2009 YTD	2009 Budget	2010 Proposed	% Change
67609	CARA Grant: Olivetti (50%)	-	41,101.00	-	-	-	-
67610	CARA Grant: Ironworks Rent	-	180,000.00	-	-	-	-
67611	CARA Grant: Swoboda Ph II	2,837.69	-	-	-	-	-
67613	CARA Grant: Manley, sprinkler	-	1,637.45	27,168.55	27,200	-	-100.00%
67616	CARA Grant: Olivetti PhII (Tx)	-	46,776.00	-	-	-	-
67617	CARA Grant: Ironworks Loft (Tx)	-	73,000.00	-	-	-	-
67618	CARA Grant: Lanham (50%) (Tx)	-	6,120.78	7,879.24	7,900	-	-100.00%
67619	CARA Grant: Marshall (Tx)	-	20,393.00	-	-	-	-
67620	CARA Grant: Phillips (Tx)	-	103,232.44	47,767.57	47,800	-	-100.00%
67621	CARA Grant: Olivetti Ph III (Tx)	-	3,259.40	155,215.60	-	-	-
67622	CARA Grant: Baldwin Matching Gran	-	-	10,000.01	10,000	-	-100.00%
67623	CARA Grant: Marshall Phase II	-	-	10,001.48	18,700	-	-100.00%
67801	CARA Loan: Manley	87,052.78	34,947.22	-	-	-	-
67802	CARA Loan: Ironworks (non-SDC/inf)	165,282.39	45,501.45	-	-	-	-
67803	CARA Loan: Swoboda Ph I	25,607.09	-	-	-	-	-
67804	CARA Loan: Swoboda Ph II	4,880.22	37,619.78	-	-	-	-
67805	CARA Loan: Smith	-	226,657.84	23,342.16	23,400	-	-100.00%
67806	CARA Loan: Manley Ph II (Tx)	-	56.00	-	148,000	-	-100.00%
67808	CARA Loan: Yamamoto Prop Acq	-	-	112,500.00	-	-	-
69018	Reserve: CARA Projects	-	-	93,560.47	1,349,200	4,407,000	226.64%
Total Materials and Services		550,438.48	2,520,556.82	1,138,006.89	3,145,500	4,545,500	44.51%
Capital							
70016	Streetscape Project	2,685.00	-	-	-	-	-
70022	2nd Avenue Streetscape	-	-	22,898.40	25,000	-	-100.00%
Total Capital		2,685.00	-	22,898.40	25,000	-	-100.00%
Transfers Out							
91204	To Building Inspection Fund	-	-	-	-	50,000	-
91232	To Economic Development	115,400.00	115,400.00	96,167.67	115,400	102,000	-11.61%
Total Transfers Out		115,400.00	115,400.00	96,167.67	115,400	152,000	31.72%
Debt Service							
94004	Loan Principal	800,186.33	-	-	-	-	-
94504	Loan Interest	69,423.05	-	-	-	-	-
Total Debt Service		869,609.38	-	-	-	-	-
TOTAL EXPENDITURES		1,538,132.86	2,635,956.82	1,257,072.96	3,285,900	4,697,500	42.96%