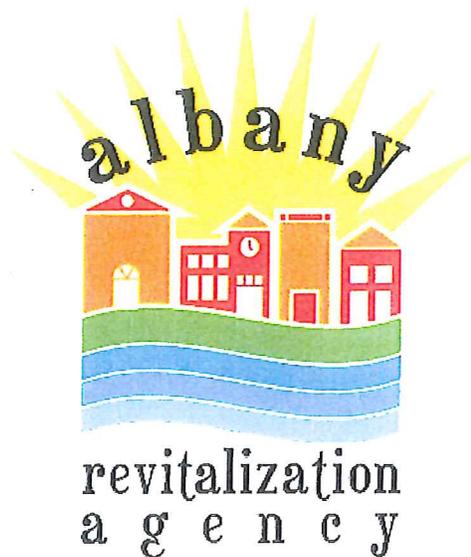


Albany Revitalization Agency (ARA)



2014-15

PROPOSED BUDGET

2014-2015
ARA PROPOSED BUDGET

BUDGET COMMITTEE

ARA Agency

Floyd Collins, Agency Chair
Bill Coburn
Rich Kellum
Bessie Johnson
Ray Kopczynski
Sharon Konopa
Dick Olsen

Lay Members

Susan Folden, Budget Chair
Dick Conolly
Colleen Keller
Jeff Christman
Scott Pierson
Will Summers
Michael Thomson

Administrative Staff

Wes Hare, City Manager
Stewart Taylor, Finance Director
Kate Porsche, Economic Development and Urban Renewal Director
Anne Baker, Senior Accountant
Mike Murzynsky, Senior Accountant
Mary Dibble, City Clerk

The list of new programs for the public/private partnerships includes:

Program Title	Annual Program Allocation	Timing	Geographic Focus	CARA Funding Amount	Overall Project Cost	Minimum Private Match Requirement
Architectural Assistance Grant	\$5,000	Ad hoc	Anywhere in CARA Boundary	Equivalent of first consultation visit	N/A	N/A
Small Grants	\$25,000	Two times per year. Competitive rounds: February & September	Anywhere in CARA Boundary	\$1,250 – \$5,000	\$2,500 – \$10,000	50% of project
Storefront Revitalization Grant	\$50,000	Three times per year. Competitive rounds: March, July, November	HD, CB, LE, MS Zoning	\$2,500 – \$10,000	\$5,000 – \$20,000	50% of project
Loan Program for Focus Area	\$300,000	Three times per year. Competitive rounds: March, July, November	Three focus areas: 1) Downtown 2) East Waterfront 3) East Salem Avenue Neighborhood	Minimum \$15,000 – up to 20% of project	Minimum: \$75,000	80% of project
Economic Development Project Loans	\$250,000	Ad hoc	Anywhere in CARA Boundary	\$10,000 – \$50,000	\$50,000 – \$250,000	80% of project
Tax-Exempt Economic Development Project Loans	\$50,000	Ad hoc	Anywhere in CARA Boundary	\$10,000 – \$50,000	\$50,000 – \$250,000	80% of project
Historic Home Buyer Loan Program	\$80,000	Quarterly. Competitive rounds: January, April, July, October	Hackleman Historic District	\$10,000 – \$20,000	\$50,000 – \$120,000	20% of project

The CARA Advisory Board, in an effort to ensure that their funds are flowing to projects that will drive private investment and change, plans to hold an open house to invite the public and community leaders to share their thoughts on which public infrastructure projects should be a priority for funding. It should be noted that the majority of projects (65 percent) of the CARA plan are public infrastructure projects. Additionally, strategic investment in key public infrastructure projects is a traditional role for urban renewal funds—the investment in these projects is meant to remove barriers for development or spur the economy so that blight is removed and private investment will follow.

committee support, marketing, contract negotiation, and administrative functions. In the 2014-2015 budget, we are proposing the addition of one FTE. The previous structure had seen Kate's role funded 80 percent by CARA and 20 percent by the Economic Development fund. Looking back a bit further, the structure that was in place when Kate was hired saw Dick Ebbert as Economic Development & Urban Renewal Director, with 20 percent of his salary and benefits funded by CARA and the remaining 80 percent coming from the Economic Development fund; while Kate's role was funded 80 percent by CARA. We are looking to replicate this structure, with Kate now serving as Director with 60 percent of her salary and benefits being paid by CARA and bringing on a new Urban Renewal/Economic Development Officer role, which would be funded 80 percent by CARA. It is worth noting, however, that we anticipate the percentage of Kate's salary paid by the Economic Development fund to transition to 80 percent over the next couple of years as the new Officer position gets up to speed in the role. The best practice is to use an estimate of time spent on proportion of work which is what we have done here. The resulting structure would see an increase from 0.8 FTE paid by CARA to 1.4 FTE for this fiscal year, but seeks to replicate the structure that was in place previously.

We look to the new fiscal year to carefully consider future projects, how to best leverage private funding, borrowing capacity, and creative ways to partner with other community organizations including the Main Street organization in the advancement of Central Albany.

Respectfully submitted,

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

Wes Hare, City Manager

PROGRAM NARRATIVE

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

Responsible Manager/Title: Kate Porsche, Economic Development and Urban Renewal Director

FUNCTIONS AND RESPONSIBILITIES

- Promote revitalization within the boundaries of the Urban Renewal District through investment in public infrastructure and public/private partnerships.
- Establish activities and funding programs in response to private sector needs while balancing the interests of the community at-large.
- Further goals of the CARA plan include attracting new private investment to the area, increasing residential density, and providing an enriching environment and livable neighborhoods.
- This activity provides for payment of the principal and interest on the bond sale established in 2007 and anticipates a new 2014 bond (2014 Bond). Debt service is paid from current property tax increment revenues.
- The Central Albany Revitalization Area Agency has issued CARA Urban Renewal Revenue Bonds, Series 2007A tax-exempt of \$2,822,000, dated October 15, 2007.
- The Series 2007A tax-exempt bonds are payable semiannually on June 15 and December 15. The interest rate is 4.85 percent. The maturity date is June 15, 2022. Principal payments begin FY2014-2015.
- The Series 2007B taxable bonds were paid in full in July 2013, which was in advance of the June 15, 2015, maturity. There is no amount owing.
- This budget creates the spending authority for the 2014 Bond in the anticipated amount of \$3,030,000. Principal and interest payments and a reserve have been estimated and included in this budget. Calculations were based on an estimated interest rate of 4 percent over a 15-year term. A maturity schedule is not attached since this loan has not been yet made.
- The Bond Registrar for the 2007 and 2010 issues is Bank of America N. A., Portland, Oregon. The Bond Counsel is Orrick, Herrington & Sutcliffe LLP. The Financial Advisor is Regional Financial Advisors, Inc., Portland, Oregon.
- A reserve is required in the amount of \$282,200 for the Series 2007A bonds. There will be an estimated reserve of \$272,500 required for the new 2014 bond.
- The maximum indebtedness, or maximum amount of debt that can be issued or incurred under the plan, is \$56,000,000, of which there is \$41,657,005 remaining at the end of FY2012-2013. Collection of tax increment funds for every urban renewal plan is limited by the plan's stated maximum indebtedness.

PROG 1102: CARA

Acct# Description	2011 - 2012 Actual	2012 - 2013 Actual	2013 - 2014 Year to Date	2013 - 2014 Budget	2014 - 2015 REQUESTED	% Change
General Revenues						
40050 Property Taxes - Current	1,872,244.72	2,059,776.40	2,166,247.31	2,306,100	2,584,200	12.06%
40051 Property Taxes - Delinquent	68,122.00	69,348.64	31,651.46	40,000	40,000	- %
47001 Loan Proceeds	-	-	-	3,030,000	3,030,000	- %
47012 Miscellaneous Revenue	5,500.00	5.00	45.00	-	-	- %
47019 Loan Principal Revenue	-	2,002.63	-	-	-	- %
47020 Loan Interest Revenue	-	5,191.00	-	-	-	- %
47024 Loan Repayment-Principal	4,334.92	20,806.99	123,177.32	49,400	46,700	-5.47%
47025 Loan Repayment-Interest	20,346.40	29,639.69	30,342.58	12,000	7,900	-34.17%
48010 Interest	15,759.51	27,812.88	5,199.96	5,500	5,500	- %
Total General Revenues	1,986,307.55	2,214,583.23	2,356,663.63	5,443,000	5,714,300	4.98%
Beginning Balance						
49905 Beginning Balance	1,666,427.55	2,386,631.00	1,232,391.82	1,011,700	2,036,400	101.28%
Total Beginning Balance	1,666,427.55	2,386,631.00	1,232,391.82	1,011,700	2,036,400	101.28%
TOTAL REVENUES	3,652,735.10	4,601,214.23	3,589,055.45	6,454,700	7,750,700	20.08%
Materials & Services						
60016 Audit Service	2,900.00	3,000.00	3,100.00	3,000	3,200	6.67%
60018 Bond Sale Expense	43,134.52	25,337.05	-	90,000	90,000	- %
60101 Contractual Services	12,355.31	5,120.00	3,258.00	10,000	10,000	- %
61005 Administrative Costs	325.19	525.19	412.87	500	500	- %
61006 Advertising & Publications	210.26	574.66	595.84	700	700	- %
61010 Duplication & Fax	1,460.35	685.49	939.18	1,500	1,500	- %
61011 Education & Training	-	-	-	-	500	- %
61024 Materials & Supplies	575.86	248.88	776.84	1,500	1,500	- %
61026 Meetings & Conferences	698.89	1,171.17	42.40	1,700	2,000	17.65%
61027 Memberships & Dues	895.51	1,020.00	1,085.00	1,300	1,500	15.38%
61030 Personal Auto Reimbursement	1,287.71	1,032.23	683.07	1,200	1,200	- %
61032 Postage & Shipping	40.70	260.43	23.16	100	100	- %
61034 Professional Publications	227.00	227.00	236.50	300	300	- %
66010 Central Service Charges	-	-	-	-	110,400	- %
67020 Building Revitalization Grant Program	46,628.00	2,580.00	-	-	-	- %
67026 Grant/Loan Program	-	(13.00)	-	-	-	- %
67055 CARA FL: Carousel Bldg Design	63,257.39	28,290.41	8,186.75	18,500	-	-100.00%
67056 CARA FL: Olivetti (tx)	17,613.23	21,604.71	676.01	3,300	-	-100.00%
67057 CARA FL: Poris (tx)	26,379.19	-	-	-	-	- %
67058 CARA FL: IHI (tx)	-	705,861.31	140,112.84	671,800	72,500	-89.21%
67200 CARA AA: Dortinacq	1,420.00	797.50	13,195.00	9,050	7,000	-22.65%
67201 CARA AA: Crandall	3,422.50	2,490.00	-	-	5,000	- %
67203 Carousel Architecture Selection	6,162.15	-	-	-	-	- %
67204 Central Parking Strategy	825.00	-	-	-	-	- %
67205 Eagles Parking Lot Structure	2,090.00	-	-	-	-	- %
67206 CARA AA: 2nd & Baker	660.00	-	-	-	-	- %
67207 CARA: Lyon St Exit Concept Design	-	-	-	20,000	-	-100.00%
67208 CARA: Monteith Park Expansion	-	-	-	24,000	-	-100.00%
67632 Cara Grant: American Legion	74,000.00	-	-	-	-	- %
67806 CARA Loan: Manley Ph II (Tx)	24,805.97	-	-	-	-	- %
67815 CARA Loan: Siegner (Forgivable)-Tx	39,278.20	150.00	-	-	-	- %
67817 CARA Loan: Poris (Forgivable) Tx	10,232.12	-	-	-	-	- %
67819 CARA Loan: Albany Redev, LLC(Tx)	235,150.00	-	-	-	-	- %
69024 Reserve: Infrastructure Projects	-	-	-	3,030,000	3,030,000	- %
69025 Reserve: Partnerships	-	-	-	698,250	3,175,200	354.74%
Total Materials & Services	616,035.05	800,963.03	173,323.46	4,586,700	6,513,100	42.00%
Capital						
71000 Jackson St/Water Ave Intersection	2,850.00	-	-	-	-	- %
75000 CARA: Broadalbin Promenade	-	(12,675.57)	-	-	-	- %
75002 CARA: Wayfinding Signage	-	-	300.00	75,000	-	-100.00%